City of St. Helena
Regular City Council Meeting
Tuesday, May 9, 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.

5.1. Public Comment.Elizabeth Green 9 - 36
Public Comment.Elizabeth Green 2

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. None

8. STAFF BRIEFING

None

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

9.1. Consideration and approval of a resolution authorizing the replacement of 5 heat/cooling units by Peterson Mechanical, Inc. at the St. Helena Library for a total not-to-exceed amount of $40,600.00 37 - 48

CEQA Determination: Exempt
Prepared By: Clayton Church, Public Works Operations Manager
Recommendation:
Staff recommends the adoption of a resolution authorizing Peterson Mechanical Inc. to replace 5 heat/ cooling units in the St Helena Library for a total cost of $40,600.00.
Staff Report - Pdf

9.2. Consideration and Proposed Approval of a Resolution Authorizing the City Manager to Execute an Amendment to the Agreement Between the City of St. Helena and Columbia Telecommunications Corporation for the Provision, Installation and Maintenance of Advanced Network (Data) Services for the St. Helena Public Library. 49 - 57

CEQA Determination: Not a CEQA project
Prepared By: Chris Kreiden, Library Director
Recommendation:
Staff recommends City Council adopt the resolution authorizing the City Manager to execute the amendment between City of St. Helena and Columbia Telecommunications Corporation for the

provision and maintenance of advanced network services for the Library.

Staff Report - Pdf

9.3. Consideration and approval of a resolution approving the purchase of one Vermeer CTX Track Mini Skid Steer for an amount not-to-exceed $49,998.00. 59 - 62

CEQA Determination: Exempt
Prepared By: Clayton Church, Public Works Operations Manager
Recommendation:
Staff recommends the adoption of a resolution (1) authorizing the purchase of CTX100 Track Mini Skid Steer in the amount of $49,997.43 from RDO Equipment. Utilities Storm Drain Special Dept. Supplies Budget (101-5013-2215) $17,498.72, Parks Special Department Supplies Budget (101-5027-2215) $17,498.72, Streets Capital Equipment Budget (101-5015-2630) $15,000.00.

Staff Report - Pdf

9.4. Consideration and approval of a resolution approving the purchase of one John Deere 3039R Compact Utility Tractor, John Deere 320R loader attachment, and Frontier RC2072 Lift-Type Rotary Cutter attachment for an amount not-to-exceed $41,935.00. 63 - 66

CEQA Determination: Exempt
Prepared By: Clayton Church, Public Works Operations Manager
Recommendation:
Staff recommends the adoption of a resolution authorizing the purchase of John Deere 3039R Compact Utility Tractor, John Deere 320R Loader attachment, and Frontier RC2072 Lift-Type Rotary Cutter attachment in the amount of $41,933.01 from Belkorp Ag.

Staff Report - Pdf

9.5. Consideration and Proposed Approval of a Resolution Terminating the State of a Local Emergency Regarding COVID-19 Effective Immediately, Per California Government Code Section 8630 67 - 77

CEQA Determination: Not a CEQA project
Prepared By: Cindy Tzafopoulos, City Clerk
Recommendation:
Staff is recommending Council to adopt a resolution terminating its local emergency.

Staff Report - Pdf

9.6. Resolution Delegating the Authority to the City Manager to Develop and Implement an Administrative Teleworking Policy 79 - 85

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Adopt the attached Resolution

Staff Report - Pdf

Public Comment. Kelly Wheaton
Public Comment.Pat Dell

9.7. Approval of a Resolution Authorizing an Amendment to the Friends of the Cameo dba Cameo Cinema Foundation Cinema Fiscal Year 2022-23 Non-Profit Grant Agreement. 87 - 107

CEQA Determination: Not a CEQA project
Prepared By: Stephanie Killingsworth, Senior Accounting Technician
Recommendation:
Approval of a Resolution authorizing an amendment to the Agreement to modify the project scope from "Looking Up: A Pre-Independence Day Community Celebration" to presenting a free screening to the community of "Crip Camp" followed by a live discussion with the film's director and writer on Sunday June 25, 2023.

Staff Report - Pdf

9.8. Approval of a Resolution authorizing the City Manager to provide a Statement of Commitment for matching funds in the amount of $100,000 to Napa County Conservation Resource District in support of the USDA Forest Service Urban & Community Forestry funding opportunity. 109 - 113

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Approve the attached resolution.

Staff Report - Pdf

10. PUBLIC HEARINGS

10.1. Consideration and Proposed Resolution Adopting a General Plan Amendment (GPA 2023-001) to update the Housing Element of the General Plan for the period of 2023-2031 and adoption of an Addendum to the General Plan Environmental Impact Report. 115 - 1138

CEQA Determination: General Plan Environmental Impact Report Addendum pursuant to CEQA Guidelines Section 15164
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
Staff recommends that the City Council:

1. Adopt the attached resolution for the EIR Addendum for the Housing Element Update to the City of St. Helena 2040 General Plan finding it is adequate and complete in compliance with the California Environmental Quality Act; and

2. Adopt an Amendment to the General Plan (GPA 2023-001) updating the Housing Element of the General Plan for the period of 2023-2031 and incorporating it into the 2040 General Plan.

Staff Report - Pdf
Presentation

10.2. Consideration and Proposed Resolution Adopting a General Plan Amendment (GPA 2023-002) to update the Public Health, Safety, and Noise Element of the General Plan and adoption of an Addendum to the General Plan Environmental Impact Report. 1139 - 1339

CEQA Determination: General Plan Environmental Impact Report Addendum pursuant to CEQA Guidelines Section 15164
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
Staff recommends that the City Council adopt a resolution finding:

1. That the EIR Addendum for the Public Health, Safety and Noise Element Update to the City of St. Helena 2040 General Plan is adequate and complete in compliance with the California Environmental Quality Act; and

2. Adopting an Amendment to the General Plan (GPA 2023-002) updating the Public Health, Safety and Noise Element and incorporating it into the 2040 General Plan (with the additions noted above).

Staff Report - Pdf

11. OLD BUSINESS

11.1. Water Penalty Appeal - Duane and Susan Hoff Continued from January 24, 2023 1341 - 1425

CEQA Determination: Not a CEQA project
Prepared By: April Mitts, Assistant City Manager
Recommendation:
Based on the information presented, staff recommends City Council deny the appeal for penalties incurred during the Phase II emergency.

Staff Report - Pdf
Public Comment.Kevin Block

11.2. Presentation of the Water and Wastewater Rate Study Final Report and requesting authorization to proceed with the Proposition 218 noticing requirements. 1427 - 1607

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Receive the Water and Wastewater Rate Study Final Report and Authorize staff to proceed with the Proposition 218 noticing requirements.

Staff Report - Pdf
Public Comment.Mario Trinchero
Public Comment.Peter Larson
Public Comment.Mario Trinchero Joint Letter
Public comment.Tom and Margot Belt

12. NEW BUSINESS

12.1. Consideration and Proposed Approval of a Resolution Adopting City Council Goals and Discussion Regarding Staff Workplan for FY 2024. 1609 - 1680

CEQA Determination: Not a CEQA project
Prepared By: April Mitts, Assistant City Manager
Recommendation:
Adopt City Council Goals for FY 2024.
Staff Report - Pdf
Public Comment.Our Town St. Helena

12.2. Organizational Effectiveness and Service Delivery Excellence 1681 - 1687

CEQA Determination: Not a CEQA project
Prepared By: April Mitts, Assistant City Manager
Recommendation:
Receive and File.
Staff Report - Pdf

12.3. Department Head Updates and Department Budget Presentations 1689 - 1733

CEQA Determination: Not a CEQA project
Prepared By: April Mitts, Assistant City Manager
Recommendation:
Receive and File.
Staff Report - Pdf

13. CITY COUNCIL REPORTS:

13.1. A. Association of Bay Area Governments (ABAG) - Executive Board
B. Association of Bay Area Governments (ABAG) - General Assembly

C. Napa Valley Tourism Corporation (Umbrella for Napa County)

D. League of California Cities – North Bay Division

E. Napa County City Selection Committee

F. Napa County Flood Control and Water Conservation District

G. Youth Opportunities Commission

H. Napa County Local Agency Formation Commission (LAFCO)

I. Napa Valley Transportation Authority (NVTA)

J. Napa County Watershed Information Center & Conservancy (WICC)

K. Upper Valley Waste Management Agency

L. Napa County Groundwater Sustainability Plan Advisory Committee

M. Napa County Regional Climate Action Committee

N. Council Ad Hoc and Standing Committee Reports

14. ADJOURNMENT

The next Regular City Council meeting is scheduled for May 23, 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 May 4, 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 1572 Railroad 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.

Cindy Tzafopoulos

From: Elizabeth Green <green05@sbcglobal.net>
Sent: Monday, May 8, 2023 8:29 AM
To: Paul Dohring; Eric Hall; Anna Chouteau; Lester Hardy; Billy Summers
Cc: Anil Comelo; April Mitts; Maya DeRosa; Cindy Tzafopoulos
Subject: [External] Guaranteed Safe Evacuations

May 8, 2023

Greetings Mayor Dohring, Vice-Mayor Hall, and City Council Members:

I greatly appreciate that at the meeting on May 1st, several of you stated your concerns and reluctance to move forward with a vote on the Hunter project.

I think many important concerns were raised and one of those in particular, the issue of "guaranteed" safe evacuations for St. Helena, takes first priority. Because it **can't** be guaranteed. The repercussions of an unsafe evacuation not only adversely impacts public health and safety, but threatens the lives of everyone that lives here.

When I spoke at the last meeting, I mentioned how my experience working with city officials after the Glass fire was positive and rewarding. I also mentioned that *action was taken* after all the lengthy meetings following the Glass fire. What I didn't mention was the impetus for starting those discussions.

For those of you that don't really know what happened or have heard partial stories, Vineyard Valley was totally forgotten the night of Sunday, September 27th and the owner, management and residents had always been assured over the years that Vineyard Valley along with Silverado Orchards would be the first to be evacuated in the event of an emergency.
I described in my comment at the meeting, how neighbors were waking up neighbors at 2am to warn them to get out. How people could feel the heat of the fire on their faces and how my neighbor broke her hip trying to get in her car in total darkness. We had no official warning OR evacuation notice. Not even a Nixle alert.

So my point is this: With all due respect, whatever reports, studies, and assurance from fire and police and other people that state that the Hunter project will not have any effect on a safe evacuation for VV residents up on the levee road with the 87 proposed dwellings there, or that evacuations for all of SH will be safe in the future: they ***cannot guarantee*** this to be true.

What happened to us in Vineyard Valley during the Glass fire is a perfect example of that. *No one* can predict what will happen with a fast moving fire or flood, especially with little or no

warning and at night with no power. There are too many variables which are *not* predictable ***regardless of the good intentions of those in charge.***

Please take a moment and picture the images on television of the fires that raged thru California two years ago and the Tubbs fire in 2017, and the multitude of communities and neighborhoods where the fires swept thru and burned down house after house with some people only having minutes to get out. Remember Coffey Park in Santa Rosa where all the homes burned down and the devastation between Calistoga and all the way up Mark West to Redwood Hwy. Major devastation on either side of the road. **This can happen to us**. The reality of the East sides infrastructure, existing roads and bridges combined with the number of exiting citizens, *already* creates a dangerous and combustible challenge.

And as I also stated in my comments at the last meeting, it is not a question of *if*, but of *when.* So I'm asking you to search your heart, to ask yourself which is more important: risking the lives of all of us, (which we realistically know with the severe and unpredictable climate changes, that there ***will*** be another catastrophic event) or, risking the political consequences.

To date, the petition on change.org has reached 828 signatures and quickly approaching 1,000 from citizens of St. Helena who are vehemently against this development. Please listen to the voices of the people and your conscience. Please do the right thing. We all know what that is.

Respectfully,
Elizabeth Green

VIVA!

VINEYARD VALLEY NEWS

VOLUME 45 NOVEMBER 2020 NUMBER 11



Upcoming Events...

Thanksgiving Dinner Deliveries, November 26

FEATURING GLASS FIRE PHOTOS & THANKSGIVING RECIPES

Stay Safe Everybody!



November 2020

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
 DAYLIGHT SAVINGS *Fall Back!* 1	2	 3	4	NATIONAL HOT SAUCE DAY  5	6	 INTER-NATIONAL STOUT DAY 7
 CAPPUCCINO DAY 8	SESAME STREET DAY  9	10	 VETERANS DAY 11	12	13	 14
15	 NATIONAL BUTTON DAY 16	NATIONAL HOMEMADE BREAD DAY  17	BOARD MEETING VIA ZOOM.COM 3 PM 18	19	 FUTURE TEACHERS OF AMERICA DAY 20	21
GO FOR A RIDE DAY  22	23	24	DRINKS GIVING  25	TURKEY DAY  26	 27	SMALL BUSINESS SATURDAY  28
29	 30					

TWO THANKSGIVING FUN FACTS...

The first Thanksgiving was celebrated in 1621 over a three day harvest festival. It included 50 Pilgrims, 90 Wampanoag Indians, and lasted three days. It is believed by historians that only five women were present.

Turkey wasn't on the menu at the first Thanksgiving. Venison, duck, goose, oysters, lobster, eel, and fish were likely served, alongside pumpkins and cranberries (but not pumpkin pie or cranberry sauce!).



The Prez Sez . . . by Janeen di Rienzo



This has been the worst fire season for the St. Helena area yet. First the August 17 LNU fires and then the September 27 Glass Fire that literally knocked on our VV doors. My heart goes out to all who lost their homes or businesses in both fires. Let's hope that there won't be any events in November and that Mother Nature will bring us some needed rain.

The city of St. Helena is planning a public meeting with the City, Fire Department and Police Department regarding the Glass Fire. Residents should attend this Zoom meeting and as soon as the link is available, it will be sent out to all residents of Vineyard Valley.

VVHA did a little decorating in front of the Clubhouse for Halloween. Robin McGuire and friends did the pumpkin carving. We wish we could have done more but we were in the middle of Red Flag Warnings and PSPS power shutoffs. The curse of 2020 is just not letting up!

Thanksgiving Dinner deliveries will happen again this year. The ad on page 4 limits the number to 50, but if we have more than that, we will work it out. We are currently looking at quotes from different vendors in town. Park management will again contribute to this. There is no charge for dinner, but if you want to order and pay for yours, we will gladly accept. We are not soliciting donations this year but they are always welcome.

VVHA will not be sponsoring any gatherings of any kind, but residents can always get together themselves. **We know everyone is going stir-crazy** and are fed up with Covid-19, but we still must be vigilant and keep ourselves safe. The newest "Gatherings" protocol put out by the state can be found on the bulletin board at the Mail Room and in red at the bottom of this article.

Thank you Cheryl Rorie for sending this on to us.

Geri Densberger is working on a house decorating contest for the Christmas holidays. Details will be in the December issue of the VIVA. If you have any ideas, contact Geri. Her number is in your directory.

Stay safe everyone and see you all soon!

https://www.cdph.ca.gov/Programs/CID/DCDC/Pages/COVID-19/CDPH-Guidance-for-the-Prevention-of-COVID-19-Transmission-for-Gatherings-10-09.aspx



Napa Wine & Culinary Tours
WITH CHEF JEFF

Offering customized wine tours of both the Napa & Sonoma Valleys!
Specializing in the smaller, boutique wineries.
Enjoy a gourmet lunch, prepared by me, at one of the wineries we visit.
Also available for private lunches or dinners.
20% discount on wine tours for Vineyard Valley residents.
Chef Jeff
Please visit my website for complete details.
www.napachefjeff.com 707.290.7160

HOLMES
VAN AND STORAGE, INC.
Local & Worldwide
Full Service Moving & Storage
Office • Household • Piece Moving
Free Estimates
Moving Equiptment Sales/Rentals
Locally Owned since 1945
www.holmesvanandstorage.com
(707) 226-7379
253 Walnut Street, Napa

VIVA STAFF

Editor/Production_____Susan DeSmet
Production Assistant_____Janeen di Rienzo
Business Manager_____Carroll Cotten
Proof Reader_____Emmy Baba
Photographer_____Staff
Distribution_____Linda Titus
Contributors_____ ___Julie Spencer
Suzanne James, Mariam Hansen, Janeen di Rienzo, Jean Martin, Geri Densberger and Winston M. Densberger

Viva Mission Statement: To provide a periodic newsletter concerning current and upcoming events, VVHA news, neighborly news and other non-political items of interest to Vineyard Valley Residents.

2020-21 VVHA OFFICERS & DIRECTORS

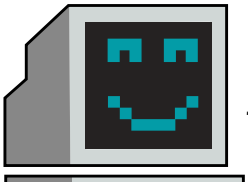
President_____Janeen di Rienzo
Vice President_____Vivian Robison
Secretary_____Susan Ernst
Treasurer_____Susan DeSmet
Directors_____Geri Densberger, Eleanor Crebs, Gale Terminello & Janet Weitz
Hospitality Committee_____Geri Densberger
Memorials/Clubhouse Coordinator_____Janeen di Rienzo
Bocce Committee_____To Be Named
Directory_____John Smith, Noreen Alldredge
Mailboxes_____Ann Marie Clifford

Resident-formed Groups

Community Education Committee_____Grace Kistner
Neighbor Helping Neighbor Committee_____Joan Buchholz
Neighborhood Watch_____Open
Emergency Preparedness_____Open

Jaz the Computer Guy

DEVICE HELP & SUPPORT
ADVICE ON TECHNOLOGY PURCHASES
SETTING UP PERIPHERALS
ORGANIZING DATA



Jasper Thienes
707.321.8338
jasperthienes@gmail.com
Find me on Yelp!

November Birthdays

- **2 • Julie Lenhart, Louie Marini, Cheryl Olsen**
- **4 • Ferenc Brunner**
- **5 • Mike Flynn**
- **9 • Paul Piazza**
- **10 • Bobbie Jones**
- **11 • Norman James, Julia Pearce**
- **25 • Verna Walden**
- **30 • Kate Bontje, Becky Soret**



If there are any changes or additions to our list, please call **Geri Densberger, Hospitality Chairman at 707-363-6343. Call Janeen di Rienzo at 707-294-8307** if there is a death, so that she can post it on the bulletin board and arrange for the $50 donation to whomever you designate. She will explain how to schedule the clubhouse for a Memorial.

Welcome to VV!

Roberta Acquistapace
27 San Lucas

Happy Trails

Wayne Roberts and Lloyd Logan
27 San Lucas

In Memoriam ~

Stu Bower
43 Laguna Seca

https://www.nytimes.com/2020/10/15/science/space/stuart-bowyer-dead.html



THE PAINT WORKS
1078 A Fulton Avenue, St. Helena

707 963-9551

Custom Colors
Interior/Exterior Paints & Stains

Benjamin Moore® Paints

Steve's Hardware & Housewares

A St. Helena Institution since 1878

Full Service, open 7 days a week.

963-3423

ACE The helpful place.

Friendly Service, and Expert Advice

1370 Main Street, St. Helena
Parking in the back

VINEYARD VALLEY HOMEOWNERS ASSOCIATION
BOARD MEETING MINUTES
ZOOM ON-LINE MEETING
WEDNESDAY, OCTOBER 21, 2020

Present: President Janeen di Rienzo , Vice President Vivian Robison, Secretary Susan Ernst, Treasurer Susan DeSmet , Directors Geri Densberger, Eleanor Crebs, Gale Terminello, Janet Weitz.

Call to order by President di Rienzo - Time 3:01 pm.

Minutes of the August 19, 2020 meeting were approved by the Board on a motion by Janet Weitz and a second by Gale Terminello.

Treasurer's Report: Report for the month of September showed the following account balances: Checking: $5,521.46. Savings: $10,009.24. VIVA: $3,141.46. Total for all accounts is $18,672.16.

Park Manager's Report: No official report this month, however, we know the Gym and the Woodshop have reopened with Covid 19 protocols in place, and limited hours.

Thanksgiving Dinner: In the past we have put on Thanksgiving dinner for residents who have no family, will be alone, have difficulty cooking dinner, are disabled or sick, etc. We have done a mixture of having it at the clubhouse and home delivery. This year, it will be delivery only. We will have to limit how many dinners that we will buy as in the past, and once again, the park management will participate in sharing the cost. Geri Densberger is getting some quotes from a few caterers and we will look over all options.
We will not be handling or packing any food ourselves and will get these dinners already boxed and ready to take out. Those deliveries will be made by us with all safety protocols in place (masks and gloves). This will be a no-contact delivery.

Decorating for the Holidays: Robin Maguire and helpers will be carving pumpkins and placing them in front of the clubhouse. We will be decorating for Thanksgiving, and for Christmas, we would like to have a house decorating contest (outdoor only). Please let us know your ideas!

New Business: None.

Open Forum: Several residents have questions/concerns about the Glass Fire evacuation orders. President di Rienzo informed us that there will be a city meeting via Zoom sometime during the first week of November to discuss.

Meeting adjourned at 3:45 pm.
Next Meeting on November 18, 2020 at 3:00pm.
Respectfully submitted by Susan Ernst, Secretary ■

Malloy Imrie & Vasconi
Insurance Services LLC
Local Independent Insurance Agency Providing:
- Homeowners
- Mobile Homes
- Auto
- Flood
- Medical

MIV INSURANCE SERVICES, LLC

Contact Us Today!
899 Adams St. Ste. C, St. Helena, CA 94574
www.mivinsurance.com / 707.963.2777
License No. 0C54782



WEEMS ELECTRICAL & CONSTRUCTION CO.

ROD WEEMS
Lic. #602096
Bonded

Office: 707 942-1605
Cell: 707 974-4261

P. O. Box 349, St. Helena, CA 94574

Glass Fire as seen by our Vineyard Valley neighbors

by Janeen di Rienzo

The following pages contain comments and photos from residents of Vineyard Valley taken during the Glass Fire, from Sunday, September 27, through the following week.

We were all terrified to wake and find the mountain across from us on fire and scrambled to evacuate the park. Many of us thought we would never see our homes again. It was a miracle that our park did not burn down.

200 ft. flames bearing down on us, our little community jumped into action and neighbors woke each other up on every street. With embers bouncing off our roofs and the streets, many left the park in the early hours of Monday morning, September 28. A long line of cars exited the park at 3:30 in the morning while others continued to get ready to leave in hopes they hadn't waited too long.

Residents wondered where our warning was. Where were the Police and the Fire Department? What about our Nixle alerts? The mountain was on fire and we were there to fend for ourselves. How could a community of almost 400 seniors "fall through the cracks" and not be evacuated?

I am proud of the actions of our residents on that morning and I know how deadly the situation could have turned. We saw what happened during the Tubbs fire and that very well could have been us. I kissed my front door when I left, told my house that I loved it and said a prayer before leaving it all behind to whatever fate was to come. Vineyard Valley residents should be proud of themselves. As a community, we acted and reacted as a neighborhood that cared about each other.

This can never happen again. In early November, there will be a public meeting with the city, fire and police. We will be there and we will question the proper authorities about what went wrong. and why we didn't get an evacuation notice. We will also make sure that in the future, we will have our own back up plan, just in case.

CATHERINE CARMODY REALTOR

858.405.1959
alohakitsa@gmail.com

CalBRE #01199982

A local realtor and park resident with over
30 years experience representing clients throughout California

Call or visit any time to discuss
your real estate needs!

Better Homes and Gardens Real Estate
Wine Country Group
1316 Main Street, St. Helena CA 94574



Better Homes and Gardens REAL ESTATE

Glass Fire as seen by our Vineyard Valley neighbors

"I wanted to share a few thoughts concerning the night we all "ran for our lives" when Meadowood and the homes burned down across from Vineyard Valley.

I was one of the people knocking on doors at 3 AM in Vineyard Valley Mobile Home Park. The only reason we knew the fire was nearing is John woke up and saw it was bright outside and then we heard the roar and felt the heat. The entire mountain range was on fire.

We both started going house to house knocking on doors. The Mc Nabb's live behind me, and I knew he had to lift Donna into her wheelchair to get her out. It took a while for him to come to the door and then I started working my way down the lane but became scared we might run out of time ourselves.
We didn't know if we would get jammed up in traffic trying to get out of the only exit in the entire park. Plus all the traffic across Pope street from the apartments were trying to leave.

I started to realize that I had to be aware of my heart rate and how John was. I didn't want us dealing with an injury or heart attack trying to leave during a blackout and fire danger in a panicked situation (you know about Anne on the corner who fractured her pelvis that night).

No one had "evacuated" signs for the fireman, so John made signs and attached them to all our doors. 45 minutes later we were pulling out of the drive. You could hear debris bouncing off our house roof and car. John and I looked at each other and were convinced this would be the last time we would see our home. Everyone I have talked to since had the same thoughts.

This could have been like the Tubbs fire mobile home park. I never want to face the prospect again that if I knocked on more doors I could have saved more neighbors. I still feel guilty that I didn't check across the drive on a lady who doesn't have a car just to be sure she was already out. She's fine, so someone helped her. Jenna on the corner said a lady woke her who said she just moved in and was panicked.

In St Helena, we represent one of the larger groups of population in a small area, closest to the Eastside Glass fire and with a solid senior population. I really feel the only thing that saved us were the vineyards in front of Meadowood. Dead trees and bushes fill the river and stream circling us. All along Silverado Trail and the river, the fire had breached up and down the burn areas." - *Excerpts from a letter from John and Mary West, Laguna Seca*





Photo above - Prior to moving to Vineyard Valley 2 years ago, we lived at 2350 Silverado Trail north St. Helena . It burned down.

Photo left - We found this ember on October 15 against our fence on Laguna Seca.

Glass Fire as seen by our Vineyard Valley neighbors



This is across the Silverado Trail, literally across from our park. The whole mountain was in flames. Taken from the end of Laguna Seca at 2:15 am Monday morning, September 28.
Submitted by Elizabeth Green, Laguna Seca

OK TIRE inc.
Complete Tire Service



Michelin
BF Goodrich
Uniroyal
Goodyear
Coopertires
Yokohama
Continental

910 Dowdell Lane, St. Helena
707 963-2343
Hours: Mon-Fri 8 am to 5 pm, Closed Sat-Sun

Carl's Body Shop, Inc.
Auto Body Repair & 24-Hour Towing
Family Owned Since 1964
State-of-the-Art Equipment
707 963-4371
1035 Dowdell Lane, St. Helena

Cindy Blackwood Ortega, Owner

Kelton McCaffrey, Body Shop Manager



Glass Fire as seen by our Vineyard Valley neighbors





These were taken about 6am the morning of the 28th from the Pope Street Bridge - *Bruce Marks*





Taken from San Juan Monday morning, September 28 at 3:30 am - *John Smith*

VASCONI'S PHARMACY

Fast, Courteous, Old Fashioned, Friendly Service!



- FREE DELIVERY
- CELEBRATING 70 YEARS IN THE VASCONI FAMILY
- DISPOSE OF OLD MEDICATIONS WITH US
- WE CARRY A VARIETY OF ITEMS INCLUDING CARDS, COSMETICS, AND VITAMINS
- WE CAN HELP YOU SIGN UP FOR MEDICARE PLANS

707.963.1444 • 1381 MAIN STREET • VASCONISPHARMACY@SBCGLOBAL.NET

Glass Fire as seen by our Vineyard Valley neighbors

"I was outside sweeping leaves at 6:30 pm on Sunday, September 27. From Del Rio I looked up at the fire and saw the scene of fire and smoke coming toward us from the northwest. I felt unsafe and decided to evacuate at that time. I spent a week at a hotel in Napa with my two cats. When I left on Sunday, I fully expected never to return to my Home Sweet Home and my kitties's Home Sweet Home. When I returned, the photo shows a large "ember" which could have ignited the park as it landed on the same very dry leaves that I was sweeping when I evacuated." - *Bette Antor, Del Rio*



Ember at Bette Antor's house, October 7, when she returned home.





6pm Sunday, September 27 - *Elizabeth Green*

GOODIE & SONS

Specializing in Mobile Home Service, Remodel & Repair
For 40 years— VV Park references available

Professional Mobile Home Contractor

Roofing & Awnings
Dual Pane Windows
Insulated Vinyl Siding
Steps and ADA ramps
High Quality Skirting
Water Heaters and Floors
Laminate Floors, Vinyl & carpet
Home Tie-down
Bathroom Remodels
Lifetime Composite Deck
Dry Rot Repair
Handicap Access Lifts
Re-leveling & foundations
Patio Rooms

Call for Free Estimates & Inspections 800 883-0926

www.goodieandsons.com **CA Contractors License #B861521**

Glass Fire as seen by our Vineyard Valley neighbors





"NO EVACUATION NOTICE WAS INSANE! I happened to look out our bedroom window when it started cresting and as we ran to our car it engulfed the hill. We ALL dodged a bullet this time I'm glad we are all safe."

Vicki Galvani, La Canada





These were taken from our car port at 29 Redondo court at 4:30 AM on Monday morning, September 28.

Ed Stark, Redondo Court

Glass Fire as seen by our Vineyard Valley neighbors



Photo by Hans Mauli



Photo by Hans Mauli



Photo by Barbara Ringenberg



From the hospital during evacuation, Barbara Ringenberg



Photo by Bob Fitzgerald, September 27



GYM PROTOCOLS FOR VINEYARD VALLEY RESIDENTS

Napa County is currently in Tier 2: Substantial, which allows for gyms and fitness centers to reopen with restrictions. Vineyard Valley is prepared to reopen the gym to residents beginning Monday, October 19, by appointment and for a limited number of hours and days following the protocols below. Gym hours and days will be adjusted as Napa County progresses through the tiers.

1. Face coverings are required upon entering and exiting the gym.
2. Residents will be temperature and symptom screened at the office when picking up the key before entrance to the gym and must wear a face covering to enter the clubhouse to pick up the key and to enter the gym.
3. A reservation system will be implemented. Appointments may be scheduled for the gym from 8:00 a.m. to 3:00 p.m., Monday through Friday. Appointments are limited to 45-minute increments for the gym and may be made by emailing vineyardvalleymhp@gmail.com. An updated gym waiver (attached to this email) must be signed prior to entering the gym.
4. Residents should pick up the key at the office and be prepared to be temperature screened at that time.
5. Gym equipment, including mats and weights, must be wiped down by the resident prior to using the equipment and after use.
6. One resident will be scheduled at a time in the gym or two if from the same household.
7. The restrooms will be closed.
8. The gym will be sanitized once in the morning, at lunch and at the end of the day by a member of the Vineyard Valley team.
9. Windows will be opened to increase the quantity of outside air flow.
10. Equipment will be spaced at least six feet apart, greater distance for high exertion aerobic fitness equipment.
11. Residents are requested to use the hand sanitizer provided.
12. Due to the serious nature of Covid19 and the importance of protecting our community, protocols ignored or not followed will result in a resident losing gym privileges, i.e., failure to clean equipment before and after, failure to return the gym key to the office and failure to wear a mask when entering and exiting the gym.





WOODSHOP PROTOCOL FOR VINEYARD VALLEY RESIDENTS

Napa County is currently in Tier 3: Moderate, which allows for some facilities to reopen with restrictions. Vineyard Valley is prepared to reopen the woodshop to residents for a limited number of hours and days and with the protocols below. Woodshop hours and days may be adjusted as Napa County progresses through the tiers.

1. Face coverings are required upon entering and exiting the woodshop.
2. Residents will be temperature and symptom screened at the office when picking up the key before entrance to the wood shop and must wear a face covering to enter the clubhouse to pick up the key and to enter the woodshop.
3. A reservation system will be implemented. Appointments may be scheduled in the wood shop from 8:00 a.m. to 4:00 p.m., Monday through Friday. Appointments are limited to 45-minute increments for the woodshop and may be made by emailing vineyardvalleymhp@gmail.com. An updated woodshop waiver (attached) must be signed prior to entering the woodshop.
4. Residents should pick up the key at the office and be prepared to be temperature screened at that time.
5. Woodshop equipment must be wiped down by the resident prior to using the equipment and after use.
6. One resident will be scheduled at a time in the woodshop or two if from the same household.
7. The woodshop will be sanitized twice during the day.
8. Windows will be opened to increase the quantity of outside air flow.
9. Residents are requested to use the hand sanitizer provided.
10. Due to the serious nature of Covid19 and the importance of protecting our community, protocols ignored or not followed will result in a resident losing woodshop privileges, i.e., failure to clean equipment before and after, failure to return the woodshop key to the office and failure to wear a mask when entering and exiting the wood shop.

Mechanics Bank®
Where Relationships Matter

*Founded in 1905, **Mechanics Bank** provides personal banking, business banking, trust and estate services, brokerage and wealth management services throughout California. As a community bank, we invest in the same communities in which we live and work.*

1015 Adams Street
St Helena, California 94574
707.967.4980

Up Valley Home Solutions

Professional Handyman Services

Your "to do" projects solved by a local experienced professional handyman

Top quality repair, maintenance or replacement

PROMP RELIABLE AFFORDABLE

BOB BAGNATO
707-495-7497
Insured—Business License #134067
Not a licensed contractor
Insured, Cash or Credit Cards Accepted

Vineyard Valley Pets

A TAIL OF THREE KITTIES . . . by Gigi

(apologies to Charles Dickens)

Here's the story of three kitties and the fire of September 27, 2020

On September 27th, 2020, my good friends Esther and Ron Brunswick had to evacuate their residence on Deer Park Road. They were able to get Gracie the dog, a few belongings and themselves into their cars and drive to safety. They were unable to get their three kitties, Pepper, Rory, and Simon. Fast forward a few days. their house has burned to the ground, and they haven't been able to get back on their property look for the kitties or try and salvage anything from their home.



On October 3rd, I was on Nextdoor trying to find out info on the fire and power outages. There was a post with a picture of a kitty found on Deer Park Road. I looked at the picture, and I just knew it was their kitty Rory! I got ahold of Esther, and sure enough it was! Rory spent nine days at the VCA Animal Care Center as all four paws were burned, then came to rehab at Janeen DiRienzo's house. The Brunswick's and I continued to go up to Deer Park a few times a day. We left food and water and spent many hours roaming the area for their other two cats and any other lost animals we could find.

Monday, October 12, Esther sent me a text. It was a picture of her and Simon! She found him up above their property, just hanging out on someone's patio. Esther said that her daughter called and told her to go to a specific address on Gist and check for Simon. That's exactly where he was! YAY! 2 down, 1 to go!

ST. HELENA PHARMACY
SMITHS
SINCE 1874

Old Fashioned Service since 1874
Free Delivery
Pharmacist Always on Duty

Huge Gift Selection | **Toys, Cards**
Premium Pet Supplies | **Office Supplies**

963-2794

Located in Safeway Plaza

Jeff and Debbie Hansen, Owners
1390 Railroad Avenue, St. Helena, CA 94574

Debbie Austin Styles

At the Salon
in
Vineyard Valley



Wednesdays, Thursdays, & Fridays

Call for an Appointment

967-9291 or cell 334-1112

Vineyard Valley Pets CONTINUED!





Now it's October 15th – 19 days after the fire. Still going up a few times daily, following every lead on Nextdoor and Facebook, still no Pepper. Once again, I get a text from Esther. This time it was a picture of her and Pepper! All three cats are safe and sound. While all three (who are now at Janeen's house until Esther and Ron's rental



is available Nov. 1) were sooty and very scared, they've come a long way towards healing and settling down.

During such a sad, sad time for everyone, finding all three kitties is giving families still missing their pets a little bit of hope.

Lolo's

St. Helena's Consignment Shop
Clothing and Accessories ~ Furniture and Eclectica
Quality recycled merchandise

When we reopen, we will be unable to accept consignments for a while!

We will slowly add more shopping hours and reopen consignments when we have room.

Thank you for your patience and glad to be back!
Love, Lolo's

Our NEW SHOPPING HOURS will be
Tuesday-Saturday Noon-5:00
Sunday and Monday - Closed

We do In-Home Dog and Cat Nail Trimming

RIPPLE EFFECT ANIMAL PROJECT

Napa's Newest Non-Profit Animal Rescue

Located in Napa County, California. Ripple Effect Animal Project (REAP) was started by a group of dedicated, compassionate animal professionals. Our goal is to rescue animals from our local shelters that are in need of medical care or seniors. We will take in puppies and kittens to keep them from heading to the shelters. Educating the public and giving owners resources and tips needed to ensure a happy fur family setting. Send us a message to learn more!

Want to become a foster or want to adopt one of our senior dogs or cats?

Call Deassa 707-337-1562
Email us at rippleeffectap@gmail.com

RIANDA HOUSE
INSPIRE • CONNECT • FLOURISH

1475 Main Street, St. Helena, California 94574
(707) 963-8555, ext. 101 | www.riandahouse.org

RIANDA HOUSE UPDATE | November 2020

VIRTUAL RIANDA HOUSE WEEKLY CLASSES

NEW Embodied Ease | Marla Tofle
Join this playful, enlivening and restorative class using movement, breath and sound to reconnect us with the engine of our well-being: pulsation. Embodiment practices support immune system function, as well as improves our body's inherent resiliency and ability to relax amid the stresses. This is a drop-in class, open to all abilities. Fridays, November 6 - December 18, 10:30 am. NOTE: No Class on Friday, November 27. Please contact Elizabeth for an information sheet on how to prepare for the class.

NEW Mind Boosters & Brain Fitness | Veronna Ladd, Collabria Care
We have combined both programs for people who are concerned about their memory or are in the early stages of memory loss and want to be proactive in maintaining their brain health. Why Attend? It's FUN! and You LEARN! 2nd and 4th Thursdays, November 12 only, 11:00 am - 1:00 pm. To register, contact Veronna Ladd, (707) 258-9087 or vladd@collabriacare.org.

NEW Readers' Theater Group | Dianne Fraser and Carol Gruetzner
Join a fun and lively group of individuals who enjoy reading through scripts together each week. No memorization necessary. Tuesdays, 3:00 pm. To join a future production of the Rianda House Readers' Theater, contact Elizabeth Cobb-Bruno at (707) 963-8555, ext. 103 or elizabeth@riandahouse.org.

NEW Talking to Your Doctor In-service | Rebecca Dexter, Home Care Services Adventist Health
Doctors' appointments can be confusing and stressful especially if you aren't feeling well. Good communication between you and your healthcare providers is so important, and this can be challenging to accomplish in a short visit. Learn tips for talking to your doctor and getting the most out of each visit. Thursday, November 19, 10:30 am Contact: Elizabeth (707) 963-8555, ext. 103 for the Zoom link.

All Rianda House classes are FREE, offered via Zoom video conferencing, and require pre-registration. Contact Program Manager, Elizabeth Cobb-Bruno, Progams Manager to register by calling or **(707) 963-8555, ext. 103** or emailing elizabeth@riandahouse.org. You will need a digital device or computer to participate.



Vineyard Valley KITCHENS

RECIPES FROM OUR RESIDENTS

From the kitchen of Janeen diRienzo

Perfect Roasted Turkey



Ingredients

1/4 pound (1 stick) unsalted butter
1 lemon, zested and juiced
1 teaspoon chopped fresh thyme leaves
1 fresh turkey (10 to 12 pounds)
Kosher salt
Freshly ground black pepper
1 large bunch fresh thyme
1 whole lemon, halved
1 Spanish onion, quartered
1 head garlic, halved crosswise

Directions

Preheat the oven to 350 degrees F.

Melt the butter in a small saucepan. Add the zest and juice of the lemon and 1 teaspoon of thyme leaves to the butter mixture. Set aside.

Take the giblets out of the turkey and wash the turkey inside and out. Remove any excess fat and leftover pinfeathers and pat the outside dry. Place the turkey in a large roasting pan.

Liberally salt and pepper the inside of the turkey cavity. Stuff the cavity with the bunch of thyme, halved lemon, quartered onion, and the garlic. Brush the outside of the turkey with the butter mixture and sprinkle with salt and pepper. Tie the legs together with string and tuck the wing tips under the body of the turkey.

Roast the turkey about 2 1/2 hours, or until the juices run clear when you cut between the leg and the thigh. Remove the turkey to a cutting board and cover with aluminum foil; let rest for 20 minutes.

Slice the turkey and serve.

SWITZER ENTERPRISES, LLC
SPECIALIZING IN NETWORK SOLUTIONS
COMPUTER SERVICES
RESIDENTIAL | COMMERCIAL | CONTRACTS
Switzer Enterprises, LLC provides Remote Computer Support for Pc's, Servers & Macs
Great Value and Convenience: Only $99
- Available 24 / 7
- Sit back and watch our technician fix your PC
- No surcharges or additional fees
- Secure and Reliable Technicians

With "Remote House Call"™ we can remotely fix any PC anywhere on the Internet. Just run the application and let us do the rest.
Microsoft Certified Professional
707-451-1096
www.switzerenterprises.com

the SHUTTER source
PLANTATION SHUTTERS
Also available
Wood Blinds and Pleated & Roller Shades
Reduced Price
for Vineyard Valley Residents
Jan Craven
Design Consultant
Call for a free estimate
707.225.2687

From the kitchen of Janeen diRienzo



Balsamic Roasted Brussels Sprouts

Ingredients

1 1/2 pounds Brussels sprouts, trimmed and cut in half
4 ounces pancetta, 1/4-inch-diced (or bacon)
1/4 cup good olive oil
Kosher salt and freshly ground black pepper
1 tablespoon syrupy balsamic vinegar

Directions

Preheat the oven to 400 degrees. Place the Brussels sprouts on a sheet pan, including some of the loose leaves, which get crispy when they're roasted. Add the pancetta, olive oil, 1 1/2 teaspoons salt, and 1/2 teaspoon pepper, toss with your hands, and spread out in a single layer. Roast the Brussels sprouts for 20 to 30 minutes, until they're tender and nicely browned and the pancetta is cooked. Toss once during roasting. Remove from the oven, drizzle immediately with the balsamic vinegar, and toss again. Taste for seasonings, and serve hot.



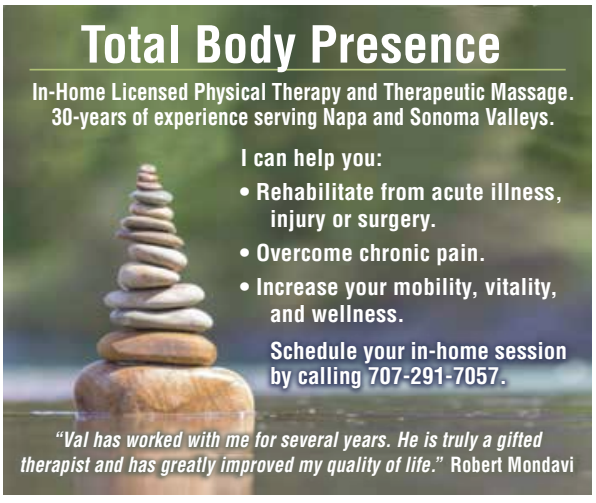
Mashed Potatoes

Ingredients

4 pounds golden creamer potatoes, peeled and quartered
1 bay leaf
Kosher salt and freshly ground black pepper
2 cups heavy cream
3 tablespoons unsalted butter
2 tablespoons chopped chives

Directions

Put the potatoes into a large pot, add the bay leaf, 2 tablespoons salt, and cover with cold water.
Bring to a boil over medium-high heat and cook until the potatoes are tender, about 20 minutes.
Drain them well and remove the bay leaf.
Meanwhile, heat the cream and butter in a small saucepan.
Put the potatoes through a ricer or food mill into a bowl.
Add the hot cream and season with salt and pepper. Mix together with a spoon and add the chives.



FARMERS INSURANCE
Auto - Home - Life - Commercial

SERVING THE INSURANCE NEEDS OF THE NAPA VALLEY SINCE 1977

Call us for your quote today

1200 Main Street, Suite B, St. Helena, CA 94574
963-2690
mbrooks1@farmersagent.com
License #0733705

Submitted by Susan DeSmet

Sweet Potato Casserole



Ingredients

Filling:
1/2 stick (4 tablespoons) unsalted butter, melted, plus more for buttering the baking dish
3 to 4 large sweet potatoes, cubed
1/2 cup milk
1/4 cup brown sugar, packed
1 teaspoon pure vanilla extract
1/2 teaspoon kosher salt
2 large eggs

Topping:
1/2 cup all-purpose flour
1/2 cup brown sugar, packed
1/2 stick (4 tablespoons) unsalted butter, melted
1/4 teaspoon kosher salt
3/4 cup chopped pecans

Directions

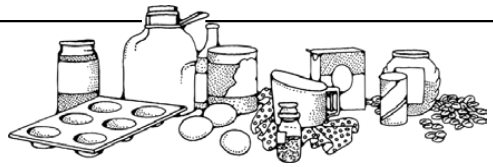
For the sweet potatoes: Add 1 3/4 pounds peeled and cubed sweet potatoes to a large pot of salted water. Bring to a boil over high heat, then lower the heat to a simmer and cook until the potatoes are very tender, 15 to 20 minutes.

Drain and cool. Mash the sweet potatoes.

For the filling: Preheat the oven to 350 degrees F. Butter a 2-quart baking dish.
Whisk together the butter, mashed sweet potatoes, milk, brown sugar, vanilla, salt and eggs in a large bowl. Transfer to the prepared baking dish.

For the topping: Combine the flour, brown sugar, butter and salt in a medium bowl until moist and the mixture clumps together. Stir in the pecans.

Spread the mixture over the top of the sweet potatoes in an even layer. Bake until mostly set in the center and golden on top, 25 to 30 minutes. Serve hot.



Gayle's Pies and Cakes

I bake pies and cakes, with a specialization in baking gluten free.

Pies:
Pear and Cranberry or Apple: $20 regular, $25 gluten free

Tarts:
Pear with Pomegranate or Apple: $16 regular, $18 gluten free

Orange cakes, gluten free:
Small scallop shape (serves 2) $4
Medium star (beautiful!) $8
Muffins $12/6 (medium size), $18/6 (large)

To order call Gayle @ 707-287-2933



From the kitchen of Gale Terminello

Bobby's Pumpkin Pie with Bourbon Maple Whipped Cream and Cinnamon Crunch



Ingredients

Cinnamon Crunch
1/2 cup all-purpose flour
1/2 cup quick-cooking rolled oats
1/2 cup light muscovado sugar
1 teaspoon ground cinnamon
7 tablespoons unsalted butter, cubed and cold

Crust
2 cups graham cracker crumbs
8 tablespoons (1 stick) unsalted butter, melted
1/8 teaspoon ground cinnamon
1 large egg, lightly beaten

Bourbon-Maple Whipped Cream
1 1/4 cups heavy cream, very cold
1/2 vanilla bean, split lengthwise, seeds scraped out and reserved
2 tablespoons Grade B maple syrup
1 to 2 tablespoons bourbon

Filling
3 large eggs
3 large egg yolks
3/4 cup dark muscovado sugar
1/4 cup granulated sugar
2 tablespoons molasses
1 1/2 cups canned pumpkin puree
1 1/4 teaspoons ground cinnamon,
1 teaspoon ground ginger
1/2 teaspoon ground nutmeg
1/4 teaspoon ground cloves
1/2 teaspoon fine salt
1 cup heavy cream
1/2 cup whole milk
1/2 vanilla bean, split lengthwise, seeds scraped out and reserved, or 2 teaspoons pure vanilla extract
3 tablespoons unsalted butter, melted

Directions

To make the cinnamon crunch, preheat the oven to 350 degrees F.
Combine the flour, oats, muscovado sugar, and cinnamon in a food processor, and process a few times to combine. Add the butter and pulse until combined. Pat the mixture evenly into a 4-inch square on a parchment-lined baking sheet. Bake until golden brown and crisp, about 15 minutes. Remove and let cool. Transfer to a cutting board and chop into small pieces. Keep the oven on.
To make the crust, combine the graham cracker crumbs, butter, and cinnamon in a bowl and mix until combined. Press evenly onto the bottom and sides of a 10-inch pie plate. Brush with the beaten egg. Bake until light golden brown and firm, about 12 minutes. Remove from the oven and let cool on a wire rack.
Reduce the oven temperature to 300 degrees F.
To make the filling, whisk the eggs, egg yolks, both sugars, and the molasses together in a medium bowl. Mix in the pumpkin puree, cinnamon, ginger, nutmeg, cloves, and salt. Whisk in the heavy cream, milk, and vanilla seeds or extract. Strain the mixture through a coarse strainer into a bowl. Whisk in the butter.
Place the pie plate on a baking sheet, pour the pumpkin mixture into the shell, and sprinkle additional cinnamon over the top. Bake until the filling is set around edges but the center still jiggles slightly when shaken, 45 to 60 minutes. Transfer to a wire rack and cool to room temperature, about 2 hours.
Cut the pie into slices and top each with a large dollop of whipped cream and some of the cinnamon crunch.
Bourbon-Maple Whipped Cream: Combine the cream, vanilla seeds, maple syrup, and bourbon, to taste, in a large chilled bowl, and whip until soft peaks form.

From the kitchen of Nancy Toney

Apple Crisp Baked Brie



Ingredients

1 (8 ounce) round (quality) Brie or Baby Brie cheese
2 Granny Smith or Honeycrisp apples
washed, cored & cut into 1/2-inch chunks
1 cup dried, sweetened cranberries (may substitute dried cherries, dried apricots or other dried fruits)
1/4 cup packed light brown sugar
1 tablespoon granulated sugar
1/2 teaspoon ground cinnamon
1/4 teaspoon ground nutmeg
1/8 teaspoon salt
1 (4 ounce) package slivered almonds, lightly toasted
4 tablespoons butter, melted
Optional *- 1 ounce Amaretto or 1 teaspoon almond extract*

Directions

Preheat oven to 350 degrees F. Place unwrapped Brie round in center of a 9-inch decorative quiche or pie plate. Set aside. In a medium-large mixing bowl, combine chopped apples and dried cranberries (or other dried fruit); add brown sugar, sugar, cinnamon, nutmeg, salt and almonds, stirring until ingredients are thoroughly combined. Drizzle melted butter over apple mixture and stir until well-coated. If using Amaretto or almond extract, stir in until combined. Pour apple mixture over and around the Brie resting in prepared baking dish. Bake uncovered for 30 minutes, or until cheese is soft and bubbling in the center. Serve immediately with water crackers. Enjoy!

**Note: For those of you who do not like the taste or texture of the soft, white, bloomy rind on Brie, you may scrap some (but not all) of it off prior to baking. If you must, try scraping it off the top and lightly from around the sides, while leaving the bottom as-is. Allowing at least some of the edible rind to remain intact will help the Brie maintain its shape while baking. If you try scrapping it off entirely, the Apple Crisp Baked Brie will be more soupy and bubbly. The choice is yours.*

Bon Appetit - Nov 1998 From the kitchen of Robin McGuire

The Great After-Thanksgiving Turkey Enchiladas

Ingredients:

3 T plus ½ c. vegetable oil
1 ¾ c finely chopped onions
1- 28oz can green enchilada sauce
1 can diced tomatoes
1 ½ t finely chopped canned chipotle chilies
1 c chopped fresh cilantro
3 c coarsely shredded cooked turkey
2 c grated Monterey Jack cheese
¾ c sour cream
salt and pepper to taste
Optional: *1 can black beans, and/or black olives*
12 5-6" corn tortillas
Toppings: Avocado, Chopped cilantro, Sour cream

Preparation:

Heat 3 T oil in a large saucepan over medium heat. Add 1½ c onions and sauté until tender, about 5 minutes. Add enchilada sauce, tomatoes and chipotles. Cover; simmer 20 minutes, stirring often. Remove from heat. Stir in ½ c cilantro, season with salt and pepper. In a separate bowl mix turkey, 1½ c cheese, sour cream, ¼ c onions and remaining ½ c cilantro, season with salt and pepper. Preheat oven to 350º F Spread ½ c of sauce into the bottom of a 13" x 9" glass baking dish. Dip each tortilla in sauce and then spoon ¼ c turkey mixture into the center of the tortilla. Roll up and arrange seam side down in the dish. Spoon 2½ c sauce over the enchiladas, sprinkle with remaining ½ c cheese. Bake until heated thoroughly about 20 minutes. Watch towards the end so they don't burn. You may have to cover with foil. Serve with reheated remaining sauce and toppings.

From the kitchen of VVHA

Sausage and Herb Stuffing



Ingredients

16 cups 1-inch bread cubes, white or sourdough (1 1/2 pound loaf)
8 tablespoons (1 stick) unsalted butter
2 cups medium-diced yellow onion (2 onions)
1 cup medium-diced celery (2 stalks)
2 Granny Smith apples, unpeeled, cored and large-diced
2 tablespoons chopped flat-leaf parsley
1 tablespoon kosher salt
1 teaspoon freshly ground black pepper
3/4 pound sweet or spicy Italian sausage, casings removed
1 cup chicken stock
1 cup dried cranberries

Directions

Preheat the oven to 300 degrees F.
Place the bread cubes in a single layer on a sheet pan and bake for 7 minutes. Raise the oven temperature to 350 degrees F. Remove the bread cubes to a very large bowl.
Meanwhile, in a large saute pan, melt the butter and add the onions, celery, apples, parsley, salt and pepper. Saute over medium heat for 10 minutes, until the vegetables are softened. Add to the bread cubes.
In the same saute pan, cook the sausage over medium heat for about 10 minutes, until browned and cooked through, breaking up the sausage with a fork while cooking. Add to the bread cubes and vegetables.
Add the chicken stock and cranberries to the mixture, mix well, and pour into a 9 by 12-inch baking dish.

Green Bean Casserole



Ingredients

1 lb. green beans, trimmed
6 tbsp. butter, divided
1 onion, sliced into half moons
8 oz. sliced mushrooms
Kosher salt
Freshly ground black pepper
2 cloves garlic, minced
1/4 c. all-purpose flour
3 c. whole milk

Preheat oven to 350°. Prepare an ice bath: In a large pot of boiling water, add green beans and cook until bright green, about 6 minutes. With a slotted spoon or tongs, quickly transfer green beans to ice bath to cool, then drain and transfer to a large bowl.

In a large ovenproof skillet over medium heat, melt 2 tablespoons butter. Add onion and cook, stirring occasionally, until tender, about 5 minutes. Add mushrooms and season with salt and pepper. Cook, stirring often, until mushrooms are golden, about 5 minutes more. Stir in garlic and cook until fragrant, 1 minute, then transfer mixture to green bean bowl.

In same skillet over medium heat, melt remaining 4 tablespoons butter. Whisk in flour and cook until golden, about 2 minutes. Gradually whisk in milk and season with salt and pepper. Bring to a simmer and cook until thickened, about 4 minutes. Remove from heat, then add green bean mixture and toss until even combined. Bake until warmed through and bubbling, about 30 minutes.

Vineyard Valley Dining and Wine Tasting Values

Please present coupon for redemption.
Feel free to copy this page if you wish to use these coupons more than once.

TO OUR CUSTOMERS:
DURING THIS PERIOD OF GROWING CONCERN ABOUT COVID-19 WE ARE OFFERING OUTSIDE DINING AND PROVIDING TAKE-OUT, OR DELIVERY SERVICE (DELIVERY IS FREE OF CHARGE WITHIN ST. HELENA CITY LIMITS)
PLEASE STAY SAFE AND HEALTHY.
707-963-7812

Villa Corona
COCINA MEXICANA

Keeping it fresh & tasty!

Our menu is a selection of popular Mexican "antojitos" (cravings), Burritos, seafood & meat specialties.

Oh yeah, we serve breakfast too!

Mon. to Sat. 9am - 8pm
Closed Sundays

10% discount for Vineyard Valley residents!
Villa Corona St. Helena location only

1138 Main Street, St. Helena, CA 94574, USA

YOU'RE INVITED TO ENJOY

2 for 1 Tasting

SILVER TRIDENT WINERY
furnished with RALPH LAUREN HOME
6495 Washington Street | Yountville, CA | 707.945.0311
TastingRoom@SilverTridentWinery.com

WE ARE NOW OFFERING INSIDE & OUTSIDE TASTINGS WITH RESERVATIONS.

PLEASE VISIT OUR WEBSITE
https://www.silvertridentwinery.com/
FOR OUR WINE SELECTIONS. CURBSIDE PICK-UP IS AVAILABLE. TO ORDER CALL: 7076.945.0311. *KEEP SAFE!*

THANK YOU FOR YOUR CONTINUING SUPPORT DURING THIS STRESSFUL TIME. PLEASE CALL: 707.963.3371 TO PLACE AN ORDER FOR TAKEOUT AND CHECK OUT ADDITIONAL OPTIONS.
BE WELL, SHB

St. Helena Bistro

Soups & Salads | American & Italian Entrees
Small Plates & Desserts | Wine & Beer

Tuesday thru Thursday
Lunch 11:30 -3:30 | Dinner 5:00 - 9:00
Friday thru Sunday
11:30 - 9:00

20% discount for Vineyard Valley residents!

STHELENABISTRO.COM
1146 Main Street, St. Helena · 707.963.3371

VVHA FREE CLASSIFIED ADS, ETC.

FREE!
Dry Pet Food Container

Soft blue canvas-type fabric bag lined with plastic has hard plastic "Gamma Seal Lid" with blue carrying strap. Airtight, it holds about twenty-five pounds of dry food. Good for camping, travel or home use.

Call Judy at 963-1393.

BLACK LEATHER COUCH

with recliners on both ends

$500 OR BEST OFFER

5 Los Robles Ct
Call Barbra at
707.324.9119 to view



FREE OLD RECORDS AND CDS

I would like to give them away to any one who wants them. The genre is mostly classical but there are a few other ones in the mix.

Please stop by 9 Del Monte and take them.



WANTED!
Looking for VV residents who wish to contribute articles or stories to the monthly VIVA. These can be a one time contribution or a monthly series. Anything you may feel like sharing about life in our park, our St. Helena community or happenings in the Napa Valley. Looking forward to future contributing writers! Thank you,
~ Susan DeSmet
VIVA Editor

WHO IS THIS?



(Vineyard Valley residents when they were young)
Last month - Dennis Hansen

Pssst!

Your ad could be here!

VIVA NEWSLETTER

printed by

Minuteman Press
WE DESIGN, PRINT & PROMOTE...YOU!

707-257-6260
2407 California Blvd #2
Napa

THANKSGIVING WORD SEARCH

C	P	U	M	P	K	I	N	P	I	E	A	G	T
A	U	T	U	M	N	I	P	L	N	F	S	H	M
K	F	W	Y	H	L	W	F	M	P	U	A	V	A
P	L	R	L	S	A	V	G	I	U	N	K	L	Y
T	S	R	I	G	L	R	L	M	K	E	R	T	F
T	P	T	M	R	R	G	V	S	F	E	I	G	L
S	N	N	A	A	R	A	G	E	A	Y	S	I	O
A	R	I	F	I	U	I	V	T	S	K	Y	A	W
E	O	G	M	L	V	N	S	Y	A	T	U	V	E
F	C	S	E	I	E	T	U	R	K	E	Y	I	R
I	A	E	N	P	E	L	L	A	F	C	F	R	Y
O	P	G	Y	A	D	I	R	F	K	C	A	L	B
V	I	S	T	U	F	F	I	N	G	M	A	A	M
U	A	C	E	L	E	B	R	A	T	E	U	A	P

PILGRIMS
BLACK FRIDAY
FALL GRAVY
AUTUMN
PUMPKIN PIE
TURKEY
STUFFING
FAMILY
THANKSGIVING
MAYFLOWER
FEAST
CELEBRATE
HARVEST

Play this puzzle online at : http://thewordsearch.com/puzzle/193/

POETRY CORNER

TURKEY TIME *by Jean Martin*

Let's get out the pretty Holiday dishes and I'll set the table
Reach up for Mama's Turkey platter from the cabinet if you're able

Company's coming so we need to make the house really pretty
Helping us celebrate, our friends will be coming up from the city

There'll be yams and corn and some biscuits baked in the oven
And a great big Turkey with stuffing, all made with a lot of lovin'

Then a green bean casserole, plus jars of homemade cranberry sauce
Out will come the Turkey and Papa will carve it to show he's the boss

As we sit down to feast, we'll say a prayer to bless every savory bite
And we'll pray for the less fortunate to give them hope, this very night

Mince and pumpkin pies come to the table still warm on the plate
A dollop of whipped cream tops each one; Oh, I just can't wait!

VIVA, 21 DEL RIO COURT, ST. HELENA, CA 94574

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Consideration and approval of a resolution authorizing the replacement of 5 heat/cooling units by Peterson Mechanical, Inc. at the St. Helena Library for a total not-to-exceed amount of $40,600.00**

CEQA Determination: **Exempt**

Prepared By: Clayton Church, Public Works Operations Manager

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

Approved By: Anil Comelo, City Manager

BACKGROUND

In December 2021 the City's Public Works Department entered a Professional Services Agreement for the maintenance of the City's various Heating, Ventilation and Air Conditioning (HVAC) Systems with Peterson Mechanical Inc. The need for this agreement was determined by the numerous calls for service to the various HVAC systems in the absence of a long-term plan for the sustainable operation and management of these critical systems. The agreement's scope of services includes inspections and biannual services to the City's Library HVAC system. As part of the biannual maintenance Peterson Mechanical Inc. developed a report for the City detailing deficiencies that need to be addressed to keep the Library HVAC system in good working condition. Peterson and the City, based on provided report, have replaced 2 circulation pumps that supply all heating/cooling units inside Library, installed 3 high point bleeders that ensure proper flushing and maintenance of the system, and tear down/ rebuild of the boiler. Additionally, multiple scopes of work that Peterson Mechanical Inc. coordinated vendors on behalf of the City for work on the cooling tower and HVAC water treatment system. The St. Helena Library historically has been used as a Cooling Center during extended hot weather periods, shelter during weather events, resource center during declared emergencies, and charging station during pro longed Public Safety Power Shutoff (PSPS) events.

DISCUSSION

The final step to complete the scope of work that Peterson Mechanical Inc. and the City have conducted is the replacement of 5 heat/cooling units in the library. These units supply hot or cold air to all areas of the library. Currently the 5 units needing replacement have failed components or leaks that require replacement as it is more cost effective to replace the units rather than repair as the way the units were installed requires isolation of the entire system and complete tear down/removal of the unit. As part of the scope for replacement of these 5 units isolation valves will be installed to minimize impact on the entire system should repairs be needed in the future. This will complete the scope that Peterson Mechanical and the City developed to ensure that the HVAC system at the St. Helena Library is efficient and dependable. Public Works will continue to contract with Peterson Mechanical for biannual service at all sites to keep critical HVAC systems operable, with a comprehensive maintenance plan and support from vendors like Peterson Mechanical Inc; the intent is to keep all City HVAC systems in good working order while also minimizing fiscal impact.

FISCAL IMPACT

The funding for these repairs is included in the FY 22/23 Government Buildings Other Contract Services Budget (101-5006-2145).

RECOMMENDED ACTION

Staff recommends the adoption of a resolution authorizing Peterson Mechanical Inc. to replace 5 heat/ cooling units in the St Helena Library for a total cost of $40,600.00.

ATTACHMENTS

PO Library heat pumps replacement
PO water source heat pump replacement_email correspondance
RESO_PETERSON MECH_REPLACEMENT 5 HEAT&COOLING PUMPS
St. Helena Library HVAC Report

PURCHASE ORDER/REQUISTION
City of St. Helena

DATE SUBMITTED: 04/04/2023
REQUESTED BY: Juan Gonzalez
DEPT: Public Works

VENDOR INFORMATION			
Vendor Name: Peterson Mechanical Inc.			
Mailing Address: 21819 8th Street East P.O Box 450	City: Sonoma	State: Ca	Zip Code: 95476
Vendor Contact Name: Tierra McCulligh	Phone Number: 707-938-8481	ALT Phone Number:	
Email: tierram@petersonmechanical.com			

BUDGETED INFORMATION		
GL Account Number :	Amount:	Project Number (If applicable):
101-5006-2145	$40,600.00	

PURCHASE DESCRIPTION ($25,000 AND BELOW)				
Quote/W.O. #:	Quantity:	Description: (MAXIMUM OF 64 CHARACTERS)	Unit Price:	Total:
	5	Water source heat pumps (ATTACH ALL SUPPORTING DOCUMENTATION)		$40,600.00
			SHIPPING & HANDLING	
			TAX	
			TOTAL (INCLUDING S&H/TAX)	$40,600.00

ADDITIONAL DEPARTMENT INFORMATION	
Justification: See email attached	
Quotes: ■ Attached ☐ Not Applicable	Description of Quote: To replace 5 non working Heat pumps at Library building
Contract Information: ☐ Attached ☐ Not Applicable	Contract Number:

***Purchase Orders to be turned in by 5:00pm Tuesday for processing on Wednesday.**

PURCHASE ORDER/REQUISTION SIGNATURES

Requestor Signature

Clayton Church
Department Head Signature

FINANCE STAFF USE ONLY

Finance Department Approval: ☐ Yes ☐ No	Purchase Order Number:	Scan & Attached to PO: ☐ Yes ☐ No	Vendor ID:
Purchased Order Closed: ☐ Yes ☐ No	Date Entered & Signature:		

Updated 8/31/2017

From: Juan Gonzalez
To: Clayton Church
Cc: Carlos Uribe
Subject: PO water source heat pump replacement
Date: Friday, April 7, 2023 10:26:10 AM
Attachments: City of St. Helena(1490 Library Lane)(Replace WSHP)(R1)tm.pdf
PO Library heat pumps replacement.pdf
St. Helena Library HVAC Report.pdf

Clayton,

I'm submitting a P.O for the replacement for the heat pumps at library, Peterson mechanical did an inspection of the HVAC system at the library and made a report on what needed to be done to get the HVAC to full working condition. So far, we have replaced the two circulation pumps, installed 3 high point bleeders, and a boiler tear down. In their report they mention five water source heat pumps that need to be replaced, replacing these units will get us on the right direction to getting the HVAC back in running to a 100%. Library serves as our cooling center during the summer when we get hot weather. I would like to award the quote from Peterson Mechanical, as they are our Biannual service company and knows the whole HVAC system. Let me know if you have any questions.

Thank you,
Juan Gonzalez

CITY OF ST. HELENA

RESOLUTION NO. 2023-

Resolution of the City Council of the City of St. Helena approving the replacement of 5 heat/cooling units at the St Helena Library

WHEREAS, in December 2021 the City's Public Works Department entered a Professional Services Agreement for the maintenance of the City's various Heating, Ventilation and Air Conditioning (HVAC) Systems with Peterson Mechanical Inc; and

WHEREAS, Peterson Mechanical Inc. developed a report for the City detailing deficiencies that need to be addressed to keep the Library HVAC system in good working condition; and

WHEREAS, Peterson Mechanical Inc and the City, based on provided report, have replaced 2 circulation pumps that supply all heating/cooling units inside Library, installed 3 high point bleeders that ensure proper flushing and maintenance of the system, and tear down/ rebuild of the boiler. Additionally, multiple scopes of work that Peterson Mechanical Inc coordinated vendors on behalf of the City for work on the cooling tower and HVAC water treatment system; and

WHEREAS, currently the five units needing replacement have failed components or leaks that require replacement as it is more cost effective to replace the units rather than repair as the way said units were installed requires isolation of the entire system and complete tear down/removal of the unit. As part of the scope for replacement of these 5 units isolation valves will be installed to minimize impact on the entire system should repairs be needed in the future; and

WHEREAS, this will complete the scope that Peterson Mechanical and the City developed to ensure that the HVAC system at the St Helena Library is efficient and dependable; and

WHEREAS, Public Works will continue to contract with Peterson Mechanical for biannual service at all sites to keep these critical systems operable, with a comprehensive maintenance plan and support from vendors like Peterson Mechanical Inc; the intent is to keep all City HVAC systems in good working order while also minimizing fiscal impact.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council approves the replacement of 5 heating/ cooling units in the St Helena Library.

Approved at a Regular Meeting of the St. Helena City Council on May 9, 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

St. Helena Library

Indoor units CHP 15 and 16 have refrigerant leaks that I was not able to easily detect, via soap bubbles and electronic detector. I believe they are leaking in the water cooled condenser or the evaporator, which is not repairable.

Indoor unit CHP-7 has the wiring leads blown out of the top of the compressor. This has also leaked all of the refrigerant.

Indoor unit CHP-13 has a bad expansion valve. Valve is physically located in an area that makes this unit unrepairable. Unit also has oil in compressor compartment which is indicative of a refrigerant leak.

Recommend replacing these 4 indoor units. At the point of replacement, it's recommended that we install isolation ball valves on piping at each unit. This will allow units to be isolated from water loop w/out having to drain down the entire loop throughout the building.

CHP- 12 in children's room (northwest corner) is not communicating with the delta control system. Need to have Delta look at this once all repairs and replacements are completed.

Water Circ Pump #1 is bad and needs to be replaced. This has already been quoted. Pump #2 has a bad seal and leaking badly but still operational. Both strainers need to be pulled and cleaned, if not replaced.

When the cooling water loop is drained, we need to cut in 3 high point bleeders in the indoor piping, two in Library attic spaces and one in museum attic space. This will make the loop serviceable and to allow flushing and filling. Once these are installed, the entire system will need to be flushed multiple times. This task alone could take a few days.

There are a couple of sections of PVC piping on the cooling tower treatment system that are completely plugged off. These sections need to be replaced as the treatment system is not currently operable. Both B-130 belts on cooling tower need to be replaced. They are worn and cracked.

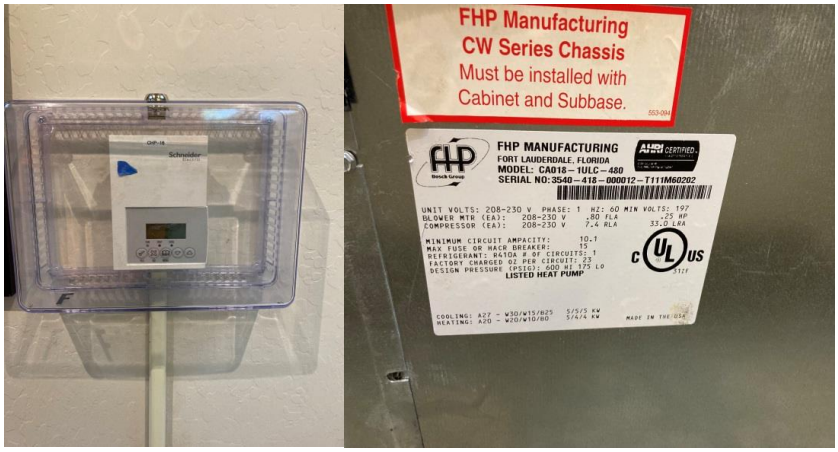
Boiler needs a complete tear down and cleaning. Manufacturer recommends this every 2 years. This will require a maintenance kit that is supplied from manufacturer. Condensate neutralizing box needs to be replaced. Need to replace both inlet and outlet thermometers as they are broken**. Boiler needs teardown before winter**. If boiler locks out during winter, the risk of freezing/cracking piping will be present. This could be very damaging and a costly repair.

CHP-15 M#- CA018-1ULC-480, S#- 3540-418-000011-T111M60202

CHP-16 M#- CA018-1ULC-480, S#- 3540-418-000011-T111M60202

CHP-7 M#- CA018-1ULC-480, S#- 3540-418-000001-T111M60202

CHP-13 M#- CA018-1ULC-480, S#- 3540-418-000005-T111M60202



Peterson MECHANICAL INC. Since 1915

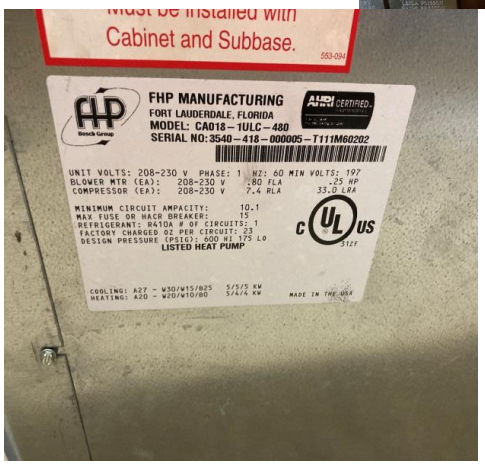






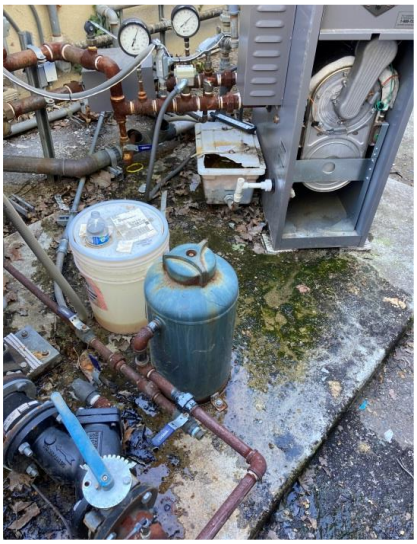








CHP- 12 not communicating w/ Delta





Boiler thermomters and leaking nuetralization box.



Pump #2 w/ leaking seal.

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Consideration and Proposed Approval of a Resolution Authorizing the City Manager to Execute an Amendment to the Agreement Between the City of St. Helena and Columbia Telecommunications Corporation for the Provision, Installation and Maintenance of Advanced Network (Data) Services for the St. Helena Public Library.**

CEQA Determination: **Not a CEQA project**

Prepared By: Chris Kreiden, Library Director

Reviewed By: April Mitts, Assistant City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

The California Library Connect Program (formerly High Speed Broadband in California Public Libraries) supports California public libraries by connecting them to high-speed internet through the Center for Education Network Initiatives in California (CENIC) and its California Research & Education Network (CalREN), a multi-tiered, high-capacity fiber-optic-based network designed to meet the requirements of all higher education institutions, K-12 schools, libraries, and many other public-serving California institutions. The CalREN backbone includes roughly 8,000 miles of CENIC-owned and managed fabric, last mile fiber, and hundreds of optical components.

One of the key elements of the California Library Connect Program is to leverage federal E-rate discounts and California Teleconnect Fund (CTF) discounts on the library's behalf. In order to participate in the program and receive the discounts, the St. Helena City Council, on February 14, 2017, approved the signing of an agreement between the City of St. Helena and Califa, the California State Library's Statewide Broadband Aggregator, which manages the project and also acts as the administrative arm for the State Library in developing contracts with participating libraries for circuits and use of the CalREN

network. On March 3, 2022, the California State Library appointed Columbia Telecommunications Corporation to assume the rights and responsibilities and perform the functions of Statewide Broadband Administrator previously performed by Califa. City Council approved an agreement between the City of St. Helena and Columbia Telecommunications Corporation on May 10, 2022.

DISCUSSION

The attached amendment, revised December 20, 2022 and effective July 1, 2023, replaces Appendix 1, "Provision, Installation and Maintenance of Advanced Network (Data) Services: Reimbursement of Circuit Costs" in the agreement between the City of St. Helena and Columbia Telecommunications Corporation executed on July 14, 2022. The purpose of this revision is to renew the St. Helena Public Library circuit for an additional five years.

FISCAL IMPACT

Under this new amendment, discounted annual costs will be $6,749.05, not including taxes and surcharges. Taxes and surcharges are currently $72.18 a month. The cost of providing this service before the rebate provided through the California Library Connect Program is $11,339.05. Discounts are applied in arrears due to the reimbursement mechanism used by the federal government. Reimbursements are banked with Columbia Telecommunications Corporation and used to lower the monthly payment to the discounted amount. The approved budget for library broadband fees in Fiscal Year 2022-23 is $10,500.

RECOMMENDED ACTION

Staff recommends City Council adopt the resolution authorizing the City Manager to execute the amendment between City of St. Helena and Columbia Telecommunications Corporation for the provision and maintenance of advanced network services for the Library.

ATTACHMENTS

Resolution CENIC Renewal Amendment
CLC Amendment template for circuit update - St. Helena
St Helena Public Library FY 2023-24 v1.0

CITY OF ST. HELENA

RESOLUTION NO. 2023-

Resolution Authorizing the City Manager to Execute an Amendment Between City of St. Helena and Columbia Telecommunications Corporation for the Provision, Installation and Maintenance of Advanced Network (Data) Services for the St. Helena Public Library

WHEREAS, The City of St. Helena uses the California State Library to obtain high speed internet service for the St. Helena Public Library;

WHEREAS, On February 14, 2017, the City of St. Helena and Califa, the California State Library's Statewide Broadband Administrator of the California Library Connect Program, entered into an agreement to provide high speed internet service to the St. Helena Public Library;

WHEREAS, On March 3, 2022, the California State Library appointed Columbia Telecommunications Corporation to assume the rights and responsibilities and perform the functions of Statewide Broadband Administrator previously performed by Califa;

WHEREAS, On July 14, 2022, the City of St. Helena and Columbia Telecommunications Corporation entered into an agreement to provide high speed internet service to the St. Helena Public Library;

WHEREAS, A revised Appendix 1, "Provision, Installation and Maintenance of Advanced Network (Data) Services: Reimbursement of Circuit Costs", renews the St. Helena Public Library's participation in the California Library Connect Program and circuit for five years at the discounted rate of $6749.05 a year, not including taxes and surcharges, effective July 1, 2023.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Authorizes the City Manager to execute the amendment and any related items.

Approved at a Regular Meeting of the St. Helena City Council on May 9, 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

AMENDMENT 1 TO THE AGREEMENT BETWEEN CITY OF ST. HELENA AND COLUMBIA TELECOMMUNICATIONS CORPORATION FOR THE PROVISION, INSTALLATION AND MAINTENANCE OF ADVANCED NETWORK (DATA) SERVICES, DATED MAY 24, 2022

This amendment entered into as of [month, date, year].

This amendment replaces Appendix 1, "Provision, Installation and Maintenance of Advanced Network (Data) Services: Reimbursement of Circuit Costs" to the Agreement between City of St. Helena and Columbia Telecommunications Corporation executed on July 14, 2022 with the attached Appendix 1, revised December 20, 2022 and effective July 1, 2023. The purpose of this revision is to renew the St. Helena Public Library circuit.

All other terms and conditions of the original Agreement remain in place and unchanged.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed by their respective duly authorized representatives.

For Library	**For Columbia Telecommunications Corporation**
_____	_____
Signature	Signature
_____	Joanne S. Hovis
Name	Name
_____	President
Title	Title
_____	_____
Date	Date

Items to Consider While Reviewing Quotes

- **Pricing does NOT include applicable taxes, surcharges, and fees. These costs may vary and will be included in invoices at CENIC's *actual* cost.**

- **If an Out of Band line is required, Associate must provide a phone line for OOB or allow CENIC to order one and be reimbursed for both the one-time installation and ongoing monthly recurring costs.**

- **Annual Recurring Costs (ARC) items are invoiced annually.**

- **Non-Recurring Costs (NRC) items are one-time costs billed upon execution of contract.**

- **Monthly Recurring Costs (MRC) items are billed quarterly, first billing will occurr after handoff.**
  - **E-rate discount: percent discount indicated is an estimate based on data available at the time the quote was generated.**
  - **Actual discount percentage will be identified by USAC at a later point. E-rate and CTF reimbursements are dependent upon the continued funding of these programs. CENIC/Broadband Access Administrator cannot guarantee the E-rate and CTF discounts, and these discounts are subject to change. E-rate % noted is based on current FY estimate and CTF is a 50% discount of the remaining cost after E-rate has been applied.**
  - **Due to the consortial nature of CENIC's E-rate application, the E-rate discount level may not be finalized until next Spring of the following year (late March or early April).**

- **E-rate Costs may take up to 18 months to activate due to USAC processing time. Please budget for the full undiscounted costs for the initial period.**

CENIC

Associate: St. Helena Public Library

Budget Summary Description: Renewal of Existing Services

Quote Date: 12/20/2022

Quote Expiration: 3/20/2023

Contract Number:

		Line Item	NRC Non-Recurring Cost	MRC Monthly Recurring Cost	ARC Annual Recurring Cost	Term Length
[1]	1	Equipment	$20,148.41			
	2	Equipment Maintenance			$5,939.05	
	3	Facilities				
[2]	4	Circuit deployment Fee				
	5	Circuit		$450.00		
		Total	$20,148.41	$450.00	$5,939.05	
		Annual Cost	$11,339.05			
		Discounted Annual Cost	$6,749.05			
		Total for Year 1	$31,487.46			
		Discounted Annual Cost Year 1	$26,897.46			

[1] CENIC pays for equipment, maintenance and installation of initial CalREN connection.

[2] The California State Library requested, and received funding through the Budget Act of 2021, AB 128, Chapter 21, 2021 Statute, to pay for Circuit Deployment Fees (CDF) on behalf of public libraries connecting to CalREN. The full text can be found here: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202120220AB128

Version 2.0

CENIC

*Pricing does not include applicable taxes, surcharges, and fees. These costs may vary and will be included in invoices at CENIC's actual cost.

E-rate discount: percent discount indicated is an estimate based on data available at the time the quote was generated. Actual discount percentage will be identified by the E-rate authorities at a later point

LOC A	LOC Z	Carrier Info							CENIC - Cross Connect		E-rate Discount	70%	Total Discounted MRC (CTF & E-rate)*	Total Discounted NRC*
Site Name	Site Name	Service Provider	Service Type	Requested Bandwidth [1]	Est Contract End Date	Non Recurring Cost*	MRC for 5 year term*	Add'l MRC (e. g. Collector Circuit)	NRC	MRC	Discounted NRC*	Discounted MRC*	$67.50	$0.00
St. Helena Public Library - St. Helena Public Library	CalREN	AT&T	Lit Circuit	1 Gbps	12/20/2028		$450.00				$0.00	$67.50	Renewal	

[1] 100Mbps, 250Mbps, 500Mbps, 1Gbps, 10Gbps, 100Gbps,

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Consideration and approval of a resolution approving the purchase of one Vermeer CTX Track Mini Skid Steer for an amount not-to-exceed $49,998.00.**

CEQA Determination: **Exempt**

Prepared By: Clayton Church, Public Works Operations Manager

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

Approved By: Anil Comelo, City Manager

BACKGROUND

On an annual basis City of St Helena Public Works maintains 51 storm drain out falls throughout the City in an ongoing effort to mitigate the effects of flooding while preserving and enhancing water ways that run through City Limits. All this work is conducted under a Routine Maintenance Agreement (RMA) with the California Dept of Fish and Wildlife (CDFW). This work includes clearing invasives species of plants, removing vegetation that impedes storm drain outfalls, and the removal of sediment from bridges and culverts to maintain flood capacity.

The City Council's 3-year goals included the adoption of an Integrated Pest Management Policy (IPM) detailing the City's commitment to long term suppression of pest problems with minimum impact on public health, non-target organisms, and the environment. The City aimed to reduce to the maximum extent possible the use of pesticides. Historically, the City utilized pesticides for weed abatement, rodents, fungi, insects, and the control of invasive species of plants. Since the adoption of the IPM, staff and ceased the use of all Level I and II pesticides and has limited the use of all Level III and IV pesticides.

The Public Works Department has initiated the renovation of parks, removing landscaping and replacing with hardscape to minimize the use of pesticides and promote drought tolerant landscaping.

DISCUSSION

The purchase of a Vermeer CTX100 Track Mini Skid Steer will assist staff when mitigating the effects of localized flooding such as removal of sediment and debris from bridges and culverts. This equipment has a low impact as it is small and compact thus it limits the impacts on the environment while entering tributaries and waterways while larger equipment is not preferred in these types of sensitive areas.

This purchase will also assist staff in the ongoing effort of minimizing or eliminating conditions that encourage pest problems, abate pests with a non-toxic approach, and conduct efficient abatement in lieu of the use of pesticides. Furthermore, this equipment will be key in the City's ongoing effort to maintain a fire-safe community by mowing, mulching, and clearing vegetation from, in and around City Parks, Open spaces, and Critical Infrastructure.

Finally, this equipment will support in-house projects such as the recent renovation of the Lewis Station Park on Church St. that limits the need for use of pesticides and promotes drought tolerant landscaping. Staff researched electric equivalents of this equipment in an effort to further satisfy Council goals, there is currently no eletric equipment on the market that meets the specifications required of this equipment. Staff will remain cognizant of the Council's goal to support initiatives that respond to and plan for climate change by reducing the carbon foot print of the City's fleet.

FISCAL IMPACT

The funding for this purchase was included in the FY 22/23 Utilities Storm Drain Special Dept. Supplies Budget (101-5013-2215) current balance $39,951.37, Parks Special Department Supplies Budget (101-5027-2215) current balance $36,049.45, and Streets Capital Equipment Budget (101-5015-2630) current balance $16,616.11.

RECOMMENDED ACTION

Staff recommends the adoption of a resolution (1) authorizing the purchase of CTX100 Track Mini Skid Steer in the amount of $49,997.43 from RDO Equipment. Utilities Storm Drain Special Dept. Supplies Budget (101-5013-2215) $17,498.72, Parks Special Department Supplies Budget (101-5027-2215) $17,498.72, Streets Capital Equipment Budget (101-5015-2630) $15,000.00.

ATTACHMENTS

Resolution 2023- XX_ purchase of Vermeer CTX100 Track MIni Skid Steer

CITY OF ST. HELENA

RESOLUTION NO. 2023-

Resolution of the City Council of the City of St. Helena approving the purchase of one Vermeer CTX Track Mini Skid Steer

WHEREAS, on an annual basis City of St Helena Public Works maintains 51 storm drain out falls throughout the City in an ongoing effort to mitigate the effects of flooding while preserving and enhancing water ways that run through City Limits; and

WHEREAS, the City Council's 3-year goals included the adoption of an Integrated Pest Management Policy (IPM) detailing the City's commitment to long term suppression of pest problems with minimum impact on public health, non-target organisms, and the environment; and

WHEREAS, historically the City utilized pesticides for weed abatement, rodents, fungi, insects, and the control of invasive species of plants; and

WHEREAS, this purchase will assist staff in the ongoing effort of minimizing or eliminating conditions that encourage pest problems, abate pests with a non-toxic approach, and conduct efficient abatement in lieu of the use of pesticides; and

WHEREAS, this equipment has a low impact as it is small and compact thus it limits the impacts on the environment while entering tributaries and waterways while larger equipment is not preferable in these types of sensitive areas; and

WHEREAS, this equipment will be key in the City's ongoing effort to maintain a fire-safe community by mowing, mulching, and clearing vegetation from in and around City Parks, Open spaces, and Critical Infrastructure. As well this equipment will support in house projects such as the recent renovation of the Lewis Station Park on Church St that limits the need for use of pesticides and promotes drought tolerant landscaping.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council approves the purchase of the Vermeer CTX100 Track Mini Skid Steer.

Approved at a Regular Meeting of the St. Helena City Council on May 9, 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

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Consideration and approval of a resolution approving the purchase of one John Deere 3039R Compact Utility Tractor, John Deere 320R loader attachment, and Frontier RC2072 Lift-Type Rotary Cutter attachment for an amount not-to-exceed $41,935.00.**

CEQA Determination: **Exempt**

Prepared By: Clayton Church, Public Works Operations Manager

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

Approved By: Anil Comelo, City Manager

BACKGROUND

The City Council's 3-year goals included the adoption of an Integrated Pest Management Policy (IPM) detailing the City's commitment to long term suppression of pest problems with minimum impact on public health, non-target organisms, and the environment. The City aimed to reduce to the maximum extent possible the use of pesticides. Historically, the City utilized pesticides for weed abatement, rodents, fungi, insects, and the control of invasive species of plants. Since the adoption of the IPM staff and ceased the use of all Level I and II pesticides and has limited the use of all Level III and IV pesticides.

DISCUSSION

The purchase the John Deere 3039R Compact Utility Tractor, John Deere 320R Loader attachment, and Frontier RC2072 Lift-Type Rotary Cutter attachment will assist staff when minimizing or eliminating conditions that encourage pest problems, abate pests with a non-toxic approach, and conduct efficient abatement in lieu of the use of pesticides. Furthermore, this equipment will be key in the City's ongoing effort to maintain a fire safe community by mowing, mulching, and clearing vegetation from, in and around City Parks, Open spaces, and Critical Infrastructure. As well as supporting daily and ongoing maintenance projects and tasks. Currently the City maintains approximately 60 acres of

land that requires defensible space that in recent years has become a year-round effort. This equipment will optimize staff's efforts in maintaining safe and esthetically pleasing landscapes while limiting the use of Level III and IV pesticides. Staff researched electric equivalents of this equipment in an effort to further satisfy Council goals, there is currently no electric equipment on the market that meets the specifications required of this equipment. Staff will remain cognizant of the Council's goal to support initiatives that respond to and plan for climate change by reducing the carbon foot print of the City's fleet.

FISCAL IMPACT

The funding for this purchase was included in the FY 22/23 Parks Capital Equipment Budget 592-5027-2670 that currently has a balance of $83,000.00.

RECOMMENDED ACTION

Staff recommends the adoption of a resolution authorizing the purchase of John Deere 3039R Compact Utility Tractor, John Deere 320R Loader attachment, and Frontier RC2072 Lift-Type Rotary Cutter attachment in the amount of $41,933.01 from Belkorp Ag.

ATTACHMENTS

Resolution 2023-XX purchase of John Deere 3039R Compact Utility Tractor, John Deere 320R Loader attachment, and Frontier RC2072 Lift- Type Rotary Cutter attachment in the amount of $4

CITY OF ST. HELENA

RESOLUTION NO. 2023-XX

Resolution of the City Council of the City of St. Helena approving the purchase of one John Deere 3039R Compact Utility Tractor, John Deere 320R loader attachment, and Frontier RC2072 Lift-Type Rotary Cutter attachment

WHEREAS, the City Council's 3-year goals included the adoption of an Integrated Pest Management Policy (IPM) detailing the City's commitment to long term suppression of pest problems with minimum impact on public health, non-target organisms, and the environment; and

WHEREAS, historically the City utilized pesticides for weed abatement, rodents, fungi, insects, and the control of invasive species of plants; and

WHEREAS, since the adoption of the IPM staff and ceased the use of all Level I and II pesticides and has limited the use of all Level III and IV pesticides; and

WHEREAS, the purchase the John Deere 3039R Compact Utility Tractor, John Deere 320R Loader attachment, and Frontier RC2072 Lift- Type Rotary Cutter attachment will assist staff when minimizing or eliminating conditions that encourage pest problems, abate pests with a non-toxic approach, and conduct efficient abatement in leu of the use of pesticides; and

WHEREAS, the purchase the John Deere 3039R Compact Utility Tractor, John Deere 320R Loader attachment, and Frontier RC2072 Lift- Type Rotary Cutter will be key in the City's ongoing effort to maintain a fire safe community by mowing, mulching, and clearing vegetation from, in, and around City Parks, Open spaces, and Critical Infrastructure. As well as supporting daily and ongoing maintenance projects and tasks; and

WHEREAS, staff recommends the adoption of a resolution authorizing the purchase of John Deere 3039R Compact Utility Tractor, John Deere 320R Loader attachment, and Frontier

RC2072 Lift- Type Rotary Cutter attachment in the amount of $41,933.01 from Belkorp Ag.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. Approved at a Regular Meeting of the St. Helena City Council on May 9, 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

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Consideration and proposed approval of a resolution terminating the State of a Local Emergency regarding COVID-19 Effective immediately, Per California Government Code Section 8630**

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

Governor Newsom declared a state of emergency on March 4, 2020, for the State of California as a result of the threat of COVID-19. On March 11, 2020, the Work Health Organization characterized COVID-19 as a pandemic. President Trump declared the coronavirus pandemic a national emergency on March 13, 2020. On March 13, 2020, the Napa County's Public Health Officer declared a local health emergency pursuant to Health and Safety Code section 101080 in response to the COVID-19 pandemic.

The City of St. Helena declared a local emergency on March 16, 2020, to increase its efforts to protect the public from COVID-19. The City of St. Helena's proclamation of local emergency notes that "the imminent and proximate threat of introduction of COVID-19 in the City of St. Helena threatens the safety and health of City residents."

On March 16, 2020, the City Manager, acting in his capacity as Director of Emergency Services per St. Helena Municipal Code Section 2.64.060(A), proclaimed the existence of a local emergency (Attachment 1). The City's Proclamation was received by the Napa County Department of Emergency Services and the California Governor's Office of Emergency Services (CalOES). The proclamation was ratified on March 23, 2020 by resolution 2020-24.

On March 16, 2020, the nine counties in the San Francisco Bay Area, including Napa County, issued an order ("Public Health Order") requiring residents to shelter in place starting on March 17, 2020 in order to slow the spread of the COVID-19 virus. The local health orders have been modified and amended from time to time during the duration of the COVID-19 pandemic.

Government Code section 8630 authorizes local governing bodies to proclaim local emergencies when such events occur as are defined by Government Code section 8558(c). Under Government Code section 8630 subdivision (c), the City's governing body must review the need for continuing the local emergency at least once every 60 days until the governing body terminates the local emergency. However, the Governor's March 4, 2020 executive order suspended the need to review the emergency every 60 days. Commencing February 28, 2023, the directives of Government Code section 8630(c) will therefore be reinstated. This will require the City Council to conduct the 60-day review absent a formal termination, presumably no later than April 28, 2023 (60 days after February 28, 2023).

DISCUSSION

On October 17, 2022, the Governor announced that the COVID-19 state of emergency will end on February 28, 2023. This will effectively terminate the March 4, 2020, proclamation which suspended the 60-day review interval.

For the past almost three years, the City has battled the effects of COVID-19 has had on its residents and businesses. The City has provided aid and relief to those affected by the pandemic. The areas of assistance included, but was not limited to, providing utility assistance and forgiveness, childcare scholarships, coordinating testing and vaccination efforts, and supporting small and local businesses.

Threatened conditions of disaster or peril to safety beyond the control of the services, personnel, equipment, and facilities presented by the spread of COVID-19 have been significantly subsided to such a degree that Governor Gavin Newsom terminated the COVID-19 State of Emergency on February 28, 2023. Government Code Section 8630(d) requires the City Council to terminate a local emergency at the earliest possible date that conditions warrant.

The termination of the local emergency does not mean that the threat of the virus and virus variants are not still present. The State Department of Public Health and local health departments believe that the ability to manage the care of those impacted will not risk the stability of the local health system. Therefore, Staff is recommending Council terminate its local emergency at this time because the City Manager, in his capacity of Director of Emergency Services, is able to continue to manage the administration of the City consistent with applicable state and local orders related to the COVID-19 pandemic.

FISCAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION
Staff is recommending Council to adopt a resolution terminating its local emergency.

ATTACHMENTS
Attachment 1 - 2020-24 Ratifying Proclamation of the City Manager, Proclaiming the Existence of a Local Emergency
Resolution Terminating COVID Emergency

RESOLUTION NO. 2020-24

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA RATIFYING PROCLAMATION OF THE CITY MANAGER, PROCLAIMING THE EXISTENCE OF A LOCAL EMERGENCY, AND SUSPENDING THE DISCONNECTION OF UTILITY SERVICES FOR NON-PAYMENT DURING THE EMERGENCY AND FOR 30 DAYS THEREAFTER

WHEREAS, Chapter 2.64 of the St. Helena Municipal Code empowers the City Council to proclaim a local emergency when the City of St. Helena is affected or threatened to be affected by an emergency; and

WHEREAS, on March 16, 2020, the City Manager, in accordance with Section 2.64.060(A) of the St. Helena Municipal Code, issued Proclamation (Exhibit A) proclaiming the existence of a local emergency relating to the worldwide spread of respiratory illness due to the novel coronavirus known as COVID-19; and

WHEREAS, the City Council must ratify the proclamation of the existence of a local emergency within seven (7) days following the proclamation; and

WHEREAS, Government Code section 8630 generally requires the City Council to review the need for continuing the local emergency at least every sixty (60) days, but as part of Governor Gavin Newsom's March 4, 2020 Declaration of a State of Emergency in California due to COVID-19, this provision has been waived for the duration of the statewide emergency, allowing the City to maintain its emergency in place until terminated by the City Council.

WHEREAS, conditions of extreme peril to the safety of persons and property have arisen within the City of St. Helena caused by the worldwide spread of respiratory illness due to the novel coronavirus known as COVID-19; and

WHEREAS, the President of the United States and the State of California have declared states of emergency, and the County of Napa declared a public health emergency as a result of the spread of COVID-19; and

WHEREAS, the disease is having a significant health impact and has spread globally; and

WHEREAS, COVID-19 has created conditions that are beyond the control of local resources and require the combined forces of other political subdivisions to combat; and

WHEREAS, the City's ability to mobilize local resources, coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and seek future reimbursement by the State and Federal governments will be critical to successfully responding to COVID-19; and

WHEREAS, the conditions of extreme peril warrant and necessitate the proclamation of the existence of a local emergency.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council of the City of St. Helena hereby ratifies Proclamation issued by the City Manager on March 16, 2020.

SECTION 3. The City Council of the City of St. Helena hereby declares and proclaims that a local emergency now exists throughout the City.

SECTION 4. During the existence of said local emergency, the powers, functions, and duties of the Director of Emergency Services and the Emergency Organization of this City shall be those prescribed by state law, ordinances, and resolutions of this City.

SECTION 5. All City employees shall take all steps requested by the Director of Emergency Services to prevent the spread of COVID-19 and to prevent or alleviate illness or death due to the virus.

SECTION 6. During the emergency, City residents may experience financial and economic stress as normal business operations change and/or cease. The City Council hereby suspends the operation of all provisions of Chapter 13.04 of the St. Helena Municipal Code concerning water shut-off for delinquent water bills. All applicable penalties and interest on amounts owed to the City for utility service will be waived and the City will not terminate water service for a delinquent bill for the duration of the local emergency and for 30 days following the City Council's termination of the emergency.

SECTION 7. The City Manager shall forward a copy of this Resolution to the Director of California Governor's Office of Emergency Services requesting that the Director find it acceptable in accordance with State law; that the Governor waive regulations that may hinder response and recovery efforts; that recovery assistance be made available under the California Disaster Assistance Act; and that the State expedite access to State and Federal resources and any other appropriate federal disaster relief programs.

SECTION 8. Pursuant to Section 2.64.060(B) of the St. Helena Municipal Code, the City Council approves of the Director of Emergency Services' designation of the order of succession to that office, in particular to have the following persons, in the

following order, serve as the Director of Emergency Services in the event the Director of Emergency Services is unable to attend meetings and otherwise perform his duties during an emergency: (1) the Finance Director; (2) the Planning and Building Director. (3) the Public Works Director.

SECTION 9. During the existence of said local emergency, the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law, ordinances, and resolutions of this City of St. Helena.

SECTION 10. The local emergency shall be deemed to continue to exist until its termination is proclaimed by the City Council of the City of St. Helena.

SECTION 11. If any provision of this Resolution or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications, and to this end the provisions of this Resolution are declared to be severable.

SECTION 12. This Resolution shall become effective immediately.

Approved at a Special Meeting of the St. Helena City Council on March 23, 2020, by the following vote:

Mayor Ellsworth:	Yes
Vice Mayor Dohring:	Yes
Council Member Chouteau:	Yes
Council Member Knudsen:	Yes
Council Member Koberstein:	Yes

APPROVED:

Geoff Ellsworth, Mayor

ATTEST:

Cindy Tzafopoulos, City Clerk

CITY OF ST. HELENA Incorporated March 24, 1876 Re-incorporated May 14, 1889 STATE OF CALIFORNIA

83578.00000\32804291.1

PROCLAMATION

A PROCLAMATION OF THE DIRECTOR OF EMERGENCY SERVICES OF THE CITY OF ST. HELENA PROCLAIMING THE EXISTENCE OF A LOCAL EMERGENCY REGARDING NOVEL CORONAVIRUS (COVID-19)

WHEREAS, the federal Centers for Disease Control and Prevention ("CDC") has confirmed thousands of cases of individuals who have severe respiratory illness caused by a novel coronavirus, called COVID-19, as well as deaths caused by this illness; and

WHEREAS, the World Health Organization declared COVID-19 a pandemic, and the CDC announced that community spread of COVID-19 is likely to occur in the United States; and

WHEREAS, on March 4, 2020, California Governor Newsom declared a State of Emergency to make additional resources available, formalize emergency actions already underway across multiple state agencies and departments, and help the state prepare for broader spread of COVID-19; and

WHEREAS, the increase of reported cases and deaths associated with COVID-19 has also prompted the County of Napa Public Health Officer on March 12, 2020 to proclaim a local public health emergency; and

WHEREAS, on March 13, 2020, the President of the United States declared the COVID-19 outbreak in the United States constitutes a national emergency; and

WHEREAS, the imminent and proximate threat of introduction of COVID-19 in the City of St. Helena threatens the safety and health of City residents; and

WHEREAS, California Government Code Section 8630 and St. Helena Municipal Code Section 2.64.060 empowers the City Manager, as the Director of Emergency Services to proclaim the existence of a local emergency when the City Council is not in session; and

WHEREAS, a declaration of a local emergency will assist in a coordinated public health response to reduce transmission and illness severity, provide assistance to health care providers, coordinate and mitigate public services that may be disrupted from this emergency, and mitigate any other effects of this emergency on the citizens of the City; and

WHEREAS, Government Code section 8630 generally requires the City Council to review the need for continuing the local emergency at least every sixty (60) days, but as part of Governor Gavin Newsom's March 4, 2020 Declaration of a State of Emergency in California due to COVID-19, this provision has been waived for the duration of the statewide emergency, allowing the City to maintain its emergency in place until terminated by the City Council.

NOW, THEREFORE, BE IT PROCLAIMED by the City Manager of the City of St. Helena, as follows:

Section 1. Pursuant to California Government Code section 8630 and St. Helena Municipal Code section 2.64.060, the City Manager hereby finds and proclaims a local emergency caused by conditions or threatened conditions of COVID-19 in the City of St. Helena, which constitutes an extreme peril of health and safety of persons within the territorial limits of the City.

Section 2. The local emergency shall be deemed to continue to exist provided that it is ratified by the City Council within seven days, and shall continue until it is terminated by the City Council.

Section 3. During the emergency, the City Manager, acting as the Director of Emergency Services, will furnish information, promulgate orders and regulations necessary to provide for the protection of life and property pursuant to California Government Code section 8634, enter into agreements, and take all actions necessary to obtain State emergency assistance to implement preventive measures to protect and preserve the residents of the City within the scope of the local emergency hereby proclaimed.

Section 4. All City Departments are hereby ordered to track costs associated with staffing, supplies, and equipment related to this emergency and to furnish the Finance Department with such information on a regular basis during the course of the emergency.

Section 5. All City employees shall take all steps requested by the Director of Emergency Services to prevent the spread of COVID-19 and to prevent or alleviate illness or death due to the virus.

Section 6. During the emergency, City residents may experience financial and economic stress as normal business operations change and/or cease. The City Manager will ask the City Council, in addition to ratifying this proclamation of a local emergency, to also suspend by resolution the operation of all provisions of Chapter 13.04 of the St. Helena Municipal Code concerning water shut-off for delinquent water bills. If the City Council approves of such action, all applicable penalties and interest on amounts owed to the City for utility service would continue to accrue, but the City would not terminate water service for a delinquent bill for the duration of the local emergency and for 30 days following the City Council's termination of the emergency.

Section 7. During the existence of said local emergency, the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law, ordinances, and resolutions of this City of St. Helena.

Section 8. A copy of this proclamation will be forwarded to the Director of California's Governor's Office of Emergency Services, requesting that the Director find it acceptable in accordance with State law, and that recovery assistance be made available utilizing the California Disaster Assistance Act funds, and any other local, State, or Federal Funds available to mitigate this emergency, which include, but are not limited to, weather response and repair and recovery costs.

This Proclamation is hereby issued by the City Manager, as the Director of Emergency Services.

MTP

Mark T. Prestwich, City Manager

MARCH 16, 2020

83578.00000\32796479.1

RESOLUTION 2023-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA TERMINATING THE EXISTENCE OF A LOCAL EMERGENCY (NOVEL CORONAVIRUS "COVID-19")

RECITALS

WHEREAS, Section 8558 of the Government Code defines a local emergency as the duly proclaimed existence of conditions of disaster or of extreme peril to the safety of persons within the territorial limits of a city, caused by epidemic conditions; and

WHEREAS, Section 8630 of the Government Code authorizes local governing bodies to proclaim local emergencies when such events occurs as are defined by Section 8558(c) of the Government Code, provided further by Section 8630 that the local governing body must review the state of emergency at least every sixty (60) days until the emergency is declared to be terminated and shall proclaim the termination of the local emergency at the earliest possible date that conditions warrant; and

WHEREAS, Section 2.64.060(A) of the St. Helena Municipal Code designates the City Manager as the Director of Emergency Services and empowers the Director of Emergency Services to proclaim the existence of a local emergency; and

WHEREAS, on March 4, 2020, the Governor of the State of California proclaimed a state of emergency existed in the State of California due to the presence of and threat posed by COVID-19 and suspended the 60-day time period in Government Code section 8630; and

WHEREAS, on March 13, 2020, the Napa County Health Officer declared a local health emergency in the County pursuant to section 101080 of the Health and Safety Code due to the potential introduction of COVID-19 in Napa County; and

WHEREAS, the City of St. Helena needed to declare emergency orders and regulations to facilitate the maintenance of order and reduction in potential loss of life caused by the introduction of COVID-19 to the City; and

WHEREAS, on March 16, 2020, the City Manager, in his capacity as Director of Emergency Services, proclaimed the existence of local emergency in the City of St. Helena, after determining that the rapidly widespread of COVID-19 was likely to create conditions of disaster or extreme peril which will be beyond the services, personnel and equipment and facilities of the City; and

WHEREAS, on March 23, 2020, the City Council ratified the Director of Emergency Service's Proclamation of an Emergency due to the novel coronavirus COVID-19 at a special City Council Meeting by Resolution 2020-24; and

WHEREAS, on October 17, 2022**,** Governor Gavin Newsom announced plans to terminate the COVID-19 State of Emergency on February 28, 2023; and

WHEREAS, on February 28, 2023, the Governor's proclaimed state of emergency ended, including the Governor's Emergency Order suspending the ratification of a proclamation of a local state of emergency every 60 days under Government Code section 8630; and

WHEREAS, although the COVID-19 pandemic continues to directly affect the safety of persons and property within the City of St. Helena, the City Council finds that the conditions necessitating the local emergency due to COVID-19 are steadily improving and will be sufficiently abated by

February 28, 2023, such that the local emergency will no longer be warranted; and

WHEREAS, pursuant to Government Code Section 8630(c), the St. Helena City Council has reviewed the need to continue the existence of the local emergency and has determined that the situation resulting from said condition of extreme peril is now deemed not to be beyond the control of normal protective services, personnel, equipment, and facilities of and within said City of St. Helena; and

WHEREAS, the City Council wishes to end the local state of emergency and thereby rescind by implication all rules and regulations issued under and in direct response to the local state of emergency.

RESOLUTION

NOW, THEREFORE, BE IT RESOLVED the City Council of the City of St. Helena does hereby proclaim the termination of said local emergency.

BE IT FURTHER RESOLVED, the City Council of the City of St. Helena does hereby rescind by implication all rules and regulations adopted and ratified during and in direct response to the local emergency.

Approved at a Regular Meeting of the St. Helena City Council on May 9, 2023, by the following vote:

Mayor Dohring: ____
Vice Mayor Hall: ____
Council Member Chouteau: ____
Council Member Hardy: ____
Council Member Summers: ____

APPROVED: ATTEST:

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

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Resolution Delegating the Authority to the City Manager to Develop and Implement an Administrative Teleworking Policy**

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

In response to the COVID-19 Pandemic, the City Council on March 23, 2020, ratified the proclamation of the City Manager of a local emergency in the City of St. Helena and the County of Napa's Health Officer issued a shelter at home order on March 18, 2020, and the Governor issued a stay-at-home order on March 19, 2020. The City followed recommendations of Napa County Health Department to slow transmission of the virus by limiting interactions amongst people.

As part of the local and state emergency, the City took steps to scale back City operations. One such step was to administratively establish an Emergency Teleworking (COVID-19) Policy effective March 19, 2020 which allowed eligible City employees to work in a designated area outside the office (teleworking policy). On April 14, 2020, the City Council adopted a Resolution 2020-31 ratifying Policy P-CC-0003 - Emergency Teleworking (COVID-19) Policy. The policy was developed as a temporary arrangement that is limited to the timeframe designated as a result of the COVID-19 emergency.

DISCUSSION

The U.S. national emergency to respond to the COVID-19 pandemic ended Monday, April 10, 2023, as President Joe Biden signed a bipartisan congressional resolution to bring it to a close after three years, several weeks before it was set to expire alongside a separate public health emergency. This action prompted in the City to end the local emergency in

the City of St. Helena, which therefore terminated the Policy P-CC-003 - Emergency Teleworking (COVID-19) Policy that was implemented in response to the pandemic.

Teleworking has benefits both for the City and the employee. In challenging fiscal times, the work-life balance provided by telework can act as a non-monetary incentive that the City can offer to prospective employees. In addition, teleworking provides the following:

- Access to a larger candidate pool - Teleworking allows the City to expand their search for qualified candidates beyond the immediate geographic area, which can lead to access to a larger pool of qualified candidates.
- Improve retention rates - Teleworking can improve employee satisfaction and therefore reduce turnover rates.
- Business continuity - During times of crisis, such as natural disasters, teleworking can allow the City to continue operating seamlessly even when the physical offices are closed and/or road access to the City is compromised.
- Reduced commuting time and costs that save employees time and money on transportation expenses.
- Increased productivity - Employees may be able to focus more easily on their work in a quieter environment.
- Reduced environmental impact - Teleworking can reduce the environmental impact associated with daily commuting since a high percentage of City employees do not live within the City.

For the overall benefits that teleworking offers for both the City and its employees, including increased flexibility, productivity, and well-being, staff recommends continuance of the teleworking practice.

Staff therefore recommends Council delegate the authority to the City Manager to administratively develop and implement a teleworking policy.

FISCAL IMPACT

There is no fiscal impact associated with this report.

RECOMMENDED ACTION

Adopt the attached Resolution

ATTACHMENTS

Attachment 1 - Resolution

CITY OF ST. HELENA

RESOLUTION NO. 2023 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA DELEGATING THE AUTHORITY TO THE CITY MANAGER TO ADMINISTRATIVELY DEVELOP AND IMPLEMENT A TELEWORKING POLICY.

RECITALS

A. The City Council on March 23, 2020 ratified the proclamation of the City Manager of a local emergency in the City of St. Helena in response to the COVID-19 public health emergency; and

B. The County of Napa's Health Officer issued a shelter at home order on March 18, 2020, and the Governor issued a stay at home order on March 19, 2020; and

C. The City followed recommendations of Napa County Health to scale back City operations and administratively established an Emergency Teleworking (COVID-19) Policy effective March 19, 2020; and

D. On April 10, 2023, President Joe Biden signed a bipartisan congressional resolution to bring it to a close after three years; and

E. This action prompted in the City to end the local emergency in the City of St. Helena, which therefore terminated the Policy P-CC-003 - Emergency Teleworking (COVID-19) Policy; and

F. Teleworking has benefits both for the City and the employee. In challenging fiscal times, the work-life balance provided by telework can act as a non-monetary incentive that the City can offer to prospective employees; and

G. For the overall benefits that teleworking offers for both the City and its employees, including increased flexibility, productivity, and well-being, the City wishes to maintain a teleworking policy.

RESOLUTION

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

1. The above recitals are true and correct and are incorporated herein by this reference; and

2. The City Council delegates the authority to the City Manager to administratively develop and implement a teleworking policy.

Approved at a Regular Meeting of the St. Helena City Council on May 9, 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

From: Kelly Wheaton
To: cityclerk
Subject: [External] Re May 9: Request that Consent Item for 9.6. Administrative Teleworking Policy be discussed
Date: Saturday, May 6, 2023 12:02:04 PM

Dear Mayor Dohring and Councilmembers,

Please pull consent Item 9.6 and discuss why we need to encourage staff to work from home? **The City of St Helena doesn't need any more distance between the staff and their constituents. Some staff are already totally out of touch. This is further evidence.** What was the $3 million to fix up the college for? It isn't peaceful and quiet enough? This sounds like the City Manager is trying to make the city employees happy at the citizen's expense. The relationship between staff and community is already frayed and this will further destroy it. Here is from the proposed policy and my comments in **bold**.

• Access to a larger candidate pool - Teleworking allows the City to expand their search for qualified candidates beyond the immediate geographic area, which can lead to access to a larger pool of qualified candidates.
The citizens have trouble getting responses from many staff as it is. Just what we need, is more outsourcing in our small town. Next thing we will be talking to someone around the world.
• Improve retention rates - Teleworking can improve employee satisfaction and therefore reduce turnover rates.
I am more concerned with Customer service and satisfaction. We have seen what City managers living afar have done to this town---I would argue the more distant the worker the more the turnover. Please provide evidence.
• Business continuity - During times of crisis, such as natural disasters, teleworking can allow the City to continue operating seamlessly even when the physical offices are closed and/or road access to the City is compromised.
Teleworking during emergencies has always happened---this is being used as justification for far more.
• Reduced commuting time and costs that save employees time and money on transportation expenses.
Give employees a housing stipend to live here. That would eliminate commute time to nothing.
• Increased productivity - Employees may be able to focus more easily on their work in a quieter environment. **See comment above---this is obscene. Provide evidence that the employees can't focus and that working from home provides that.**
• Reduced environmental impact - Teleworking can reduce the environmental impact associated with daily commuting since a high percentage of City employees do not live within the City." **Then get them to live here. Offer incentives and stipends. Make this a priority in hiring. People everywhere travel to their workplace.**

I hope the Council will do their jobs and put their citizens first. This almost begs the question who benefits most from this policy?
Sincerely,
Kelly Wheaton

Cindy Tzafopoulos

From: Pat Dell <priscillajdell@gmail.com>
Sent: Sunday, May 7, 2023 2:59 PM
To: Cindy Tzafopoulos
Subject: [External] Consent Calendar item 9.6 on the agenda for CC meeting Tuesday 5-9-23

Please pull item 9.6 and elaborate on details. Which employees in which departments would be teleworking? How many days a week would this entail? Would this be instead of a raise in salary?
I do not think this is a good way to interview potential employees. We had a Director of Public Works who only came in a few days weekly and it did not work out well.
Pat Dell

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Approval of a Resolution Authorizing an Amendment to the Friends of the Cameo dba Cameo Cinema Foundation Cinema Fiscal Year 2022-23 Non-Profit Grant Agreement.**

CEQA Determination: **Not a CEQA project**

Prepared By: Stephanie Killingsworth, Senior Accounting Technician

Reviewed By: Mandy Kellogg, Administrative Services Director

Approved By: Anil Comelo, City Manager

BACKGROUND

On February 18, 2022, the Friends of the Cameo dba Cameo Cinema Foundation (Cameo) submitted a grant application for the project name: "Looking Up: A Pre-Independence Day Community Celebration." City Council approved this application and funding in the amount of $8,250.00 on June 28, 2022 (Attachment A).

The City entered into a Non-Profit Grant Agreement with the Cameo ("Grantee"). As part of the terms of the agreement grant funds are to be used solely for the purpose(s) of the project identified in the grant application and may not be expended for any other purposes without the City's prior written approval (Attachment B).

DISCUSSION

On March 30, 2023, the Cameo formally requested an amendment to the approved project due to not being able to access the funds needed for the project in time to execute the approved project as planned (Attachment C). The approved project timeline was scheduled for July 1-3, 2022, and the grant funding was not approved until June 28, 2022. Therefore, due to the compressed timeline the Grantee was unable to utilize the funding for the approved project.

The Grantee has the opportunity to present a free screening to the community an inspiring and award-winning documentary called "Crip Camp" followed by a live discussion with the film's director and writer on June 25, 2023. The Grantee has requested amend the scope of work to include the proposed Crip Camp Screening project, which includes a project budget of approximately $2,500. The remaining grant funds of approximately $5,750 will be relinquished at the end of the grant performance period, June 30, 2023.

FISCAL IMPACT

There is no additional fiscal impact associated with this report. Grant funds are already included in the current operating budget. However, any unused grant funds will be returned to the General Fund Balance.

RECOMMENDED ACTION

Approval of a Resolution authorizing an amendment to the Agreement to modify the project scope from "Looking Up: A Pre-Independence Day Community Celebration" to presenting a free screening to the community of "Crip Camp" followed by a live discussion with the film's director and writer on Sunday June 25, 2023.

ATTACHMENTS

Resolution
Attachment A - FY22/23 Friends of the Cameo dba Cameo Cinema Grant Application
Attachment B - FY22/23 St. Helena Grant Agreement - Friends of the Cameo dba Cameo Cinema
Attachment C - FY22/23 Friends of the Cameo dba Cameo Cinema Amendment Request

CITY OF ST. HELENA

RESOLUTION NO. 2023-____

Resolution Authorizing an Amendment to the Friends of the Cameo dba Cameo Cinema Foundation Non-Profit Grant Agreement.

RECITALS

A. Pursuant to the tersm of the written Agreement between City of St. Helena and Grantee, approved on June 28,2022, the City entered into a Non-Profit Program Agreement with Friends of the Cameo dba Cameo Cinema Foundation (“Grantee”) to assist in completing the Looking Up: A Pre-Independence Day Community Celebration (“Project”); and

B. The City approved a grant award of $8,250, which was to be used solely for the purpose(s) of the project identified in the grant application, and may not be expended for any other purposes without the City’s prior written approval; and

C. The original proposal from the Grantee including Supplies, Marketing & Labor for family-oriented activies to be held on the holiday weekend prior to Independence Day; and

D. Due to the project being dated for July 1-3, 2022, and funds being available starting July 1, 2022 the Grantee was unable to use the funds to pay for the project; and

E. Friends of the Cameo dba Cameo Cinema Foundation requests to amend the original proposal to present a free screening to the community an inspiring and award-winning documentary called “Crip Camp” followed by a live discussion with the film’s director and writer on June 25, 2023; and

F. Amendment No. 1 to modify the project scope to include the amended project scope as outlined in “Exhibit A”, is hereby approved.

RESOLUTION

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

1. Authorize an Amendment to the Friends of the Cameo dba Cameo Cinema Foundation Non-Profit Grant Agreement.

Approved at a Regular Meeting of the St. Helena City Council on May 9, 2023, by the following vote:

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

APPROVED: ATTEST:

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

AMENDMENT #1 TO AGREEMENT FOR NON-PROFIT GRANT PROGRAM IN CONNECTION WITH FRIENDS OF THE CAMEO DBA CAMEO CINEMA FY 2022/23 GRANT AWARD

A. Pursuant to the terms of the written Agreement between City of St. Helena and Grantee, approved on June 28, 2022, the City entered into a Non-Profit Program Agreement with Friends of the Cameo dba Cameo Cinema Foundation ("Grantee") to assist in completing the Looking Up: A Pre-Independence Day Community Celebration ("Project"); and

B. The City approved a grant award of $8,250, which was to be used solely for the purpose(s) of the project identified in the grant application, and may not be expended for any other purposes without the City's prior written approval; and

C. The original proposal from the Grantee included Supplies, Marketing & Labor for family-oriented activities to be held on the holiday weekend prior to Independence Day; and

D. Due to the project being dated for July 1-3, 2022, and funds being available starting July 1,2022 the Grantee was unable to use the funds to pay for the project; and

E. Friends of the Cameo dba Cameo Cinema Foundation requests to amend the original proposal to present a free screening to the community an inspiring and award-winning documentary called "Crip Camp" followed by a live discussion with the film's director and writer on June 25, 2023; and

F. Amendment No. 1 to modify the project scope to include the amended project scope as outlined in "Exhibit A", is hereby approved.

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.

Date: May 9, 2023

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

Friends of the Cameo/Cameo Cinema Foundation - Revised Program in place of
Looking Up: A Pre-Independence Day Community Celebration

Amendment to Approved Program

The Cameo originally proposed a Pre-Independence Day Community Celebration on July 1 – 3, 2022, but we were unable to access the funds needed for this program in time to execute as planned. City Manager, Anil Comelo, graciously offered to allow us to move this celebration to July 2023, but this is not possible for the Cameo for two reasons. The first is that we do not have the staff this year to conduct an off-site program. And the second is that the Cameo is committed to showing the new Indiana Jones film beginning on June 30 and the studio prohibits the showing of any other films during the 2 – 3 weeks that we'll have **Indiana Jones and the Dial of Destiny**.

However, we have an exciting opportunity to present an inspiring and award-winning documentary called **Crip Camp** followed by a live discussion with the film's director and writer on Sunday, June 25, 2023. We are asking for permission to use a part of our grant to fund a free screening for our community.

Crip Camp tells the story of how a ramshackle summer camp for teenagers with disabilities transformed the lives of the campers and ignited a landmark movement. The film has won eleven awards and was nominated for an Academy Award for Best Documentary. Executive producers are Barack and Michelle Obama. We are able to leverage a personal connection between one of our board members and director/writer, James Lebrecht, to bring the film and director to the Cameo for this special event.

The Cameo and the City of St. Helena share a commitment to inclusion and equity. We are excited to have the opportunity to express our commitment through the public presentation of important films like **Crip Camp**. I hope the City Council will share our enthusiasm and allow us to use approximately $2500 of the $8250 we were granted last spring so that we can offer free admission to everyone in our community.

Thank you for your consideration.

Stacey Bressler, Board Member, Friends of the Cameo dba Cameo Cinema Foundation

Cathy Buck, Owner and Creative Director, Cameo Cinema

City of St. Helena Nonprofit Community Enrichment Program
Grant Application and Budget FY 2022/23

The annual "Non-Profit Community Enrichment Program" is designed to support local non-profit organizations directly impacting the community and/or benefiting the City of St. Helena. Applicant programs, projects and services ("Project") must be consistent with the City's mission statement or support at least one of the City Council's three-year goals (see attached).

Please answer the following questions as they apply to your Project.

Applications must be received no later than **February 18, 2022 by 5:00 PM**. Late and incomplete applications will not be accepted.

Organizational Overview

Organization Name:	Friends of the Cameo dba Cameo Cinema Foundation
Organization Mailing Address:	1340 Main Street St., St. Helena, CA 94574
Organization Contact Person (Name/Title):	Cathy Buck, Cameo Owner and Creative Director
Organization Contact Email:	cathybuck25@gmail.com
Organization Contact Telephone:	707-287-4172
Organization Website:	https://www.cameocinemafoundation.org/
Federal Tax ID Number and Status:	#46-1415228 Active
How long has your organization been in operation?	Since 2013

Grant Request

Project Name:	Looking Up: A Pre-Independence Day Community Celebration
Address of Project:	1340 Main Street St., St. Helena, CA 94574
Requested Grant Amount:	$ 11,500.00
Matching Funds:	$ n/a
TOTAL Project Cost:	$ 11,500.00

Cost Estimate

Include a high-level description of all the program or project costs that will be paid for by City Funds.

Description	Amount
Equipment Set Up/Take Down	$3,000.00
Movie Rental from Studios	700.00
Porta Potty Rentals	950.00
Site Waste Expenses (garbage removal, waste disposal containers, etc.)	450.00
Cameo Staff Labor Expenses	1,100.00
Marketing, Custom Artwork, Target Marketing, Online Promotions	1,650.00
Program Fees (e.g. speaker fees, workshop supplies)	2,550.00
Decorations, Signage for Safety Protocols	700.00
Concession Supplies	400.00
Total Grant Request	$11,500.00

Authorized Representative

I represent that this Application Packet describes the intended use of the requested City Grant funds to complete the Project or Program identified above and the elements listed in the Project Budget. I declare under penalty of perjury, under the laws of the State of California, that the information contained in this Application Packet, including required attachments, is accurate.

Print Name THOMAS C McBROOM Signature Thomas C McBroom

Title TREASURER Date FEBRUARY 8, 2022

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI , OH 45201

Dear Applicant :
DEPARTMENT OF THE TREASURY

Date :

FEB 8 2013

FRIENDS OF THE CAMEO
C/O CATHY BUCK
1340 MAIN ST
SAINT HELENA, CA 94574

Employer Identification Number :
46-1415228

179533.53389032 Contact Person:
NICHOLAS R HINDS 31662 Contact Tel
ephone Number : (877) 829-5500
Accounting period Ending :
December 31
Public Charity Status :
170 (b) (1) (A) (vi)
Form 990 Required:
yes
Effective Date of Exemption:
October 24, 2012
Contribution Deductibility:

Addendum Applies :
NO

We are pleased to inform you that upon review of your application for tax exempt status we have determined that you are exempt from Federal income tax under section 501 (c) (3) of the Internal Revenue Code, contributions to you are deductible under section 170 of the Code. You are also qualified to receive tax deductible bequests, devises, transfers or gifts under section 2055, 2106 or 2522 of the Code. Because this letter could help resolve any questions regarding your exempt status, you should keep it in your permanent records .

Organizations exempt under section 501 (c) (3) of the Code are further classified as either public charities or private foundations. We determined that you are a public charity under the Code section (s) listed in the heading of this letter.

Please see enclosed Publication 4221-PC, Compliance Guide for 501 (c) (3) public Charities, for some helpful information about your responsibilities as an exempt organization .

FRIENDS OF THE CAMEO

Sincerely,

Holly O. Paz

Holly O. Paz
Director, Exempt Organizations
Rul ings and Agreements

Enclosure : Publication 4221 -PC

Friends of the Cameo
2022 Budget - Annual Fund
January through December 2022

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	TOTAL
Ordinary Income Special Events													
Income													
4000 · Income - Donations	10,000	10,000	5,000	5,000	5,000	5,000	10,000	20,000	30,000	45,000	75,000	82,040	302,040
4030 · Income - In-Kind Donations	0	0	0	0	0	0	0	0	0	0	0	0	0
4050 · Income - Restricted Donations	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	10,000	10,000	10,000	48,000
4060 · Income - Restricted Grants	0	0	0	0	0	0	0	0	0	0	0	0	0
4310 · Loss/Gain on Sale of Securities	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Income	12,000	12,000	7,000	7,000	7,000	7,000	12,000	22,000	32,000	55,000	85,000	92,040	350,040
Gross Profit	12,000	12,000	7,000	7,000	7,000	7,000	12,000	22,000	32,000	55,000	85,000	92,040	350,040
Expense													
6020 · Community Programming	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	240,000
6040 · Family Film Festival	0	0	5,000	15,000	0	0	0	0	0	0	0	0	20,000
6070 · Special Events Expense	0	0	0	0	0	0	0	0	0	0	0	0	0
6080 · In-Kind Donations Used	0	0	0	0	0	0	0	0	0	0	0	0	0
6100 · Education Programs													
6110 · Film Camps	0	0	0	0	5,000	0	0	0	0	0	0	0	5,000
6120 · Spring Filmmaking Workshop	0	0	0	0	0	0	0	0	0	0	0	0	0
6130 · Science on Screen	0	0	0	0	0	0	0	0	0	0	0	0	0
6100 · Education Programs - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Total 6100 · Education Programs	0	0	0	0	5,000	0	0	0	0	0	0	0	5,000
6200 · Fundraising													
6210 · Neon Consulting (Amarosa)	0	0	0	0	0	0	0	200	400	0	0	200	800
6200 · Fundraising - Other (Engraving)	1,000	180	180	180	180	180	180	180	180	180	180	1,000	3,800
Total 6200 · Fundraising	1,000	180	180	180	180	180	180	380	580	180	180	1,200	4,600
6400 · Administration													
6410 · Accounting (Julie)	350	350	350	350	350	350	350	350	350	350	350	350	4,200
6420 · Admin Contractor (Stefani)	1,000	500	500	500	500	500	500	500	500	500	500	1,000	7,000
6430 · CPA	0	0	0	0	2,500	0	0	0	0	0	0	0	2,500
6440 · Donor Admin	0	0	0	0	0	0	0	0	0	0	0	0	0
6450 · Postage and Shipping	20	20	20	20	20	20	20	20	20	20	20	20	240
6400 · Administration - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Total 6400 · Administration	1,370	870	870	870	3,370	870	870	870	870	870	870	1,370	13,940
6500 · Banking													
6510 · Bank Service Charges	0	0	0	0	0	0	0	0	0	0	0	0	0
6520 · Credit Card Fees (Cheerful Giving)	200	100	100	100	100	100	100	100	100	100	650	650	2,400
6500 · Banking - Other	0	0	0	0	0	0	0	0	0	0	0	0	0
Total 6500 · Banking	200	100	100	100	100	100	100	100	100	100	650	650	2,400
6600 · Marketing													
6610 · Social Media	200	200	200	200	200	200	200	200	200	200	200	200	2,400
6620 · Printing	75	75	75	75	75	75	75	75	75	75	75	75	900
6630 · Social Media Contractor (Janet)	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	2,100	2,100	1,600	1,600	20,200
6640 · Website	200	200	200	200	200	200	200	200	200	200	200	200	2,400
6600 · Marketing - Other (Banners, Posters)	200	200	200	200	200	200	200	200	200	200	200	200	2,400
Total 6600 · Marketing	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,275	2,775	2,775	2,275	2,275	28,300
6800 · Insurance Expense													
6810 · Directors & Officers Insurance	0	0	0	0	0	0	0	0	1,500	0	0	0	1,500
Total 6800 · Insurance Expense	0	0	0	0	0	0	0	0	1,500	0	0	0	1,500
7000 · Reserve	25,000	0	0	0	0	0	0	0	0	0	0	0	25,000
7050 · Capital Expense (Projector Software)	250	250	250	250	250	250	250	250	250	250	250	250	3,000
7200 · Dues and Subscriptions (Neon)	250	250	250	250	250	250	250	250	250	250	250	250	3,000
7300 · Office Supplies	25	25	25	25	25	25	25	25	25	25	25	25	300
7500 · Repairs and Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Expense	50,620	24,200	29,200	39,200	31,700	24,200	24,200	24,400	26,600	24,700	24,750	26,270	350,040
Net Ordinary Income	(38,620)	(12,200)	(22,200)	(32,200)	(24,700)	(17,200)	(12,200)	(2,400)	5,400	30,300	60,250	65,770	0
Other Income/Expense													
Other Income													
9050 · Interest Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Other Income	0	0	0	0	0	0	0	0	0	0	0	0	0
Net Income	(38,620)	(12,200)	(22,200)	(32,200)	(24,700)	(17,200)	(12,200)	(2,400)	5,400	30,300	60,250	65,770	0

Friends of the Cameo
2022 Budget - Annual Fund
January through December 2022

	Jan 21	Feb 21	Mar 21	Apr 21	May 21	Jun 21	Jul 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	TOTAL
Cumulative Net Income	(38,620)	(50,820)	(73,020)	(105,220)	(129,920)	(147,120)	(159,320)	(161,720)	(156,320)	(126,020)	(65,770)	0	TCMcB 1/3/2022

Friends of the Cameo
Profit and Loss Budget vs Actual
December 2021 YTD
($000)

		Actual	Budget	Variance B/(W)	Explantion of Variance
Income					
	Donations	$372	$329	$43	Dec Fundraising at $124K Was $40 Better Than Plan
	Grants	28	0	28	City of St Helena ($8.0K) Coolidge Fndn SOS 2021 ($7.5K) Coolidge Fndn SOS 2022 ($5.0K) Tides Fndn ($5.0K) Napa Valley Comm Fndn ($2.5K) Marin Comm Fndn ($0.5K)
	Total Income	400	329	71	
Expenses					
	Programs	292	270	(22)	Funded SOS in MAR ($7.5K) Unbudgeted COVID Relief Oct/Nov/Dec ($15.0K)
	Fundraising	4	3	(1)	Stars - Fabrication and Engraving
	Admin	12	13	1	
	Marketing	30	30	0	Video Booth ($5K) Offset by Below Plan Social Media Contrtactor ($5K)
	Maint/Subscriptions	5	8	3	Less Maintenance than Planned
	Other	5	5	0	
	Total Expenses	348	329	(19)	
Net Before Reserves		52	0	52	
Contribution to Reserves		0	0	0	
Net Income/Expense		$52	$0	$52	

TCMcB
1/20/2022

Cameo Cinema Foundation

Grants Received February 2021 – January 2022

City of St. Helena	$8,000.00
Coolidge Corner Theatre Foundation	$5,000.00
Tides Foundation	$5,000.00
Napa Valley Community Foundation (donor advised fund)	$2,500.00
Marin Community Foundation (donor advised fund)	$ 500.00

City of St. Helena Non-Profit Grant Application
Fiscal Year 2022 - 2023
Looking Up: A Pre-Independence Day Community Celebration

1. Our City Council's Vision Statement declares our desire to be "diverse, inclusive, family-friendly" and to provide "cultural and recreational opportunities" and cherish our "historic, small-town character, beautiful natural environment and high quality of life." We at the Cameo embrace this vision and hope to make this the basis for a community-wide, weekend-long, celebration leading up to our country's Independence Day.

2. After two-plus years enduring isolation, we are ready to party! But we need to do this in a safe and mindful manner. The Cameo is proposing a series of family-oriented activities to be held on the holiday weekend prior to Independence Day, Monday, July 4. Our theme, **Looking Up**, plays on the double meaning of getting better as well as looking skyward. Throughout the weekend, we'll be screening a flight of exciting, family-oriented films which may include new releases or much-loved classics.

Friday evening, July 1, will kick off the weekend with a great movie and the opportunity for a family picnic dinner. Everyone loves a drive-in. We are seeking a convenient location where families can be together while being socially-distanced. This location will have a picnic area available where folks can bring their own food or choose to purchase food from a local vendor or food truck at the picnic site. Then, as the sky darkens, families and friends will delight in a feel-good family film.

On Saturday, July 2, we will host families in the parking lot adjacent to the St. Helena Public Library (permit permitting) for an interactive family activity in the morning. We are inviting John Collins, aka The Paper Airplane Guy and World Record Holder for paper aircraft distance, to lead a workshop which will have both our spirits and our paper aircraft soaring!

That evening, after dinner, community members will be invited back to the Library area to join us for an evening of stargazing through telescopes provided by the Robert Ferguson Observatory and led by a local astronomer.

Sunday evening, July 3, will bring us back to the drive-in for an imaginative pre-movie party and fun film. Participants will be encouraged to dress as space aliens. Costumed kids of all ages will form an "Alien Parade." Out-of-this world popcorn and fun snacks such as Moon Pies will be provided.

This weekend-long celebration will have everyone ready for a festive July 4th.

The objectives and goals of the **Looking Up** include:

- Bringing friends and families together in a spirit of fellowship, celebration and mutual respect
- Providing a range of programs that will appeal to a diverse audience
- Establishing a much-needed sense of excitement while considering the need for social distancing
- Creating opportunities for partnership with local businesses
- Supporting our City Council's priorities to preserve and embrace our small-town character and expand family-friendly recreational and cultural activities

All activities will take place during the first weekend in July 2022. Funds received from the City of St. Helena will allow us to provide our community with a full program of family-oriented activities.

The timeline for this project would be:
February 2022 – Submit proposal for **Looking Up: The Cameo's Pre-Independence Day Community Celebration**
March 2022 – Secure location for drive-in
March/April 2022 – Select films and speakers for **Looking Up**
March/April 2022 – Secure permits for the area adjacent to the St. Helena Library
April/May 2022 – Secure local partners for providing food
May 2022 – Sign agreements with partner vendors, organizations, speakers, film distributors
June 2022 – Blanket our town with publicity for **Looking Up: The Cameo's Pre-Independence Day Community Celebration**
July 1 – 3, 2022 - **Looking Up: The Cameo's Pre-Independence Day Community Celebration**

3. The Cameo Cinema is a community-supported treasure. As with most cultural institutions (including symphonies and museums), ticket and concession revenues provide only about one-third of the required funds. The remainder is raised through individual and institutional contributions. Throughout our more than 100-year history, the Cameo Cinema has continued to exist through generous community support.

We have also benefitted considerably from partnerships with local non-profit organizations including the Boys and Girls Club, UpValley Family Centers, Rianda House, the St. Helena Farmers' Market, Nimbus Arts, Rotary, the Elks, local public and private schools and the St. Helena Hospital Foundation. We will work together with these partners to promote **Looking Up: The Cameo's Pre-Independence Day Community Celebration.**

Other partners for publicity will include the STAR and Register, the St. Helena Chamber of Commerce Visitors' Center, NapaLife newsletter, St. Helena Living, Nextdoor St. Helena and all of the Cameo Cinema Foundation's social media outlets (Instagram, Facebook, Cameo Kids, etc.).

We are requesting $11,500 from the City of St. Helena for **Looking Up: The Cameo's Pre-Independence Day Community Celebration.** Any additional expenses will be covered by the Cameo Cinema Foundation.

4. **Looking Up: The Cameo's Pre-Independence Day Community Celebration** benefits everyone in our community. Over the course of this 3-day celebration we expect to entertain approximately 1,200 people. This number is based on other 3-day programs we have conducted such as our Family Film Festival. Local businesses will also benefit from this celebration.

5. Friends of the Cameo, dba the Cameo Cinema Foundation, has been grateful for grants from the City of St. Helena in 2021 and 2000. We have not received funding from other Napa County government agencies.

6. The Cameo proudly incorporates principles of diversity, equity and inclusion. We strive to ensure that our films and activities feature individuals, cultures and history from every corner of the world. We actively reach out to our own Hispanic community and have shown Spanish language films. Our theater meets ADA requirements to encourage attendance by those with limited mobility. We offer earphones for those who are hearing impaired. The Cameo is truly a place where a wide range of dreams and interests can be shared regardless of a person's age, ethnicity, gender, religion or political affiliations.

CITY OF SAINT HELENA
NON-PROFIT GRANT PROGRAM AGREEMENT

This Non-Profit Grant Program Agreement ("Agreement") is made on July 1, 2022 between the City of Saint Helena ("City") and Friends of the Cameo dba Cameo Cinema Foundation ("Grantee").

Background

A. The City adopted the Non-Profit Grant Program ("Program") to the City's mission and goals and provide direct programs, projects or services to St. Helena residents.
B. Pursuant to City Council Resolution number 2018-150, Program grants may be awarded to nonprofit agencies that promote the City's mission and goals and provide direct programs, projects or services to St. Helena residents.
C. Grantee submitted an application for a Community Enrichment grant to assist in completing Visual & Performing Arts Student of the Month ("Project").
D. On June 28 2022, the City Council awarded a Program grant to Grantee as part of the annual budget process.
E. The parties would like to memorialize the terms of the grant.

Agreement

The parties agree as follows:

1. Nonprofit Status. Grantee confirms that it is an organization that is currently recognized by the Internal Revenue Service (the "IRS") as a public charity under sections 501(c)(3) of the Internal Revenue Code (the "Code"), and Grantee will inform the City immediately of any change in, or IRS proposed or actual revocation (whether or not appealed) of its tax status described above.
2. Grant. Subject to the terms and conditions in this Agreement, the City agrees to provide to Grantee a grant in an amount not exceeding $8,250.00 ("Grant").
3. Purpose of Grant. The Grant may be used by Grantee solely for the purpose(s) described in Attachment A hereto.
4. Project Completion/Grant Period. Grant Funds will be available for the Fiscal Year in which this Agreement is made. All funds must be expended between July 1, 2022 and June 30, 2023. One six-month extension to this deadline may be permitted upon the written approval by the City Manager or designee. Any unexpended grant funds remaining at the end of the Grant Period will be deobligated from the award amount.
5. General Provisions.
    a. The Grant is solely a monetary contribution and not a co-sponsorship of the Project or partnership with the City.
    b. Grantee shall comply with any applicable regulations and permit requirements for the Project.
    c. The Grant is not authorization of use of City property.
    d. Grant funding may not exceed the amount stated in Section 2, regardless of the cost of the Project.
    e. The Grant must be used for the project identified above, as described in the Grantee's

proposal and related correspondence, and may not be expended for any other purposes without the City's prior written approval.

f. Grantee shall not assign or transfer any portion of the Grant without the prior written consent of the City.

g. Grantee accepts responsibility for complying with this agreement's terms and conditions and will exercise full control over the grant and the expenditure of grant funds.

6. Revocation of Grant. The Grant may be revoked by City in the event Grantee breaches any provision of this Agreement, including the failure to properly document Project expenses or contributions or expend Grant funds for Project related expenses.

7. Publicity. The City encourages publicity of the Grant in all of Grantee's relevant published materials– brochures, programs, annual reports, etc. In materials specific to the Project, Grantee agrees that it will include the following language: *"Made possible in part by a grant from the City of Saint Helena"* and list the City and the Grant in all published lists of Project donors.

8. Reporting.
   a. Grantee will provide to the City an Annual Report at the end of Grantee's current fiscal year (by June 30).
   b. Please include several photographs of the completed Project with the final report (digital files preferred). Grantee agrees that the City may use and reproduce the photographs for any purpose the City deems appropriate.
   c. Completed reports and photographs should be sent U.S. mail to 1572 Railroad Ave., Saint Helena CA 94574, Attention: Finance Department.
   d. Forms referenced in this Agreement are attached.
   e. Grantee will provide promptly such additional information, reports and documents as the City may request and will allow the City and its representatives to have reasonable access during regular business hours to files, records, accounts or personnel that are associated with this grant, for the purpose of making such financial reviews, verifications or program evaluations as may be deemed necessary by the City.

9. Insurance, Defense and Indemnity. Grantee shall maintain such insurance as will fully protect both Grantee and the City from any or all claims under any workers' compensation act or employer's liability laws, and from any and all claims of whatsoever kind or nature for the damage to property or for bodily injury, including death, made by anyone whomsoever which may arise from operations carried on under this Agreement, either by Grantee or by anyone directly or indirectly engaged or employed by Grantee. The City shall not be liable for, and Grantee shall defend and indemnify the City and its council members, officers, agents, employees and volunteers (collectively, "City Parties") against any and all claims, deductibles, self-insured retentions, federal, state or local taxes or contributions, demands, liability, judgments, awards, fines, mechanics' liens or other liens, labor disputes, losses, damages, expenses, charges or costs of any kind or character, including attorneys' fees and court costs (collectively, "Claims"), which arise out of or are in any way connected to the City's provision of funds and/or Grantee's use of City funds under this Agreement arising either directly or indirectly from any act, error, omission, or negligence of Grantee or its officers, employees, agents, contractors, licensees or servants.

10. Governing Law. This Agreement shall be construed and interpreted according to the laws of the State of California.

11. Corporation Qualified to Do Business in California. If Grantee is a California corporation, Grantee warrants that it is a corporation in good standing and is currently authorized to do business in California.

12. Terms and Conditions Survive Expiration of Term of Agreement. Unless otherwise specified herein, all terms and conditions of this Agreement shall survive the expiration of the Term of Agreement specified in Paragraph 5 above.

Executed as of the day and year first above stated.

Grantee Signature	Signature – City of Saint Helena
Print Name and Title	Anil Comelo, City Manager Print Name and Title

ATTACHMENT A

Grant funds will be used for Looking Up: A Pre-Independence Day Community Celebration.

Friends of the Cameo/Cameo Cinema Foundation - Revised Program in place of
Looking Up: A Pre-Independence Day Community Celebration

Amendment to Approved Program

The Cameo originally proposed a Pre-Independence Day Community Celebration on July 1 – 3, 2022, but we were unable to access the funds needed for this program in time to execute as planned. City Manager, Anil Comelo, graciously offered to allow us to move this celebration to July 2023, but this is not possible for the Cameo for two reasons. The first is that we do not have the staff this year to conduct an off-site program. And the second is that the Cameo is committed to showing the new Indiana Jones film beginning on June 30 and the studio prohibits the showing of any other films during the 2 – 3 weeks that we'll have **Indiana Jones and the Dial of Destiny**.

However, we have an exciting opportunity to present an inspiring and award-winning documentary called **Crip Camp** followed by a live discussion with the film's director and writer on Sunday, June 25, 2023. We are asking for permission to use a part of our grant to fund a free screening for our community.

Crip Camp tells the story of how a ramshackle summer camp for teenagers with disabilities transformed the lives of the campers and ignited a landmark movement. The film has won eleven awards and was nominated for an Academy Award for Best Documentary. Executive producers are Barack and Michelle Obama. We are able to leverage a personal connection between one of our board members and director/writer, James Lebrecht, to bring the film and director to the Cameo for this special event.

The Cameo and the City of St. Helena share a commitment to inclusion and equity. We are excited to have the opportunity to express our commitment through the public presentation of important films like **Crip Camp**. I hope the City Council will share our enthusiasm and allow us to use approximately $2500 of the $8250 we were granted last spring so that we can offer free admission to everyone in our community.

Thank you for your consideration.

Stacey Bressler, Board Member, Friends of the Cameo dba Cameo Cinema Foundation

Cathy Buck, Owner and Creative Director, Cameo Cinema

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **CONSENT ITEMS**

Subject: **Approval of a Resolution authorizing the City Manager to provide a Statement of Commitment for matching funds in the amount of $100,000 to Napa County Conservation Resource District in support of the USDA Forest Service Urban & Community Forestry funding opportunity.**

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

On April 12, 2023, the USDA Forest Service released its Urban & community Forestry Inflation Reduction Act Notice of Funding Opportunity (NOFO). The USDA Forest Service may provide up to $1 Billion for Urban and Community Forestry investments through this opportunity, which will be based on availability of funding, the quality of applications received, agency priorities, and other applicable considerations. The minimum Federal funding request for projects is $100,000, with a maximum Federal funding request of $50,000,000.

The funding opportunity requires a non-federal match equal to the federal grant funds requested, which may include allowable and allocable in-kind contributions (i.e., personnel salary, fringe, and indirect costs; services, materials, supplies, equipment donations; and volunteer assistance), and private and public (non- federal) monetary contributions.

DISCUSSION

Napa County Conservation Resource District (RCD) is taking the lead on in applying for the USDA Forest Service Urban & Community Forestry Inflation Reduction Act grant and are inviting public agencies in Napa County to participate.

Examples of eligible project activities include the following:

- Aid in planning, goal setting, and skill sharing with other professions such as urban planners, engineers, educators, recreational and public health officials.
- Encourage long-term urban forest planning, assessment, and management.
- Encourage proactive and systematic maintenance and monitoring of urban trees and forested natural areas to improve forest health; assess risk to forests from pests, disease, and adverse climate impacts; and formulate adaptive management strategies to improve forest resilience.
- Advance the use of tree and forest inventories, monitoring, and assessment tools in priority areas, including monitoring and measurement of extreme heat.
- Improve preparation for severe storms and the recovery of damaged or deteriorated landscapes to more healthy and resilient conditions.
- Protect, enhance and increase access to watersheds in urban and developing areas with a focus on conserving and managing forest patches, and green stormwater infrastructure.
- Provide paid training experiences for urban forestry crews to establish and maintain urban forests into the future. Support youth employment opportunities, including workforce development and training for the creation and maintenance of green jobs and economic opportunities for planning, planting, and sustainably maintaining trees and forests, including training and retaining urban arborists, and producing and using urban forest products.
- Develop paid on-the-job training opportunities, including pre-apprenticeships and apprenticeships, to expand workforce development pathways for green careers in urban and community forestry.
- Address exotic invasive pest species that adversely impact urban forests.
- Work across jurisdictional boundaries, leveraging ideas and resources to increase capacity to provide equitable access to benefits across the larger landscape and at a greater geographic scale.
- Foster individuals, groups, and organizations in the communities served to become engaged participants in urban forest planning, planting, and management, especially those in disadvantaged communities that do not have adequate resources to install or maintain green infrastructure or are underrepresented.
- Protect, enhance, and expand equitable urban tree canopy cover to maximize community access to human health, social, ecological, and economic benefits particularly in disadvantaged and nature-deprived communities experiencing low tree canopy cover, extreme heat and frequent flooding. Improve and increase access to parks and nature in communities.

Staff is recommending supporting collaboration with RCD to apply for grant funding and providing a match commitment in the amount of $100,000 through a monetary

contribution. Additionally, the City wishes to solicit additional support through in-kind contributions and donations.

FISCAL IMPACT

If the grant is awarded, the maximum fiscal impact is $100,000 from General Fund utilizing fund balance.

RECOMMENDED ACTION

Approve the attached resolution.

ATTACHMENTS

Attachment 1 - USDA Forest Service Urban & Community Forestry Funding Match Commitment Letter

CITY OF ST. HELENA
RESOLUTION NO. 2023-

APPROVAL OF A RESOLUTION AUTHORIZING THE CITY MANAGER TO PROVIDE A STATEMENT OF COMMITMENT FOR MATCHING FUNDS IN THE AMOUNT OF $100,000 TO NAPA COUNTY CONSERVATION RESOURCE DISTRICT (RCD) IN SUPPORT OF THE USDA FOREST SERVICE URBAN & COMMUNITY FORESTRY FUNDING OPPORTUNITY.

RECITALS

A. On April 12, 2023, the USDA Forest Service released its Urban & community Forestry Inflation Reduction Act Notice of Funding Opportunity (NOFO); and

B. The USDA Forest Service may provide up to $1 Billion for Urban and Community Forestry investments through this opportunity, which will be based on availability of funding, the quality of applications received, agency priorities, and other applicable considerations.; and

C. The funding opportunity requires a non-federal match equal to the federal grant funds requested, which may include allowable and allocable in-kind contributions, and private and public monetary contributions; and

D. Napa County Conservation Resource District (RCD) is taking the lead on in applying for the USDA Forest Service Urban & Community Forestry Inflation Reduction Act grant and are inviting public agencies in Napa County to participate; and

E. There is a wide array of supported activities, for example, this funding supports a variety of planning, implementation, and monitoring activities, as well as workforce development, preparation for and recovery from storms, and more.; and

F. The City wishes to support collaboration with RCD to apply for grant funding and provide a match commitment in the amount of $100,000, which may be provided through monetary and in-kind contributions.

RESOLUTION

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

1. The Council hereby approves staffing recommendation as follows:

    a. Authorize the City Manager to provide a Statement of Commitment for matching funds in the amount of $100,000 to Napa County Conservation Resource District in support of the USDA Forest Service Urban & Community Forestry funding opportunity.
    b. If the grant is awarded, authorize use of General Fund balance in the maximum amount of $100,000, which may be reduced by in-kind contributions.

Approved at a regular meeting of the St. Helena City Council on May 9, 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

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **PUBLIC HEARINGS**

Subject: **Consideration and Proposed Resolution Adopting a General Plan Amendment (GPA 2023-001) to update the Housing Element of the General Plan for the period of 2023-2031 and adoption of an Addendum to the General Plan Environmental Impact Report.**

CEQA Determination: **General Plan Environmental Impact Report Addendum pursuant to CEQA Guidelines Section 15164**

Prepared By: Aaron Hecock, Senior Planner

Reviewed By: Maya DeRosa, Community Development Director

Approved By: Anil Comelo, City Manager

BACKGROUND

In February 2021, the City of St. Helena kicked off the update to the City's Housing Element for the 2023-2031 planning period. The purpose of the Housing Element is to identify and analyze existing and projected housing needs in order to preserve, improve, and develop housing for all economic segments of the community.

The Housing Element is one of seven required elements of the general plan. However, it has several unique requirements that set it apart from the other six elements. State law (Government Code Section 65580 (et seq.)) specifies in detail the topics that the Housing Element must address and sets a schedule for regular updates. State law requires each local government to update its housing element every eight years. The Housing Element is also the only element reviewed and certified by the State for compliance with State law. The Department of Housing and Community Development (HCD) is the State department responsible for this certification. Penalties for non-compliance include legal challenges, ineligibility for many State and regional grants, and, in extreme cases, loss of land use control.

Public Review

In response to the need for public participation, City planning staff worked with its consultants to develop a robust community engagement program tailored to ensure the community and other stakeholders were engaged in the process and are given ample opportunities to provide input. The engagement program included branding, a project website, business cards, newsletters and eblasts, announcements on the City website and social medial, multiple workshops, a Housing Element Focus Group, and Planning Commission and City Council study sessions and hearings. The workshop and study sessions are summarized below:

The City held three public workshops on the Housing Element.

- Workshop #1, held September 16, 2021, provided an introduction to Housing Elements and the Reginal Housing Needs Allocation (RHNA).
- Workshop #2, held January 20, 2022, included a discussion of the sites inventory process and a walkthrough of potential housing sites.
- Workshop #3, held March 16, 2022, focused on Affirmatively Furthering Fair Housing (AFFH) in St. Helena. The workshop included a discussion of state requirements, initial findings from the draft AFFH analysis, and potential meaningful actions to overcome fair housing issues in the community.

The City held three joint Planning Commission and City Council public study sessions.

- Session #1, held on March 23, 2021, provided information on housing element requirements, legislative guidelines, project schedule and public outreach.
- Session #2, held on February 22, 2022, discussed the RHNA and the draft sites inventory.
- Session #3, held on July 21, 2022, was to receive public comment on the public review draft Housing Element Update and for the Planning Commission and City Council to provide direction on revisions and additions.

In addition to having a dedicated Housing Element Update website (www.sthelenahousing.com), there have been several newspaper articles written on the Housing Element Update process and the City has provided regular updates through social media posts and eblasts. More than 30 people signed up to receive the housing element update emails. Staff has attempted to make the process extremely transparent and open for public participation.

HCD Initial Review (90 days)

In July 2022, City Council reviewed the Public Review Draft Housing Element and public comments and directed staff to prepare the HCD Review Draft for initial 90-day review. Following the end of the public review period (June 29, 2022 – July 30, 2022), the City took at least ten business days to review comments and revise the Housing Element, as required by State law, and submitted the HCD Review Draft for State review on September 7, 2022. The City received HCD's response letter on December 6, 2022 reporting the results of their review (attached to this report). The letter specifies revisions

to the Housing Element necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). HCD's comments and mandated revisions are described in four sections as summarized below:

A. Review and Revision [of the Previous Housing Element]. This content evaluates appropriateness, effectiveness, and progress in implementing the previous housing element. HCD directive in this section calls for the City to provide an evaluation of the effectiveness of actions related to meeting the housing needs of special needs population.

B. Housing Needs, Resources and Constraints. This content, predominantly analysis based, pertains to Chapters 3-11. HCD comments called for additional data points and evaluation related to compliance with existing fair housing laws, concentrations of fair housing issues, housing costs, land inventory data and available sites, zoning for a variety of housing types, land use controls, permit processing timelines, design review, development standards, impact fees, building codes and enforcement, and constraints on housing for persons with disabilities.

C. Housing Programs. This content pertains entirely to policy language as conveyed in the Policy Document. HCD's directives require that the City provide: specific completion dates for programs listed as "ongoing"; detailed program language outlining State law requirements for rezone sites and sites identified in multiple planning periods; earlier implementation of critical program actions; and new programs related to nonvacant sites, publicly-owned sites, and SB 9 implementation.

D. Public Participation. This section pertains to the community outreach discussion included within the Introduction to the Needs Assessment, as well as Appendix B: Comments on the Public Review Draft 2023-2031 Housing Element Update. HCD direction related to public participation called for the City to include additional information related to how public input was considered and incorporated into the element.

Response to HCD Comments

The HCD comment letter, as summarized above, requested changes necessary to meet State Housing Law. Attached to this report is a table summarizing each HCD comment and the City's response. These changes can be summarized by section as follows:

A. The City added the required evaluation of effectiveness of 5th cycle goals, policies, and actions in meeting the housing needs of special needs populations.

B. In response to comments on housing needs, resources, and constraints, the City has:

- Expanded data and analyses related to compliance with existing fair housing laws; concentrations of fair housing issues; current housing costs; the sites inventory (nonvacant sites, realistic capacity, publicly-owned sites); infrastructure availability; and environmental constraints.
- Clarified data related to capacity of pending and approved projects and replacement housing requirements.

- Added analyses related to extremely low-income households and available resources; capacity for emergency shelters; and density and development standards in commercial, mixed use, and overlay zones.
- Reorganized and expanded the Governmental Constraints section to respond to comments on local processing and permit procedures, design review, local ordinances, on/off site improvements, fees, building codes and enforcement, reasonable accommodation procedures, and the zoning code definition of "family."

C. In response to HCD's comments in Section C: Housing Programs, the City has updated the Policy Document as follows:

- Updated all programs previously listed as "ongoing" with specific timing details.
- Updated *Program H-U: Place-based Density Increases* (formerly Program H-S) and Program H-I: ADU Workforce Housing Incentive Program to be implemented earlier in the planning period.
- Updated *Program H-A: Available Sites Inventory* to include language required by HCD related to rezone requirements.
- Updated *Program H-A: Available Sites Inventory* with language required by HCD related to density standards and by-right requirements for sites identified in multiple planning periods.
- Added new *Program H-K: Non-Vacant Sites* to incentivize redevelopment of non-vacant sites.
- Added new *Program H-L: City Owned Sites* to incentivize development of city owned sites.
- Revised *Program H-U: Place-based Density Increases* (formerly Program H-S) to include incentives and outreach related to SB 9 lot splits.
- Updated *Program H-C: Water and Sewer Access* to commit the City to deliver the adopted housing element to water and sewer providers with a cover memo describing the City's housing element, including the City's housing needs and regional housing need, as directed by HCD.
- Updated *Program H-B: Growth Management System* to commit the City to implementing changes immediately and updating the zoning code prior to the sunset of SB 330 (the GMS has been eliminated in the published public review draft of the Comprehensive Zoning Code Update planned for adoption in the summer of 2023).

D. The City added additional information to the Public Participation Summary and Appendix B identifying the City's response to comments and how the City incorporated input into the Draft. The Public Participation Summary is provided in the Introduction to the Needs Assessment.

HCD Second Review (60 days)

The revised draft as described above was sent to HCD on February 7, 2023 for a second review. HCD completed the second review of the Draft Housing Element on April 7, 2023 and issued the City a comment letter outlining additional revisions the City must undertake to achieve certification. The letter outlined the need for:

1. **Additional data and analysis** related to fair housing issues, lower-income sites, realistic capacity, non-vacant sites, lot consolidation, city owned sites, available infrastructure, use permit requirements, and impact fees;
2. **Further evaluation of constraints** to housing production related to land use controls and parking requirements;
3. **Specific program language** required for compliance with State law within programs addressing replacement housing requirements, City-owned sites, and permanent supportive housing; and
4. **Additional fair housing program actions** to work to overcome fair housing issues.

Response to HCD Comments

The HCD comment letter, as summarized above, requested changes necessary to meet State Housing Law. Attached to this report is a table summarizing each HCD comment and the City's response. These changes can be summarized below:

1. Additional Data and Analysis

- Fair Housing Issues: Added information on a previous settlement between the City and Esvin Calderon in 2021 [page A-13] and claim filed in the city in 2016 [page A-13] both based on fair housing concerns.
- Fair Housing Issues: Added information on City efforts to address fair housing concerns, including the 2018 St. Helena Housing Update Report [page A-100] and Diversity, Equity, and Inclusion Strategy [page A-101]., as well as additional information under headings 4.2.5 and 4.2.6 on pages A-103.
- Lower-income Sites: Included additional information on progress and timelines for the Hunter Subdivision Project [page 2-197]. We have also added an objective to Program H-A, which commits the City to supporting the timely completion of the Hunter Subdivision Project and alternative actions.
- Realistic Capacity: added the following information:
    - Site 2 [page 2-201]: Added details regarding the 2015 site feasibility and capacity analysis which found the site can accommodate the proposed number of housing units on the site.
    - Site 4 [page 2-206]: Revised to propose a total of four housing units on the site, equaling 80 percent of the maximum allowed density.
    - Site 5 [page 2-209]: Added details regarding non-profit ownership's plans to develop an affordable housing development on the site that is equal to greater than 100 percent of the maximum allowed density of the site, including referencing the allowed density bonus for a 100 percent affordable housing project and the feasibility analysis conducted by the non-profit.
- Nonvacant Sites: Added additional regional examples of redevelopment of nonvacant sites for current projects in the cities of Calistoga and Napa [page 2-205, and added additional statements of other underutilized factors for each of the non-vacant sites [pages 2-211 to 2-222].
- Lot Consolidation: We have added a statement clarifying that the parcels making up Site 8 and Site 9 are under single ownership and development would not be

dependent upon lot consolidation [pages 2-215 and 2-217]. Added Program H-ZZ to encourage and incentivize lot consolidation.

- City-owned Sites: Added details of the 2015 site feasibility and capacity analysis which evaluated site capacity for all three of the proposed City-owned sites. We have also Incorporated information for each of the three sites on total housing unit capacity, lot coverage, parking, environmental sensitives on site, and service connection obstacles from the 2015 analysis [pages 2-199 to 2-204].
- Infrastructure: Clarified that the RHNA allocation is within buildout of the Master Plan and that all improvements would not impede housing construction and would be constructed on the adopted CIP schedule [2-227 – 2-229].
- Use Permit Requirements. Revised the analysis to summarize allowed uses in the MR zone, and to clear up confusion related to implementation of the 5th cycle program discussed (see below); Included a new program action in Program H-N committing the City to allowing duplexes and triplexes, as well as density ranges from 5.1 to 16 du/ac in the MR zone without a CUP. Added information to inform HCD that the City is in the process of adopting a new Zoning Ordinance to be consistent with the 2040 General Plan, which would permit duplexes and triplexes within the MR District.
- Impact Fees: Revised the summary of fees and exactions to include the following analysis immediately following Table 36 on page 2-158.

2. Evaluation of Constraints

- Land Use Controls: Revised the analysis to include an analysis of height and lot coverage [page 2-137 just before the development standards table], and added new program actions in Program H-N.
- Parking: Revised the analysis to identify parking for multifamily developments with small unit sizes as a constraint. Also added a new program action related to parking standards in Program H-N.

3. Specific Program Language for Compliance with State Law

- Constraints on Housing for Person with Disabilities: Revised the relevant action in Program H-F with language from HCD.
- Replacement Housing Requirements: Added a new program, Program H-YY, based on HCD guidance.
- City-owned Sites: Added specific language to Program H-L based on example program from HCD related to the Surplus Land Act.
- Permanent Supportive Housing: Included a new program action in Program H-F with language provided by HCD.

4. Additional Fair Housing Program Actions

- Reviewed HCD's program evaluation and added actions, place-based strategies, metrics, and milestones, as appropriate, in the following programs:
  - H-A: Sites Inventory
  - H-E: Streamline Special Needs Housing
  - H-H: Workforce and Farmworker Housing
  - H-I: ADU Workforce Housing Incentive Program
  - H-K: Nonvacant Sites
  - H-Q: Direct Assistance for ADU Development

- H-R: Place-based ADU Strategy
- H-V: Multi-unit Development in High Resource Areas
- H-W: Missing Middle Housing
- H-X: Condominium Conversions
- H-AA: Vacation Rentals
- H-BB: Special Housing Needs Rehabilitation
- H-GG: Affordable Homeownership
- H-JJ: Housing Coordinator
- H-LL: Special Needs Housing Opportunities
- H-XX: Fair Housing Provider

On May 2, 2023 the Planning Commission held a public hearing on the draft Housing Element Update where they recommended that the City Council find that the EIR Addendum for the Housing Element Update to the City of St. Helena 2040 General Plan is adequate and complete in compliance with the California Environmental Quality Act and that they adopt an Amendment to the General Plan (GPA 2023-001) updating the Housing Element of the General Plan for the period of 2023-2031 and incorporating it into the 2040 General Plan.

DISCUSSION

California Environmental Quality Act (CEQA)

In considering the potential environmental impacts of the Housing Element update, the City determined that the Final Environmental Impact Report (EIR) certified for the 2040 General Plan update (2040 General Plan update Final EIR, State Clearinghouse Number 2010042001) is of continuing informational value. The City also determined that the potential environmental impacts (both direct and indirect impacts) of the Housing Element update are within the scope of the previously certified Final EIR and that none of the conditions requiring subsequent or supplemental environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. Based on the information and analysis provided in the attached EIR Addendum, the City determined that only minor or technical changes to the previously certified Final EIR are necessary and that that preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate.

Housing Element Purpose

The 2023-2031 Housing Element Update is an update to the City's current 2015-2023 Housing Element. The Housing Element Update is driven by the necessity to update the Regional Housing Needs Allocation (RHNA) sites inventory numbers and substantive changes to State housing law since the City's 2015-2023 Housing Element was adopted on May 26, 2015.

The Housing Element of the St. Helena General Plan is a comprehensive statement by the City of St. Helena about its current and future housing needs and proposed actions to facilitate the provision of housing to meet the needs of people of all income levels. The

purpose of this Housing Element is to establish specific goals, policies, and objectives for providing housing, and to adopt an action plan toward this end. The element also identifies and analyzes housing needs, resources, and constraints on the City's ability to meet these needs.

The 2023-2031 Housing Element Policy Document includes six goals, supported by policies and implementation programs that aim to address identified housing needs during the planning period. The goals, policies, and programs of the Housing Element establish a policy framework to guide city decision-making to meet identified housing needs. The Policy Document is organized under the following goal topics:

1. A Diversity of Housing to Meet Local Needs
2. High-Quality Neighborhoods with a Balance of Housing
3. Conservation of Existing Housing
4. Assistance to Support Affordable Housing
5. Resource Conservation
6. Affirmatively Further Fair Housing

State law requires that a housing element be consistent with other general plan elements. It must provide clear policy direction for making decisions pertaining to zoning, subdivision approval, housing allocations, and capital improvements. State law (California Government Code Sections 65580-65589) mandates the contents of the housing element. By law, housing elements must contain:

- an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs;
- an assessment of fair housing needs;
- an inventory of land suitable for housing;
- an assessment of special housing needs, including the identification of zones where emergency shelters are allowed by-right;
- an assessment of "at-risk" assisted housing developments;
- an evaluation of opportunities for residential energy conservation;
- the identification of quantified objectives; and
- a set of goals, policies and programs that set forth an eight-year schedule of actions that further the goals and objectives of the housing element.

The Housing Element must also identify adequate residential sites available for a variety of housing types for all income levels; provide assistance in developing adequate housing to meet the needs of low- and moderate-income households; address governmental constraints on the maintenance, improvement, and development of housing; conserve and improve the condition of the existing stock of affordable housing; and promote housing opportunities for all persons.

RHNA Overview

Each jurisdiction in California is required to plan for its fair share of the region’s housing need. This fair share is determined through a process called the Regional Housing Need

Allocation (RHNA). HCD identifies the total housing need for each region of the State. Regional Councils of Government, in this case the Association of Bay Area Governments (ABAG), are responsible for distributing this need to local governments in the region. Once a local government has received its RHNA, it must revise its housing element to show how it plans zone residential land to accommodate its portion of the region's housing need. The RHNA is one of the primary threshold criteria necessary to achieve HCD support of the Housing Element.

Table 1 shows St. Helena's RHNA for the 2023-2031 Housing Element (6th Cycle) and illustrates the increase from the 5th Cycle requirements.

Table 1: RHNA Comparison Between 5th and 6th Cycle Requirements

	Lower		**Moderate**	**Above Moderate**	**Total RHNA**
	Very Low	**Low**			
5th Cycle	8	5	5	13	31
6th Cycle	104	59	26	67	256
Change	**+96**	**+54**	**+21**	**+54**	**+225**
%Change	**+1,288%**	**+1,180%**	**+520%**	**+508%**	**+819%**

Due to the State's No-Net-Loss Zoning law (SB 166, 2017), each jurisdiction must provide an additional 20 percent buffer across all income categories. This buffer allows some units to be developed outside the projected income area (i.e., moderate income housing on a lower-income site) without the City falling into a deficit in any individual category.

Table 2: Regional Housing Need Allocation and HCD-Required 20 Percent Buffer, St. Helena

	Lower		**Moderate**	**Above Moderate**	**Total RHNA**
	Very Low	**Low**			
St. Helena RHNA	**104**	**59**	**26**	**67**	**256**
St. Helena RHNA + 20% Buffer	**121**	**71**	**31**	**79**	**302**

The City of St. Helena is able to accommodate more than the 302 housing units required through existing approved projects, projected accessory dwelling unit development, city-owned sites, and vacant and underutilized parcels.

Housing Element Update Components
The 2023-2031 Housing Element Update consists of two parts; the Housing Needs Assessment and this Housing Element Policy Document.

1. The **Needs Assessment** identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing. In short, the Needs Assessment provides the context for the City's housing action plan.
2. The **Policy Document** states goals, policies, implementing program, and quantified objectives for the development, rehabilitation, and preservation of housing. The Policy Document is the action plan that reacts directly to the findings of the Housing Needs Assessment and input from the community. The City will implement the actions specified in the Policy Document throughout the planning period.

General Plan Consistency
California Government Code Section 65300.5 requires that a general plan be internally consistent, meaning that no conflicts exist among the elements of the plan. Government Code section 65583(c) requires that a housing element describe how consistency has been achieved among the general plan elements. The most important aspect of consistency among general plan elements is that policies and implementation measures do not conflict but support one another to achieve the overall goals and vision of a general plan.

In preparing the 2023-2031 Housing Element, the City reviewed goals and policies in the various elements of the 2040 St. Helena General Plan. With the passage of SB 1035 in 2018, the City must update its Safety Element to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies. Program H-G commits the City to updating the Safety Element. Additionally, the City has committed to remove the Growth Management System through Program H-B, and will need to update the Zoning Code and General Plan for consistency. Consistency with the remaining components of the 2040 General Plan has been achieved through the adoption of complementary policies in each of the elements that support the goals and policies of the other elements.

Changes to State Law
The following items represent substantive changes to State housing law since the City's last Housing Element was adopted and certified. While this is not an exhaustive list, these items are state mandates that must be addressed within the Housing Element.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)

SB 35 requires a streamlined, ministerial review process, or objective design standards, for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. Additionally, the Housing Element must describe the City's processing procedures related to SB 35.

The City has adopted a streamlined approval process for multi-family units within the community, in compliance with SB 35/SB 330. The process incorporates an objective checklist and does not impose discretionary processes.

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the sites inventory of the City Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and by place size restrictions on all sites. The Housing Element sites inventory has been prepared in compliance with AB 879 and AB 1397.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)

AB 686 requires the City to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The City must take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing. This Housing Element includes Program H-VV addressing fair housing and AFFH directly, and objectives to affirmatively further fair housing in programs throughout the Element. Appendix A: Affirmatively Furthering Fair Housing includes an analysis of fair housing in St. Helena.

No-Net-Loss Zoning: Senate Bill 166 (2017)

SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher

income group, the City must either (1) identify, and rezone, if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site. This Housing Element has been prepared in accordance with the No-Net-Loss rule and identifies sites that can accommodate 172 units in addition to the City's RHNA requirement of 256. Chapter 11 of the Needs Assessment includes a detailed discussion of the sites inventory process.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)
SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element. Program H-H of this Housing Element commits the City to updating the Safety Element within three years of certifying this Housing Element.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)
AB 2162 requires the City to change its zoning to provide a “by right” process and expedited review for supportive housing. The bill prohibits the City from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. The City currently permits transitional and supportive housing within all residential zones.

Additionally, AB 101 requires that a Low Barrier Navigation Center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. The City does not currently comply with this requirement. Program H-G commits the City to update the zoning code to allow low barrier navigation centers by right in areas zoned for mixed use as well as nonresidential zones permitting multifamily uses.

Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)
In recent years, multiple bills have added requirements for local governments related to Accessory Dwelling Unit (ADU) regulation. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals. In 2020 and 2023, the City adopted

updated ADU regulations which streamlined the review process for ADU construction and conversion, in compliance with the requirements of State law.

Density Bonus: Assembly Bill 1763 (2019) and AB 2345 (2020)

AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within half a mile of a major transit stop, a jurisdiction may not apply any density limit to the project. AB 2345 further amended California's density bonus law to allow residential projects with some on-site affordable housing to receive a density bonus of up to 50 percent. Specifically, a residential development is eligible for a 50 percent density bonus if 11 percent of the units are very low-income, 20 percent are low-income units, or 40 percent are moderate-income units. The affordable units must remain affordable for a minimum of 55 years. In addition to the density bonus, qualifying projects will receive four regulatory incentives or concessions, depending on how much of the development includes affordable units. Specifically:

- One incentive or concession for projects that include at least 10 percent of the total units for lower-income households, at least five percent for very low-income households, or at least 10 percent for persons and families of moderate-income in a common interest development.
- Two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate-income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate-income in a common interest development.
- Four incentives or concessions for projects where one hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For these projects, if it is located within one-half mile of a major transit stop, the applicant also receives a height increase of up to three additional stories (33 feet).

The City of St. Helena currently establishes density bonus provisions for affordable housing in Chapter 17.144 (Affordable Housing). The provisions in that Chapter do not reflect the new maximum density bonus tier framework that was adopted by the State in 2020. Program H-F to commits the City to amend the Zoning Code for compliance with California Government Code Sections 65915 through 65918; the updated density bonus

ordinance in the published public review draft of the Comprehensive Zoning Code Update is in compliance with state law with an anticipated adoption in the summer of 2023.

Housing Crisis Act of 2019: Senate Bill 330

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the City's processing procedures related to SB 330. Please see the Needs Assessment, Chapter 8: Nongovernmental and Governmental Constraints for more information.

The City has adopted an SB 330 process and checklist to streamline the design and approval of by-right multi-family units within the community, in compliance with SB 330.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request. The City has committed to transmitting the required information to HCD each year with their annual report in Program H-CC.

Housing Information Transparency: Assembly Bill 1483 (2019)

AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and affordability requirements. The City is also required to update such information within 30 days of changes. The Housing Element will report on the City's compliance with these requirements. Program H-MM specifically commits the City to providing updated information on a range of housing issues through their website and at City offices.

Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)

AB 139 established new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing (see

Chapter 7: subsection Persons Experiencing Homelessness). The bill also established new parking standards for emergency shelters. Lastly, the bill requires the Housing Element to include a review of the effectiveness of the housing element goals, policies, and related actions to meeting the jurisdiction's special housing needs (see Chapter 2: Review of Previous Element).

The City is in compliance with State laws related to emergency shelters, supportive housing, and transitional housing. Currently, the Zoning Code allows both supportive and transitional housing by-right in all residential zoning districts. Additionally, emergency shelters are identified as a by-right use in the I and SC zoning districts.

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)
SB 6 requires the City to electronically submit the sites inventory to HCD. The City will submit the final sites inventory to HCD with the adopted Housing Element. Program H-A commits the City to submitting an electronic copy of the inventory to HCD.

Evacuation Routes: Senate Bill 99 and AB 747 (2019)
Two recent bills, AB 747 and SB 99, require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. The bill requires these updates to occur with the 2023-2031 Housing Element Update. Program H-H commits the City to updating to the Safety Element as necessary for compliance with SB 99 and AB 747 during the 6th Housing Element cycle.

ISSUES

The 6th cycle housing element updates for the Association of Bay Area Governments (ABAG) region were mandated to be adopted by each local jurisdiction by January 31, 2023. In recognition of the challenges in meeting this deadline, HCD offers a 120-day grace period for adoption. If the housing element is adopted during this time (by May 31, 2023), the housing element is considered compliant. Any final changes requested in the adoption hearing will be integrated into the the final Housing Element Update and sent to HCD shortly after the Council hearing. Certification by HCD occurs following the deadline (assuming HCD finds the revised adopted document addresses their outstanding comments) and does not need to occur within the grace period. If the element is adopted before the end of the grace period, the City has three years to complete required rezoning. If adopted after the grace period, that time drops to one year.

FISCAL IMPACT

Mintier Harnish's contract in the amount of $228,024 to prepare the Housing and Safety Element Updates was approved by the City Council on January 26, 2021. Approximately 98% of the budget has been spent to date ($222,643).

RECOMMENDED ACTION

Staff recommends that the City Council:

1. Adopt the attached resolution for the EIR Addendum for the Housing Element Update to the City of St. Helena 2040 General Plan finding it is adequate and complete in compliance with the California Environmental Quality Act; and

2. Adopt an Amendment to the General Plan (GPA 2023-001) updating the Housing Element of the General Plan for the period of 2023-2031 and incorporating it into the 2040 General Plan.

ATTACHMENTS

HE Resolution
2023 - 2031 Housing Element Update - Final April 2023
Housing and Safety Elements EIR Addendum_Final April 2023
HCD Letter #1_120622
HCD Response Matrix #1_022223
HCD Letter #2_040723
HCD Response Matrix #2_042523
2023 - 2031 Housing Element Update - Redline Version

CITY OF ST. HELENA

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA PLANNING ADOPTING A GENERAL PLAN AMENDMENT (GPA 2023-001) TO UPDATE THE HOUSING ELEMENT OF THE GENERAL PLAN FOR THE PERIOD OF 2023-2031 AND ADOPTING AN ADDENDUM TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

Recitals

1. The California legislature has found that "California has a housing supply and affordability crisis of historic proportions. The consequences of failing to effectively and aggressively confront this crisis are hurting millions of Californians, robbing future generations of the chance to call California home, stifling economic opportunities for workers and businesses, worsening poverty and homelessness, and undermining the state's environmental and climate objectives." (Gov. Code Section 65589.5.); and
2. The legislature has further found that "Among the consequences of those actions are discrimination against low-income and minority households, lack of housing to support employment growth, imbalance in jobs and housing, reduced mobility, urban sprawl, excessive commuting, and air quality deterioration." (Gov. Code Section 65589.5.); and
3. The legislature recently adopted the Housing Crisis Act of 2019 (SB 330) which states that "In 2018, California ranked 49th out of the 50 states in housing units per capita… California needs an estimated 180,000 additional homes annually to keep up with population growth, and the Governor has called for 3.5 million new homes to be built over 7 years"; and
4. State Housing Element Law (Government Code Sections 65580 et seq.) requires that the City Council adopt a Housing Element for the eight-year period 2023-2031 to accommodate the City of St. Helena's (City) regional housing need allocation (RHNA) of 256 housing units, comprised of 104 very-low income units, 59 low-income units, 26 moderate-income units, and 67 above moderate-income units; and
5. To comply with State Housing Element Law, the City of St. Helena has prepared Housing Element Update 2023-2031 (the Housing Element); and
6. As provided in Government Code Section 65350 et. seq., the Housing Element constitutes a General Plan Amendment; and
7. As provided in Government Code Sections 65352 – 65352.5 the City of St. Helena referred the Housing Element to all California Native American tribes on the contact list provided by the Native American Heritage Commission and to other entities listed. No California Native American tribe requested consultation; and

8. The Housing Element has been prepared to comply with State law, accommodate the RHNA, affirmatively further fair housing, and facilitate and encourage a variety of housing types for all income levels, including multifamily housing (Gov. Code Sections 65583.2 and 65583(c)); and
9. The City conducted extensive community outreach over a two-year period including six public meetings/workshops and joint Planning Commission/City Council meetings; and
10. In accordance with Government Code Section 65585 (b), on September 7, 2022, the City submitted the draft Housing Element to the State Department of Housing and Community Development (HCD) for its review; and
11. On December 6, 2022, the City received a letter from HCD providing its comments and findings regarding the draft Housing Element; and
12. On January 31, 2023, the City published a revised draft Housing Element responding to HCD's findings and requested public comment on the draft; and
13. On February 7, 2023, the City submitted a second draft Housing Element to HCD for review; and
14. On April 7, 2023, the City received a second letter from HCD providing additional comments and findings regarding the draft Housing Element; and
15. The City revised the draft Housing Element to address HCD's additional comments; and
16. On May 2, 2023, the City of St. Helena Planning Commission held a duly noticed public hearing on the draft Housing Element where they approved a resolution recommending that the City Council adopt the General Plan EIR Addendum and Housing Element Update; and
17. On May 9, 2023, the City Council of the City of St. Helena conducted a duly and properly noticed public hearing, reviewed the Housing Element and all pertinent maps, documents and exhibits, including HCD's findings, the City's response to HCD's findings, the staff report and all attachments, and oral and written public comments; and determined the Housing Element to be consistent with State law and the General Plan of the City of St. Helena.

Resolution

A. In making the findings in this Resolution, the City Council 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. **NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:**

1. The foregoing recitals are true and correct and are incorporated by reference into this action.

2. The City Council received an Addendum to the St. Helena General Plan Update Environmental Impact Report (General Plan EIR) (State Clearinghouse No. 2010042001). In accordance with CEQA Guidelines Sections 15162 and 15164, the Addendum evaluated whether the project's environmental impacts are covered by and within the scope of the General Plan EIR and substantiated the City's determination that the Housing Element update policies and programs are within the scope of the General Plan EIR. Therefore, the Housing Element update does not require subsequent action under CEQA, and the Addendum Evaluation, in conjunction with the EIR, adequately analyzes potential environmental impacts.
3. The Housing Element substantially complies with Housing Element Law, as provided in Government Code 65580 et seq., and contains all provisions required by State Housing Element Law.
4. This resolution shall become effective upon adoption by the City Council.
5. The Community Development Department or designee is hereby directed to file all necessary material with the Department of Housing and Community Development for the Department to find that the Housing Element is in conformance with State Housing Element Law and is further directed and authorized to make all non-substantive changes to the Housing Element to make it internally consistent or to address any non-substantive changes or amendments requested by the Department to achieve certification.
6. The City Council adopts a General Plan Amendment (GPA 2023-001) to update the Housing Element of the General Plan for the period of 2023 – 2031 and adopts an Addendum to the General Plan Environmental Impact Report.

Approved at a Regular Meeting of the St. Helena City Council on _____, 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













City of St. Helena

2023-2031 Housing Element Update

Public Hearing Draft

April 2023

ST. HELENA
CALIFORNIA
HOUSING ELEMENT
2023 - 2031



Table of Contents

Introduction iii

1. Policy Document

Policy Document Contents 1-1

Organization of the Policy Document 1-3

Key Findings and Recommendations 1-5

Goals, Policies, and Implementation Programs 1-9

Quantified Objectives 1-48

2. Needs Assessment

Needs Assessment Contents 2-1

1. Introduction 2-7
2. Review of the Existing Housing Element 2-34
3. Demographic and Economic Trends 2-58
4. Population and Employment Projections 2-80
5. Housing Conditions 2-84
6. Housing Market Conditions 2-97
7. Special Housing Needs 2-108
8. Non-governmental and Governmental Constraints 2-130
9. Opportunities for Energy Conservation 2-171
10. Zoning for a Variety of Housing Types 2-173
11. Housing Resources 2-179

Appendix A: Affirmatively Further Fair Housing (AFFH)

AFFH Contents A-1

1. Introduction A-5
2. Summary of Fair Housing Issues A-9
3. Segregation and Integration Patterns and Trends A-14
4. Local Area of Knowledge A-99
5. Sites Inventory Analysis A-102
6. Contributing Factors A-107

Appendix B: Comments on the Public Review Draft Housing Element B-1


Private Property
STONEBRIDGE
900-1078 COLLEGE AVENUE

Introduction

Purpose of the Element

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven required elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

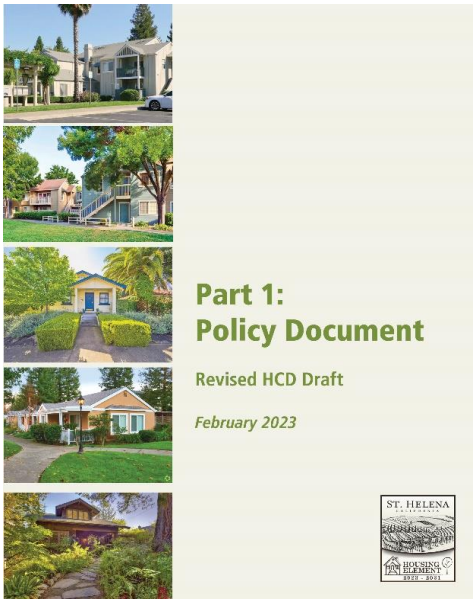
California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Although the Housing Element is one of seven required elements of the general plan, it has several unique requirements that set it apart from the other six. State law (Government Code Section 65580 (et seq.)) specifies in detail the topics that the housing element must address and sets a schedule for required updates every eight years. The housing element is also the only element reviewed and certified by the State for compliance with State law. Every jurisdiction in the State of California is required to submit a Housing Element to the Department of Housing and Community Development (HCD) for review and certification.

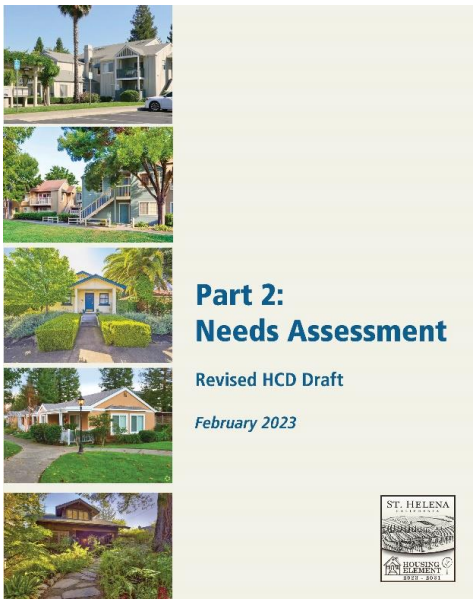
The 2023-2031 Housing Element establishes a comprehensive plan to address housing needs in St. Helena over the eight-year planning period between January 31, 2023 and January 31, 2031. The Housing Element sets the community goals and policies surrounding the development, rehabilitation, and preservation of housing units to meet the needs of St. Helena residents (present and future. St. Helena is a member of the Association of Bay Area Association of Governments and, therefore, is required submit an updated Housing Element to HCD by January 31, 2023.

Housing Element Update Components

The 2023-2031 Housing Element Update consists of two parts; the Housing Needs Assessment, and this Housing Element Policy Document.



1. The **Policy Document** states goals, policies, implementing program, and quantified objectives for the development, rehabilitation, and preservation of housing. The Policy Document is the action plan that reacts directly to the findings of the Housing Needs Assessment and input from the community. The City will implement the actions specified in the Policy Document throughout the planning period.



2. The **Needs Assessment** identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing. In short, the Needs Assessment provides the context for the City's housing action plan.











Part 1: Policy Document

Public Hearing Draft

April 2023

ST. HELENA
CALIFORNIA
HOUSING ELEMENT
2023 - 2031


1426

Policy Document Contents

Organization of the Policy Document 1-3

Key Findings and Recommendations 1-5

Review of Existing Housing Element 1-5

Demographic and Economic Trends 1-5

Housing Conditions 1-5

Special Housing Needs 1-6

Non-governmental and Governmental Constraints 1-7

Sites Inventory and Zoning for a Variety of Housing Types 1-7

Affirmatively Furthering Fair Housing 1-8

Goals, Policies, and Implementation Programs 1-9

Goal 1 A Diversity of Housing to Meet Local Needs 1-9

Goal 2 High-Quality Neighborhoods with a Balance of Housing Types 1-20

Goal 3 Conservation of Existing Housing 1-29

Goal 4 Assistance to Support Affordable Housing 1-33

Goal 5 Resource Conservation 1-40

Goal 6 Affirmatively Furthering Fair Housing 1-43

Quantified Objectives 1-48

Quantified Objectives by Type 1-48

Quantified Objectives Summary Table 1-49







Organization of the Policy Document

The 2023-2031 Housing Element Policy Document includes six goals, supported by policies and implementation programs that aim to address identified housing needs during the planning period. The goals, policies, and programs of the Housing Element establish a policy framework to guide city decision-making to meet identified housing needs. The Policy Document is organized under the following goal titles:

1. A Diversity of Housing to Meet Local Needs
2. High-Quality Neighborhoods with a Balance of Housing
3. Conservation of Existing Housing
4. Assistance to Support Affordable Housing
5. Resource Conservation
6. Affirmatively Further Fair Housing

Goals

The housing goals are articulated as general "end condition statements," which describe a desired outcome or end state. The goals do not contain an action verb as they reflect a final statement of what the city hopes to achieve. Goals describe ideal future conditions for a topic and tend to be general and broad in nature. How the goal will be achieved is established via the applicable policies and programs.

Policies

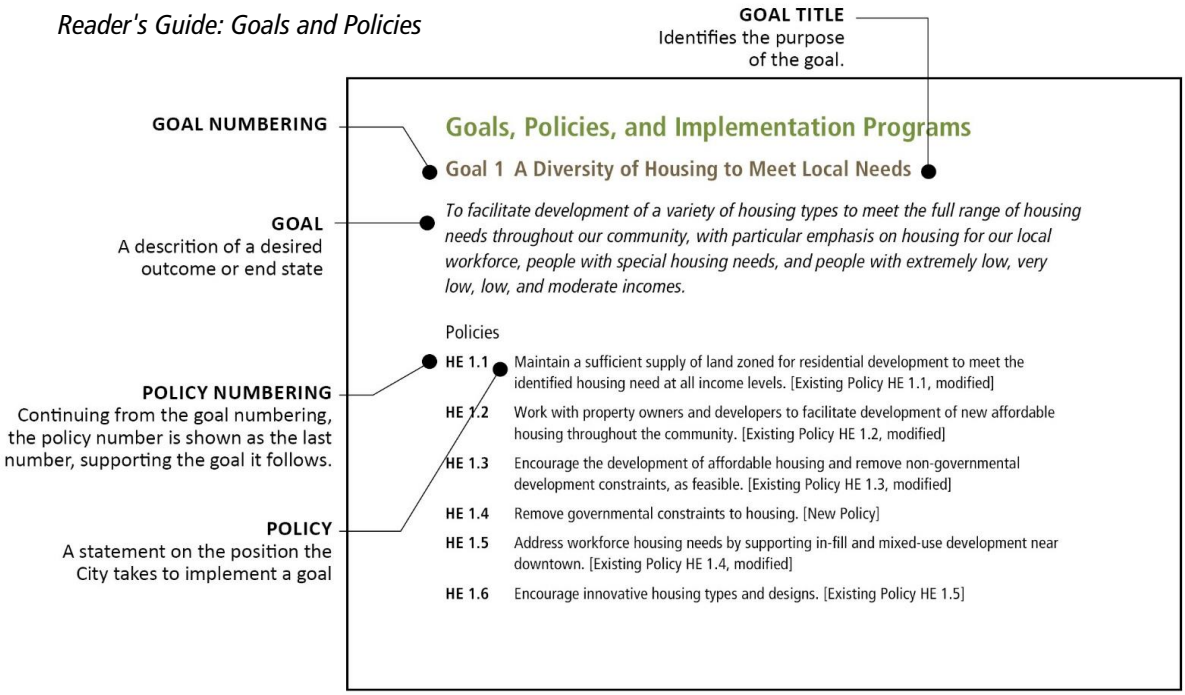
Policies are statements on the position the City takes to implement a goal. Policies contained in the Housing Element are important statements as they provide a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal. Future actions and development must be consistent with these policies.

Programs

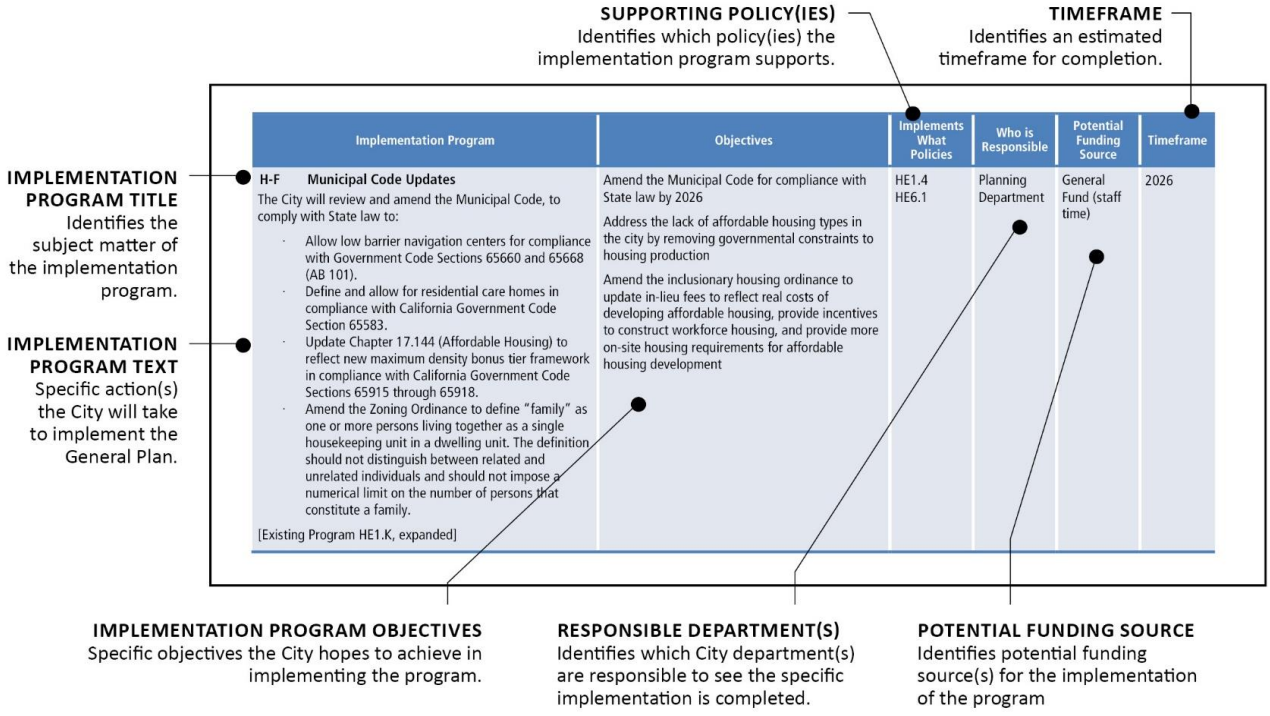
While many policies can be implemented as part of standard City operations, some policies require specific programs to assure their implementation. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies.

For more information, please see the Policy Document Reader's Guide diagrams on the following page.

Reader's Guide: Goals and Policies



Reader's Guide: Implementation Programs



Key Findings and Recommendations

The following section summarizes the key findings in the Housing Needs Assessment and references the resulting programs.

Review of Existing Housing Element

Since the City of St. Helena adopted the Housing Element Update in 2014, the City successfully implemented a majority of the Housing Element implementation programs. Between 2014 and 2021, the City was successful in obtaining additional funding for affordable housing production, preserving existing affordable housing units, and promoting the expansion of multifamily and mixed use housing through the recent 2040 General Plan Update. The City also successfully implemented programs incentivizing and streamlining affordable housing development and revised development standards related to second units for state compliance. While the 2040 General Plan Update process required significant staff time and delayed implementation of some Municipal Code amendments, the City is currently (2022) undertaking a zoning code update that will address the remaining code amendments implementation measures during the 6th cycle. As the code update draws to its conclusion, the City will have more resources available to implement the remaining implementation actions, which have been continued and expanded in the 2023-2031 Housing Element.

Demographic and Economic Trends

Generally, the population of the Bay Area continues to increase because of natural growth and the strong economy drawing new residents to the region. The population of St. Helena increased by 2.1 percent from 2000 to 2020, which is lower than the growth rate of the Bay Area. In 2019, St. Helena's youth population under the age of 18 was 1,050 and senior population 65 and older was 1,636. These age groups represent 17.2 percent and 26.8 percent, respectively, of St. Helena's population. Program H-A commits the City to providing sufficient housing sites to meet the needs of the population and Programs H-H and H-I address workforce housing.

Housing Conditions

Number of Homes. The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in St. Helena increased, 4.4 percent from 2010 to 2020, which is above the growth rate for Napa County and below the growth rate of the region's housing stock during this time period. Program H-N, H-O work to facilitate higher density development, and H-P works to provide residential development opportunities in commercial areas through the implementation of mixed-use zoning.

Home Prices. A diversity of homes at all income levels creates opportunities for all St. Helena residents to live and thrive in the community.

- **Ownership.** The largest proportion of homes had a value in the range of $1 million-$1.5 million in 2019. Home prices increased by 118.2 percent from 2010 to 2020. Program H-GG works to increase affordable homeownership opportunities in St. Helena through the pursuit of mortgage credit certificates.

- **Rental Prices.** The typical contract rent for an apartment in St. Helena was $1,470 in 2019. Rental prices increased by 15.7 percent from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $59,160 per year. Programs H-DD, H-EE, H-FF, and H-HH work to assist the development of affordable housing. Program H-II includes a commitment to support the Housing Choice Voucher program and to support efforts to expending funding for the program.

Housing Type. It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 63.9 percent of homes in St. Helena were single family detached, 6.1 percent were single family attached, 6.2 percent were small multifamily (2-4 units), and 18.4 percent were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in St. Helena, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region. Programs aimed at addressing the lack of affordable housing types include H-A, H-B, H-E, H-H, H-I, H-J, H-M, H-P, and H-W.

Cost Burden. A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." In St. Helena, 21.1 percent of households spend 30-50 percent of their income on housing, while 16.6 percent of households are severely cost burden and use the majority of their income for housing. Lower-income, Latinx, and large households are disproportionally impacted by housing cost burdens. Programs including H-E, H-H, H-M, H-DD, H-EE, and H-FF work to reduce the costs of production or create more affordable housing opportunities by streamlining development approvals, incentivizing affordable housing types, generating funds, and reducing fees.

Special Housing Needs

People with Disabilities. In St. Helena, people with disabilities make up around 12 percent of the total population. Children (under 18) make up around 38 percent of the developmentally disabled population, while adults make up around 62 percent. Most of the developmentally disabled population reside with their parent, family, or guardian.

Senior Households. Senior households represent a higher percentage of the total households in St. Helena, at about 39 percent of households in the city. There is a large income disparity between seniors who rent housing and seniors who own their home. Most seniors who rent make 0 to 30 percent of AMI, and sixty-eight percent of senior households in this income category have housing cost burdens. By contrast, most seniors who own make greater than 100 percent of AMI; thirteen percent of senior households in this category experience housing cost burdens.

Farmworkers. The number of permanent farm workers in Napa County has increase from 2,916 in 2002 to 4,290 in 2017, while the number of seasonal farm workers decreased from 7,855 to 5,734. In St. Helena, the migrant worker student population totaled 20 during the 2019-20 school year, an increase of two students since the 2016-17 school year.

Persons Experiencing Homelessness. According to a Point in Time Count provided by the Chief of Police, there is one homeless person who resides in St. Helena. Countywide, many of the persons experiencing homelessness report chronic substance abuse or mental illness.

Programs H-E, H-H, H-I, H-BB, H-FF, H-KK, H-LL, H-NN, H-OO respond to the city's special housing need by streamlining development review, incentivizing development, or providing directly funding for construction or rehabilitation of housing for those with special needs.

Non-governmental and Governmental Constraints

The non-governmental constraints that restrict building in St. Helena include the price of land, cost of construction, flooding, conservation easements and long-term vineyard leases, and a lack of rental accessory dwelling units. The governmental controls analyzed in this section were land use controls, codes and enforcements, on-and off-site improvements, fees and exactions, processing and permit procedures, and regulations affecting housing for persons with disabilities. The land use controls including zoning and current General Plan land use designations do not constrain residential development; however, some changes are necessary to streamline the design review process. Additionally, water and sewer access are constrained, and the City must prioritize service for proposed development that includes housing for lower-income households (Program H-C). Additionally, St. Helena must also amend the Zoning Code to allow for low barrier navigation centers, consistent with State law. See Program H-F for more information.

Sites Inventory and Zoning for a Variety of Housing Types

Sites Inventory. In combination with the City's pending projects and ADU development trends, the sites inventory provides adequate sites to meet the City's RHNA allocation and buffer requirements. St. Helena received a RHNA of 256 total units distributed across very low-income (104 units), low-income (59 units), moderate-income (26 units), and above moderate-income (67 units) categories. A total of 83 lower income housing units can be accommodated on City-owned properties and 332 total housing units can be accommodated on vacant and non-vacant sites. Multiple property owners of vacant and non-vacant sites are supportive of and interested in housing development on their properties. See Program H-A for more information.

Zoning for a Variety of Housing Types. St. Helena's Zoning Code allows for a variety of housing types in the City including multiple-family units, transitional and supportive housing, single-room occupancy units, manufactured and mobile homes, and accessory dwelling units. However, to comply with Section 65915 through 65918 of the California Government Code, St. Helena should amend the Zoning Code to reflect the new

maximum density bonus provisions that were adopted by the State in 2020. Program H-F commits the City to updating the Zoning Code for compliance with State law.

Affirmatively Furthering Fair Housing

Concentrations of Lower- and Moderate-Income Earning Populations. In St. Helena, residents with low and moderate household incomes are concentrated in the eastern portion of the city. The Housing Element ensures available land to accommodate all income levels on sites located across the city. Efforts to combat this impediment are outlined in Programs H-A, H-B, H-N, H-O, H-R, H-S, H-U, H-V, H-W, and H-AA.

Insufficient Housing Stock for Farmworkers. Farmworker housing is a critical need in Napa County and St. Helena due to the presence of year-round agricultural production. The migratory and sometimes seasonal nature of farm work poses housing challenges for the community and are seen as an impediment for St. Helena. Efforts to combat this impediment are outlined in Programs H-E, H-H, H-I, and H-KK.

Lack of Affordable Housing Types. There is a lack of diversity in housing types that restricts development of affordable housing in St. Helena. Local land use and zoning regulations perpetuate this deficiency by limiting the form of housing that can be developed on a particular site. Much of the residentially zoned parcels within the city are zoned low and medium density residential and are not compatible with the construction of duplexes, triplexes, quadplexes and multifamily housing developments. The City is upzoning a number of parcels as a part of the Housing Element Update to allow higher density residential development. Efforts to further combat this impediment are outlined in Programs H-A, H-B, H-E, H-H, H-I, H-J, H-M, H-N, H-P, H-R, H-S, H-V, H-W, H-AA, H-DD, H-EE, H-FF, H-GG, H-LL, and H-NN.

Goals, Policies, and Implementation Programs

Goal 1 A Diversity of Housing to Meet Local Needs

To facilitate development of a variety of housing types to meet the full range of housing needs throughout our community, with particular emphasis on housing for our local workforce, people with special housing needs, and people with extremely low, very low, low, and moderate incomes.

Policies

HE 1.1 Maintain a sufficient supply of land zoned for residential development to meet the identified housing need at all income levels. [Existing Policy HE 1.1, modified]

HE 1.2 Work with property owners and developers to facilitate development of new affordable housing throughout the community. [Existing Policy HE 1.2, modified]

HE 1.3 Encourage the development of affordable housing and remove non-governmental development constraints, as feasible. [Existing Policy HE 1.3, modified]

HE 1.4 Remove governmental constraints to housing. [New Policy]

HE 1.5 Address workforce housing needs by supporting in-fill and mixed-use development near downtown. [Existing Policy HE 1.4, modified]

HE 1.6 Encourage innovative housing types and designs. [Existing Policy HE 1.5]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-A Available Sites Inventory The City will prepare a sites inventory and suitability analysis that identifies suitable sites for housing development that allows targeted income housing developers to have a clear idea of what sites are suitable for meeting the Regional Housing Needs of the City. To accommodate the remaining lower-income RHNA of 156 units, the City of St. Helena will identify and rezone a minimum of 14 acres to the HDR zoning district, allowing exclusively residential uses and a minimum of 20 units per acre to a maximum of 28 units per acre by January 31, 2026. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(h) and (i) for developments in which 20 percent or more of the units are affordable to lower income households and will be selected from sites 2, 3, 5, 8, and 10 in the parcel listing (Table 58). As reflected in *11: Housing Resources*, each site has the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided. The City will maintain an inventory of parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online. All previously used lower-income sites currently meet the lower-income density threshold (20 du/ac), however the City shall update the zoning code to allow by-right approval for housing developments that	Identify housing sites suitable to accommodate: · Very low income: 104 units · Low income: 59 units · Moderate income 26 units · Above Moderate income: 67 units · Total: 256 units Provide sites that proactively work to overcome concentrations of lower- and moderate-income earning populations; with the goal of facilitating the development of 82 lower income units in the western portion of the city Provide sites appropriate for affordable housing types Commit to streamlining review of Hunter Subdivision project to completion with the goal of Building Permit applications in 2025. Evaluate timeline at the end of 2025 and if determined necessary, identify additional housing sites to meet the City's 6th Cycle RHNA requirements.	HE1.1	Planning Department	General Fund (staff time)	Within three years of the adoption deadline Publicly-available inventory: by 2024 **Hunter Subdivision** Building permits: 2025 Evaluate timeline by end of 2025

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
include 20 percent or more of its units affordable to lower income households (Gov. Code, § 65583.2, subd. (c).) on these sites. The City will consider AFFH in the identification of sites within the inventory and will work to provide sites that proactively work to overcome concentrations of lower- and moderate-income earning populations on the eastern portion of the city. [New Program]					
H-B Growth Management System The City will remove the Growth Management System (GMS) from the Zoning Code. Due to Senate Bill 330, the GMS cannot currently be enforced. The City shall remove the GMS from the zoning code through the current Comprehensive Zoning Code Update currently underway. The GMS has been removed from the Draft Zoning Code, which is scheduled for adoption in summer/fall 2023. [Existing Program HE1.A, modified]	During the planning period, encourage the development of: · 4 very low-income units · 4 low-income units · 10 moderate-income units · 10 above moderate-income units Address the city's lack of affordable housing by removing governmental constraints	HE1.1 HE1.4	Planning Department	General Fund (staff time)	Implementation: immediate Revised Zoning Code: by 2025 (prior to sunset of SB 330)

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-C Water and Sewer Access The City will continue to give priority access to water and sewer infrastructure to projects that include affordable housing units. As required by State law, the City shall deliver the adopted housing element to water and sewer providers, including a cover memo describing the City's housing element, as well as the City's housing needs and regional housing need. [Existing Program HE1.C, modified]	· Establish specific procedures providing priority access to water and sewer infrastructure to developments with units affordable to lower-income households, as required by State law. Provide water and sewer providers with the adopted housing element, including cover memo, as required by State law.	HE1.3 HE1.4	Planning and Public Works Departments	General Fund (staff time) Water and Sewer Enterprise Funds	Establish procedure: by 2025 Provide providers with housing element: immediately upon adoption
H-D Road and Utility Improvement Coordination The City will continue to work with private property owners/developers to plan for road and utility improvements necessary to support housing on sites identified for lower-income housing, in the event these sites are developed. Funding for off-site improvements will be provided through development impact fees. The City shall annually evaluate funding levels and potential opportunities for use of the funds in line with this program. [Existing Program HE1.E]	During the planning period, encourage the development of: · 4 very low-income units · 4 low-income units · 4 units identified for seniors, farmworkers, or persons with disabilities	HE1.2 HE1.3	Planning Department	General Fund (staff time)	Throughout the planning period, as needed Evaluate funding levels and opportunities: annually

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-E Streamline Special Needs Housing The City will apply streamlined ministerial review to housing developments that meet the needs of lower income households and special needs groups, such as seniors, people with disabilities, farmworkers, and homeless families and individuals. The City shall evaluate the streamlined review policy every two years to identify constraints on special needs housing production. The City shall provide priority processing to development applications that work to provide housing for residents with special housing needs. The City shall also support these applicants by providing technical support through the entitlement process and shall provide additional density bonuses and modifications to development standards (beyond State law) to special needs housing projects proposed on the western half of the city, where fair housing issues are less concentrated. [Existing Program HE1.F, modified]	During the planning period, encourage the development of: · 15 very low-income units · 8 low-income units · 6 units identified for seniors, farmworkers, or persons with disabilities Address the lack of affordable housing types in the city Address the lack of farmworker housing in the city Provide incentives that work to overcome concentrations of affordable housing on the eastern portion of the city.	HE1.4	Planning Department	General Fund (staff time)	Evaluate constraints: every two years Apply streamlined review: throughout planning period

H-F Municipal Code Updates The City will review and amend the Municipal Code, to comply with State law to: · Allow low barrier navigation centers for compliance with Government Code Sections 65660 and 65668 (AB 101). · Allow for residential care facilities of six or fewer in zones allowing single-family uses, subject only to the requirements of single-family uses, in compliance with State law (HSC § 1568.0831); and permit facilities with seven or more beds in all residential zones with objectivity and certainty similar to other residential uses of the same form · Update Chapter 17.144 (Affordable Housing) to reflect new maximum density bonus tier framework in compliance with California Government Code Sections 65915 through 65918. · Amend the Zoning Ordinance to define "family" as one or more persons living together as a single housekeeping unit in a dwelling unit. The definition should not distinguish between related and unrelated individuals and should not impose a numerical limit on the number of persons that constitute a family. · Update parking requirements related to emergency shelters for compliance with Government Code section 65583, subdivision (a)(4)(A) to require only be the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones. · Allow accessory dwelling units in all zones allowing residential uses, including the AP Zone, mixed-use and commercial zones.	Amend the Municipal Code for compliance with State law by 2025 Address the lack of affordable housing types in the city by removing governmental constraints to housing production Amend the inclusionary housing ordinance to update in-lieu fees to reflect real costs of developing affordable housing, provide incentives to construct workforce housing, and provide more on-site housing requirements for affordable housing development	HE1.4 HE6.1	Planning Department	General Fund (staff time)	By 2025

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
· Update Chapter 17.116.030 (Accessory Dwelling Units) for compliance with Government Code section 65852.2. · Update Chapter 173.200 (Reasonable Accommodation) to remove discretionary finding requirements that constrain development, including finding #5, which considers impacts to surrounding properties or uses. · Incorporate objective design standards for single-family, small lot, and multifamily developments that provide a ministerial design review process · Provide a by-right streamlined review process for affordable housing developments meeting state affordability thresholds, in compliance with SB 35 and SB 330. · Allow permanent and supportive housing pursuant to Government Code section 65661 without discretionary action. [Existing Program HE1.K, expanded]					
H-G Safety Element Update The City will, in accordance with SB 1035, update the General Plan Safety Element to include any new information on fire and flood hazards, as well as climate adaptation and resiliency strategies. In accordance with SB 99 and AB 747, the updated Safety Element will also include evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. [New Program]	Update the Safety Element by 2024	HE1.4	Planning Department	General Fund (staff time)	2024

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-H Workforce and Farmworker Housing The City will identify and adopt, as appropriate, incentives for development to address the housing needs of "workforce" and farmworker households, with priority given to projects in lower-density higher income on the western half of the city.. As part of this effort, the City will explore the feasibility of adding an above moderate-income workforce housing component to the Inclusionary Housing Ordinance requirements and amend the Ordinance as appropriate. [Existing Program HE1.H, modified]	Identify and adopt, as appropriate, development incentives such as higher density and height allowances, a streamlined design review process, and financial incentives, including fee reductions and waivers and contributions from the City's Housing Trust Fund, to encourage the development of workforce and farmworker housing, including additional incentives for those projects in low-density high-income areas Encourage the development of: · 10 units identified for workforce or farmworker housing during the planning period · 2 workforce housing developments in low-density high-income areas Address the lack of affordable housing types in the city Address the lack of farmworker housing in the city	HE1.4	Planning Department	General Fund (staff time)	By 2025

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-I ADU Workforce Housing Incentive Program The City will implement a program to provide financial assistance for the development of accessory dwelling units in exchange for affordability restrictions that will provide workforce housing. Potential funding sources include, but are not limited to, Housing Trust Funds and Transient Occupancy Tax revenues. To encourage housing mobility and housing choice, the City shall provide marketing of the ADU Workforce Housing Program (and financial incentives) targeted at low-density areas of the city, with particular emphasis on the western half of the city where fair housing issues and existing affordable units are less concentrated. As part of this effort, the City shall hold up to two multi-lingual engagement events. [Existing Program HE1.I]	Establish an ADU Workforce Housing incentive program Market financial incentives to residents in LR and MR zones, particularly on the western portion of the City in combination with Programs H-Q and H-R, encourage the development of: · 80 accessory dwelling units, targeting 60 on the western portion of the city · 20 ADUs with affordability restrictions during the planning period, including 15 within the western portion of the city. · 15 ADUs near downtown Address the lack of affordable housing types in the city Address the lack of farmworker housing in the city	HE1.4	Planning Department	Housing Trust Funds Transient Occupancy Tax State and Federal workforce housing programs State and Federal grant funding	Establish program: by 2025 Provide marketing and engagement events: 2025

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-J Non-traditional Housing Types The City will encourage development of co-housing, ecohousing, a 'green' manufactured home, and other forms of housing, and will ensure these housing types are considered in the city's streamlined approval process. The City will evaluate and update, as appropriate, current zoning practices to remove constraints to non-traditional housing types. The City will also amend the zoning code to provide objective standards for residential development that work for a variety of housing types, including non-traditional housing types. [Existing Program HE1.J, modified]	Evaluate current zoning practices to identify constraints to non-traditional housing types by 2025. Amend the zoning code to remove constraints and provide objective design standards by 2026. Encourage the development of: · 10 missing middle units on infill parcels or in areas within the western portion of the city, consistent with AFFH. · 4 non-traditional housing units during the planning period. Address the lack of affordable housing types in the city	HE1.5	Planning Department	General Fund (staff time)	Encourage non-traditional housing types: throughout the planning period Evaluate zoning: by 2025 Amend zoning: by 2026
H-K Non-Vacant Sites The City shall adopt a policy(ies) to incentivize new or more intense development on sites included in the sites inventory as lower-income capacity, including sites 7, 9, and 11 (for sites 1 and 2, see Program H-L. Incentives may include, but are not limited to, reducing development standards, providing flexible parking standards, priority processing, or deferred fees. The City shall engage property owners within six months of adoption to discuss constraints and potential incentives.	Adopt policies that Incentivize the development of new or more intense uses on non-vacant sites identified as lower-income capacity to meet the RHNA. Encourage the construction of 42 new lower-income units on sites 7, 9, and 11, including 32 on the western portion of the city	HE 1.1 HE 1.2 HE 1.3	Planning Department	General Fund (staff time)	Engage property owners: within six months of adoption Adopt incentives: 2024

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-L City-owned Sites The City will maintain compliance with the Surplus Land Act throughout the 2023-2031 Housing Element planning period. The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority processing, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on City-owned sites. The City plans to make 3 properties available through the Surplus Land Act process over the next two years for a potential development of 57 lower-income units. The City shall conduct studies of City owned sites included in the sites inventor to determine the most efficient use for housing. These include sites 1, 2, and 3. Through this process, the City shall engage local affordable housing developers to determine site constraints and potential policies to meaningfully incentivize affordable housing development on these sites. The City shall proceed with the findings for housing development by 2026. The City anticipates two-and-a-half years to enter into an Exclusive Negotiation Agreement (Fall 2026), and one-and-a-half additional years for land use entitlements and development agreements (Spring 2028). City owned sites included in the inventory (sites 1-3) shall be rezoned incompliance with Govt. Code Section 65583.2(h) and (i) within three years of the adoption deadline (by January 31, 2026.	Engage local affordable housing developers immediately Study city owned sites to determine the most efficient use for affordable housing development within the first year following adoption By 2026, implement an action plan to sell, or release an RFP to develop, City owned land for affordable housing development based on the findings of the conducted studies. Through the action plan, establish and implement a variety of incentives to facilitation housing development. Maintain compliance with the Surplus Land Act throughout the 2023-2031 Housing Element Planning Period Make properties available through the Surplus Land Act process Target Exclusive Negotiating Agreement by Fall 2026 Target land use entitlements issuance by Spring 2028 Encourage the development of 57 lower-income units in the northeast quadrant of the city near transit opportunities, and where fair housing issues are less concentrated, and walkability and environmental scores are more positive	HE 1.1 HE 1.2 HE 1.3	Planning Department	General Fund (staff time)	Engage developers: immediately upon adoption Conduct studies: by July 2025 Implement action plan and incentives for City owned sites: by 2026 Rezone sites: by Jan. 31, 2026

Goal 2 High-Quality Neighborhoods with a Balance of Housing Types

To plan for a balance of housing types throughout the community. [Existing Goal, modified]

Policies

HE 2.1 Encourage higher density development. [Existing Policy HE 2.1, modified]

HE 2.2 Promote higher density development opportunities in low density, high resource areas. [New Policy]

HE 2.3 Promote mixed-use developments. [Existing Policy HE 2.3]

HE 2.4 Promote accessory dwelling unit (ADU) production. [Existing Policy HE 2.4, modified]

HE 2.5 Allow duplexes to the extent required by State law in all single-family residential zones consistent with SB 9. [New Policy]

HE 2.6 Promote the development of missing middle housing with an area median income target of 120 percent (moderate income). [New Policy]

HE 2.7 Promote a balance of housing types and unit sizes throughout the community. [Existing Policy HE 2.6, modified]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
H-M Incentives for Lower-Cost Housing Types The City will continue to provide incentives for higher density housing and will explore possible incentives for building attached market rate housing units for rent and for sale. Incentives may include, but are not restricted to, fast tracking development applications, deferred development fees, reduced parking and/or other city standards, and density bonuses. [Existing Program HE2.A]	Encourage the development of 20 lower income units during the planning period Study potential incentives for attached market rate units by 2027 Address the lack of affordable housing types in the city	HE2.1	Planning Department	General Fund (staff time)	Throughout the planning period Attached market-rate housing study by 2027

Page 163 of 1733

Agenda Item #10.1.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
H-N Zoning to Facilitate Higher Density Housing The City will modify the Zoning Code to facilitate higher density housing, consistent with the 2040 General Plan Update and Housing Sites Analysis, and discourage the construction of oversize homes, particularly within the western portion of the city, consistent with AFFH. The City shall revise maximum lot coverage to 55 percent and maximum height to 42 feet in the HR zone and on key housing sites in the MR zone (see Section 17.40.020(N)). The City shall revise the zoning code to allow minor modifications of up to 10 percent increase in lot coverage standards and 5 percent (or two feet, whichever is greater) in maximum height. Minor modifications shall be approved by the Community Development Director without a public hearing. The City shall reduce parking requirements for multifamily uses with three or more units to require one parking space for studio or one-bedroom units. The City shall revise Section 17.40.020 to allow duplexes and triplexes and densities of 5.1 to 16 dwelling units per acres in the MR zone without a conditional use permit. [Existing Program HE2.B, modified]	Modify the development standards within the Zoning Ordinance to encourage higher density developments by 2026 Develop land use patterns that work to overcome geographic concentrations of lower-and moderate-income earning populations Address the lack of affordable housing types in the city	HE2.1 HE2.2	Planning Department	General Fund (staff time)	By 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
H-O Exemptions from Minimum Density The City will amend zoning regulations to prohibit exemptions from minimum density requirements. [Existing Program HE2.C]	Prohibit exemptions from minimum density requirements Encourage development patterns that work to overcome geographic concentrations of lower-and moderate-income earning populations	HE2.1 HE2.2	Planning Department	General Fund (staff time)	By 2026
H-P Mixed-use Development Types The City will amend the Zoning Code to create and implement the development criteria set for mixed use development within St Helena. [Existing Program HE2.G, modified]	Amend the Zoning Ordinance to create and implement the development criteria set for mixed use development by 2026 Encourage the development of 20 housing units in mixed-use projects during the planning period Explore and adopt, as appropriate, development incentives such as higher density and height allowances, a streamlined design review process, and financial incentives, including fee reductions and waivers and contributions from the City's Housing Trust Fund, to encourage employers to provide on-site employee housing Address the lack of affordable housing types in the city	HE2.3	Planning Department	General Fund (staff time)	By 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
H-Q Direct Assistance for ADU Development The City will continue to provide financial incentives, such as fee waivers and pre-approved plans, for ADU development. The City will also explore additional options such as covering the cost of a feasibility consult or the license fee for pre-approved plans, or capping total fees. The City will work with Napa Sonoma ADU to provide public information regarding ADUs on the City website, including a guide for homeowners explaining the benefits and procedures for adding an ADU and links to resources, including the ADU Feasibility Calculator, Home Match Program, and Standard ADU Plans Program. [Existing Program HE2.J, modified]	Provide direct financial incentives to 10 ADU projects in the planning period Explore additional financial incentives by 2025 Provide informational materials and technical assistance regarding the development of ADUs to 30 households in low-density western portions of the city within the planning period Address the lack of affordable housing types in the city	HE2.4	Planning Department	Housing Trust Fund General Fund (staff time)	Explore additional incentives: by 2025 Provide information al materials: by 2025 Engage Napa Sonoma ADU: annually

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
H-R Place-based ADU Strategy The City will target specific areas for ADU incentives and will create incentives to construct ADUs in the low- and medium-density areas near downtown as well as in low-density higher-income areas of the city, particularly on the western portion of the city. Potential incentives include, but are not restricted to, fast tracking development applications, deferred development fees, and reduced parking and/or other city standards. [Existing Program HE2.K, modified]	Establish place-based ADU strategies and incentives by 2026 In combination with Program H-I and H-Q, the development of: · 80 accessory dwelling units, targeting 60 on the western portion of the city · 20 ADUs with affordability restrictions during the planning period, including 15 within the western portion of the city. · 15 ADUs near downtown Proactively work to overcome concentrations of lower- and moderate-income earning households Proactively work to relieve displacement pressures on multifamily zones	HE2.2 HE2.4	Planning Department	General Fund (staff time)	Establish program: by 2026
H-S Affordability Requirements for ADU Incentives The City will link financial incentives and development standard variances to affordability requirements for ADUs. Whenever the City assists in the development of an ADU through financial incentives or by granting a variance, the City will require that either the main house or the ADU is used as a rental unit affordable to lower- and moderate-income households for a minimum of five years through an affordable housing regulatory agreement with the City. [Existing Program HE2.M, modified]	Update the zoning ordinance to include affordability requirements for ADU projects receiving financial or regulatory incentives by 2026 Incentivize the development of: · 12 very low-income units · 14 low-income units · 6 moderate income units	HE2.4	Planning Department	Housing Trust Fund General Fund (staff time)	By 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
H-T Illegal Housing Units The City will continue to respond to complaints regarding illegal units. Additionally, the City will work with the property owners to help bring illegal units up to code and to abate the use of non-habitable buildings as living units. [Existing Program HE2.N]	Respond to complaints regarding illegal units Provide technical and financial support to assist five lower income units to be brought up to code within the planning period	HE2.4	Planning and Building Department	General Fund (staff time) Housing Trust Fund	Throughout the planning period
H-U Place-based Density Increases The City will revise the Zoning Code to allow urban lot splits, duplexes, and other two-unit projects in single-family residential zones in accordance with Senate Bill 9. The City will also adopt incentives, which may include fee reductions, deferrals, or waivers; flexible development standards; priority processing, or allowing triplexes on single-family lots if one unit ensures affordability to lower- or moderate-income renters by deed restriction. The City shall publicize informational materials outlining policies and incentives on the City website and through mailing lists and social media outlets. [New Program]	Adopt incentives for small multi-unit SB 9 projects in single-family zones by 2024 Publicize informational materials by 2024; update within 30-days of changes Revise the Zoning Code by 2026 Proactively work to overcome concentrations of lower- and moderate-income populations Proactively work to relieve displacement pressures in multifamily zones	HE2.2 HE2.5	Planning Department	General Fund (staff time)	Allow duplexes: by 2024 Adopt incentives: by 2024
H-V Multi-unit Development in Low-density Higher-income Areas The City will encourage the development of affordable housing on in-fill parcels and in low-density areas in the western portion of the city, in line with the City's commitment to affirmatively further fair housing. As part of this effort, the City will explore and adopt, revisions to development	Post an inventory of potential housing sites on the City's web site immediately following adoption of the Housing Element Explore revisions to development standards to encourage multi-unit infill development (as part of comprehensive zoning code update) by 2026	HE2.2, HE2.6	Planning Department City Council	General Fund (staff time)	Housing sites posted to website in 2023 Standards update: 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
standard to encourage multi-unit developments within existing neighborhoods throughout the city. The City will also explore additional incentives to encourage affordable multi-unit projects in high resource areas, including, but not limited to priority permit processing, reduced or waived development fees, reduced parking and/or other city standards, and an additional density bonus. [Existing Program HE2.P, modified]	Facilitate the development of three multi-unit lower-income housing projects on City-owned properties in the planning period Facilitate the development of five lower- or moderate-income infill projects in the planning period Address disproportionate housing needs in infill areas, including overpayment, overcrowding, and displacement risk by increasing housing opportunities; facilitate seven SB9 lot splits to increase housing opportunities in single family neighborhoods in the planning period, with a goal of facilitating development of five lower-income units on these properties Explore additional incentives for affordable multi-unit projects in low-density areas on the western portion of the city by 2026 Encourage the development of eight lower- and eight moderate income multi-family units in high resource areas or on infill parcels within the planning period Proactively work to overcome concentrations of lower- and moderate-income households on the eastern portion of the city Address the lack of affordable housing types in the city				Explore potential addition incentives: by 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
H-W Missing Middle Housing The City will review and amend the zoning code and applicable development standards to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., triplexes, courtyard buildings, townhomes, live/work) to create a diversity of housing types and densities and increase the availability of affordable housing to reduce displacement risk for residents overpaying for housing. Specifically, the City will add a new mixed use zone, consistent with the 2040 General Plan Update, and will evaluate and revise minimum lot sizes and parking ratios, particularly in high resource, low-density areas. [New Program]	Revise zoning standards to encourage missing middle housing by 2026 To enhance housing mobility and housing choice, encourage the development of a variety of missing middle housing types in infill projects; support the development of three missing middle housing developments between three and 20 units To enhance housing mobility, encourage the development of 15 lower- and 15 moderate-income units in low-density high-income areas	HE2.2 HE2.6 HE2.7	Planning Department	General Fund (staff time)	Revise Zoning Code: by 2026

Goal 3 Conservation of Existing Housing

Improve and conserve existing housing, with particular attention to the rehabilitation and retention of existing affordable units. [Existing Goal]

Policies

HE 3.1 Protect the existing stock of affordable and market rate housing. [Existing Policy HE 3.1]

HE 3.2 Support the conservation of existing housing units for those with special housing needs, including seniors and others with special housing needs. [New Policy]

HE 3.3 Monitor housing conditions. [Existing Policy HE 3.2]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-X Condominium Conversion The City will continue to restrict the conversion of rental units to condominiums. Current policy allows conversion to condominiums under certain circumstances when the vacancy rate is high. Because the presence of second homes within the community results in an inflated vacancy rate, the City will update the current policy to eliminate the linkage to vacancy rates. To work to reduce displacement pressures in lower-resourced areas, the revised policy will completely restrict all conversions in the eastern portion of the city. [Existing Program HE3.A]	Preserve existing affordable housing stock Update current policy to remove linkage to vacancy rates Completely restrict condominium conversion in the eastern portion of the City Address the lack of affordable housing types in the city	HE3.1	Planning Department	General Fund (staff time)	Update policy by 2026
H-Y Affordable Housing Impact Fee The City will continue to charge an affordable housing impact fee whenever housing units are converted to other uses. The City will exempt conversion projects that create affordable for-sale housing from this impact fee. Collected affordable housing impact fees will be used for the preservation and development of housing opportunities affordable to lower- and moderate-income households, and will give priority to projects in the eastern portion of the city where fair housing issues, and displacement risks exist in greater concentrations. [Existing Program HE3.B]	Evaluate the impact fee against the real cost of affordable housing development every two years Discourage the conversion of residential uses to nonresidential uses Address the lack of affordable housing types in the city by working to retain existing units or generating funding for future affordable units	HE3.1	Planning Department	General Fund (staff time)	Throughout the planning period Evaluate impact fee: every two years

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-Z At-Risk Assisted Affordable Housing Units Although there are no assisted affordable units currently at-risk of conversion to market rate in St. Helena, the City with the assistance of the Napa Housing Authority, shall continue to monitor assisted properties. If units are identified as at-risk of conversion, the City will work with the property owners and/or other parties to ensure that they are conserved as affordable housing. The City will also engage with owners of deed-restricted moderate-income for-sale units (Marietta Townhomes and Voorhees Circle) at-risk of conversion to market rate within the planning period. The City will work with owners to find solutions to extend affordability requirements. [Existing Program HE3.C, modified]	Unless consistent with the terms of an affordable housing agreement with the City of St. Helena, prohibit the conversion of assisted affordable units to market rate Retain all assisted affordable units during the planning period Immediately (by 2024) engage homeowners with expiring deed-restrictions	HE3.1	Planning Department	General Fund (staff time)	Engage at-risk property owners: immediately, and twice annually thereafter
H-AA Vacation Rentals The City will continue to limit the conversion of market rate housing to vacation rentals and will abate the use of illegal vacation rentals, including time shares and fractional interests. To preserve existing affordable housing and reduce displacement pressures, the City shall adopt a policy restricting conversion of units occupied by lower- and moderate- income households in the southeast quadrant of the city to vacation rentals. [Existing Program HE3.D]	Maintain the current stock of market rate housing Restrict the conversion of housing units to vacation rentals occupied by lower- and moderate-income households in the southeast quadrant of the city where fair housing issues exist in greater concentrations Discourage the conversion of market rate housing units to vacation rentals, particularly in low-density higher-resourced areas Address the lack of affordable housing types in the city	HE3.1	Planning Department	General Fund (staff time)	Throughout the planning period

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-BB Special Housing Needs Rehabilitation Program The City shall actively pursue federal and State funding sources, including CDBG, Affordable Housing and Sustainable Communities (AHSC), Permanent Local Housing Allocation (PLHA), CalHome funds, HOME, and other grant sources to establish a program to support the rehabilitation needs of seniors and others with special housing needs, particularly on the eastern portion of the city where affordable units are generally concentrated and displacement risks are increased[Source: New Program]	Pursue funding to assist with rehabilitation costs for lower income households and seniors During the Planning Period, encourage the rehabilitation/conservation of: · 20 units accessible to seniors · 10 units accessible to persons with a disability	HE3.2	Planning and Finance Departments	CDBG, AHSC, PLHA, CalHome, HOME	Annually and as notices of funding availability are released.
H-CC Annual Progress Report The City will continue to review housing needs, conditions, achievements and challenges as part of the City's regular General Plan review and Annual Housing Element Progress Report, as required by State law. [Existing Program HE3.E]	Submit the Annual Progress Report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research by April 1st of each year Provide transparency on housing-related actions and programs	HE3.3 HE4.6	Planning Department	General Fund (staff time)	Annually

Goal 4 Assistance to Support Affordable Housing

To provide technical and financial resources to support development of affordable housing in our community, especially housing that meets the needs of our local workforce, people with special housing needs, and people with moderate, low, and very low incomes.

Policies

HE 4.1 Develop permanent local sources of funding to support affordable housing. [Existing Policy HE 4.1]

HE 4.2 Aggressively pursue and 'leverage' State and Federal housing funds. [Existing Policy HE 4.2]

HE 4.3 Address farmworker housing needs. [Existing Policy HE 4.3]

HE 4.4 Support housing that meets special needs, including senior citizens and persons with disabilities. [Existing Policy HE 4.4]

HE 4.5 Explore methods to increase Housing Trust Fund money. [Existing Policy HE 4.5]

HE 4.6 Provide transparency regarding information on housing-related actions, fees, and programs. [New Policy]

HE 4.7 Provide local preference in the procurement process when municipal funds may be used for housing. [New Policy]

HE 4.8 Give preference to projects providing workforce housing affordable to up to 140 percent of the AMI. [New Policy].

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-DD Revenue Generation for Affordable Housing The City will continue to generate revenues for affordable housing through the Affordable Housing Trust Fund and Transient Occupancy Tax and will continue to use the revenue to support the development or rehabilitation of affordable housing. [Existing Program HE4.B, modified]	Support the development or preservation of five extremely low or very low-income units Address the lack of affordable housing types in the city	HE4.1 HE4.5	Planning Department	General Fund (staff time) Housing Trust Fund Transient Occupancy Tax	Throughout the planning period
H-EE Reduced Fees for Affordable Housing The City will continue to reduce, defer, or waive fees for affordable housing developments and will explore and adopt as appropriate higher incentives for affordable housing developments with units affordable to extremely low- and very low-income households. [Existing Program HE4.C, modified]	Reduce fees for 30 extremely-low or very low-income units Address the lack of affordable housing types in the city	HE4.1	Planning Department	General Fund Housing Trust Fund	Evaluate and adopt, as appropriate, potential additional incentives: by 2026
H-FF Extremely Low-Income Units The City will continue to prioritize the use of the Affordable Housing Trust Fund in support of the development and preservation of regulated affordable units for extremely low-income households. The City will immediately engage with developers interested in creating or preserving housing for extremely low-income households to discuss available incentives and any financial or technical assistance the City can provide. [Existing Program HE4.D]	Support the development or preservation of six units for extremely low-income households Address the lack of affordable housing types in the city	HE4.1	Planning Department	Housing Trust Fund	Engage prospective developers: immediately upon identification

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-GG Affordable Homeownership The City will continue to pursue mortgage revenue bonds and/or mortgage credit certificates to promote affordable homeownership opportunities for moderate- and lower-income households. The City shall evaluate these opportunities and engage with potential partnering jurisdictions or institutions annually. The City shall also engage with local mortgage brokers and real estate agents to identify existing programs providing downpayment loans or direct assistance to first-time homebuyers and shall make this information available on the city's website, as well as through up to two multi-lingual engagement events targeting the eastern portion of the city. [Existing Program HE4.E]	Research and identify potential funding sources in 2024 and annually thereafter with the goal of establishing a homeownership assistance program in 2026 Collect and publicize information on existing programs available to first-time and lower-income prospective homeowners through State, Federal, or non-profit agencies within 18 months of adoption of the Housing Element; hold up to two multi-lingual events on the eastern portion of the City by 2026 Assist three lower- or moderate-income households transition from rental housing to homeownership Address the lack of affordable housing types in the city	HE4.2	Planning and Finance Departments	General Fund (staff time)	Annually Identify funding for City led program: in 2024 and annually thereafter Collect and publicize information on existing programs: within 18 months of adoption Targeted engagement events: by 2026
H-HH Additional Funding The City will continue to pursue additional funding for affordable housing and will explore new options for affordable housing funding. [Existing Program HE4.F, modified]	Explore new funding sources every two years to support housing for lower- and moderate-income households, seniors, and residents with special housing needs Address the lack of affordable housing types in the city	HE4.1	Planning and Finance Departments	General Fund (staff time)	Explore new opportunities: Every two years

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-II Section 8 Subsidies The City will continue to partner with the City of Napa Housing Authority to provide rental assistance to low-, very low-, and extremely low-income households through Housing Choice Voucher (Section 8) rent subsidy certificates. [Existing Program HE4.G]	Support the City of Napa Housing Authority rental assistance efforts; engage the Housing Authority annually to explore opportunities Provide informational materials regarding Housing Choice Voucher subsidies on the City website by 2024 Address the lack of affordable housing types in the city	HE4.2	Planning Department	General Fund (staff time)	Engage the Housing Authority: annually Informational materials: by 2024
H-JJ Housing Coordinator While the City currently contracts with the City of Napa for Housing Authority services, the City will explore the possibility of establishing a full-time, shared Housing Coordinator for the up-valley communities to: promote development of new affordable housing in low-density higher-resourced areas, assist lower-income households obtain housing in higher resourced areas, and preserve existing affordable units. The City shall enter into a cost-sharing agreement, if feasible. The position would serve all of the up-valley communities, including Napa County. [Existing Program HE4.H]	Meet with potential partner jurisdictions a minimum of two times during the planning period to explore options Identify and procure funds to establish a shared Housing Coordinator for the up-valley communities to promote affordable development in low-density higher resourced areas, assist lower-income households obtain housing in higher-resourced areas, and preserve existing lower- and moderate-income units	HE4.2	City Manager Planning Department	General Fund (staff time) CDBG, AHSC, PLHA), CalHome, HOME, and other grant sources	Engage potential partners: by 2026 Identify potential funding: by 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-KK Farmworker Housing Needs The City will contribute staff time and City resources, as appropriate, to countywide farmworker housing efforts that may occur during the Housing Element planning period. The City will reach out to affordable housing developers to support regional and City efforts to develop farmworker housing, including assisting with financing or applications, incentives and concessions, expedited review or other strategies to encourage the development of housing for farmworkers. [Existing Program HE4.I]	Support local and regional efforts to develop farmworker housing Assist in the development of one farmworker housing project during the planning period Address the lack of farmworker housing in the city	HE4.3	Planning Department	General Fund (staff time) Housing Trust Fund	Outreach to affordable housing developers by 2024 and every two years thereafter
H-LL Special Needs Housing Opportunities The City will encourage new developments to provide a portion of units to meet the special housing needs of seniors and persons with disabilities, including developmental disabilities, throughout the city. The City will provide information on available incentives on the City website and shall immediately engage individuals or agencies interested in special needs production to discuss opportunities and constraints specific to the parcel(s) being considered. [Existing Program HE4.J]	During the Planning Period, encourage the development of: · 10 units accessible to seniors · 5 units accessible to persons with disabilities Address the lack of affordable housing types throughout the city	HE4.4	Planning Department	General Fund (staff time)	Information to website: by 2025 Engage potential developers: immediately upon identification

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-MM Housing Information Transparency The City will, in accordance with AB 1483 (2019), obtain, maintain, update, and make publicly available information related to zoning ordinances, development standards, fees, exactions, affordability requirements, and fair housing laws from the Department of Housing and Community Development, State Fair Employment, and Housing Commission's enforcement program, as well as programs and funding sources for homeowners at risk of foreclosure, the State Historic Building Code, and information on energy conservation opportunities. The City will, as appropriate, share this information on the City website and/or in hard copy form at City offices. Any changes to such information shall be made public within 30 days of changes. The City will provide these items in Spanish, as funding and staff time allows. [New Program]	Create and share a digital information database in compliance with AB 1483 by 2024 Updated information is made publicly available within 30 days of changes Provide information in Spanish, as funding allows	HE4.6	Planning Department	General Fund (staff time)	Database: By 2024 and annually thereafter Update information: within 30-days of any changes
H-NN Funding for New Special Housing Needs The City shall actively pursue federal and State funding sources, including CDBG, Affordable Housing and Sustainable Communities (AHSC), Permanent Local Housing Allocation (PLHA), CalHome funds, HOME, and other grant sources to support the construction of housing for seniors and those with special housing needs. The City shall periodically review available housing programs to identify additional funding sources. [Source: New Program]	Pursue funding to assist with construction and rehabilitation needs of lower income households and seniors During the Planning Period, encourage the development of: · 20 units accessible to seniors · 10 units accessible to persons with disabilities	HE3.1 HE 4.1 HE4.2 HE4.4	Planning and Finance Departments	CDBG, AHSC, PLHA, CalHome, HOME	Annually and as notices of funding availability are release.

Page 180 of 1733

Agenda Item #10.1.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-OO Unit Conversion for Extremely Low-Income Households The City will continue to explore the potential of using Affordable Housing Trust Fund money to purchase existing housing for conversion to restricted affordable housing and will commit funding as appropriate. Priority for use of Affordable Housing Trust Fund monies will be given to the creation of housing affordable to extremely-low-income households, particularly within the western portion of the city, consistent with the commitment to overcome geographic income disparities. [Existing Program HE4.L]	Identify potential funding Engage with owners of local market rate multifamily units to discuss opportunities, if funding allows Assist in the conversion of two units from market rate to extremely low-income during the planning period Proactively work to overcome concentrations of lower- and moderate-income populations Address the lack of affordable housing types in the city	HE4.1	Planning Department	Housing Trust Fund General Fund (staff time)	Identify potential funding: annually Engage owners: immediately as funding and potential properties are identified
H-PP Surplus and Excess Public Land The City will, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the City Council and submitted to HCD. [New Program]	Regularly maintain an inventory of publicly-owned surplus or excess land on the City website Annually release information regarding publicly-owned sites that have been sold, leased, or disposed of	HE4.6	Planning Department	General Fund (staff time)	2023, with annual updates

Goal 5 Resource Conservation

To promote resource conservation by encouraging housing types and designs that use fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long-term housing affordability.

Policies

HE 5.1 Encourage alternative energy sources. [Existing Policy HE 5.1]

HE 5.2 Encourage energy and resource conservation. [Existing Policy HE 5.2]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-QQ Green Building Ordinance The City shall update the Green Building Ordinance, as necessary, to meet or exceed periodic updates to the State's Green Building Standards Code (CalGreen). [Existing Program HE5.A, modified]	Ensure compliance with CalGreen throughout the planning period	HE5.1	Planning and Building Department	General Fund (staff time)	Throughout the planning period, as necessary
H-RR Alternative Energy Technologies The City will continue to encourage the use of alternative energy technologies and will explore incentives for the use of solar energy in new and rehabilitated housing. Incentives to adopt as appropriate include, but are not restricted to, ensuring a streamlined review process for applications, allowing applications to be submitted via email and paid by phone, deferred fees, and reduced applicable city standards. [Existing Program HE5.B, modified]	Encourage alternative energy technologies in new and existing developments Explore additional incentives for solar installation	HE5.1	Planning and Building Department	General Fund (staff time)	Explore and adopt incentives, as appropriate: by 2026
H-SS Alternative Energy Technology Information The City will continue to provide public information on energy conservation and alternative energy technologies to residential developers, contractors, and property owners. [Existing Program HE5.C]	Provide information on the City website and at City Hall regarding energy conservation, alternative energy technology options, possible sources of financing, and any applicable information regarding necessary local permits	HE5.1	Planning and Building Department	General Fund (staff time)	2023; updated annually thereafter

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-TT Cost-Effective Energy Conservation The City will continue to require cost-effective energy conservation measures in all new and rehabilitated housing to promote long-term affordability for occupants. The City will adopt the State's new Energy Efficiency Standards as part of any update to the California Building Standards Code and ensure that all new housing units constructed in the City meet or exceed these standards. [Existing Program HE5.D]	Promote long-term affordability Adopt updated State energy efficiency and building code standards, as necessary, throughout the planning period	HE5.2	Planning and Building Department	General Fund (staff time)	Every three years beginning in 2023
H-UU Energy Conservation Measures The City will continue to participate in AB-811 programs and will explore additional state and federal sources of funding to finance local energy conservation measures. Sources of state and federal funds include, but are not limited to, the California Energy Commission State Energy Program and Energy Efficiency and Conservation Block Grant Program, and the Low-Income Home Energy Assistance Program. [Existing Program HE5.E]	Identify and procure additional funding to support energy conservation measures Provide information on available assistance programs on the City website by 2024 Assist three households, through financial or technical assistance, with the implementation of energy conservation measures	HE5.2	Planning and Finance Departments	General Fund (staff time) State and Federal Grant Funds	Throughout the planning period Explore funding: annually Provide information on assistance programs: by 2024
H-VV Water Conservation The City will continue to apply Municipal Code provisions pertaining to water resources, including requirements for water-efficient landscaping for new residential and commercial construction, as well as implementing the "Water Neutrality" policy for all new development. [Existing Program HE5.H]	Reduce water consumption Require water-efficient landscaping Implement the "Water Neutral" policy Implement the Water Efficient Landscape Ordinance (WELO)	HE5.2	Planning and Public Works Departments	General Fund (staff time)	Throughout the planning period

Goal 6 Affirmatively Furthering Fair Housing

To assure that housing programs maximize opportunity and housing choice throughout the city and proactively work to overcome patterns of economic segregation and discrimination based upon age, sex, race, sexual orientation, religion, familial status, ethnic background, or disability. [Existing Goal, modified]

Policies

HE 6.1 Support equal housing opportunities for all residents of St. Helena. [Existing Policy HE 6.1]

HE 6.2 Support the fair housing services provider. [New Policy]

HE 6.3 Support regional efforts to affirmatively further fair housing. [New Policy]

HE 6.4 Ensure public investments are equitably distributed throughout the community. [New Policy]

HE 6.5 Consider affirmatively furthering fair housing goals in all housing related decisions. [New Policy]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-WW Affirmatively Furthering Fair Housing The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. The City identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment. Actions the City will take to address the identified barriers and foster an inclusive community, include: · Concentrations of Lower- and Moderate-income Earning Populations: H-A, H-B, H-N, H-O, H-R, H-U, H-V, H-W and H-OO. · Insufficient Housing Stock for Farmworkers: H-E, H-H, H-I, and H-KK. · Lack of Affordable Housing Types: H-A, H-B, H-E, H-H, H-I, H-J, H-M, H-N, H-P, H-Q, H-V, H-X, H-AA, H-DD, H-EE, H-FF, H-GG, H-LL, H-NN, and H-OO. · Fair Housing Enforcement and Outreach: H-T, H-II, H-JJ, H-WW, and H-XX. · Limited Resources for Persons with Disabilities: H-BB, H-LL, and H-NN; as well as objectives D, F and G in this program.	A) Work to coordinate annual meetings with jurisdictions and fair housing providers in the county to assist with and participate in promoting fair housing opportunities through pursing potential funding opportunities and joint efforts aimed at educating the community about fair housing issues and resources B) Promote the availability of bi-lingual resources by ensuring that City-provided services and materials are available in Spanish and that information is included regarding the availability of interpretation or translation services C) Facilitate development of multifamily housing on the western portion of the city by providing developers with information on incentives for affordable multifamily development and maintaining a list of available sites (for metrics, see Program H-V) D) Use local permitting and approval processes to ensure all new multifamily construction, as well as ADUs, meet the accessibility requirements of the federal and state fair housing acts; with the goal of facilitating the development of 30 units accessible to seniors and other residents with special housing needs E) Affirmatively recruit a diverse and multi-lingual staff, as positions become available F) Work with Napa Valley Transportation Authority to explore lowering ridership costs for the VineGo paratransit system	HE6.1 HE6.2 HE6.3 HE6.4 HE6.5	City Council City Manager Planning Department	General Fund (staff time)	A and H: annually C: engage with developers twice within the planning period D: by 2027 F and G: Every two years

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
· Place-based Strategies for Community Preservation and Revitalization and Displacement Protection: H-A, H-I, H-J, H-N, H-Q, H-R, H-U, H-V, H-W, and H-WW. The City has included additional objectives with this program. The City shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures as necessary. [New Program]	G) Work with the County of Napa to carry out an ADA self-evaluation and transition plan to remove barriers for persons with disabilities to facilities and programs in Napa County H) Prioritize capital improvement projects for public infrastructure improvements that facilitate affordable housing development in the eastern portion of the city				
H-XX Fair Housing Provider The City will continue to utilize and support Fair Housing Napa Valley as the City's fair housing service provider, responsible for implementing fair housing programs, receiving complaints, and providing referrals to available resources when necessary. The City will work with the Fair Housing Napa Valley to provide educational materials to educate real estate professionals, property owners and tenants on their rights and responsibilities and the resources available to address fair housing issues. [Existing Program HE6.A, modified]	Provide direct funding to Fair Housing Napa Valley with of goal of providing up to $80,000 over the planning period Support fair housing investigations with a goal of assisting with five investigations of existing affordable developments for rent in the southeast quadrant of the city and fair housing issues are more concentrated and displacement risk is higher Provide multi-lingual informational materials to the public regarding tenant rights, fair housing issues, and resources on the City's website and hold one multi-lingual engagement event to present the information targeting residents in the eastern portion of the city Provide a link to Fair Housing Napa Valley on the City's website	HE6.2	City Manager Planning Department	General Fund	Engage Fair Housing Napa Valley: annually Informational materials to City website: by 2024 Engagement event: 2025

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-YY Replacement Unit Program The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: • currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and • was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or • subject to any other form of rent or price control through a public entity's valid exercise of its police power, or • occupied by low or very low-income households	In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.	HE3.1 HE6.1	Planning Department	General Fund	Implement: immediately Adopt policy: by January 31, 2024

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-ZZ Lot Consolidation To expand opportunities for additional affordable housing, the City will encourage the consolidation of small parcels to accommodate larger-scale and higher density developments that are compatible with existing neighborhoods. The sites inventory includes five parcels equating to 39 lower- and 39 moderate-income RHNA units. These sites were identified based on common ownership and contiguous lots. While all five parcels are within moderate resource areas, two of these parcels (site 9) are located on the western portion of the city, an area with fewer fair housing issues, and adjacent to Spring Street in proximity to high-quality transit opportunities. While these parcels will be processed by-right pursuant to Gov. Code section 65583(c)), the City will also implement other efforts to facilitate and encourage lot consolidation.	Post the sites on the City's website by October 2023 and provide list to interested developers when requested, and review annually for accuracy Develop and implement incentives for lot consolidation by January 2024 such as fee waivers, reduced development fees, expedited permit processing, greater density bonus incentives, and modifications to parking, height, or setback standards Facilitate lot consolidation for high density residential developments by providing appropriate assistance to developers to encourage negotiations between property owners Encourage the development of 39 lower- and 39 moderate income units during the planning period. To increase housing mobility and opportunities in areas where fair housing issues are less concentrated, encourage the development of 15 lower- and 15 moderate-income units on the western portion of the City	HE 1.3 HE 4.6 HE6.1	Planning Department	General Fund Housing Trust Fund	Post sites to website: by Oct. 2023 Implement incentives: by 2024
H-AAA Permit Streamlining Act The City shall amend the Municipal Code to specify who is responsible for making CEQA determinations and within the timeframes of PRC 21080.1 and PRC 21080.2; and determination of when the PSA is triggered per Government Code 65950(a)(5) the Permit Streamlining Act (PSA).	Amend the municipal code for compliance with State law within 18 months of adoption of the Housing Element	HE 1.3 HE 4.6	Planning Department	General Fund (staff time)	Within 18 months of adoption of the 2023-2031 Housing Element

Quantified Objectives

Quantified Objectives by Type

One of the requirements of State law (California Government Code, Section 65583[b]) is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs, however, the quantified objectives shall establish the number of housing units by income category that can be realistically constructed, rehabilitated, and conserved. The City has established quantifiable objectives in implementation programs throughout the policy document. This section summarizes new construction, conservation, and special needs housing objectives for the 2023-2031 planning period.

New Construction Objectives

Extremely low-income	33 units	166 lower-income units	302 total units
Very low-income	73 units		
Low-income	60 units		
Moderate-income	44 units	136 moderate and above-moderate units	
Above moderate-income	92 units		

Rehabilitation and Conservation Objectives

- Conservation of all existing affordable housing units.
- Conserve 200 manufactured homes at manufactured home parks.
- Rehabilitation of 20 units for seniors and 10 units for persons with a disability

Assistance for Special Needs Households

- 35 units of senior housing
- 18 units for persons with a disability
- 12 units for farmworkers
- Assist in the conversion of two units from market rate to extremely low-income during the planning period.
- Assist three lower- or moderate-income households transition from rental housing to homeownership

Quantified Objectives Summary Table

The City will strive to exceed the following targets for affordable housing development in St. Helena.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	33	73	60	44	92	302
Rehabilitation	10	10	5	5	0	30
Conservation/Preservation	0	120	100	231	0	451

This page is intentionally left blank.











Part 2: Needs Assessment

Public Hearing Draft

April 2023

ST. HELENA
CALIFORNIA
HOUSING ELEMENT
2023 - 2031



Needs Assessment Contents

1. Introduction 2-7

Housing Element Purpose 2-7

Authority 2-7

Status 2-7

Consistency with the General Plan 2-8

Changes to State Law 2-8

Public Participation 2-13

2. Review of the Existing Housing Element 2-34

Housing Production During the 2015-2023 Planning Period 2-34

Progress in Implementation 2-35

3. Demographic and Economic Trends 2-58

Key Findings 2-59

Population Trends 2-59

Household Trends 2-60

Demographic Trends 2-67

Extremely Low-Income Households 2-73

Employment Trends 2-73

4. Population and Employment Projections 2-80

Key Findings 2-80

Population 2-80

Households 2-81

5. Housing Conditions 2-84

Key Findings 2-84

Existing Housing Conditions 2-85

6. Housing Market Conditions 2-97

Key Findings 2-97

For-Sale Housing 2-97

Rental Housing 2-101

7. Special Housing Needs 2-108

Key Findings 2-108

People with Disabilities 2-109

People Living with Developmental Disabilities 2-110

Seniors 2-112

Large Households 2-115

Female-Headed Households 2-118

Farmworkers 2-121

Extremely Low-Income Households 2-123

Persons Experiencing Homelessness 2-124

Non-English Speakers 2-128

8. Non-governmental and Governmental Constraints 2-130

Key Findings 2-130

Non-governmental Constraints 2-131

Governmental Constraints 2-134

9. Opportunities for Energy Conservation 2-171

10. Zoning for a Variety of Housing Types 2-173

Key Findings 2-173

Multiple-Family Rental Housing 2-173

Density Bonuses for Affordable Housing 2-173

Housing for Permanent and Seasonal Agricultural Employees 2-174

Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing 2-174

Residential Care Facilities 2-175

Low Barrier Navigation Centers 2-176

Single Room Occupancy (SRO) 2-176

Factory Built Housing and Mobile Homes 2-177

Accessory Dwelling Units 2-177

11. Housing Resources 2-179

Future Housing Need 2-179

Residential Site Inventory 2-181

Availability of Infrastructure and Services 2-209

Environmental Constraints 2-211

References 2-212

Figures

Figure 1 Population Growth Trends, Indexed to 1990 2-60

Figure 2 Housing Tenure 2-62

Figure 3 Housing Tenure by Race of Householder 2-63

Figure 4 Housing Tenure by Age 2-64

Figure 5 Housing Tenure by Housing Type 2-65

Figure 6 Households by Displacement Risk and Tenure 2-66

Figure 7 Population Growth Trends 2-67

Figure 8 Senior and Youth Population by Race 2-68

Figure 9 Population by Race, St. Helena, 2000-2019 2-69

Figure 10 Households by Household Income Level 2-70

Figure 11 Household Income Level by Tenure 2-71

Figure 12 Poverty Status by Race 2-72

Figure 13 Jobs in St. Helena 2-74

Figure 14 Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence 2-75

Figure 15 Jobs-Worker Ratios, By Wage Group 2-76

Figure 16 Jobs-Household Ratio 2-77

Figure 17 Resident Employment by Industry 2-78

Figure 18 Unemployment Rate 2-79

Figure 19 Bay Area, Population Totals and Projections, 1990-2050, Plan Bay Area 2050. 2-81

Figure 20 Housing Type Trends 2-86

Figure 21 Housing Units by Year Structure Built 2-87

Figure 22 Occupancy Status 2-88

Figure 23 Vacant Units by Type 2-89

Figure 24 Overcrowding by Tenure and Severity 2-90

Figure 25 Overcrowding by Income Level and Severity 2-91

Figure 26 Overcrowding by Race 2-92

Figure 27 Cost Burden by Tenure 2-93

Figure 28 Cost Burden by Income Level 2-94
Figure 29 Cost Burden by Race 2-95
Figure 30 Substandard Housing Issues, St. Helena, 2019 2-96
Figure 31 Home Values of Owner-occupied Units 2-98
Figure 32 Zillow Home Value Index (ZHVI) 2-98
Figure 33 Contract Monthly Rents for Renter-occupied Units 2-102
Figure 34 Median Contract Monthly Rent 2-103
Figure 35 Map of Affordable Housing Units, St. Helena 2-105
Figure 36 Disability by Type 2-109
Figure 37 Senior Households by Income and Tenure 2-113
Figure 38 Cost-Burdened Senior Households by Income Level 2-114
Figure 39 Household Size by Tenure 2-116
Figure 40 Housing Units by Number of Bedrooms 2-117
Figure 41 Cost Burden by Household Size 2-118
Figure 42 Household Type 2-119
Figure 43 Female-Headed Households by Poverty Status 2-120
Figure 44 Farm Labor by County, Napa County 2-122
Figure 45 Racial Group Share of General and Homeless Populations, Napa County 2-125
Figure 46 Hispanic or Latinx Share of General and Homeless Populations, Napa County 2-126
Figure 47 Population with Limited English Proficiency 2-129
Figure 48 Discretionary Permit Process Flowchart 2-154
Figure 49 Residential Site Inventory Map 2-207

Tables

Table 1 Progress Toward the 5th Cycle RHNA 2-34
Table 2 Program Implementation Status pursuant to GC Section 65583 2-39
Table 3 Population Growth Trends 2-59
Table 4 Household Trends 2-61
Table 5 Average Household Size, St. Helena and Napa County 2-61
Table 6 St. Helena Regional Housing Needs Allocation 2-73
Table 7 St. Helena, Population Totals and Projections, 2010-2040, Plan Bay Area 2040 2-80
Table 8 Department of Finance Population Projections, Napa County, 2010-2050 2-80

Table 9 Plan Bay Area 2050 Population Projections, Bay Area, 2015-2050 2-81
Table 10 Table 2: St. Helena, Household Totals and Projections, 2010-2040, Plan Bay Area 2040 2-82
Table 11 Household Projections by Region, 2015-2050 2-82
Table 12 Job Totals and Projections, St. Helena and Napa County, 2010-2040 2-82
Table 13 Job Totals and Projections, North Napa County and the Bay Area, 2015-2050 2-83
Table 14 Housing Permitting from 2015-2019 St. Helena 2-86
Table 15 Affordable Home Purchase Prices by Income Level, Napa County 2-100
Table 16 Residential Properties for Sale, January 2023 2-101
Table 17 Affordable Rental Housing Units, St. Helena 2-105
Table 18 Affordable For-Sale Housing Units, St. Helena 2-106
Table 19 Residential Properties for Rent, January 2023 2-106
Table 20 Assisted Affordable Housing Developments by Conversion Risk Status, St. Helena 2-107
Table 21 People with Developmental Disabilities by Age, St. Helena 2-110
Table 22 People with Developmental Disabilities by Residence 2-111
Table 23 Households by Age 2-112
Table 24 Senior Housing Units, St. Helena. 2-115
Table 25 Migrant Worker Student Population 2-121
Table 26 Farm Labor, Napa County 2-121
Table 27 Homelessness by Household Type and Shelter Status, Napa County 2-124
Table 28 Characteristics for the Population Experiencing Homelessness, Napa County 2-127
Table 29 Students in Local Public Schools Experiencing Homelessness 2-127
Table 30 Price of Vacant Land, March 2022 2-131
Table 31 Zoning Districts that Permit Residential Uses 2-135
Table 32 Density/Intensity Standards by Zoning District 2-137
Table 33 Development Standards by Zone 2-137
Table 34 Residential Street Width Requirements 2-143
Table 35 Parking Requirements, St. Helena, Napa, Yountville 2-148
Table 36 Planning and Development Fees 2-150
Table 37 Construction Cost Summary, Cost Per Unit and Cost Per Square-Foot 2-151
Table 38 Planning Application Fees – Surrounding Jurisdictions, Single-Family and Multiple-Family 2-152
Table 39 Typical Processing Procedures by Project Type 2-155

Table 40 Timelines for Permit Procedures 2-155
Table 41 Timelines for Permit Procedures 2-156
Table 42 Housing Types Permitted by Base Zoning District 2-160
Table 43 Pending and Entitled Projects 2-180
Table 44 Progress Towards RHNA 2-181
Table 45 Site 1 Summary 2-182
Table 46 Site 2 Summary 2-184
Table 47 Site 3 Summary 2-186
Table 48 Site 4 Summary 2-190
Table 49 Site 5 Summary 2-192
Table 50 Site 6 Summary 2-194
Table 51 Site 7 Summary 2-196
Table 52 Site 8 Summary 2-198
Table 53 Site 9 Summary 2-199
Table 54 Site 10 Summary 2-201
Table 55 Site 11 Summary 2-203
Table 56 Site 12 Summary 2-205
Table 57 Summary of Housing Units 2-206
Table 58 Vacant and Nonvacant Sites 2-208

.

1. Introduction

Since 1969, California Housing Element Law has required that local governments develop plans to accommodate and facilitate housing for current and future residents, at all income levels.

Housing Element Purpose

The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in St. Helena over the eight-year planning period between January 31, 2023, through January 31, 2031. The Housing Element sets the policies surrounding the development, rehabilitation, and preservation of housing units that meet the needs of St. Helena residents.

The Housing Element consists of two parts, the Housing Needs Assessment and a Housing Element Policy Document. The Housing Needs Assessment identifies and analyzes the existing and projected housing needs for St. Helena and also identifies sites for housing development that are adequate to accommodate the City's regional housing needs allocation. The Housing Policy document will state goals, policies, quantified objectives, and implementation programs for the development, rehabilitation, and preservation of housing, based upon the findings of the Housing Needs Assessment and input received through public outreach. Then, throughout the eight-year planning period, St. Helena will implement a set of programs to meet the goals included in the Housing Element Policy Document.

Authority

Housing Elements are required by section 65302(c) of the California Government Code. Housing Elements are one of seven mandatory General Plan Elements. Specific requirements for Housing Elements are set forth beginning at section 65580 of the Government Code, with additional guidance provided by the State Department of Housing and Community Development (HCD). The combination of the Housing Needs Assessment and the Housing Element Policy Document will address all applicable requirements of state law.

Status

The St. Helena City Council adopted the prior Housing Element in 2015 for the planning period ranging from January 31, 2015 through January 31, 2023. Upon review of the adopted Housing Element, HCD sent the City of St. Helena a letter of compliance on May 29, 2015.[1] The 2023-2031 Housing Element Update will plan for St. Helena's housing needs through the 8-year planning period of January 31, 2023, through January 31, 2031. While the City's policies and programs guide housing development during the planning period, the City receives credit for housing units that are built during the Regional Housing Need Assessment (RHNA) projection period, which is June 20, 2022, through December 31, 2030, a period of 8.5 years.[2]

---

[1] *California Department of Housing and Community Development. Housing Element Review Letters. http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_letters/. Accessed on March 11, 2014.*

[2] *California Department of Housing and Community Development. Housing Element Update Schedule. https://www.hcd.ca.gov/community-development/housing-element/docs/6th-web-he-duedate.pdf. Accessed November 2021.*

Consistency with the General Plan

California Government Code Section 65300.5 requires that a general plan be internally consistent, meaning that no conflicts exist among the elements of the plan. Government Code section 65583(c) requires that a housing element describe how consistency has been achieved among the general plan elements. The most important aspect of consistency among general plan elements is that policies and implementation measures do not conflict but support one another to achieve the overall goals and vision of a general plan.

In preparing the 2023-2031 Housing Element, the City reviewed goals and policies in the various elements of the 2040 St. Helena General Plan. With the passage of SB 1035 in 2018, the City will need to update its Safety Element to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies. Program H-G commits the city to updating the Safety Element. Additionally, the City has committed to remove the Growth Management System through Program H-B, and will need to update the Zoning Code for consistency. Consistency with the remaining components of the 2040 General Plan has been achieved through the adoption of complementary policies in each of the elements that support the goals and policies of the other elements.

Changes to State Law

The following items represent substantive changes to State housing law since the City's last Housing Element was adopted and certified. While this is not an exhaustive list, these items are state mandates that must be addressed in the Housing Element.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)

SB 35 requires a streamlined, ministerial review process, or objective design standards, for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. Additionally, the Housing Element must describe the City's processing procedures related to SB 35.

The City is not subject to the requirements of SB 35 as it has successfully met its fair share of local housing needs for the fifth cycle, an accomplishment only shared with a small handful of jurisdictions statewide. The City has not adopted a streamlined approval process for multi-family units related to SB 35 or SB 330, however, it has drafted a process to comply with the law which is being codified as a part of the ongoing Zoning Code Update. The process incorporates objective design standards and ministerial review free of discretionary processes. Program H-F commits the City to amending the Zoning Code to provide a by-right streamlined review

process for affordable housing developments meeting state affordability thresholds, in compliance with SB 35 and SB 330..

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the sites inventory of the City Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and by place size restrictions on all sites. The Housing Element sites inventory has been prepared in compliance with AB 879 and AB 1397.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)

AB 686 requires the City to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The City must take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing. This Housing Element includes Program H-WW addressing fair housing and AFFH directly, and objectives to affirmatively further fair housing in programs throughout the Element. Appendix A: Affirmatively Furthering Fair Housing includes an analysis of fair housing in St, Helena.

No-Net-Loss Zoning: Senate Bill 166 (2017)

SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the City must either (1) identify, and rezone if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site. This Housing Element has been prepared in accordance with the No-Net-Loss rule and identifies sites that can accommodate 241 units in addition to the City's RHNA requirement of 256. Chapter 11 includes a detailed discussion of the sites inventory process.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)

SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element. Program H-G of this Housing Element commits the City to updating the Safety Element within three years of certifying this Housing Element.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

AB 2162 requires the City to change its zoning to provide a "by right" process and expedited review for supportive housing. The bill prohibits the City from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. The City currently permits transitional and supportive housing within all residential, commercial, and mixed-use zones, subject only to the same conditions as residential uses, in compliance with State law..

Additionally, AB 101 requires that a Low Barrier Navigation Center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. The City does not currently comply with this requirement. Program H-F commits the City to update the zoning code to allow low barrier navigation centers by right in areas zoned for mixed use as well as nonresidential zones permitting multifamily uses.

Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)

In recent years, multiple bills have added requirements for local governments related to Accessory Dwelling Unit (ADU) regulation. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals. In 2020, the City adopted updated ADU regulations which streamlined the review process for ADU construction and conversion The St. Helena Zoning Code allows ADUs in all residential zoning districts, however, to achieve compliance with California Government Code Sections 65852.2 and 65852.22, the City must allow ADUs in all zones that allow for residential uses, including the AP Zone, and any mixed-use, and commercial zones. Additionally, several areas of Chapter 17.116.030 need to be revised for compliance with State law. This includes, but is not limited to, the definition of a cooking facility, definition of an efficiency kitchen, allowing both an ADU and JADU for conversions on a lot with an existing or proposed single-family dwelling, separate conveyance of an ADU or JADU, and restricting bedroom count.

The City is currently undertaking a comprehensive zoning code update that will address these compliance issues. Program H-F in this Housing Element commits the City to revising the code for compliance with State law by 2026.

Density Bonus: Assembly Bill 1763 (2019) and AB 2345 (2020)

AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within half a mile of a major transit stop, a jurisdiction may not apply any density limit to the project. AB 2345 further amended California's density bonus law to allow residential projects with some on-site affordable housing to receive a density bonus of up to 50 percent. Specifically, a residential development is eligible for a 50 percent density bonus if 11 percent of the units are very low-income, 20 percent are low-income units, or 40 percent are moderate-income units. The affordable units must remain affordable for a minimum of 55 years. In addition to the density bonus, qualifying projects will receive four regulatory incentives or concessions, depending on how much of the development includes affordable units. Specifically:

- One incentive or concession for projects that include at least 10 percent of the total units for lower-income households, at least five percent for very low-income households, or at least 10 percent for persons and families of moderate-income in a common interest development.
- Two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate-income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate-income in a common interest development.
- Four incentives or concessions for projects where one hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For these projects, if it is located within one-half mile of a major transit stop, the applicant also receives a height increase of up to three additional stories (33 feet).

The City of St. Helena currently establishes density bonus provisions for affordable housing in Chapter 17.144 (Affordable Housing). The provisions in that Chapter do not reflect the new maximum density bonus tier framework that was adopted by the State in 2020. Because of this, the City is not currently in compliance and has included Program H-F to commit the City to amend the Zoning Code for compliance with California Government Code Sections 65915 through 65918. The City is currently undertaking a Zoning Code Update. The Draft Zoning Code includes density bonus provisions that comply with State law. The Zoning Code Update is currently scheduled for adoption in summer/fall 2023.

Housing Crisis Act of 2019: Senate Bill 330

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the City's processing procedures related to SB 330. Please see Chapter 8: Nongovernmental and Governmental Constraints for more information.

The City has adopted an SB 330 process and checklist to streamline the design and approval of by-right multi-family units within the community, in compliance with SB 330.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the county that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request. The City has committed to transmitting the required information to HCD each year with their annual report in Program H-CC.

Housing Information Transparency: Assembly Bill 1483 (2019)

AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and affordability requirements. The City is also required to update such information within 30 days of changes. The Housing Element will report on the City's compliance with these requirements. Program H-NN specifically commits the City to providing updated information on a range of housing issues through their website and at City offices.

Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)

AB 139 established new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing (see Chapter 7: subsection Persons Experiencing Homelessness). The bill also established new parking standards for emergency shelters. Lastly, the bill requires the Housing Element to include a review of the effectiveness of the

housing element goals, policies, and related actions to meeting the jurisdiction's special housing needs (see Chapter 2: Review of Previous Element).

The City is in compliance with State laws related to emergency shelters, supportive housing, and transitional housing. The City currently permits transitional and supportive housing within all residential, commercial, and mixed-use zones, subject only to the same conditions as residential uses, in compliance with State law. Additionally, emergency shelters are identified as a by-right use in the I and SC zoning districts.

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)

SB 6 requires the City to electronically submit the sites inventory to HCD. The City will submit the final sites inventory to HCD with the adopted Housing Element. Program H-A commits the City to submitting an electronic copy of the inventory to HCD.

Evacuation Routes: Senate Bill 99 and AB 747 (2019)

Two recent bills, AB 747 and SB 99, require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. The bill requires these updates to occur with the 2023-2031 Housing Element Update. Program H-G commits the City to updating to the Safety Element as necessary for compliance with SB 99 and AB 747 during the 6th Housing Element cycle.

Public Participation

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played a critical role in the formulation and refinement of the County's housing goals and policies.

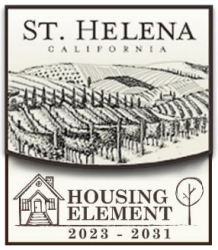
Housing issues affect the entire community – residents, employers, and the public and private sectors. The public participation requirement of housing element law presents an opportunity to engage constituents in a dialogue – defining problems and creating solutions. The inclusion of community stakeholders in the housing element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. An inadequate public participation process may lead to community conflict or in worse case scenarios, anti- development initiatives, and NIMBYism. Successful public participation is important because a diverse cross section of the population can be engaged in defining the housing problem and in crafting community sensitive solutions. Another benefit of broad participation and true engagement of the public is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation. Meaningful participation creates stakeholders in the ultimate outcome of the process.

In response to the need for public participation, City planning staff worked with consultants to develop a robust community engagement program tailored to ensure the community and other stakeholders are engaged in the process and are given ample opportunities to provide input. The key objective of the community engagement program is to maximize opportunities for everyone interested in the Housing Element to participate. The engagement program includes branding, a project website, business cards, newsletters and eblasts, announcements on the City website and social medial, multiple workshops, a Housing Element Focus Group, and Planning Commission and City Council study sessions and hearings. This section summarizes our engagement program.

In an effort to Affirmatively Further Fair Housing (AFFH), the City reached out to a broad range of stakeholders, including not just housing developers and residents, but also to Spanish speakers and those working to address fair housing issues and the lack of affordable housing citywide. Throughout the Update, the Project team asked focus group members, workshop participants, the Planning Commission, and the City Council about fair housing issues in the community. The City has incorporated this feedback into Program H-WW: Affirmatively Further Fair Housing, as well as into a variety of programs throughout the Policy Document.

Branding

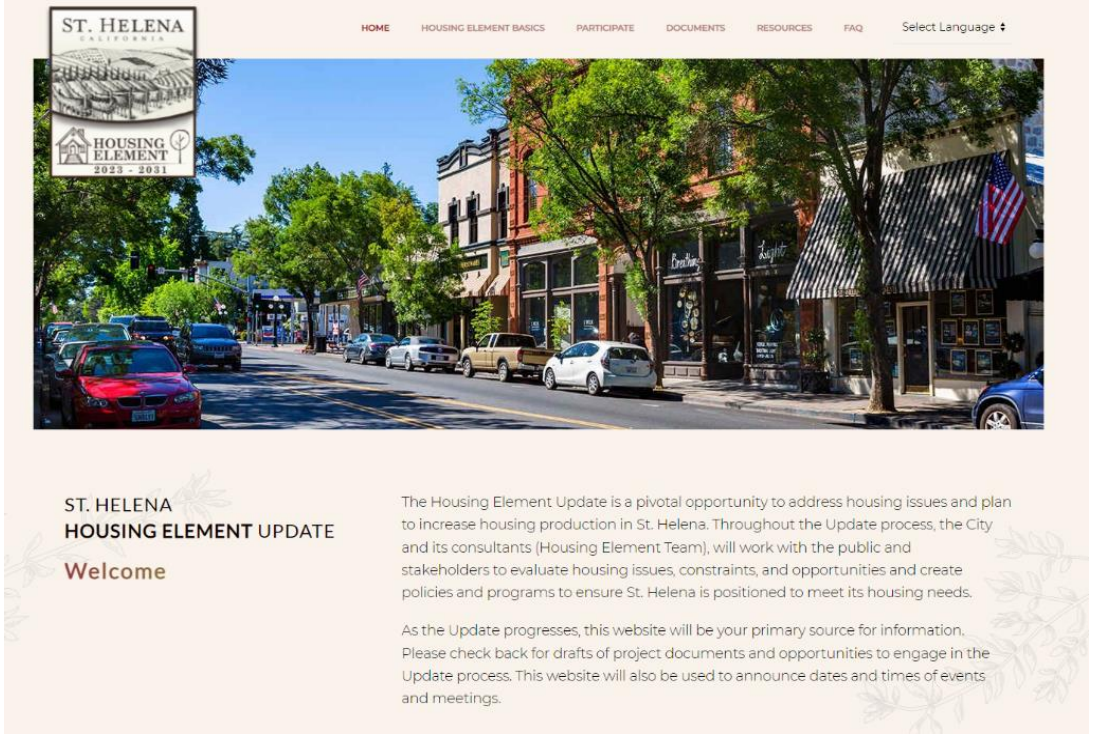
A branding package was prepared for the project. This included a project logo and style templates for all work products, maps, presentations, and publicity materials. The common branding helps to build recognition for the project and ensure that this effort is distinct in the minds of the community. The logo to the right will be used on all materials developed as part of the Housing Element Update.



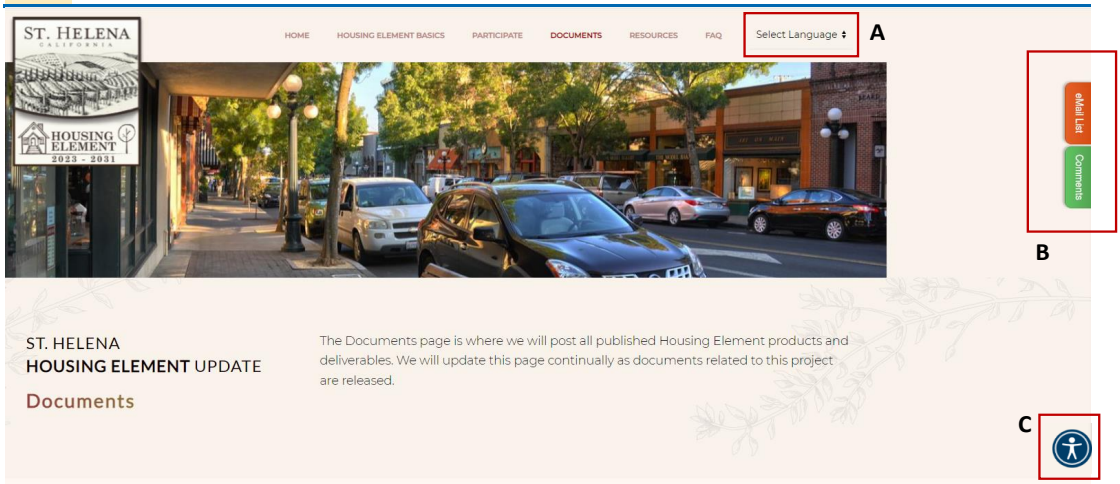
Housing Element Website

During the development and review of the Housing Element, the City created and maintained a website dedicated to the 2023-2031 Housing Element Update. This website provided easy access to information on the project, including the Housing Element information/Frequently Asked Questions, the project newsletters, and Zoom meeting info. Project documents were posted to the website and comments were encouraged through the provided "Comments" button on each page. A link on the website allowed residents to sign up for the email list. The website also featured a Google Translate menu allowed readers to translate the website into Spanish. Lastly, an accessibility widget was incorporated into the website allowing readers to adjust text size and spacing, contrast, and a number of other aspects of the website to suit the reader's needs.

https://sthelenahousing.com



https://sthelenahousing.com/documents



A: Google Translate Tool: This tool allows users to translate the entire website into Spanish.

B: Email and Contact Buttons: These buttons allow users to join the project email list or provide a comment to the project Team.

C: Accessibility Widget: This widget allows users to choose visibility options for greater accessibility

https://sthelenahousing.com/basics

The project website features a Housing Element 101 video, presented in English and Spanish.

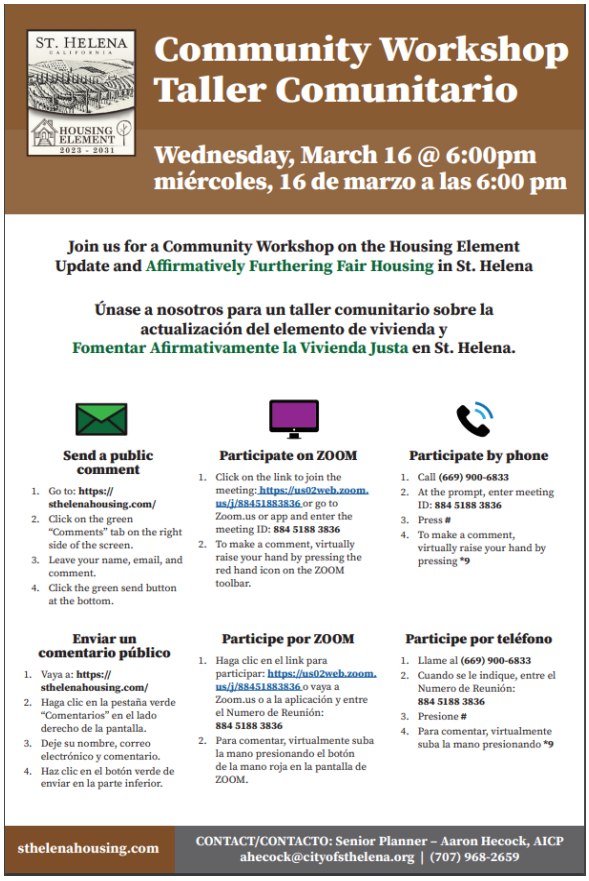
VIDEO: ST. HELENA HOUSING ELEMENT 101



English



Spanish



ST. HELENA CALIFORNIA
HOUSING ELEMENT 2023 - 2031

Community Workshop
Taller Comunitario

Wednesday, March 16 @ 6:00pm
miércoles, 16 de marzo a las 6:00 pm

Join us for a Community Workshop on the Housing Element Update and Affirmatively Furthering Fair Housing in St. Helena

Únase a nosotros para un taller comunitario sobre la actualización del elemento de vivienda y Fomentar Afirmativamente la Vivienda Justa en St. Helena.

Send a public comment

1. Go to: **https://sthelenahousing.com/**
2. Click on the green "Comments" tab on the right side of the screen.
3. Leave your name, email, and comment.
4. Click the green send button at the bottom.

Participate on ZOOM

1. Click on the link to join the meeting: **https://us02web.zoom.us/j/88451883836** or go to Zoom.us or app and enter the meeting ID: **884 5188 3836**
2. To make a comment, virtually raise your hand by pressing the red hand icon on the ZOOM toolbar.

Participate by phone

1. Call **(669) 900-6833**
2. At the prompt, enter meeting ID: **884 5188 3836**
3. Press **#**
4. To make a comment, virtually raise your hand by pressing ***9**

Enviar un comentario público

1. Vaya a: **https://sthelenahousing.com/**
2. Haga clic en la pestaña verde "Comentarios" en el lado derecho de la pantalla.
3. Deje su nombre, correo electrónico y comentario.
4. Haz clic en el botón verde de enviar en la parte inferior.

Participe por ZOOM

1. Haga clic en el link para participar: **https://us02web.zoom.us/j/88451883836** o vaya a Zoom.us o a la aplicación y entre el Numero de Reunión: **884 5188 3836**
2. Para comentar, virtualmente suba la mano presionando el botón de la mano roja en la pantalla de ZOOM.

Participe por teléfono

1. Llame al **(669) 900-6833**
2. Cuando se le indique, entre el Numero de Reunión: **884 5188 3836**
3. Presione **#**
4. Para comentar, virtualmente suba la mano presionando ***9**

sthelenahousing.com

CONTACT/CONTACTO: Senior Planner – Aaron Hecock, AICP
ahecock@cityofsthelena.org | (707) 968-2659

In addition to eblasts and Facebook posts, meetings were announced via the website. Flyers were posted for each event in English and Spanish.



MEETINGS

COMMUNITY WORKSHOPS −

Title	Date	Flyer	Presentation	Agenda	Other Materials	Video
Workshop #3	March 16, 2022 6 pm, via Zoom					
Workshop #2	Janaury 20, 2022 6 pm, via Zoom					
Workshop #1	September 16, 2021 6 pm, via Zoom					

FOCUS GROUPS +

PLANNING COMMISSION +

CITY COUNCIL +

For those unable to attend, event materials, presentations, and videos are posted to the Participate page.

Project Business Cards

To encourage the use of the project website, business cards were made up for the Project. The cards were provided to the City and can be handed out to those looking for additional information on the Housing Element Update. Each card lists the project website address and a QR Code that can direct users to that website.





Newsletters and Email Notifications (eBlasts)

During the Housing Element development, two newsletters will be developed and distributed. The newsletters will be designed to give the community a better understanding of the Update process and the draft Housing Element. Both newsletters will be published in both English and Spanish and made available from the project website.

Newsletter #1: Housing Element Update Overview

Newsletter #1 describes what a housing element is, how and why it is being updated, the project schedule, and how to get involved in the Update process. The newsletter also describes the other components of the project, including General Plan amendments, Safety Element update, and the environmental analysis. The newsletter will publicize upcoming community engagement opportunities and the project website.

Newsletter #2: HCD Review Draft Housing Element

Newsletter #2 will provide a summary of the key findings and changes in the HCD Review Draft Housing Element, particularly key changes to policies and programs, any proposed changes to land use designations (locations or density ranges), and what these changes mean for their community.

Email notifications (eblasts) are sent out to announce upcoming events and the release of project-related documents. Email addresses were compiled from those requesting notification from the City and from those signing up on the project website and at project events. As of May 2022, the Housing Element email list has 32 subscribers.

Images of Newsletter #1 and an eBlast are included on the following page.



NEWSLETTER #1: HOUSING ELEMENT OVERVIEW

St. Helena Housing Element Update!

We are excited to announce that in February 2021, the City of St. Helena kicked off the update to the City's Housing Element. The update is scheduled to take approximately two years, and throughout the process, we invite the public to be part of the planning process and provide input on how St. Helena should provide housing over the planning period (2023-2031).

What is a Housing Element?

Since 1969, every jurisdiction in California has been required to have a Housing Element as part of their General Plan. Unlike other mandatory General Plan elements, the Housing Element must be updated every eight years and is subject to review and approval by the California Department of Housing and Community Development (HCD). Major components of the Housing Element include a housing needs assessment, the identification of sites for housing at all income levels, a review of constraints to housing, and updated policies and programs to carry out the goals of the updated element.

The City's current 2014-2022 Housing Element was adopted in 2015 and was part of the 5th Cycle of housing element updates in the State. This update for the 2023-2031 Housing Element is part of the 6th Cycle of housing element updates. Between the 5th and 6th Cycles, the State has passed over a dozen of new housing laws, many of which aim to lower barriers to building affordable housing. These will all be addressed with this update.

Another major addition to the 6th Cycle Housing Element Update is the inclusion of an Affirmatively Furthering Fair Housing analysis. This analysis will examine housing practices in the city to identify any areas that may perpetuate housing inequities in the community. Once identified, the Housing Element will create policies and programs to help work towards more equitable housing practices.

Visit the Project Website to:

- Stay informed
- Find out about upcoming meetings and events
- Sign-up for email updates
- Share your ideas

sthelenahousing.com

Have questions?

City of St. Helena
Aaron Hecock, Senior Planner
ahecock@cityofsthelena.org

1



BOLETÍN #1: RESUMEN DEL PLAN DE VIVIENDA ELEMENTAL

¡Actualización del Plan de Vivienda Elemental en St. Helena!

Nos complace anunciar que, en febrero de 2021, la Ciudad de St. Helena inició la actualización del Plan de Vivienda Elemental de la Ciudad. La actualización está programada para tomar aproximadamente dos años, y a lo largo del proceso, invitamos al público a ser parte del proceso de planificación y proporcionar información sobre cómo St. Helena debe proporcionar vivienda durante el período de planificación (2023-2031).

¿Qué es el Plan de Vivienda Elemental?

Desde 1969, todas las jurisdicciones de California están obligadas a tener un Elemento de Vivienda como parte de su Plan General. A diferencia de otros elementos obligatorios del Plan General, el Elemento de Vivienda debe actualizarse cada ocho años y está sujeto a revisión y aprobación por el Departamento de Vivienda y Desarrollo Comunitario de California (HCD). Los principales componentes del Elemento de Vivienda incluyen una evaluación de las necesidades de vivienda, la identificación de sitios para vivienda en todos los niveles de ingresos, una revisión de las limitaciones a la vivienda, y políticas y programas actualizados para llevar a cabo los objetivos del elemento actualizado.

El actual Elemento habitacional 2014-2022 de la ciudad fue adoptado en 2015 y formó parte del 5º Ciclo de Actualizaciones de Elementos habitacionales en el Estado. Esta actualización para el Elemento habitacional 2023-2031 forma parte del 6º Ciclo de actualizaciones del Plan de Vivienda Elemental. Entre los ciclos 5 y 6, el Estado ha aprobado más de una docena de nuevas leyes de vivienda, muchas de las cuales tienen como objetivo reducir las barreras a la construcción de viviendas asequibles. Todos ellos se abordarán con esta actualización.

Otras de las principales novedades del Plan de Vivienda Elemental del 6º Ciclo es la inclusión de un análisis afirmativo de vivienda justa. Este análisis examinará las prácticas de vivienda en la ciudad para identificar cualquier área que contribuya a perpetuar las desigualdades de vivienda en la comunidad. Una vez identificado, el Plan de Vivienda Elemental, creará políticas y programas para ayudar a conseguir que el desarrollo de viviendas sea más equitativo.

Visite el sitio web del proyecto para:

- Manténgase informado
- Más información sobre las próximas reuniones y eventos
- Registrarse para actualizaciones por correo electrónico
- Comparte tus ideas

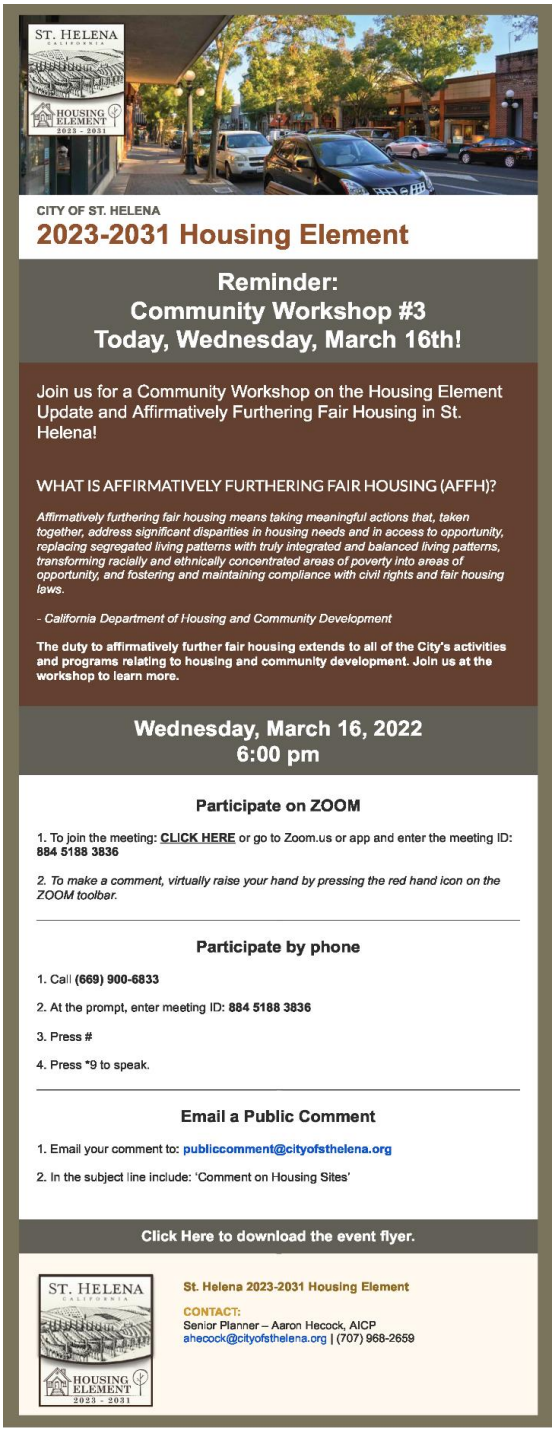


sthelenahousing.com

¿Tiene preguntas?

Ciudad de St. Helena
Aaron Hecock, Planificador Principal
ahecock@cityofsthelena.org

1



CITY OF ST. HELENA

2023-2031 Housing Element

Reminder: Community Workshop #3 Today, Wednesday, March 16th!

Join us for a Community Workshop on the Housing Element Update and Affirmatively Furthering Fair Housing in St. Helena!

WHAT IS AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)?

Affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

- California Department of Housing and Community Development

The duty to affirmatively further fair housing extends to all of the City's activities and programs relating to housing and community development. Join us at the workshop to learn more.

Wednesday, March 16, 2022 6:00 pm

Participate on ZOOM

1. To join the meeting: **CLICK HERE** or go to Zoom.us or app and enter the meeting ID: **884 5188 3836**

2. To make a comment, virtually raise your hand by pressing the red hand icon on the ZOOM toolbar.

Participate by phone

1. Call **(669) 900-6833**
2. At the prompt, enter meeting ID: **884 5188 3836**
3. Press #
4. Press *9 to speak.

Email a Public Comment

1. Email your comment to: **publiccomment@cityofsthelena.org**
2. In the subject line include: 'Comment on Housing Sites'

Click Here to download the event flyer.

St. Helena 2023-2031 Housing Element

CONTACT:
Senior Planner – Aaron Hecock, AICP
ahecock@cityofsthelena.org | (707) 968-2659

Public Workshops

Throughout the Housing Element Update, City staff worked with the consultant team to hold community workshops at critical points in the process.

Workshop #1: Housing Element Basics

On September 16, 2021 the City held a community workshop to introduce the housing element and discuss housing needs, opportunities, and constraints in St. Helena.





The workshop presentation highlighted engagement efforts and let participants know how they can connect with the Project Team.

During the Workshop, participants were prompted to comment on housing needs, issues, and constraints in the community. Several public comments were received and are documented below. These comments and information provided during this discussion were used to inform and confirm data in the Needs Assessment. Additionally, input related to sites and constraints were considered in the development of the initial sites inventory. Finally, comments related to housing needs helped to inform implementation actions and priorities. The City has included a number of programs to address constraints, incentivize affordable and special needs housing development, and encourage workforce and missing middle housing opportunities.

Comment
Jenny
▪ Shortage of affordable housing compounded by 2020 fires ▪ Rents have increased but wages haven't kept up ▪ Many residents are struggling to pay rent. ▪ There is a long waiting list for affordable housing (5 year waiting list) ▪ Smoke Free housing is needed, as 2nd hand smoke is an issue in multifamily housing
Nancy
▪ Demand is such that large-scale developments are needed ▪ Overcrowding is an issue in the city ▪ Many St. Helena workers commute into the city because they can't afford to live here.
Joe
▪ Multifamily is challenging as affordability is difficult to make cost effective. Subsidies are required to create housing that is affordable. Financing for these projects is difficult. ▪ Affordable projects move slowly and this increases costs. ▪ Market partners may be able to help solve the housing problem. ▪ What in the zoning code can be changed to help reduce costs? ▪ Development standards such as Density, Parking, Height, and Water Neutrality, as well as fees, can be obstacles to development. ▪ NIMBY opposition and land costs can be constraints ▪ Sites: feasibility is a problem and owners need to be engaged. ▪ Larger sites are located near the urban limit, but density is needed near city center. Height limits should be reconsidered. ▪ Main Street has commercial/retail vacancies. Potential for housing as mixed use. ▪ 900 Crane is for sale and may be a potential site. ▪ Can we expedite rezones for housing? ▪ Multifamily areas that only allow up to a triplex are a constraint. We need to allow more building forms. ▪ Please clear as many hurdles to development as possible.
Ester
▪ Many properties are small and can't hold larger projects. Lot consolidation may be needed. Adams St. property could be a potential low-income housing site.
Paul

- Please consider public safety issues and make sure that sites are feasible and safe.

Workshop #2: Housing Opportunity Sites

On January 20, 2022, the City held a Community Workshop to discuss the Housing Element Update and available housing sites in St. Helena. Following the workshop, a map of potential sites was posted to the Housing Element website and the City encouraged residents and stakeholders to submit through the "Comments" button.

The table below shows public input received at the event and how each participant's input was incorporated into the Draft Housing Element.



Comment	Response
Jeff Farmer: Consider closed catholic school. Some talk with church officials there. Also, the city corp yard. It may be available. ADUs, concern about lack of ADU rentals	The City investigated potential sites and considered ADU affordability trends in the sites inventory.

Comment	Response
Norma: Potential sites: corner of Fulton and east of the railroad tracks, both the north and south side of Fulton. What happened with the big property by vineyard valley (Hunter project). Regarding Pope, there is another site east toward college there may be a big vacant site to consider.	The City investigated potential sites based on public comments and revised the inventory, as necessary.
Joe McGrath: 1998 Spring Street just changed hands and may have a vineyard lease. The 3-acre site. McCorkle sites have a pending contract and may have other plans One other McCorkle site was just renovated Fulton site had interest for housing development in the past. Other sites to consider: across from corps yard on Charter Oak. Consider this please.	The City considered the constraints and sites mentioned here.
Jordan Bentley: 1998 Spring Street changed hands and has a vineyard lease. Please provide a list of properties that can be developed.	The City investigated the constraint mentioned here. The City also provided a list of properties with online map via the project website.
Pat Friday: Crane is a good place for housing. Keep it. Across from Episcopal church, there is a vacant parcel that used to be a church. This may be a possibility. Walking distance to everything. Spring Street across from the cemetery there is a big area of vacant land.	The City investigated potential sites based on public comments and revised the inventory, as necessary.

Comment	Response
Rick Crebs: Consider workforce housing for the missing middle types and incomes.	The City considered workforce and missing middle housing in crafting the Policy Document. Several programs are included to respond to these topics specifically.
Mary Stephenson: Concern that ADUs are not being rented. Over 40 percent of land in city limits is in vineyards. How much of this is zoned for housing? Can we look at these and create a long-term plan? What will remain in vineyard and what will remain in housing? The process to rezone is expensive and time-consuming Lots of expensive houses with ADUs that won't be rented. It's an extension of the main house.	The City considered ADU affordability trends in the sites inventory and are working to promote ADU development through implementation programs. Additionally, the City included a program to explore the removal of the Urban Limit Line.
John Sales: Site on Crane Avenue by the creek has a major power line running across the property. This has to be dealt with before housing can be built on the site.	The City considered the constraint mentioned here and revised the sites inventory accordingly.
Jennifer La Liberte: North Crane: there's another parcel close to the one considered. Consider this. Suggests we include this site if Crane Avenue site is included.	The City investigated potential sites based on public comments and revised the inventory, as necessary.

Comment	Response
Tracy McBride: The City needs low income housing that is ownership based. On the map on your website. The lower income sites are east of main street and site 9 is west of main street. Keep this site to disperse lower income sites around the city. How can we incentivize housing development? With by-right this can make things easier if nothing is developed and the site is reused in the next round. Adams St and church sites: why can't we use these sites? Are churches really harder to redevelop?	The City investigated potential sites based on public comments and revised the inventory, as necessary. The City also worked to provide sites consistent with the goals of AFFH. The City also crafted a number of implementation programs that work to incentivize development of lower and moderate income housing.
Joe McGrath: PG&E property on Mitchell: Consider the site. Adams: would subdivision help the political situation?	The City investigated potential sites based on public comments and revised the inventory, as necessary. The City Council is considering a number of options for the Adams Street property.
Jennifer La Liberte: Please let the public know which sites have been ruled out and why.	The City included information about sites investigated but not selected in the materials posted to the project website following the event.
Nancy Dervin Encourages the City to include feasible sites. Some sites could be higher density and available to lower income families. The site map shows moderate on west site and lower on the east side of town. Is there a disparity between east and west? Please don't force the lowest income earners into the most-dense areas of the city. Mix up housing opportunities.	The City considered feasibility in the selection of each site. Additionally, the City investigated opportunities for density increases at each site. The City also worked to provide sites consistent with the goals of AFFH.

Comment	Response
Steve Goldfarb: Adams Street. Why not include it? Advantages to this property: publicly owned (it can be sold). Please include this. It's feasible. Subdivision may be necessary, and it can house a lot of people across a lot of income categories.	The City Council is considering a number of options for the Adams Street property.
Pat Friday: We need to develop Adams Street; agrees that the property may need to be subdivided.	The City Council is considering a number of options for the Adams Street property.
Norma Ferriz: Consider vineyards that are further out than the city center. The edges of town may have potential for housing.	The City included a program in the DraftHousing Element to explore the removal of the Urban Limit Line.
Tracy McBride: Consider new laws regarding subdivision of sf homes (SB 9).	The City encourages lot splits and ADU development consistent with SB9. The Housing Element includes a program committing the City to allowing and incentivizing SB 9 projects.

Workshop #3: Affirmatively Furthering Fair Housing

On March 16, 2022, the City held a Community Workshop on the Housing Element Update and Affirmatively Furthering Fair Housing (AFFH) in St. Helena. The workshop included an introduction to AFFH, a presentation of initial findings and potential actions, and opportunities for the public to join the discussion and provide comments.

COMMUNITY WORKSHOP #3

On March 16, 2022, the City held a Community Workshop on the Housing Element Update and Affirmatively Furthering Fair Housing in St. Helena. A video of the event can be viewed below.

WHAT IS AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)?

Affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.
- California Department of Housing and Community Development

The duty to affirmatively further fair housing extends to all of the City's activities and programs relating to housing and community development. Join us at the workshop to learn more.

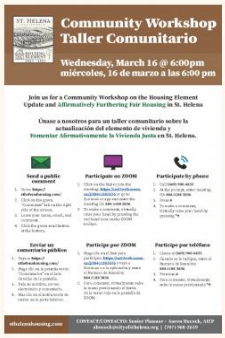


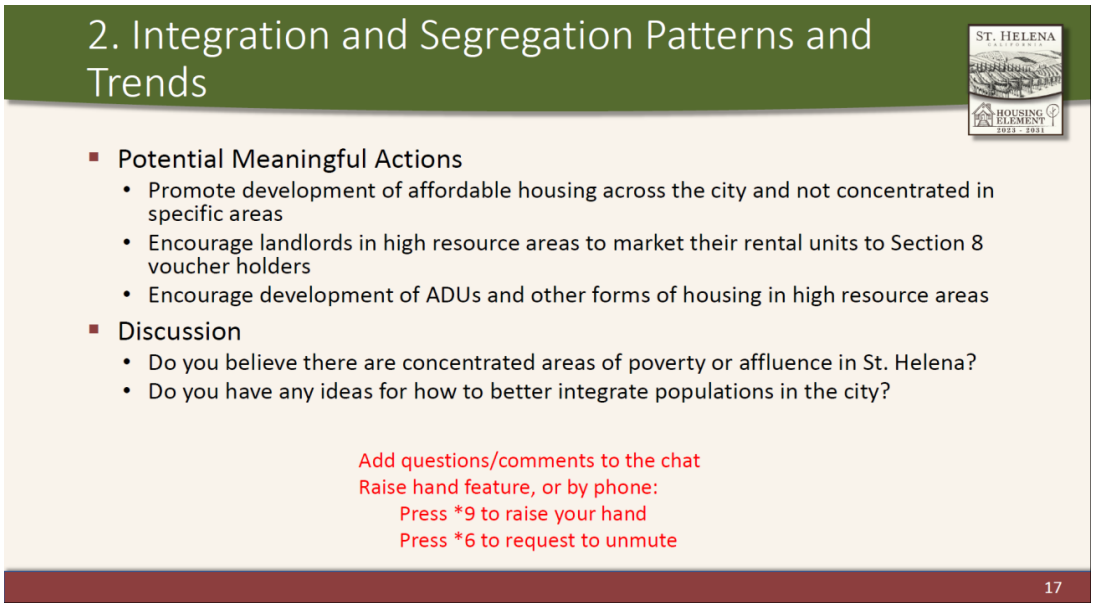
VIRTUAL WORKSHOP HELD MARCH 16, 2022

Public Comments Received:
Click Here to Download

Event Presentation:
Click Here to Download

EVENT FLYER:
Click Here to Download





An example slide from the workshop presentation. Presentation available at sthelenahousing.com

The following is a summary of comments that emerged through the public discussion and comment period of the workshop, as well as how the comments informed the Draft Housing Element

Comment	Response
The city needs more housing units and people.	The City has provided sites with capacity to meet the RHNA and to incentivize development citywide.
There is no evidence that ADUs accommodate affordable units.	The City considered ADU affordability trends in the development of the sites inventory and worked to incentivize accessory dwelling units and affordable rental ADUs through implementation programs.
The City of Napa has technical assistance and funding for people that agree to deed restrict ADUs and the City of St. Helena should look at this program.	The City has investigated these and other incentives to the construction of affordable rental ADUs, and has included an implementation program committing the City to providing incentives and technical assistance to support the construction of these units.
The City should have policies that promote both low- and moderate-income housing units.	The City has included implementation programs with objectives aimed at promoting housing for households of all incomes, including moderate-income households.
The cost of construction makes it difficult for the private market to accommodate affordable housing and public financing can help produce deed restricted units.	This comment supports the findings of the constraints analysis. The City provides funding and loans to assist in the development of affordable housing.
Requiring a CUP for multi-family project in the Medium Density district limits opportunities for more units.	The City is currently (2022) exploring changes to development standard through the comprehensive zoning code update.

Focus Group Meetings

As part of the Housing Element Update project, the City formed a Focus Group to assist in the development and review of the Housing Element and Safety Element. The Focus Group served as a technical working group that assisted in generating ideas and commenting on direction. Recommendations from the Focus Group were used to revise drafts of the Housing and Safety Elements and provide recommendations to the Planning Commission and City Council.

The members of the Focus Group were as follows:

- City Councilmember Paul Dohring
- Planning Commissioner Autumn Anderson
- Planning Commissioner Rosaura Segura
- Jennifer La Liberte (Our Town St. Helena)
- Mary Koberstein (Former Councilmember)

The Focus Group was active throughout the Update project. The following provides an overview of meetings.

Past Meetings

Focus Group Meeting #1: Housing Element Overview

Provided an overview of the Housing Element process and project schedule. Collected expectations for the project and insights on housing issues, priorities, and concerns that informed the Needs Assessment. The Focus Group provided critical input related to the most pressing housing needs in the community and encouraged the City to pursue sites that are feasible and can provide capacity for a larger number of units.

Focus Group Meeting #2: Preparing for the Housing Element

Discussed results of Community Workshop #1 and the integration of community input into the Housing Element Update. Reviewed the next steps in the Update with a focus on site assessment. The Focus Group reviewed the engagement strategy and provided ideas for additional outreach efforts.

Focus Group Meeting #3: Sites Assessment Review

Discussed the results of the vacant and underutilized sites inventory and reviewed sites inventory methodology and assumptions. Focus Group input provided guidance on individual sites, capacity assumptions, and feasibility of affordable unit production.

Focus Group Meeting #4: Public Input on the Sites Assessment

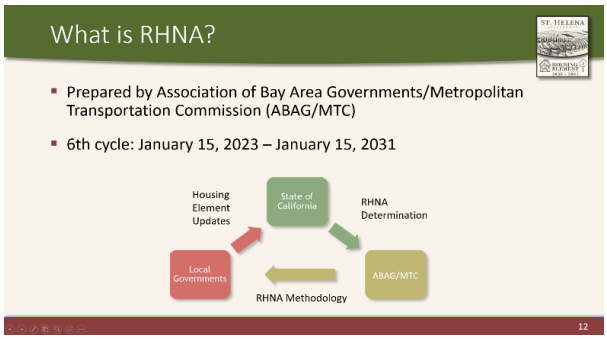
Discussed the results of Community Workshop #2 and how to address community concerns in the Housing Element. The Focus Group considered public comment and provided additional direction on each site. Following this final Focus Group Input, the sites inventory was revised and presented to the City Council for final direction.

Public Meetings with City Leadership

Past Meetings

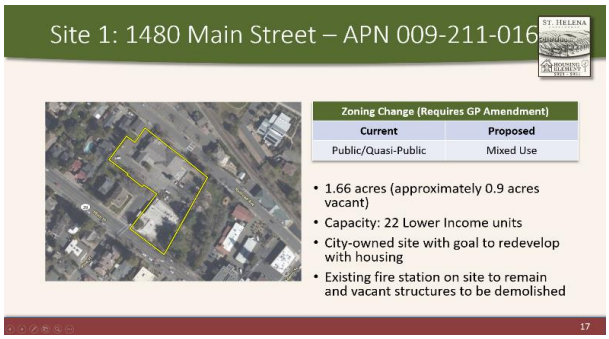
Planning Commission/City Council
Joint Study Session 1: Housing Element Overview
Held March 23, 2021

Provided an overview of the Housing Element process, project schedule, and project expectations. Discuss housing issues, priorities, and concerns.



Planning Commission/City Council
Joint Study Session 2: Sites Assessment
Held February 22, 2022

Discussed the RHNA and the sites inventory process and presented a walkthrough of potential housing opportunity sites. Discussed the results of Community Workshop #2 and public input on housing sites. Commissions and Councilmembers provided input on sites included in the draft sites inventory and reviewed each for potential constraints. The draft sites inventory was revised according to direction taken during this meeting in the preparation of the public review draft.



Planning Commission/City Council Joint Study Session: Public Review Draft Housing Element
Held July 21, 2022

Solicited input on the Public Review Draft Housing Element. Discussed next steps, HCD review, revisions, and remaining project schedule. Input from this event informed the City's response to comments on the Public Review Draft, discussed in Appendix B.

Future Meetings

- **Planning Commission Public Hearing: Recommendation for Adoption**
  To present the Draft Housing and Safety Elements, associated General Plan and Zoning Code Amendments, and responses to comments from previous Planning Commission and City Council Public Hearings and seek recommendation for adoption to City Council.

- **City Council Adoption Hearing: Adopt Housing and Safety Elements**
  To present the Final Housing and Safety Elements, associated General Plan and Zoning Code Amendments,

and responses to comments from previous Planning Commission and City Council Public hearings and seek adoption of the Housing and Safety Elements from City Council.

Other Outreach Activities

St. Helena set out to collect as much feedback as possible from the community, from their general concerns and ideas to where new housing could go. It was also important to us to consider community outreach best practices and consult and partner with organizations working in the community, to ensure we were reaching as many people as possible and doing so thoughtfully.

Sites Inventory Mapping Exercise

As discussed in the summary of Workshop #2 above, the City produced an interactive online map that allowed residents and stakeholders to view and comment on potential housing opportunity sites. The online map was posted for more than a month following the workshop and the City encouraged all those interested in the Housing Element to submit their comments. The City incorporated comments on potential housing sites into the Sites Inventory by removing or revising constrained sites and considering additional sites with potential for residential uses.

Equity Advisory Group

In alignment with community outreach best practices, it was important to include the guidance of and foster partnerships with community organizations to help ensure everyone's voices were heard during the Housing Element update. In response, an Equity Advisory Group (EAG) was formed consisting of 15 organizations or leaders across the region that are advancing equity and affordable housing. A stipend of $1,500 was originally provided for meeting four to five times over 12 months to advise on Housing Element outreach and helping get the word out to the communities they work with.

After meeting twice in 2021, it was decided the best use of the EAG moving forward would be to provide more focused support in 2022 based on jurisdiction need and organization expertise. To date, EAG members have facilitated and hosted community meetings in partnership with 21 Elements, collected community housing stories to put a face to housing needs, advised on messaging, and amplified events and activities to their communities. The EAG continue to work collaboratively with jurisdictions and deepen partnerships, as well as connect community members to the Housing Element Update process. All participating organizations are featured on the Let's Talk Housing website and include the following:

- Ayudando Lations A Soñar (ALAS) www.alashmb.org
- Community Legal Services www.clsepa.org
- El Comite de Vecinos del Lado Oeste (El Comite) www.tenantstogether.org/resources/el-comité-de-vecinos-del-lado-oeste-east-palo-alto
- EPACANDO www.epacando.org
- Faith in Action www.faithinaction.org/federation/faith-in-action-bay-area/
- Housing Choices www.housingchoices.org

- Housing Leadership Council www.hlcsmc.org
- Menlo Together www.menlotogether.org
- Nuestra Casa www.nuestracasa.org
- One San Mateo www.onesanmateo.org
- Peninsula for Everyone www.peninsulaforeveryone.org
- Puente de la Costa Sur www.mypuente.org
- San Mateo County Health www.gethealthysmc.org
- Youth Leadership Institute www.yli.org/region/san-mateo
- Youth United for Community Action www.youthunited.net

Over six sessions, the EAG discussed explicit and implicit barriers to obtaining and maintaining affordable housing and this document outlines key findings, repeated themes, and recommendations from the EAG to the Napa Sonoma Collaborative. Key findings include:

- The current approach to housing policies throughout the region is ad hoc and piecemeal and what is really needed is a holistic approach to housing and homelessness issues
    - Affordable homeownership is missing from the conversation
    - Transitional and supportive housing as a more integrated part of the whole conversation is missing
    - The traditional paradigm of designing affordable housing should be changed at the educational level; design professionals should be educated to think holistically about designing communities and integrating affordable housing patterns into community design
- A lack of community trust leads to a lack of honest and transparent communication and engagement between local governments, partner agencies and the community members
- Additional housing costs are not factored into the affordable housing definition
    - The official definition of affordable housing does not include all related housing costs
        i. Those who live in deed-restricted affordable housing face food shortages, high insurance rates, and rising utility costs to name a few, which are not factored into the official definition of affordable housing. Yet these are costs that must be included in an already strained budget
    - Supercommuting leads to higher gas costs and more wear and tear on cars but is necessary to find and maintain affordable housing
    - The housing situation within the region leads to students working to support their families, creating an unintended consequence of students dropping out of their educational careers and/or leaving the community after they matriculate from High School since they cannot afford housing
    - Onerous regulation leads to displacement
- Affordable homeownership is missing from the conversation as renting is not a sustainable approach for all and it prevents people from accessing the "American Dream"

- The lack of affordable and safe housing due to high development costs, loss of units due to disasters, and/or gentrification are some of the contributing factors to the housing crisis within the region.
- Discrimination is both subtle and overt
    - Tenants are susceptible to landlords taking advantage of them due to a very specific cocktail of issues including but not limited to:
        i. Language barriers
        ii. Cultural Barriers
        iii. Stereotypes
        iv. Disabilities
        v. Income
    - Discrimination is a multilayered situation:
        i. Tenants in substandard/unhealthy housing live in precarious situations and are afraid to complain due to the fear of being evicted (which means that they live in substandard living conditions)
        ii. There is a very real fear that rents will increase if tenants complain about substandard situations
    - Stereotypes associated with low-income tenants and voucher holders are a real barrier to obtaining housing
        i. Criminal backgrounds and subsidies contribute to stereotypes which make landlords leery of renting.
        ii. SB 329 makes it illegal to reject housing vouchers, however, it still occurs
    - Discrimination is hard to determine since there aren't enough vacancies to even apply for housing
- The lack of available land coupled with regulations and high impact fees are contributing factors to astronomical development costs

The City considered these key findings in the development of the Needs Assessment and Policy Document. The Policy Document includes programs focused on regional coordination on housing issues, increasing affordable homeownership opportunities, providing transparency on housing-related decisions and actions, removing governmental constraints, incentivizing affordable housing construction, and working with Fair Housing Napa Valley to provide fair housing services.

2. Review of the Existing Housing Element

This section examines the effectiveness of the 2015 Housing Element, the progress made in achieving the goals, objectives and policies outlined in the Housing Element, along with a discussion of the Element's appropriateness given current conditions within the City of St. Helena. This evaluation will inform the policies and programs developed as part of the 2023-2031 Housing Element Update.

Housing Production During the 2015-2023 Planning Period

The City's RHNA for the 2015-2023 planning period was for eight units affordable to very low-income households, five units affordable to low-income households, five units affordable to moderate income households, and 13 units affordable to above moderate-income households, for a total of 31 housing units. Table 1 compares units permitted and constructed to the 5th cycle RHNA. Between 2015 and 2021, the City permitted a total of 110 units, including seven very low-, nine low-, and four moderate-income units. All permitted projects have been constructed.

Table 1 Progress Toward the 5th Cycle RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	8	5	5	13	31
Permitted Units	7	9	4	90	110

Source: City of St. Helena, 2021 Housing Element Annual Progress Report, 2022.

Progress toward the Lower Income Housing Goals

The City has issued building permits for the Turley Flats affordable housing project, an 8-unit multifamily project with loan funding from the Affordable Housing Trust Fund (all low income), and occupancy of all units occurred in 2019. Further, the City has issued building permits for the Brenkle Court 8-unit affordable housing project (two very-low and six low income). In 2020, the City approved a deed restricted affordable housing project (four low to very-low income and one moderate income) at 963 Pope Street. The combined affordability of these units is expected to help the City make significant progress toward meeting these unit counts.

Most of the housing permitted during this planning period was above moderate-income housing. Between 2015 and 2021, 90 of the 110 units constructed were above moderate-income units.

Progress in Implementation

The 2015 Housing Element established the six goals with coordinated policies and implementing programs, organized around the following goal areas:

1. A Diversity of Housing to Meet Local Needs
2. Efficient Land Use and High-Quality Neighborhoods
3. Conservation of Existing Housing
4. Assistance to Support Affordable Housing
5. Resource Conservation
6. Equal Housing Opportunities

Table 2 provides a detailed evaluation of the implementing programs that support each of these goals, and the subsequent sections discuss the extent to which the 2015 Housing Element policies and implementing programs helped the City of St. Helena meet the goals.

Diversity of Housing to Meet Local Needs

Facilitate development of a variety of housing types to meet the full range of housing needs in our community, with particular emphasis on housing for our local workforce, people with special housing needs, and people with extremely low, very low, low and moderate incomes.

In order to supply a diversity of housing types to meet local needs, the 2015 Housing Element developed Policies 1.1 through 1.6 and implementing Actions 1.A through 1.K. Policies 1.1 through 1.6 focus on ensuring that the City provides a sufficient supply of residential land to meet the housing needs of the community, encouraging and facilitating the development of affordable housing, removing constraints to housing production, and providing workforce and mixed-use development near downtown. In line with these policies, the City proceeded with successfully implementing Actions 1.A through 1.K, which range from large efforts, such as streamlining approvals for affordable multifamily projects and providing priority access to water and sewer infrastructure to development with affordable units, to smaller efforts, such as encouraging non-traditional housing types. While many of these programs were completed, the City did not revise the definition of "family" within the Municipal Code for consistency with State law and must include a program in the 2023-2031 Housing Element to address this compliance issue.

Efficient Land Use and High-Quality Neighborhoods

Make efficient use of land within the Urban Limit Line to protect agricultural lands, promoting compact, well-designed developments that 'fit in' with existing neighborhoods and contribute to the overall livability of our community. Encourage a balance of housing types throughout the entire community.

Policies 2.1 through 2.6 encourage higher density development where appropriate, mixed-use development, second units, and a variety of housing type throughout the community. These policies are supported by Implementing Actions 2.A through 2.P. Most notable among these actions is the progress towards incentivizing

higher density housing (Action 2.A), which has been supported by the removal of the Use Permit requirement for multi-family housing in the High Density Residential land use designation and Housing Opportunity Sites located on parcels designated Medium Density Residential. Additionally, the City has implemented state-mandated ADU regulations (Action 2.I) and integrated a mixed-use land use designation into the 2040 General Plan (Action 2.H). While some of these programs were completed with the recent General Plan Update, programs related to zoning changes are being undertaking in the current (2022) comprehensive Zoning Code update. These programs should be continued in the 2023-2031 Housing Element.

Conservation of Existing Housing

Improve and conserve existing housing, with particular attention to the rehabilitation and retention of existing affordable units.

Policies 3.1 and 3.2 are designed to conserve the existing housing stock through restricting conversion of rental units to condominiums and to monitor housing conditions citywide. Actions 3.A through 3.E implement these policies. Actions 3.A, 3.C, and 3.D help protect current housing stock by working to limit conversion to more limited uses, such as vacation rentals, or to nonresidential uses. Action 3.B implements an affordable housing impact fee to help monetarily incentivize the conversion of existing housing units. Action 3.E describes reporting requirements and commits the City to producing an annual Housing Element progress report, as required by HCD. Since the last Housing Element, the City has implemented a Housing Impact Fee, actively limits short-term rentals to twenty five units, and continuously looks for methods to promote the conservation of existing housing.

Assistance to Support Affordable Housing

Provide technical and financial resources to support development of affordable housing in our community, especially housing that meets the needs of our local workforce, people with special housing needs, and people with moderate, low, and very low incomes.

Policies 4.1 through 4.5, as well as Implementing Actions 4.A through 4.L, are designed to support this goal of actively assisting affordable housing growth, especially for special needs groups, such as farmworkers, seniors, and persons with disabilities. The City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. During the 5th cycle, the City committed substantial amounts of Affordable Housing Trust Fund monies (approximately $2,450,000) to three different affordable housing projects (Turley Flats, Brenkle Court, and 963 Pope), anticipated to result in the construction and/or occupancy of 21 new affordable housing units in St. Helena through 2021. The City has also passed Measure E, which increased the Transit Occupancy Tax rate by one percent, which generates further funds towards affordable housing. Estimated annual revenue from this measure is approximately $280,000. Since 2015, the City has fully funded all funding requests made by affordable housing developers to assist with the design and construction of affordable housing units within St. Helena.

Resource Conservation

Promote resource conservation by encouraging housing types and designs that use fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long-term housing affordability.

The City of St. Helena took an active role in promoting the use of alternative energy sources and encouraging energy conservation, as targeted by Policies 5.1 and 5.2 and Programs 5.A through 5.H. During the 5th cycle, the City implemented these actions by adopting the 2019 State Building Codes, including the CALGreen Building Code, creating a "Rapid Permit" procedure for solar installations, and adopting a "water neutral" policy for new development. Additionally, the City is engaged with the Napa Valley Transportation Authority to adopt a countywide bicycle and pedestrian plan, which works to increase accessibility and promote tourism across the county while reducing vehicles on the road.

Equal Housing Opportunities

Assure that housing programs maximize choice, avoid economic segregation and avoid discrimination based upon age, sex, race, sexual orientation, religion and ethnic background

The sixth and final goal has one policy and two implementing programs, which commit the City to supporting Fair Housing Napa Valley as the City Fair Housing Provider. The City works with Fair Housing Napa Valley to provide information to the public regarding the rights and responsibilities and resources available to address fair housing issues. The City provides funding to Fair Housing Napa Valley and responds to all referrals from the agency. This governmental cooperation between local and county level agencies allows for enhanced coordination to combat housing insecurity across the region.

In the upcoming cycle, the City should be strengthened to promote a proactive approach to fair housing consistent with the State's requirements related affirmatively further fair housing (AFFH). Additional policies and programs will be needed to address fair housing issues. Additionally, the City should analyze all goals, policies, and programs through the lens of AFFH, and should apply fair housing objectives as appropriate.

Effectiveness of 2015 Housing Element

As discussed in the preceding section and in Table 2, the City implemented many policies and programs to facilitate housing production. Most importantly, the City has made great strides in securing additional funding for affordable housing and working with local stakeholders and county organizations to improve housing accessibility. From preserving existing housing and promoting the expansion of multifamily housing through relaxed regulation, the City recognizes the severity of the housing crisis and has worked progressively to do its part in adding housing towards meeting and exceeding RHNA goals. However, in some cases, the City did not have the necessary staff resources or funding to implement programs. While the 2040 General Plan Update process required significant staff time and delayed implementation of some Municipal Code amendments, the City is currently (2022) undertaking a comprehensive Zoning Code update that will address the remaining code amendment implementation measures during the 6th cycle. As the code update draws to its conclusion, the City

will have more resources available to implement remaining implementation actions, which have been continued in the 2022 Housing Element Update.

Effectiveness in Meeting the Needs of Special Needs Populations

The previous Housing Element had one program targeting special needs populations, Program 1.F. Program 1.F calls for the fast-tracking of housing developments that meet lower income and special needs populations. During the fifth cycle, 13 units of deed restricted affordable housing units were approved. No housing developments specifically tailored to the needs of special needs communities, such as seniors and farmworkers, were approved or built during the planning period. The previous housing element also contained the following quantified objectives tailored towards Special Needs Households:

- Assist in the acquisition of low-interest loans to 10 first-time homebuyers.
- 20 percent of new units to meet senior needs.
- 10 percent of new units accessible to persons with disabilities.
- Purchase of 3 existing housing units and conversion to regulated affordable housing for lower-income households.

The City of St. Helena did not meet any of the previously listed quantified objectives during the fifth cycle. However, the City made significant progress with the construction of 8 units of market-rate housing that was fully compliant with Americans with Disabilities Act (ADA) requirements. This equates to 7.3 percent of new units being accessible to persons with disabilities during the fifth cycle.

The 2023 Housing Element Update provides new and updated programs to commit the City new actions that work to meet the needs of special needs populations. Program H-E, a revised version of Program 1.F, commits the City to providing a streamlined ministerial review process for special needs housing, with a goal of encouraging the development of 6 units for seniors, farmworkers, or persons with disabilities. Program H-BB, a new program, commits the City to pursuing funding to assist with rehabilitation costs for lower income households and seniors. Program H-KK specifically commits the City to supporting efforts to improve access to farmworker housing in the City and region. Program H-LL commits the City to encouraging developers to include units dedicated to those with special housing needs in new developments. Finally, Program H-NN commits the City to pursue funding to assist with funding new housing projects for populations with special needs.

Table 2 Program Implementation Status pursuant to GC Section 65583

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE1.A	Continue to exempt permits for regulated affordable units as well as second units from Growth Management System	Ongoing	The City currently exempts all units, including affordable housing units and Accessory Dwelling Units from the Growth Management system in compliance with current state law. This provision will be removed in a future zoning code update.	Modify to reflect removal of the GMS
HE1.B	Review and possibly amend the Growth Management System to encourage the production of regulated affordable and workforce housing units.	2017	The City Council reviewed the Growth Management system in 2016 (as required) and provided direction to update and potentially amend the GMS Ordinance, after the 2040 General Plan update is completed. Given that the only multi-family housing applications reviewed by the City in recent years have been approved, it does not appear that the current GMS Ordinance is affecting the development of workforce housing. As explained above, the Growth Management System will be removed from the Municipal Code as part of the comprehensive zoning code update.	Modify to reflect removal of the GMS, merge with HE1.A
HE1.C	Give projects that include affordable housing units priority access to water and sewer resources over other new projects should the capacity of the local water or sewer systems become inadequate to meet the full demand for new connections.	Ongoing	The City provides priority access to water and sewer resources to projects to affordable housing projects.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE1.D	Revise the permitting process to streamline the review of affordable housing and market rate multifamily projects.	2016	In an effort to implement this Goal, the City has removed the Use Permit requirement for multi-family housing in the High Density Residential (HR) zone and all of the Housing Opportunity Sites (Key Housing Sites, see Section 17.40.020(N)) located within the Medium Density Residential (MR) zone and has established a streamlined approval process consistent with SB35 and SB330. Further, as mentioned above, affordable housing units are not subject to the GMS Ordinance limitations.	Delete
HE1.E	Work with private property owners/developers to plan for road and utility improvements necessary to support housing on key opportunity sites, in the event these sites are developed.	Ongoing	The City is continually looking for grant and other funding opportunities to off-set the costs of infrastructure Further, the 2040 General Plan update and current Capital Improvement Program provide direction and discussion regarding needed infrastructure improvements.	Keep
HE1.F	When possible, fast-track housing developments that meet lower income and special housing needs.	Ongoing	The City is committed to expediting any affordable housing applications that are submitted for review and action. Eight owner-occupied affordable housing units were approved by the City in Dec. 2016 (Self-Help Affordable Housing Project called the Brenkle Ct. Project from Our Town St. Helena (OTSH)). Building permits for each unit were issued in 2019. An additional five deed restricted affordable units were approved in 2020 however building permits have not yet been issued.	Modify
HE1.G	Maintain the local preference policy to possibly include people needed for work during city emergencies.	2017	No revisions to the current local preference policy for affordable housing units has been made as of yet.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE1.H	Explore, and adopt as appropriate, a program to address the housing needs of "workforce" households, which have incomes above 120 percent of AMI, but are still unable to afford market rate housing.	2017	The City Council has expressed an interest in reviewing housing needs Citywide. Pending development applications anticipated to increase the demand for employee housing are being asked to make efforts to address the housing impacts associated with their individual developments.	Modify and Expand
HE1.I	Implement a program to provide financial assistance for the development of second units in exchange for affordability restrictions that will provide workforce housing.	Ongoing	The City Council has expressed an interest in finding ways to deed restrict and/or incentivize the use of ADUs as rental units.	Keep
HE1.J	Encourage development of co-housing, ecohousing, 'green' manufactured homes and other 'nontraditional' forms of housing. Ensure these housing types are addressed in the development of design guidelines to streamline to approval process.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide now that the 2040 St Helena General Plan has been adopted. In addition, the Comprehensive Zoning Code update includes standards for small lot development and standards to encourage a variety of housing types.	Keep
HE1.K	Amend the Zoning Ordinance to define "family" as one or more persons living together as a single housekeeping unit in a dwelling unit. The definition should not distinguish between related and unrelated individuals and should not impose a numerical limit on the # of persons that constitute a family.	Ongoing	No revisions to the current zoning code definition of family have been made as of yet as the comprehensive zoning code update is still underway. However, all City actions are made in keeping with California State law, as it has precedence over any in-consistent locally adopted land use definitions.	Required Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.A	Provide incentives for higher density housing. Explore possible incentives for building attached market rate housing units for rent and for sale.	Ongoing	In an effort to implement this Goal, the City has removed the Use Permit requirement for multi-family housing in the High Density Residential land use designation and all of the Housing Opportunity Sites located within other land use designations (Medium Density Residential). In addition, the City has created an SB 330 Checklist to further streamline the design and approval of by-right multi-family units within the community.	Keep
HE2.B	Study potential modifications to the Zoning Ordinance to facilitate higher density housing [and discourage construction of oversize homes]. Modify the Zoning Ordinance to encourage higher density developments [and restrict construction of large single-family units], including current floor area ratios and yard and setback requirements.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide. The comprehensive zoning code update is in progress and these items will be addressed as part of that effort.	Keep
HE2.C	Amend regulations to discourage exemptions from the minimum density requirements. The City shall discourage exemptions for minimum density requirements and establish mitigation measures for exemptions in the Zoning Ordinance.	Ongoing	The comprehensive zoning code update is in progress and these items will be addressed as part of that effort. However, all City actions are made in keeping with California State law, as it has precedence over any in-consistent locally adopted land use definitions.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.D	Modify section 17.100 of the Zoning Ordinance to rename the Mobilehome Park Overlay District to "Manufactured Housing Overlay District". Develop policies to streamline the review process for this overlay district on residential land for projects that create land-ownership opportunities for residents. Support giving residents the right of first refusal if an existing park is to be sold.	Ongoing	No revisions to the current zoning code have been made yet as the comprehensive zoning code update is currently underway. However, all City actions are made in keeping with California State law and any request to implement a Manufactured Housing Overlay District would be reviewed as such.	Delete
HE2.E	Amend the "Subdivisions" section of the Municipal Code. The City will amend Title 16 of the Municipal Code to prevent subdivision activity from effectively resulting in lower densities and a loss of potential housing units on the site.	Ongoing	No revisions to the current "Subdivisions" section of the Municipal Code have been made as of yet. The City Council has expressed an interest in reviewing housing needs Citywide.	Delete
HE2.F	Update the General Plan Land Use Element in consideration of the established Housing Element land use goals and policies. Amend General Plan Elements concurrent with adoption of the General Plan Update as needed to ensure internal consistency.	2015	The St Helena 2040 General Plan update incorporates the adopted 2015 Housing Element. The Housing Element and General Plan are consistent.	Modify for required Safety Element Update

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.G	Promote both 'vertical' and 'horizontal' mixed-use. Encourage mixed-use developments that combine compatible uses on the same site, either in the same structure or adjacent structures. Amend the Zoning Ordinance accordingly. Amendments to the Zoning Ordinance include permitting the FAR for the residential component of a mixed-use development to be 'additive' rather than within the established FAR for that zone, and allowing commercial and residential users to 'share' their parking, resulting in a lower overall parking requirement. Requirements for covered parking should also be reconsidered.	2017	The St Helena 2040 General Plan update incorporates the adopted 2015 Housing Element. This update includes the creation of a mixed-use land use designation and will be followed by a comprehensive zoning code update, intended to create and implement the development criteria set for mixed use development within St Helena.	Revise for zoning code consistency

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.H	Explore the possibility of allowing mixed use and live/work units in non-residential zoning districts. Explore and adopt as appropriate modifications to non-residential Zones that would permit, either as of right or as a conditional use, residential uses including mixed use and integrated live/work units. Analyze requirements that commercial projects provide housing for a portion of the employment that will be generated on site. The City will study and determine what portion of employment generated will require housing, whether housing will be required on-site or allowed off-site, if pricing for the non-inclusionary units will be tied to anticipated salaries for employees in the commercial portion of the project, and if in-lieu fees will be permitted for smaller sized projects. Explore and adopt as appropriate development incentives such as higher density and height allowances, a streamlined design review process, and financial incentives, including fee reductions and waivers and contributions from the City's Housing Trust Fund, to encourage employers to provide on-site employee housing.	2017	The St Helena 2040 General Plan update includes the creation of a mixed-use land use designation. The comprehensive zoning code update will create and implement the development criteria for mixed-use development within St Helena.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.I	Review and revise development standards pertaining to second units. Ensure that the development of second units is physically and financially feasible in targeted areas. Give particular attention to parking standards, setbacks, and impact fees.	Ongoing	In 2020, the City adopted updated ADU regulations which streamlined the review process for ADU construction and conversion, in keeping with the requirements of State law. The St Helena 2040 General Plan update was adopted in May 2019. A comprehensive zoning code has begun and will include additional direction regarding the development of Accessory Dwelling Units.	Delete
HE2.J	Provide financial assistance for second unit development. Incentives might include low interest loans or fee waivers.	2020	The City of St. Helena has amended its zoning ordinance to be compliant with state law with regards to ADUs, their permitting, and reduced impact fees.	Modify and Expand
HE2.K	Target specific areas for second unit incentives. Create incentives to construct second units in the medium density areas near downtown. Incentives to adopt as appropriate include, but are not restricted to, fast tracking development applications, deferred development fees, and reduced parking and/or other city standards.	Ongoing	The City of St. Helena has amended its zoning ordinance to be compliant with state law with regards to ADUs, their permitting, and reduced impact fees.	Keep
HE2.M	Link financial incentives and development standard variances to affordability requirements for second units. Require that either the main house or the second unit is used as a rental unit that is affordable to moderate or below moderate households whenever the City assists in development through financial incentives or by granting a variance.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide which is expected to occur along with the comprehensive zoning code update. The City has also begun its 6th Cycle Housing Element Update which will identify Key Housing Opportunity Sites and potential rezoning opportunities withing the City.	Modify

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.N	Respond to complaints regarding illegal units. The City will work with the property owners to help bring illegal units up to code and to abate the use of non-habitable buildings as living units	Ongoing	While the City does not have a dedicated Code Enforcement Department, Planning and Community Improvement Department staff is responsible for responding to Code Enforcement complaints and prioritize life and safety issues, such as substandard housing, in these efforts. Additional Code Enforcement improvements have been identified as an element of the adopted City Council goals.	Keep
HE2.O	Identify appropriate 'target' areas for conversion of single-family homes to multi-unit dwellings, Identify areas, zoning districts, or specific sites where conversion would be appropriate or desirable.	Ongoing	A majority of the City's residential land is designated as Medium Density Residential, allowing conversion of existing SFD to MFD at a density of 5.1-16 units per acre. The City has also begun its 6th Cycle Housing Element Update which will identify Key Housing Opportunity Sites and potential rezoning opportunities withing the City. The 6th Cycle Housing Element identifies sites for rezoning to increase density and encourage affordable housing production.	Delete
HE2.P	Develop a program to encourage affordable housing in clusters of 4-6 units on Infill parcels on west side of town. The City will post an inventory of available sites on the City's website. City will explore and adopt as appropriate incentives to encourage affordable housing clusters, including, but not limited to priority permitting processing, reduced or waived development fees, reduced parking and/or other city standards, and an additional density bonus.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide and have prioritized creation of a Citywide Housing Strategy as one of the Council Goals. This is expected to occur along with the comprehensive zoning code update. Incentives for the development of these units including parking ratio reductions, will be included as a part of this review. Further, a majority of the City's residential land is designated as Medium Density Residential, allowing conversion of existing SFD to MFD at a density of 5.1-16 units per acre. The City has also begun its 6th Cycle Housing Element Update which will identify Key Housing Opportunity Sites and potential rezoning opportunities withing the City.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE3.A	Restrict conversion of rental units to condominiums. Current policy allows conversion to condominiums under certain circumstances when the vacancy rate is high. The presence of second homes results in an inflated vacancy rate. The policy should be further studied to reflect a general guiding principle of preserving the affordable housing stock while eliminating the current linkage to vacancy rates.	Ongoing	The City will endeavor to work the Napa Housing Authority to create regulations to restrict the conversion of rental units to condominiums.	Keep
HE3.B	Charge an affordable housing impact fee whenever housing units are converted to other uses. Exempt conversion projects that create affordable for-sale housing from this impact fee.	Ongoing	The City currently charges an Housing Impact Fee. Further, the City Council has expressed an interest in reviewing housing needs Citywide and have prioritized creation of a Citywide Housing Strategy as one of the Council Goals. This is expected to occur concurrently with the comprehensive zoning code update.	Keep
HE3.C	Address the potential loss of assisted units. Identify assisted properties at risk of conversion to market rates and work with the property owners and/or other parties to ensure that they are conserved as affordable housing.	Ongoing	The City Council has expressed an interest in reviewing housing needs; the maintenance of assisted units will be a part of this discussion.	Modify based on current at-risk units
HE3.D	Continue to limit the conversion of market rate housing to vacation rentals. Abate the use of illegal vacation rentals, including time shares and fractional interests.	Ongoing	The City strictly limits the use of residential units for short-term rental (STR) use to a maximum of 25 STR units within the City. Funds collected from these units are utilized to assist with active and aggressive enforcement of these limitations. This enforcement continued to be a priority throughout the planning period.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE3.E	Review housing needs, achievements and challenges as part of the City's regular General Plan review. As required by State law, submit a progress report to the State Department of Housing and Community Development and Governor's Office of Planning and Research by April 1st of each year.	Annually	This report is being done as a part of this Goal and as of 2021 reporting year (submitted April 2022), the City of St. Helena is up to date on its reporting requirements regarding Housing Element implementation with the Office and HCD.	Keep
HE4.A	Review and possibly amend the inclusionary housing ordinance to: Adjust the inclusionary housing ordinance to require further distribution of affordable units within the various income categories… Balance collecting housing impact fees with the requirement to construct affordable housing, either on or off site depending on the size of the site and other site conditions, for larger commercial developments… Increase as appropriate residential construction in-lieu fees and/or create a sliding scale for larger houses. Add an above moderate-income workforce housing component to the Inclusionary Housing Ordinance requirements.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide. Potential revisions to the inclusionary housing requirements will be included as a part of this review.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE4.B	Generate Revenues for Affordable Housing through the Transient Occupancy Tax. Either increase the Transient Occupancy Tax or increase the number of transient occupancy rooms and apply the increased revenue to support affordable housing.	Ongoing	The City passed Measure E which increased the Transit Occupancy Tax rate by 1% and those funds raised go towards affordable housing.	Keep
HE4.C	Reduce, defer, or waive fees for affordable housing developments. The City will establish a set of criteria for project eligibility to have fees reduced, deferred or waived. The City will explore and adopt as appropriate higher incentives for affordable housing developments with units affordable to extremely low and very low income households.	Ongoing	Since 2010, the City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. Since 2016, the City committed substantial amounts of Affordable Housing Trust Fund monies (approximately $2,450,000) to three different affordable housing projects, anticipated to result in the construction and/or occupancy of 21 new affordable housing units in St. Helena through 2021. Since 2015, the City has fully funded all funding requests made by an affordable housing developers to assist with the design and construction of affordable housing units within St. Helena.	Keep
HE4.D	Prioritize the use of Housing Trust Funds in support of the development and preservation of regulated affordable units for extremely low-income households.	Ongoing	Since 2010, the City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. Since 2016, the City committed substantial amounts of Affordable Housing Trust Fund monies (approximately $2,450,000) to three different affordable housing projects, anticipated to result in the construction and/or occupancy of 21 new affordable housing units in St. Helena through 2021. Since 2015, the City has fully funded all funding requests made by an affordable housing developers to assist with the design and construction of affordable housing units within St. Helena.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE4.E	Pursue mortgage revenue bonds and/or mortgage credit certificates. Promote affordable homeownership opportunities for moderate- and lower-income households.	Ongoing	The City continues to look for options to incentivize affordable housing development, and will expand these efforts as a part of continued Citywide housing review.	Keep
HE4.F	Pursue additional funding for affordable housing. Explore other options for affordable housing funding, including a real property transfer tax and Housing Trust Fund contributions from the wine and hospitality industry in Napa Valley.	Ongoing	Since 2010, the City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. In 2018, the City joined with all municipalities in Napa County, put Measure E on the ballot, requesting voter approval of a special tax to increase Transit Occupancy Taxes on hotels by one percent, with these additional funds being for the sole purpose of housing. This measure was approved and went into effect January 1, 2019. Estimated annual revenue from this measure is approximately $280,000.	Keep
HE4.G	Continue Section 8 rent subsidy certificates. Work with the City of Napa Housing Authority to provide continued rental assistance to low, very low and extremely low-income households.	Ongoing	The City continues to contract with the City of Napa for Housing Authority services, including Section 8.	Keep
HE4.H	Explore the possibility of establishing a full-time, shared Housing Coordinator for the up-valley communities to promote development of new affordable housing and enter into a cost-sharing agreement if feasible. The position would serve all of the up-valley communities, including Napa County.	Ongoing	The City continues to contract with the City of Napa for Housing Authority services, including Section 8.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE4.I	Address farmworker housing needs. The City will contribute staff time and City resources, as appropriate, to countywide farmworker housing efforts that may occur during the Housing Element planning period. The City will reach out to affordable housing developers to support regional and City efforts to develop farmworker housing, including assisting with financing or applications, incentives and concessions, expedited review or other strategies to encourage the development of housing for farmworkers.	Ongoing	The City continues to look for options to incentivize affordable housing development, and will expand these efforts as a part continued Citywide housing review.	Keep
HE4.J	Establish regulations requiring that a portion of units in all new developments meet the special housing needs of seniors and persons with disabilities, including developmental disabilities. Target 20 percent of new housing units to meet senior household needs and 10 percent accessible to persons with disabilities.	Ongoing	The City continues to look for options to incentivize affordable housing development, and will expand these efforts as a part continued Citywide housing review. A recent eight-unit market rate project (632 McCorkle) approved within the City will provide two fully compliant ADA units.	Delete
HE4.K	The City shall participate with mediation between property owners if needed to facilitate affordable housing. The City will provide staff resources and/or work with affected parties along with an outside mediator if necessary to address issues raised by community members in response to affordable housing development applications.	Ongoing	The City continues to look for options to incentivize affordable housing development, and will expand these efforts as a part continued Citywide housing review.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE4.L	Explore the potential of using Housing Trust Fund money to purchase existing housing for conversion to restricted affordable housing and commit funding as appropriate. Priority use of Housing Trust Fund monies will be given to the creation of housing affordable to extremely low-income households.	Ongoing	Since 2010, the City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. Since 2016, the City committed substantial amounts of Affordable Housing Trust Fund monies (approximately $2,450,000) to three different affordable housing projects, anticipated to result in the construction and/or occupancy of 21 new affordable housing units in St. Helena through 2021. Since 2015, the City has fully funded all funding requests made by an affordable housing developers to assist with the design and construction of affordable housing units within St. Helena.	Keep
HE5.A	Adopt a Green Building Ordinance. The City shall adopt building code standards that meet or exceed the State's Green Building Standards Code. The Planning and Building Department shall coordinate this effort with the Climate Protection Task Force.	Ongoing	The City adopted the most recent standard building code updates in 2017 and again in 2019 and will continue to do so as updates are required.	Keep
HE5.B	Encourage use of alternative energy technologies. Create incentives for the use of solar energy in new and rehabilitated housing. Incentives to adopt as appropriate include, but are not restricted to, ensuring a streamlined review process for applications, deferred fees, and reduced applicable city standards.	Ongoing	The City currently issues building permits for solar panel installation, backup battery installation, and electric vehicle charging infrastructure under the "Rapid Permit" category and will continue to do so into the foreseeable future. The City has extended services for Solar Permits to be submitted via email and paid over the phone to expedite further the process and reduce the number of trips into City Hall to get the permit.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE5.C	Provide public information on alternative energy technologies for residential developers, contractors, and property owners. The City will provide information on its web site and/or at City Hall regarding alternative energy technology options, possible sources of financing, and any applicable information regarding necessary local permits.	Ongoing	The City currently provides Green Building Code information upon request and has updated the City website, allowing additional information to be provided on an on-going basis.	Keep
HE5.D	Require cost-effective energy conservation measures in all new and rehabilitated housing to promote long-term affordability for occupants. The City will adopt the State's new Energy Efficiency Standards as part of any update to the California Building Standards Code and ensure that all new housing units constructed in the City meet or exceed these standards.	Tri-Annually	The City continues to work toward concurrent building code adoption along with standard building code updates. The last update being January 1, 2020, with adoption of the 2019 Code Standards.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE5.E	Provide low-interest loans for implementation of energy conservation measures. The City will identify a source of loan funds to provide energy conservation assistance to homeowners and homebuilders. The City will continue to participate in AB-811 programs and will explore additional state and federal sources of funding to finance local energy conservation measures. Sources of state and federal funds include, but are not limited to, the California Energy Commission State Energy Program and Energy Efficiency and Conservation Block Grant Program, and the Low Income Home Energy Assistance Program.	Ongoing	No additional ability to provide loans from City funds have been identified as of yet, however the City continues to seek opportunities to assist home owners with low-cost options for energy conservation.	Keep
HE5.F	Provide public information on alternative energy technologies for residential developers, contractors, and property owners. The City will provide information on its website and/or City Hall regarding alternative energy technology options, possible sources of financing, and any applicable information regarding necessary local permits.	Ongoing	The City currently provides Green Building Code information upon request and has recently updated the City website, allowing additional information to be provided on an on-going basis. In 2018, the City added information regarding solar panel installation, backup battery installation, and electric vehicle charging infrastructure to the City's website to ease access to the requirements and incentives available.	Delete or merge with 5.C

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE5.G	Require bicycle and pedestrian amenities and connectivity to surrounding areas, in all new housing developments. Support programs to develop more local and regional walking and biking trails. In addition to requiring bicycle and pedestrian connectivity in all new residential developments, the City will provide staff time in support of regional trail programs.	Ongoing	The City engaged with the Napa Valley Transportation Authority on the adoption of a county wide bicycle and pedestrian plan. Further, the City has engaged with the Vine Trail organization in an effort to assist with implementation of the best route for the trail through St Helena. The City has established a Trails Committee and a Trails and Open Space Plan to promote pedestrian connectivity has been drafted and is expected to be adopted by the City Council in 2023. Finally, it is anticipated the comprehensive zoning code update, will include additional requirements for bicycle parking.	Delete
HE5.H	Continue to apply Municipal Code provisions pertaining to water resources. City will continue to require water-efficient landscaping for new residential and commercial construction, as well as implementing the Water Use Efficiency and Use Guidelines.	Ongoing	The City has adopted a "Water Neutral" policy for all new development (Municipal Code Chapter 13.12) and continues to implement a Water Efficient Landscape Ordinance (MWELO) in keeping with anticipated State requirements.	Keep
HE6.A	Provide educational materials at City Hall, through the press and directly to interested parties to educate real estate professionals, property owners and tenants on their rights and responsibilities and the resources available to address fair housing issues.	Ongoing	The City works with Fair Housing Napa Valley to put on an annual housing workshop to highlight the rights and responsibilities of tenants and landlords, in addition to discussing affordable housing challenges generally.	Keep
HE6.B	Continue to utilize and support Fair Housing Napa Valley for implementing fair housing programs, receiving complaints, and providing referrals to available resources when necessary.	Ongoing	The City contracts with Fair Housing Napa Valley to support fair housing and allocates direct funding as part of the budget process for their assistance.	Merge with 6.A

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
Goal 3 Quantified Objective:	Assist in the acquisition of low-interest loans for rehabilitation, including energy conservation, of 10 lower-income housing units by January 31, 2023, of the end of the Housing Element planning period (two extremely low income, two very low income, three low income, and three moderate income households).	12/31/2022	City was awarded $500,000 HOME funds grant in 2017 and initiated implementation of a program to make 0-interest, 0-payment 30-year loans for rehabilitation work to owners of deed restricted homes. To date, the City has expended or committed approximately $448,000 of these funds to assist 18 low-income homeowners and continues to roll out funds as loans are repaid. The City was awarded another $500,000 in HOME funds in 2020 however the City is waiting for approval from HCD to begin processing loan requests as they review the updated guidelines and environmental documentation.	Establish new Quantified Objectives in the Housing Element Update
Goal 1- Quantified Objective:	Construct four units of affordable housing to Extremely-Low income households; four units of housing affordable housing to Very Low Income households; five units for Low Income households; five units for Moderate Income households; and 13 units for above Moderate Income households by October 31, 2022 (31 total RHNA).	12/31/2022	The City has issued building permits for the Turley Flats affordable housing project, an 8-unit multifamily project with loan funding from the Affordable Housing Trust Fund (all low income). Occupancy of all units occurred in 2019. Further, the City has issued building permits for the Brenkle Court 8-unit affordable housing project (two very-low and six low income). In 2020, the City approved a deed restricted affordable housing project (four low to very-low income and one moderate income) at 963 Pope Street. The combined affordability of these units is expected to help the City make significant progress toward meeting these unit counts.	Establish new Quantified Objectives in the Housing Element Update
Goal 4 Quantified Objective:	Reduce, defer or waive fees for 18 housing units affordable to extremely low, low, very low- and moderate-income households.	12/31/2022	The City has both reduced and deferred fees (through a loan from the Affordable Housing Trust Fund) for the Turley Flats Affordable Housing Project, an 8-unit multi-family development at 1105 Pope St, the Brenkle Court 8-unit affordable housing project access off of McCorkle, and the 5-unit affordable housing project at 963 Pope Street. Combined, the City has reduced, deferred or waived fees for 21 affordable housing units as of Jan. 1, 2022.	Establish new Quantified Objectives in the Housing Element Update

3. Demographic and Economic Trends

In order to understand the current housing needs of St. Helena residents, this section examines historic, current, and projected population, household, and employment trends. The figures for St. Helena are compared with the equivalent figures for Napa County and the Bay Area, to frame the St. Helena figures within the trends of the greater region.[3]

The data for the analysis of population, household characteristics, and employment come from the last four decennial Censuses, the 2015-2019 American Community Survey, the U.S. Department of Housing and Urban Development's (HUD) 2013-2017 Comprehensive Housing Affordability Strategy, the California Department of Housing and Community Development's (HCD) 2020 5th Cycle Annual Progress Report Permit Summary, the California Department of Finance's (DoF) 2020 E-5 series, and the 2010-2021 California Employment Development Department (EDD) Local Area Unemployment Statistics.

The Association of Bay Area Governments (ABAG) supplied an HCD Preapproved Data Package that included the vast majority of the data included in this analysis. Additionally, ABAG, in coordination with Baird + Driskell Community Planning provided a Housing Needs Data Report that directly informed this section of the Needs Analysis.[4]

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies the existing housing conditions and community needs, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of St. Helena.

This section presents information regarding population, household, and income trends between 2010 and 2019, with some additional analysis for the period between 2000 and 2010.

---

[3] For the purposes of this Housing Needs Assessment, the Bay Area is defined to include the following counties in the Association of Bay Area Governments (ABAG): Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma, and Solano.

[4] ABAG/MTC Staff and Baird + Driskell Community Planning, Housing Needs Data Report: St. Helena, May 2021.

Key Findings

- **Population**. Generally, the population of the Bay Area continues to increase because of natural growth and the strong economy drawing new residents to the region. The population of St. Helena increased by 2.1 percent from 2000 to 2020, which is lower than the growth rate of the Bay Area.
- **Age.** In 2019, St. Helena's youth population under the age of 18 was 1,050 and senior population 65 and older was 1,636. These age groups represent 17.2 percent and 26.8 percent, respectively, of St. Helena's population.
- **Race/Ethnicity.** In 2020, 65.1 percent of St. Helena's population was White while 1.6 percent was African American, 1.3 percent was Asian, and 30.9 percent was Hispanic or Latinx. People of color in St. Helena comprise a proportion below the overall proportion in the Bay Area as a whole.
- **Employment.** St. Helena residents most commonly work in the Health & Educational Services industry. From January 2010 to January 2021, the unemployment rate in St. Helena increased by 1.3 percentage points. Since 2010, the number of jobs located in the jurisdiction decreased by 2,620 (32.4 percent). Additionally, the jobs-household ratio in St. Helena has decreased from 3.47 jobs per household in 2002 to 2.23 in 2018.

Population Trends

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Table 3 shows population growth trends. In 2020, the population of St. Helena was estimated to be 6,073. From 1990 to 2000, the population increased by 19.2 percent, while it decreased by 2.3 percent during the first decade of the 2000s. In the most recent decade, the population increased by 4.5 percent to 6,073. The population of St. Helena makes up 4.4 percent of Napa County.[5]

Table 3 Population Growth Trends

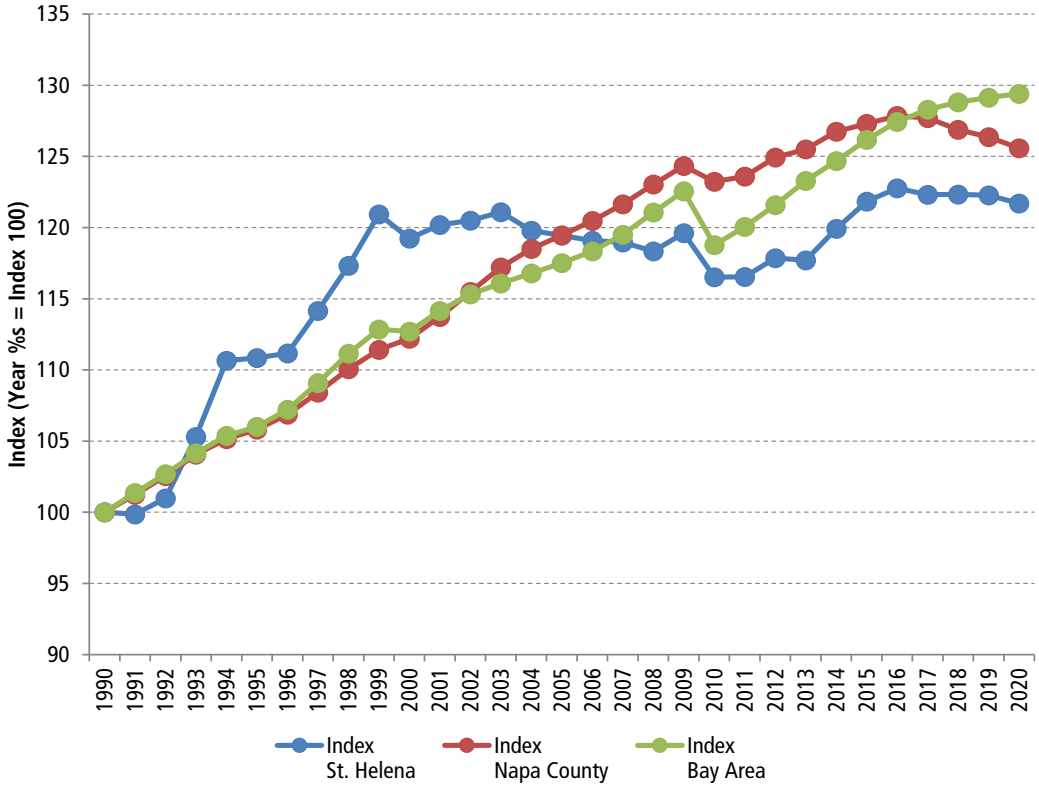
	1990	1995	2000	2005	2010	2015	2020
St. Helena	4,990	5,531	5,950	5,960	5,814	6,079	6,073
Napa County	110,765	117,216	124,279	132,314	136,484	141,010	139,088
Bay Area	6,020,147	6381961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Source: California Department of Finance, E-5 series, 2020.

[5] To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

Figure 1 displays population growth trends indexed to the population in the year 1990. Since 2000, St. Helena's population has increased by 2.1 percent; this rate is below that of the region as a whole, at 14.8 percent. In St. Helena, roughly 8.7 percent of its population moved during the past year, a number 4.8 percentage points smaller than the regional rate of 13.4 percent.

Figure 1 Population Growth Trends, Indexed to 1990



Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.
For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

Household Trends

As shown in Table 4, between 1990 and 2020, the number of households in St. Helena increased moderately, by an average 0.73 percent annually, however much of this growth occurred prior to the year 2000. From 1990 and 2000, the number of households increased at a rate of 2.1 percent annually. Between 2000 and 2010, this rate decreased to an increase of only 0.1 percent annually, or about 21 households per year. The rate increased slightly to an average of 0.5 percent per year between 2010 and 2020, or about 105 households per year. In

contrast, the number of Napa County households grew by one percent annually between 2010 and 2020, representing an increase of about 5,000 households per year.

Table 4 Household Trends

Household Trends	1990	2000	2010	2020	Average Annual Growth 1990-2000	Average Annual Growth 2000-2010	Average Annual Growth 2010-2020
St. Helena	2,138	2,380	2,401	2,866	1.2%	0.1%	2.0%
Napa County	41,312	45,402	48,876	48,484	1.1%	0.8%	-0.1%

Source: Census 1990, 2000, 2010, 2020.

Average Household Size

Average household size (Table 5) is a function of the number of people living in households divided by the number of occupied housing units in a given area. In general, a decline or increase in average household size signals that the population and the number of households are growing at different rates. Overall, the average household size in St. Helena was slightly smaller than in Napa County in 1990, 2000, and 2010 and considerably smaller in 2020. With the number of households growing, and a slight drop in population in St. Helena between 2000 and 2020, average household sizes fell from 2.48 to 2.38 persons per household between 2000 and 2010 and then to 2.08 persons per household by 2020. In contrast, the population in Napa County increased more rapidly than the number of households, leading to increases in the average household size from 2.62 to 2.69 persons per household between 2000 and 2010 and up to 2.78 by 2020.

Table 5 Average Household Size, St. Helena and Napa County

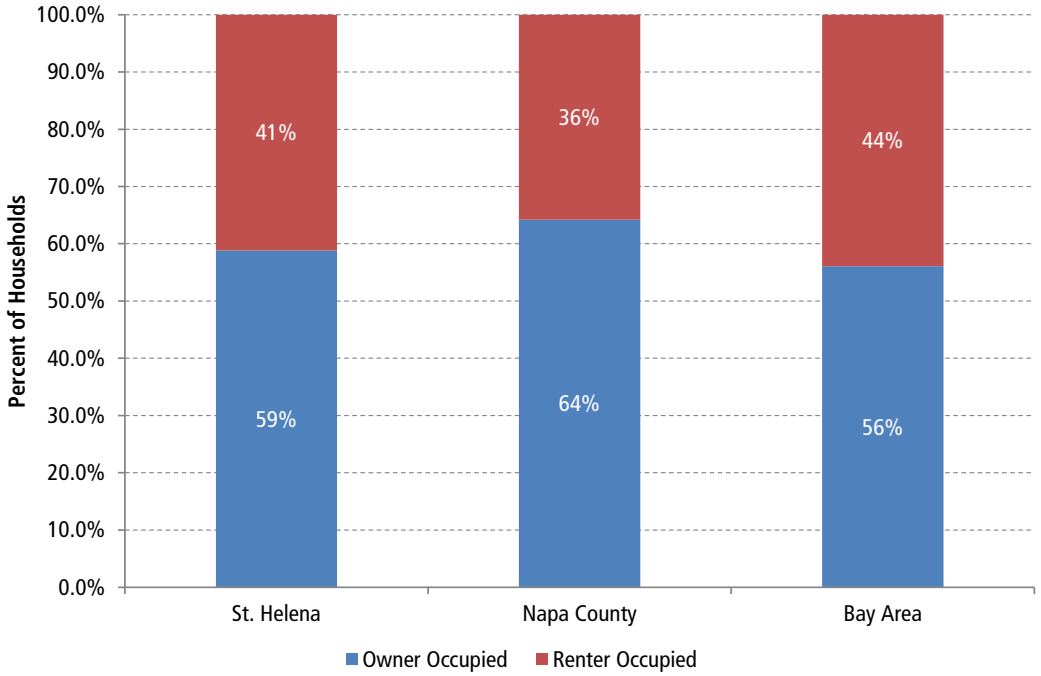
	1990	2000	2010	2020
St. Helena	2.31	2.48	2.38	2.08
Napa County	2.54	2.62	2.69	2.78

Source: Census 1990, 2000, 2010, 2020.

Household Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In St. Helena there are a total of 2,702 housing units, and fewer residents rent than own their homes: 41.2 percent versus 58.8 percent (Figure 2). By comparison, 35.8 percent of households in Napa County are renters, while 44 percent of Bay Area households rent their homes.

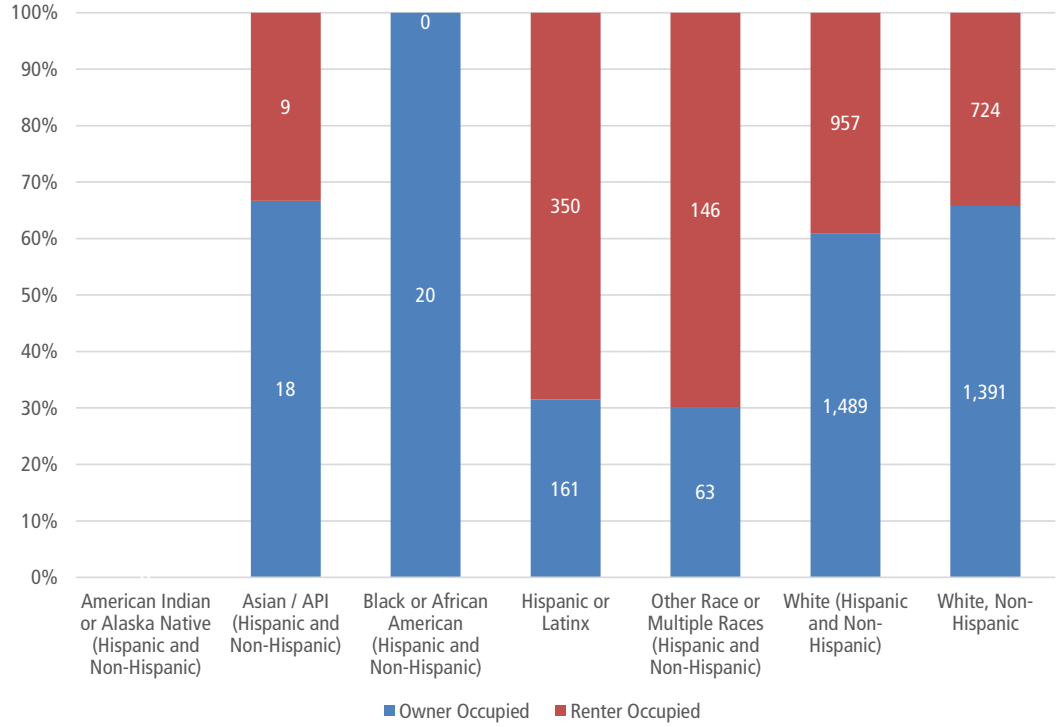
Figure 2 Housing Tenure



Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from Federal, State, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. Figure 3 shows housing tenure by race. In St. Helena, 100.0 percent of Black households owned their homes, while homeownership rates were 66.7 percent for Asian households, 31.5 percent for Hispanic or Latinx households, and 60.9 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

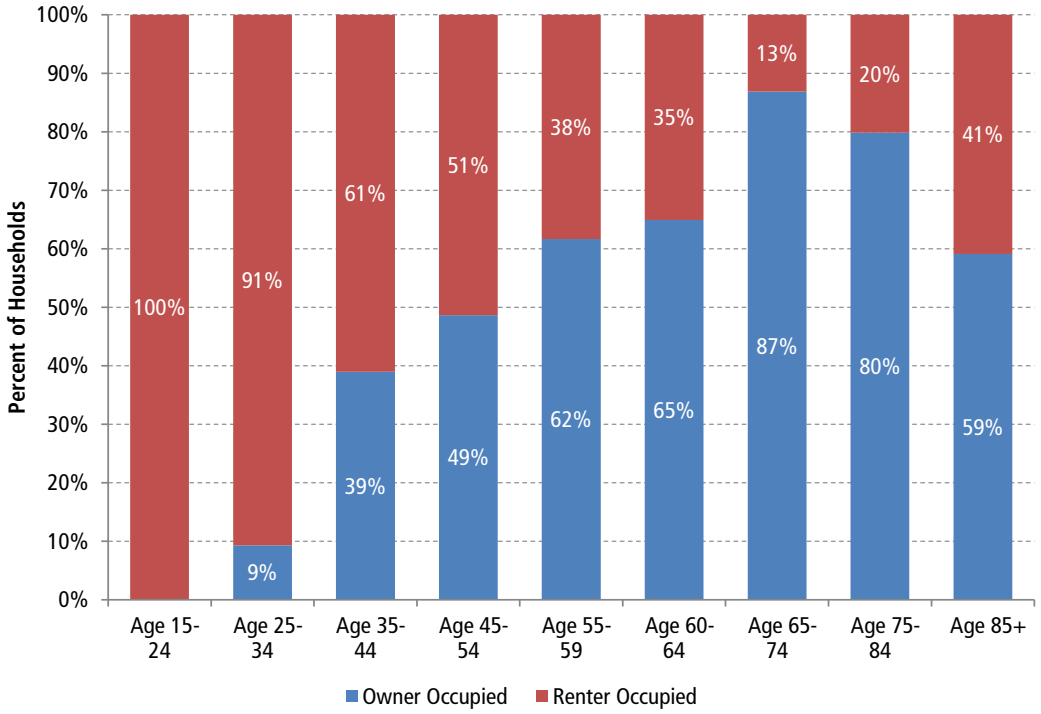
Figure 3 Housing Tenure by Race of Householder



Universe: Occupied housing units
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market. In St. Helena, 75.1 percent of householders between the ages of 25 and 44 are renters, while 19.7 percent of householders over 65 are (Figure 4).

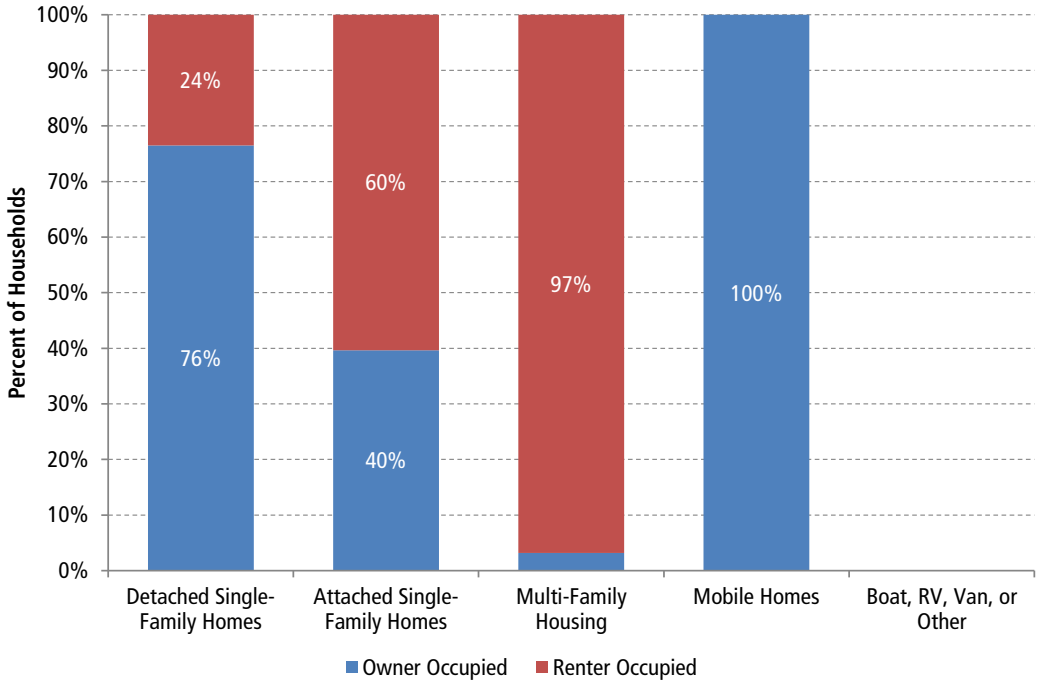
Figure 4 Housing Tenure by Age



Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In St. Helena, 76.5 percent of households in detached single-family homes are homeowners, while 3.2 percent of households in multi-family housing are homeowners (Figure 5).

Figure 5 Housing Tenure by Housing Type



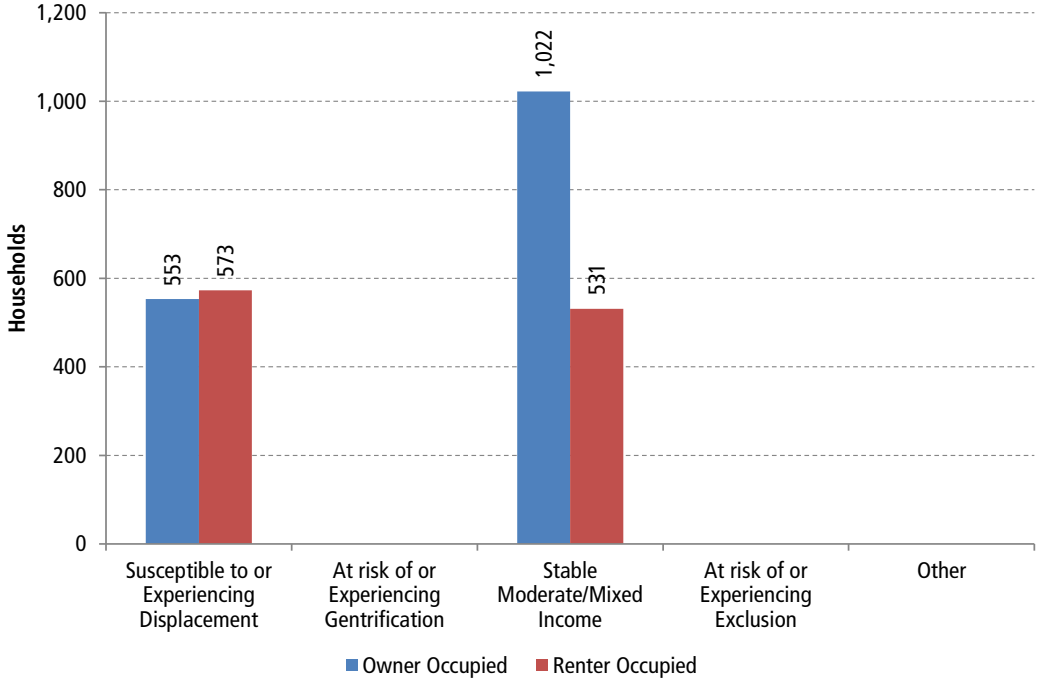
Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

Households by Displacement Risk

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in St. Helena, 42.0 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0 percent live in neighborhoods at risk of or undergoing gentrification. Figure 6 shows households by displacement risk and tenure.

Figure 6 Households by Displacement Risk and Tenure



Universe: Households
Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data
Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates no households in St. Helena are in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.[6]

[6] *More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement*

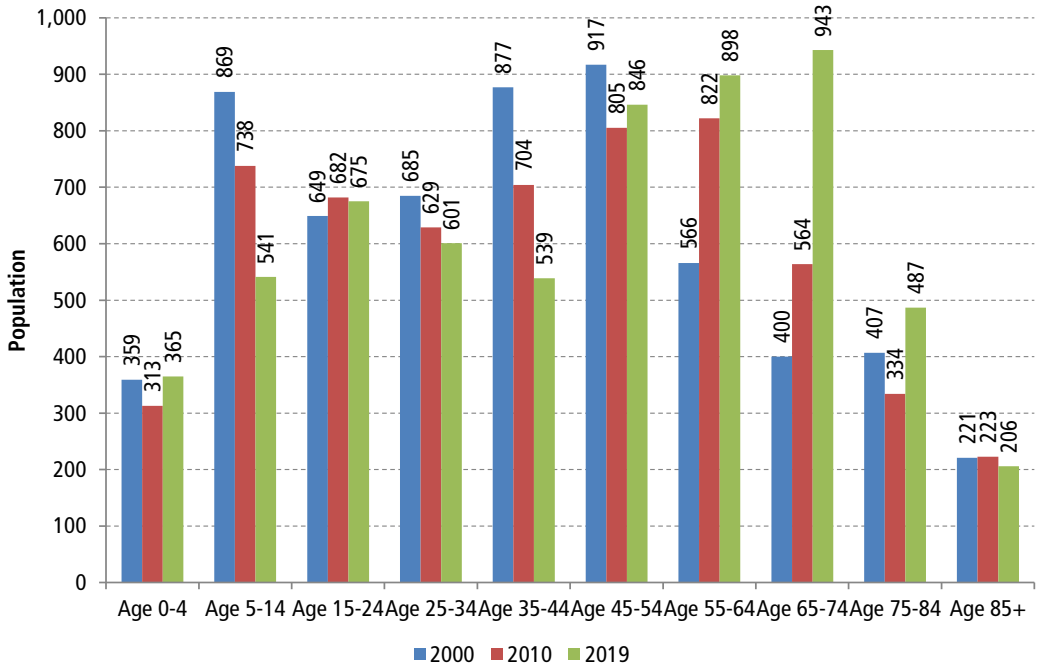
Demographic Trends

Age Distribution

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

Figure 7 shows population growth trends. In St. Helena, the median age in 2000 was 39.2; by 2019, this figure had increased, landing at around 49 years. More specifically, the population of those under 14 has decreased since 2010, while the 65- and-over population has increased.

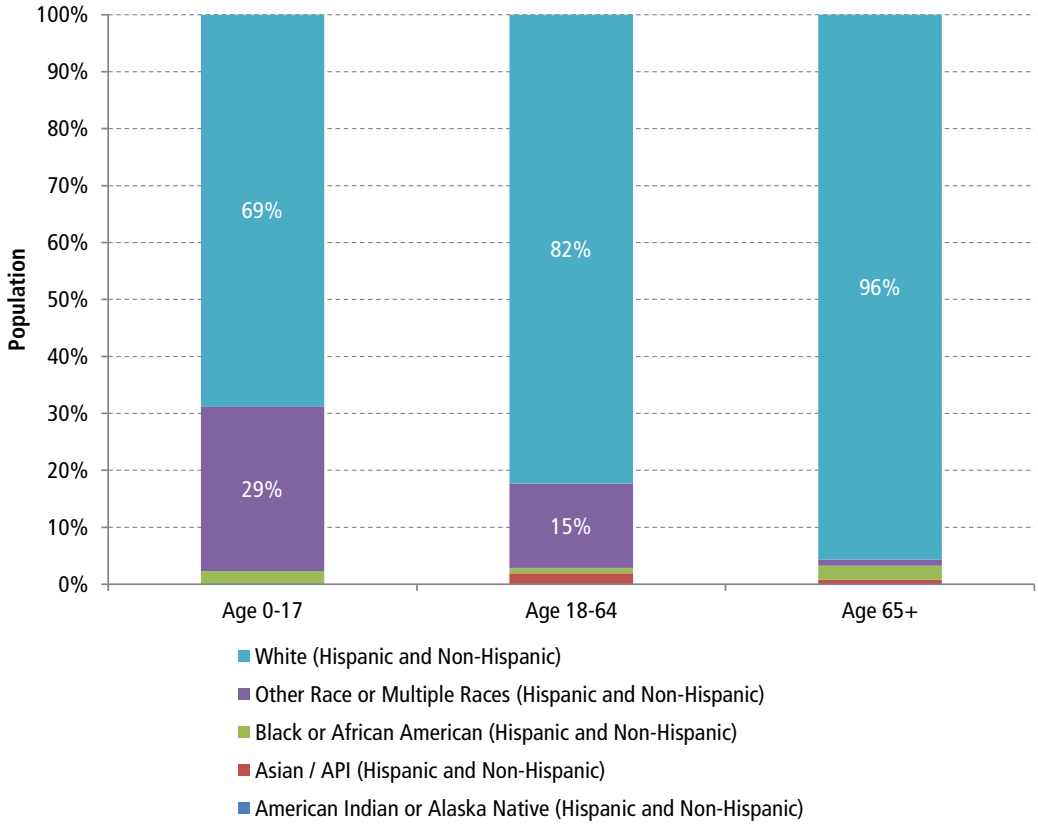
Figure 7 Population Growth Trends



Universe: Total population
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color make up 4.3 percent of seniors and 31.2 percent of youth under 18 (Figure 8).

Figure 8 Senior and Youth Population by Race

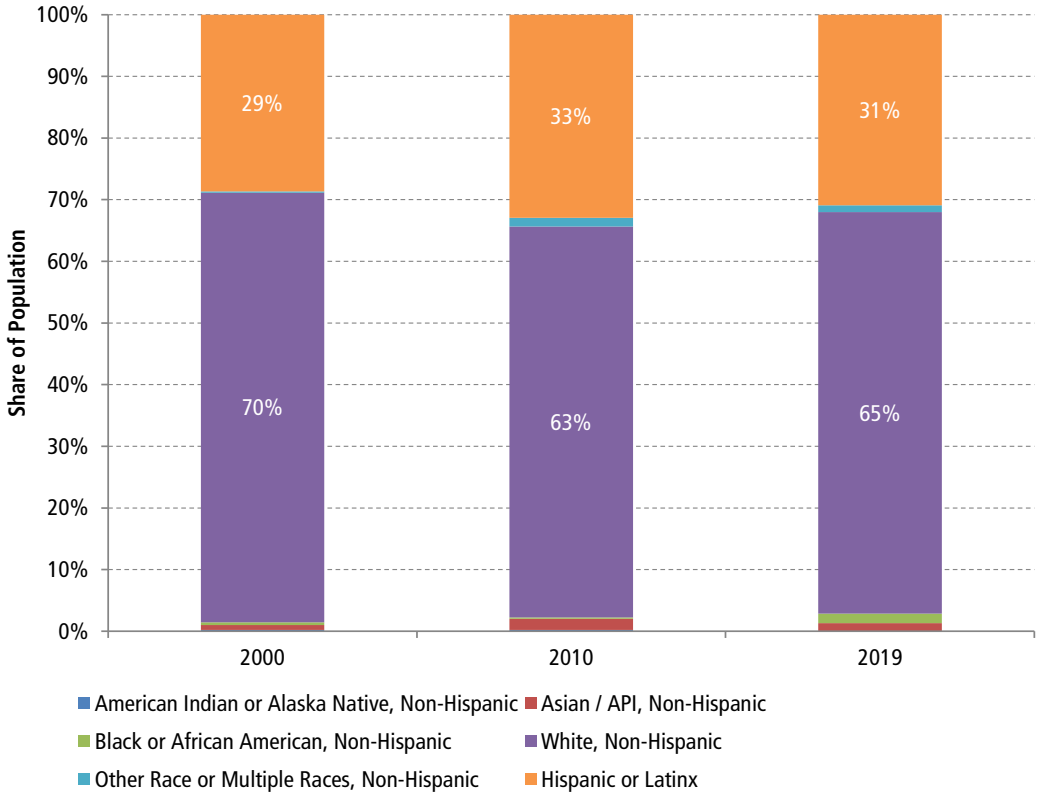


Universe: Total population
Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today. Since 2000, the percentage of residents in St. Helena identifying as White has decreased – and by the same token the percentage of residents of all other races and ethnicities has increased – by 4.6 percent, with the 2019 population standing at 3,973. In absolute terms, the Hispanic or Latinx population increased the most while the White, Non-Hispanic population decreased the most. Figure 9 shows population trends by race.

Figure 9 Population by Race, St. Helena, 2000-2019



Universe: Total population
Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

Income

Household Income Distribution

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.[7]

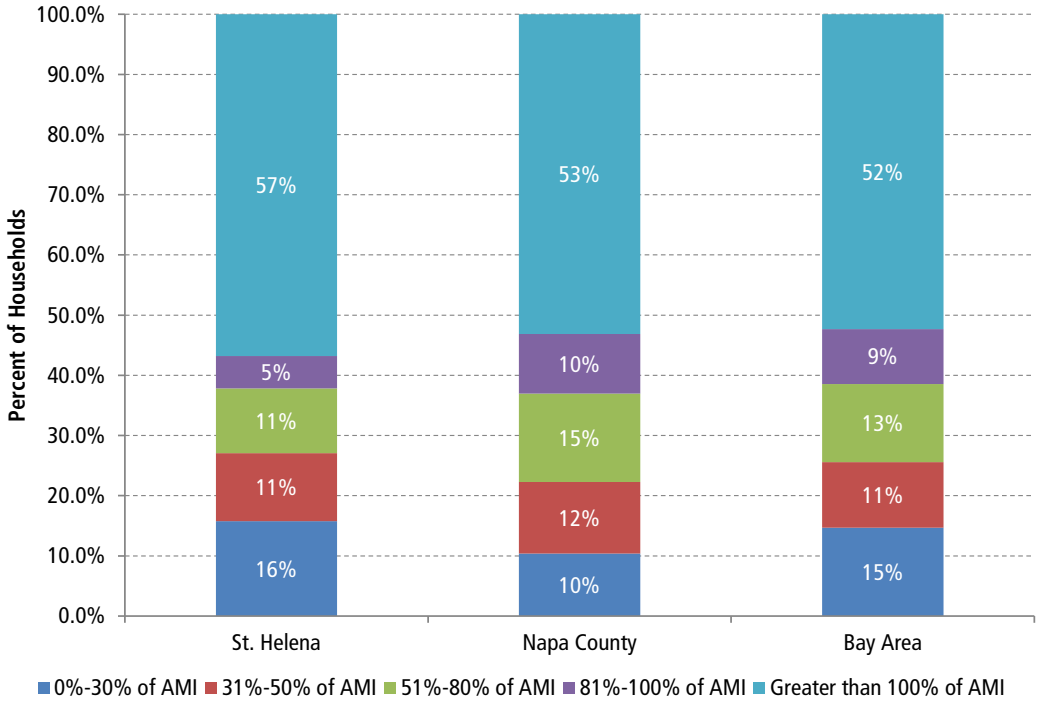
[7] *Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. Public Policy Institute ofCalifornia.*

Household Income Categories

The Department of Housing and Urban Development defines income categories as a percentage of the Area Median Income (AMI). Households whose income equals 30 percent or less of the AMI are considered extremely low-income; households with incomes between 30 and 50 percent of the AMI are classified as very low-income; and those between 50 and 80 percent of the AFI are low-income. The CHAS data set also provides information on households earning between 80 and 100 percent of the AMI and households with incomes above 100 percent of the AMI.

In St. Helena, 56.8 percent of households make more than 100 percent of the Area Median Income (AMI)[8], compared to 15.8 percent making less than 30 percent of AMI, which is considered extremely low-income (Figure 10).

Figure 10 Households by Household Income Level



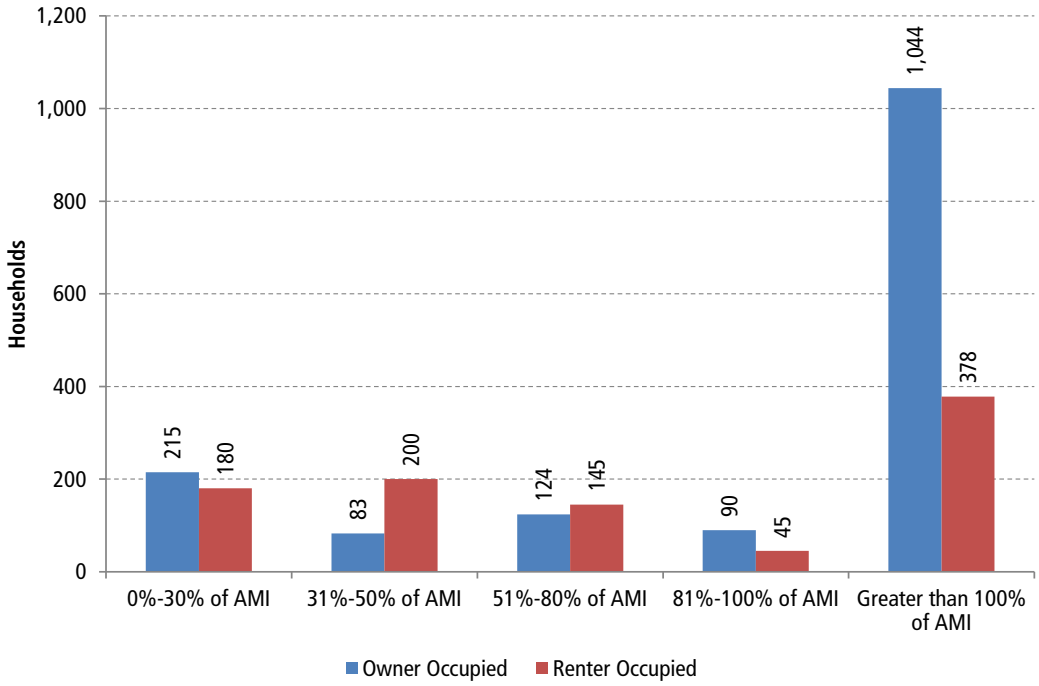
Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County),

[8] *Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). This is then adjusted for household size.*

and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30 percent AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50 percent AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In St. Helena, the largest proportion of renters falls in the Greater than 100 percent of AMI income group, while the largest proportion of homeowners are found in the Greater than 100 percent of AMI group (Figure 11).

Figure 11 Household Income Level by Tenure

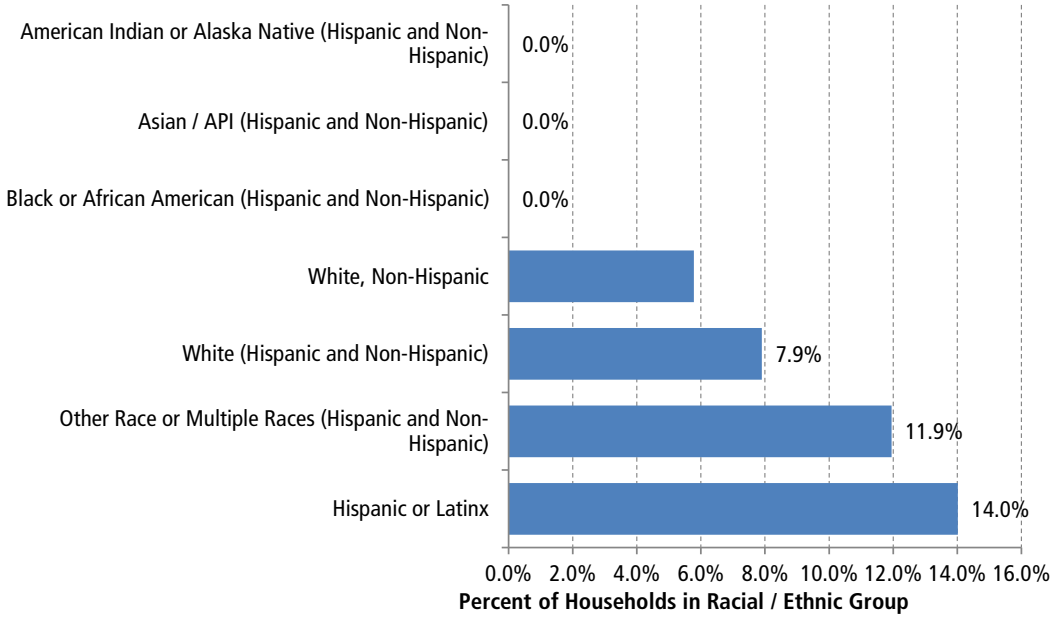


Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County),

and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result offederal and local housing policies that have historically excluded them from the same opportunities extended to white residents.[9] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In St. Helena, Other Race or Multiple Races (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by White (Hispanic and Non-Hispanic) residents (Figure 12).

Figure 12 Poverty Status by Race



Universe: Population for whom poverty status is determined
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

[9] *Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. Hass Institute.*

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

Extremely Low-Income Households

In St. Helena, 56.8 percent of households make more than 100 percent of the Area Median Income (AMI), compared to 15.8 percent making less than 30 percent of AMI, which is considered extremely low-income (see Figure 10). Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. In Napa County, 30 percent AMI is the equivalent to the annual income of $27,950 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Within the Housing Element, cities must estimate the extremely low-income housing need in the community. Based on HCD guidance, the City of St. Helena estimates that approximately 52 extremely low-income housing units are needed in the planning period. This estimate was calculated based on HCD guidance, as 50 percent of the very low-income housing need, as identified by the RHNA (Table 6).

Table 6 St. Helena Regional Housing Needs Allocation

Geography	Very Low Income (<50 percent of AMI)	Low Income (50%-80 percent of AMI)	Moderate Income (80%-120 percent of AMI)	Above Moderate Income (>120 percent of AMI)
St. Helena	104	59	26	67

[1] Per HCD guidance, the extremely low-income need in St. Helena is estimated at 50 percent of the very low income RHNA requirement, or approximately 52 units.

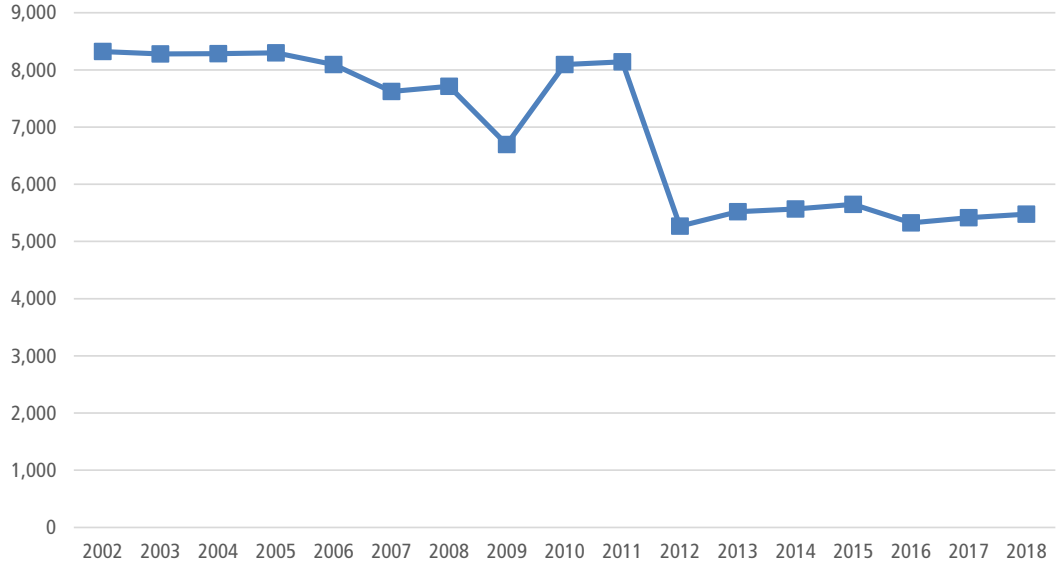
Employment Trends

Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewherein the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in St. Helena decreased by 34.2 percent (Figure 13).

Figure 13 Jobs in St. Helena



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 3,005 employed residents, and 5,476 jobs[10] in St. Helena - the ratio of jobs to resident workers is 1.82; St. Helena is a net importer of workers. Figure 14 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

St. Helena has more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than $25,000). This disparity implies that, every day, low wage workers commute to St. Helena from their residences outside of the city. At the other end of the wage spectrum, the city has more high-wage jobs than high-wage residents (where high-wage refers to jobs paying more than $75,000). This figure suggests that high-wage

[10] *Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.*

workers are also commuting into St. Helena. Since both high wage workers and low wage workers are faced with commuting into St. Helena for work, it suggests a lack of housing, both market-rate and affordable, within the city. (Figure 14).[11]

Figure 14 Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

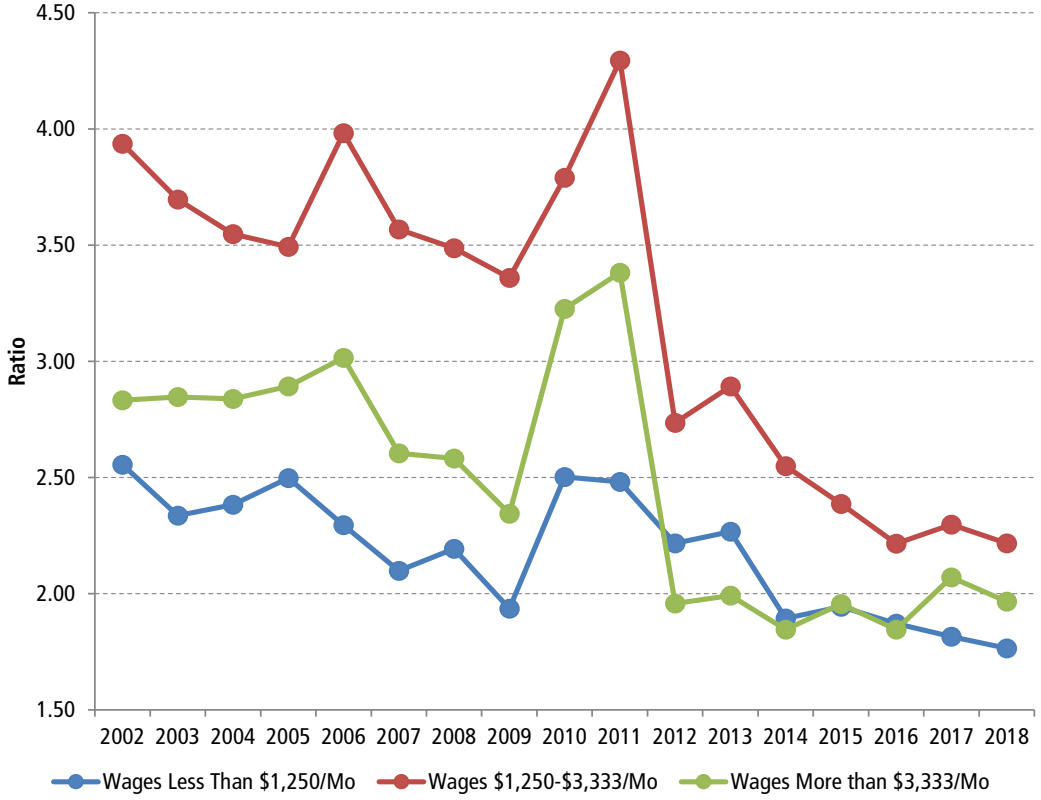


Universe: Workers 16 years and over with earnings
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 15 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of one means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above one indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (Figure 15).

[11] *The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.*

Figure 15 Jobs-Worker Ratios, By Wage Group

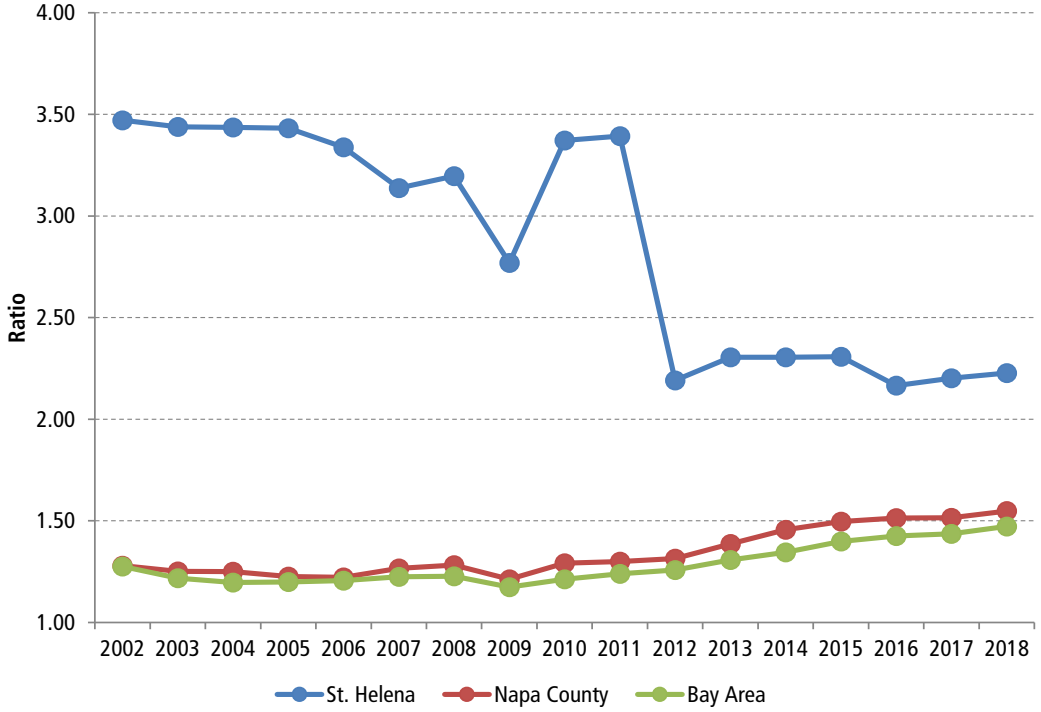


Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus, bringing housing into the measure, the jobs-household ratio in St. Helena has decreased from 3.47 in 2002, to 2.23 jobs per household in 2018 (Figure 16).

Figure 16 Jobs-Household Ratio

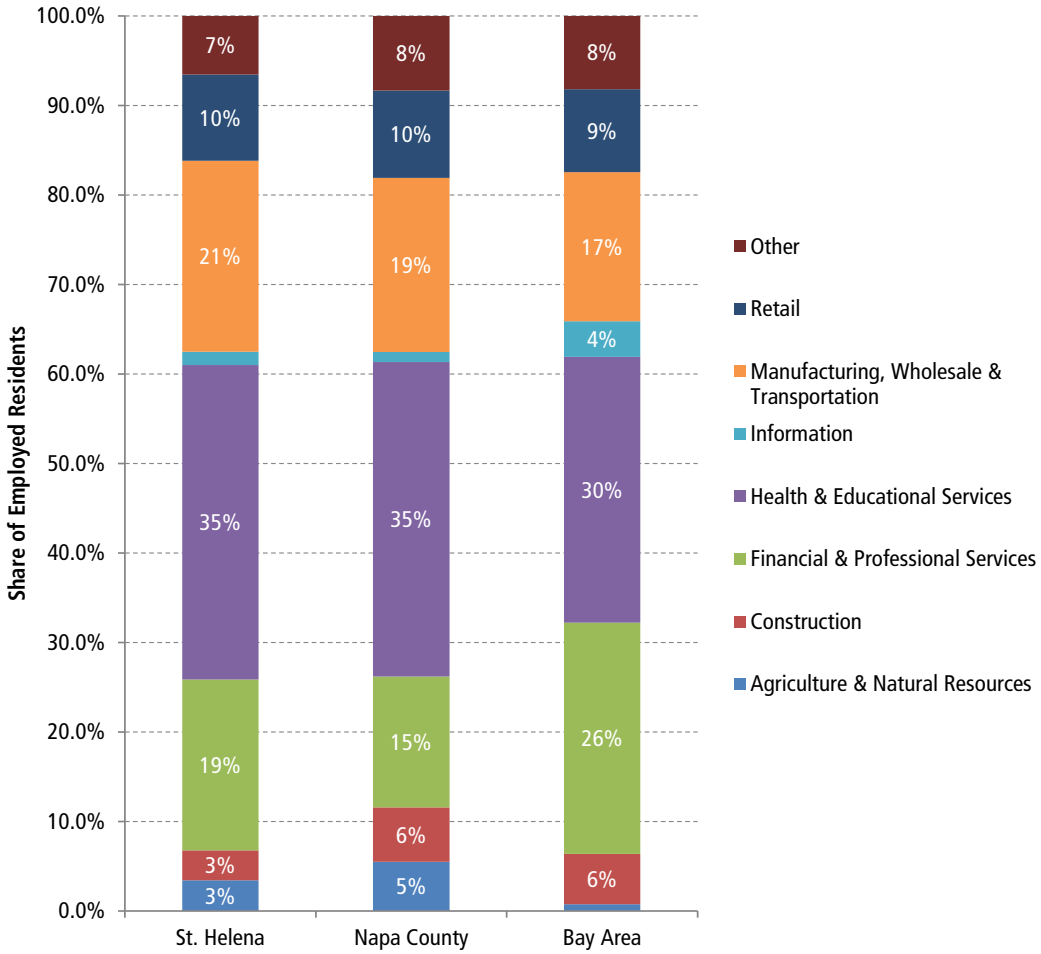


Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

Employment by Industry

In terms of sectoral composition, the largest industry in which St. Helena residents work is Health & Educational Services, and the largest sector in which Napa residents work is Health & Educational Services (Figure 17). For the Bay Area as a whole, the Health & Educational Services industry employs the most workers of any sector.

Figure 17 Resident Employment by Industry

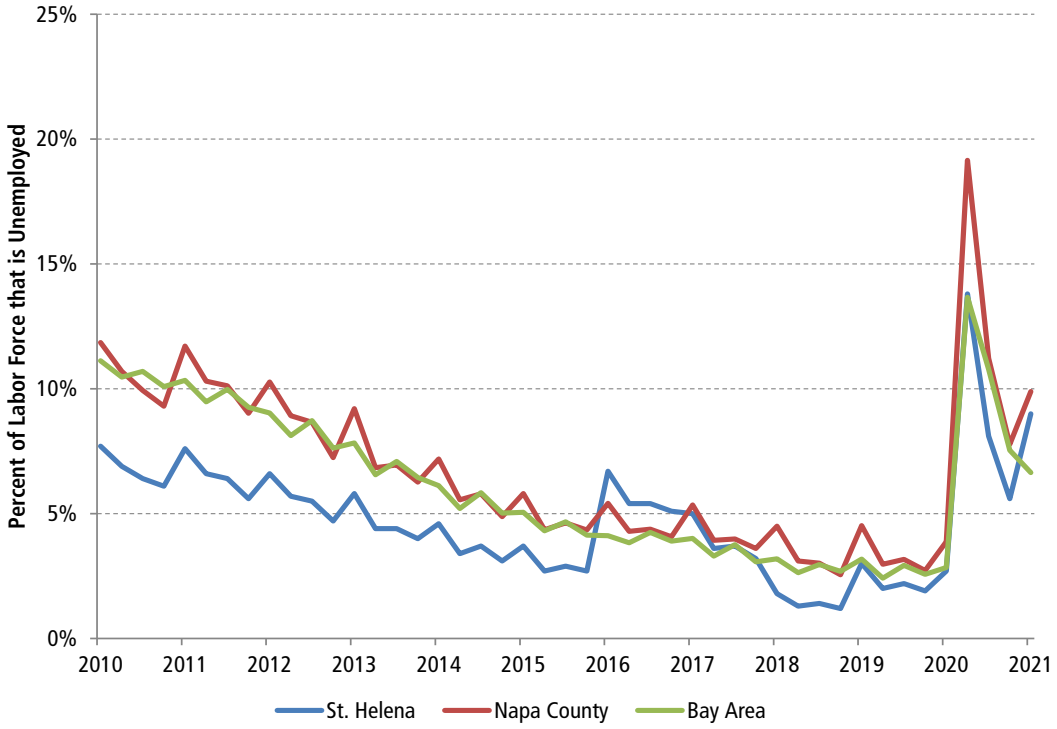


Universe: Civilian employed population age 16 years and over
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

Unemployment

Figure 18 shows the unemployment rate for St. Helena, Napa County, and the Bay Area. In St. Helena, there was a 1.3 percentage point increase in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

Figure 18 Unemployment Rate



Universe: Civilian noninstitutional population ages 16 and older
Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.
Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4. Population and Employment Projections

This section uses population, household, and employment projections provided by the Association of Bay Area Governments (ABAG), the California Department of Finance (DoF), and Plan Bay Area. Data specific to St. Helena is used when available (typically from Plan Bay Area 2040) and is supplemented by regional projections for North Napa County (Calistoga, St. Helena, and Yountville) and the Bay Area, available through the recently (2021) released Plan Bay Area 2050.

Key Findings

- ABAG anticipates much higher growth across the Bay Area than in St. Helena. While Plan Bay Area 2050 projects a 35 percent increase in total population from 2015 to 2050 (approximately 2.7 million new residents) across the nine counties of the Bay Area, it projects less than one percent growth in Calistoga, St. Helena, and Yountville.

Population

While Plan Bay Area 2050 does not provide jurisdiction-specific population projections, Plan Bay Area 2040 (2017) projected a 17 percent increase in total population from 2010 to 2040 for St. Helena, which translates to 1,550 new residents, as shown in Table 7. Countywide, Plan Bay Area 2040 projected a similar increase of 16 percent for Napa County.

Table 7 St. Helena, Population Totals and Projections, 2010-2040, Plan Bay Area 2040

Year	2010	2015	2020	2025	2030	2035	2040	Percent Change (2010-2040)
St. Helena	5,830	5,920	6,085	6,415	6,655	6,715	6,800	+17%
Napa County	135,880	136,885	141,240	146,130	151,445	155,860	158,050	+16%

Source: Plan Bay Area 2040.

For comparison, the DoF projects a countywide increase of seven percent in total population between 2010 to 2050, which translates to 9,463 new Napa County residents (Table 8).

Table 8 Department of Finance Population Projections, Napa County, 2010-2050

Year	2010	2015	2020	2025	2030	2035	2040	2045	2050	Percent Change
St. Helena	136,587	141,390	138,711	140,748	143,223	145,444	146,602	146,641	146,050	+7%

Source: California Department of Finance. Demographic Research Unit. Report P-2A: Total Population Projections, California Counties, 2010-2060 (Baseline 2019 Population Projections; Vintage 2020 Release). Sacramento: California. July 2021.

ABAG anticipates much higher growth across the Bay Area then in St. Helena. While Plan Bay Area 2050 projects a 35 percent increase in total population from 2015 to 2050 (approximately 2.7 million new residents)

across the nine counties of the Bay Area, the Plan projects less than one percent growth in the North Napa County superdistrict (including Calistoga, St. Helena, and Yountville). Table 9 and Figure 19 show Plan Bay Area 2050 population projections for the Bay Area. While the Plan includes this regional population totals, data for individual subregions, termed superdistricts, is provided for households and jobs rather than population. For more information, please see the discussions on household and job projections below.

Table 9 Plan Bay Area 2050 Population Projections, Bay Area, 2015-2050

	2015	2020	2025	2030	2035	2040	2045	2050	Percent Change
Bay Area	7,660,000	7,940,000	8,230,000	8,560,000	9,010,000	9,490,000	9,930,000	10,330,000	+35%

Source: California Department of Finance. Demographic Research Unit. Report P-2A: Total Population Projections, California Counties, 2010-2060 (Baseline 2019 Population Projections; Vintage 2020 Release). Sacramento: California. July 2021.

Figure 19 Bay Area, Population Totals and Projections, 1990-2050, Plan Bay Area 2050.



Source: Plan Bay Area 2050.

Households

In 2017, Plan Bay Area 2040 projected a one percent increase in total households from 2010-2040 in St. Helena, which translates to 300 or more new households (Table 10). Similarly, Plan Bay Area 2050 projects that the number of households in the Northern Napa County superdistrict (including Calistoga, St. Helena, and Yountville) will grow by less than one percent by 2050, compared to 51 percent growth in the projected number of households in the Bay Area (Table 11).

Table 10 Table 2: St. Helena, Household Totals and Projections, 2010-2040, Plan Bay Area 2040

	2010	2015	2020	2025	2030	2035	2040
Total Households	2,150	2,400	2,425	2,490	2,620	2,705	2,700

For 2010, the base year, a tabulation from the 2010 pre-run microdata, designed to approximate (but may still differ from) Census 2010 counts, is used. Numbers may not add to totals due to rounding. 2015 are modeled estimates, not observed.
Source: Plan Bay Area 2040.

Table 11 Household Projections by Region, 2015-2050

Region	2015	2050	Growth	Percent Growth	Share of Regional Growth
North Napa County	16,000	16,000	0	<1%	0%
Bay Area	2,677,000	4,043,000	1,366,000	+51%	100%

Source: Plan Bay Area 2050.

Jobs

According to Plan Bay Area 2040, ABAG projected in increase of 280 jobs (five percent increase) between 2010 and 2040, which calculates to an annual average growth rate of 0.8 percent (Table 12). Employment is projected to increase in three categories: retail (+27 percent), Information, Government, and Construction (+12 percent), and Health, Educational, and Recreational Services Jobs (+5 percent). In contrast, ABAG expects that employment in the areas of manufacturing and wholesale; agriculture and natural resources, and financial and professional services to stagnate or slightly decrease. Countywide, Plan Bay Area 2040 projected an increase of 12,765 jobs (18 percent increase) at annual average employment growth rate of 2.8 percent in the same time period.

Table 12 Job Totals and Projections, St. Helena and Napa County, 2010-2040

Year	2010	2015	2020	2025	2030	2035	2040	Percent Change (2010-2040)
St. Helena	5,700	5,750	5,765	5,805	5,820	5,820	5,980	5%
Napa County	70,680	70,880	71,905	72,580	74,255	77,260	83,355	18%

Source: Plan Bay Area 2040.

Plan Bay Area 2050, however, projects that employment in the North Napa County superdistrict will decrease by 4,000 jobs by 2050 (Table 13). Employment in the region is assumed to be constrained based on limited job centers and transit options, as well as current and potential future wildfire impacts. Regionally however, the Bay Area job totals are projected to increase by 35 percent between 2015 and 2050, which coincides with the expected Bay Area population growth during that time (also 35 percent). This increase translates to 1,403,000 new jobs.

Table 13 Job Totals and Projections, North Napa County and the Bay Area, 2015-2050

Region	2015	2050	Growth	Percent Growth	Share of Regional Growth
North Napa County	24,000	20,000	-4,000	<1%	0%
Bay Area	4,005,000	5,408,000	1,403,000	35%	100%

Source: Plan Bay Area 2050.

5. Housing Conditions

The following section details the housing conditions in St. Helena and, where available, compares the data to Napa County and the Bay Area. Data sources include the Census, the American Community Survey, DoF, HUD, including the Comprehensive Housing Affordability Strategy (CHAS) dataset, and HCD).

ABAG supplied an HCD Preapproved Data Package that provided much of the data included in this analysis for the City. Additionally, ABAG, in coordination with Baird + Driskell Community Planning provided a Housing Needs Data Report that directly informed this section of the Needs Analysis.[12]

Key Findings

- **Number of Homes.** The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in St. Helena increased, 4.4 percent from 2010 to 2020, which is above the growth rate for Napa County and below the growth rate of the region's housing stock during this time period.

- **Home Prices.** A diversity of homes at all income levels creates opportunities for all St. Helena residents to live and thrive in the community.

  - **Ownership.** The largest proportion of homes had a value in the range of $1 million-$1.5 million in 2019. Home prices increased by 118.2 percent from 2010 to 2020.

  - **Rental Prices.** The typical contract rent for an apartment in St. Helena was $1,470 in 2019. Rental prices increased by 15.7 percent from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $59,160 per year.

- **Housing Type.** It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 63.9 percent of homes in St. Helena were single family detached, 6.1 percent were single family attached, 6.2 percent were small multifamily (2-4 units), and 18.4 percent were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in St. Helena, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Vacancy Rate.** Vacant units make up 17.4 percent of the overall housing stock in St. Helena. The rental vacancy rate stands at 3.1 percent, while the ownership vacancy rate is 5.3 percent. Of the vacant units, the most common type of vacancy is for seasonal, recreational, or occasional use. This statistic highlights how St. Helena contains many "second homes," which may sit unoccupied for a majority of the year. Additionally, with the increasing popularity of short-term rental sites, such as

[12] *ABAG/MTC Staff and Baird + Driskell Community Planning, Housing Needs Data Report: St. Helena, May 2021.*

AirBNB, at vacation destinations such as Napa Valley, many homes may be vacant in the sense of not having permanent residents.

- **Overcrowding.** Overcrowding often disproportionately impacts low-income households. 2.5 percent of very low-income households (below 50 percent AMI) experience severe overcrowding, while none of the households above 100 percent of the AMI experience this level of overcrowding.

- **Cost Burden.** The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." In St. Helena, 21.1 percent of households spend 30-50 percent of their income on housing, while 16.6 percent of households are severely cost burden and use the majority of their income for housing. Lower-income, Latinx, and large households are disproportionally impacted by housing cost burdens.[13]

Existing Housing Conditions

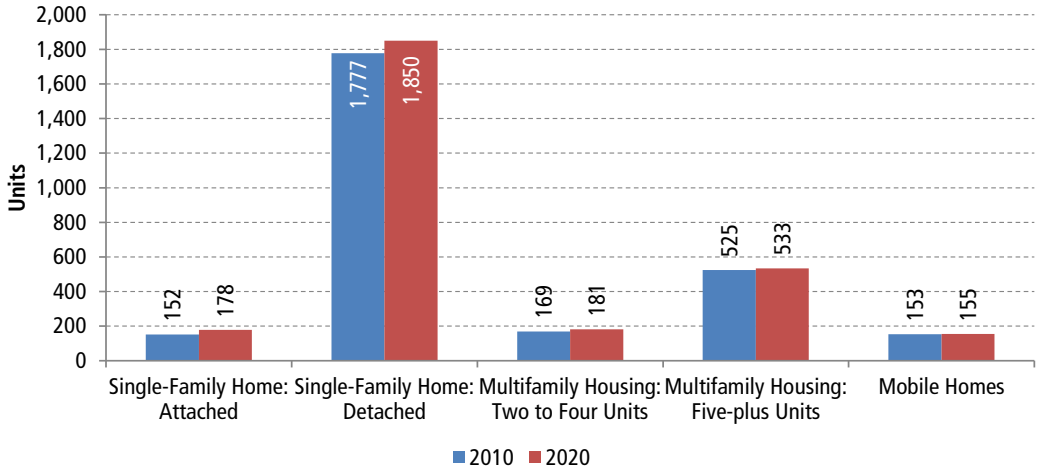
Housing Stock Characteristics

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of St. Helena in 2020 was made up of 63.9 percent single family detached homes, 6.1 percent single family attached homes, 6.2 percent multifamily homes with two to four units, 18.4 percent multifamily homes with five or more units, and 5.4 percent mobile homes (Figure 20). In St. Helena, the housing type that experienced the most growth between 2010 and 2020 was the detached single-family home.

[13] *Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.*

Figure 20 Housing Type Trends



Universe: Housing units
Source: California Department of Finance, E-5 series
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Age of Housing Stock

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not come close to meeting the population and job growth experienced throughout the region. According to American Community Survey estimates, in St. Helena, the largest proportion of the housing stock was built 1960 to 1979, with 1,217 units constructed during this period (Figure 21). Since 2010, 1.9 percent of the current housing stock was built, which is 63 units. Between 2015 and 2019, 74 housing units were issued permits in St. Helena. During this time, 73.0 percent of permits issued in St. Helena were for above moderate-income housing, 5.4 percent were for moderate-income housing, and 21.6 percent were for low- or very low-income housing (Table 14).

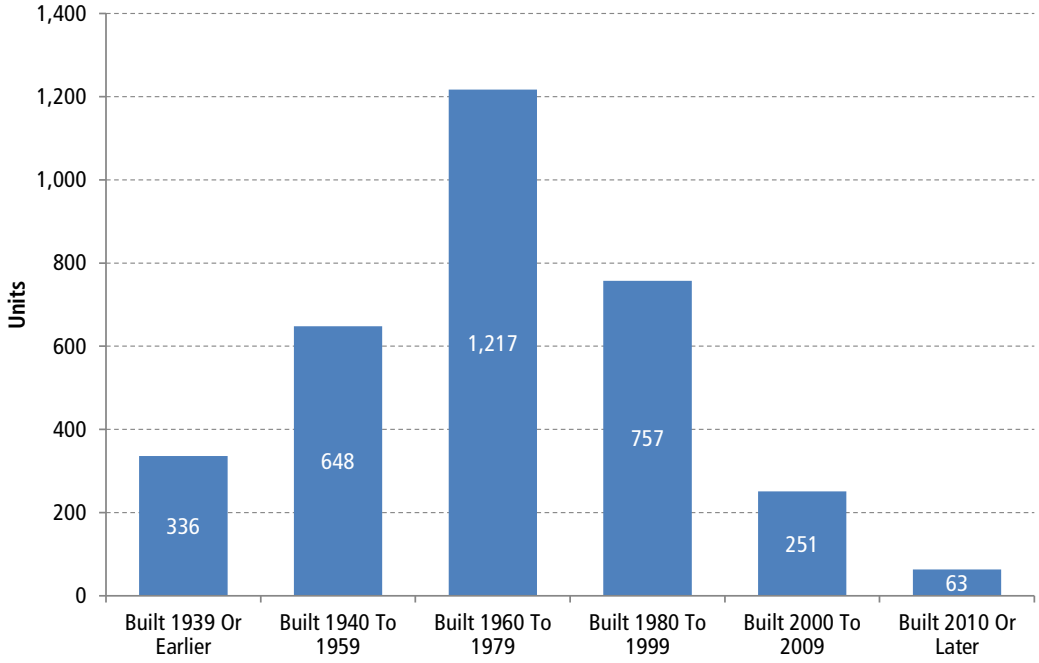
Table 14 Housing Permitting from 2015-2019 St. Helena

Income Group	Value
Above Moderate-Income Permits	54
Low Income Permits	9
Very Low-Income Permits	7
Moderate Income Permits	4

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

According to City records, however, these American Community Survey estimates are low. As reported in Table 1 above, the City permitted 110 units between 2015 and 2021, of which all units have been constructed.

Figure 21 Housing Units by Year Structure Built



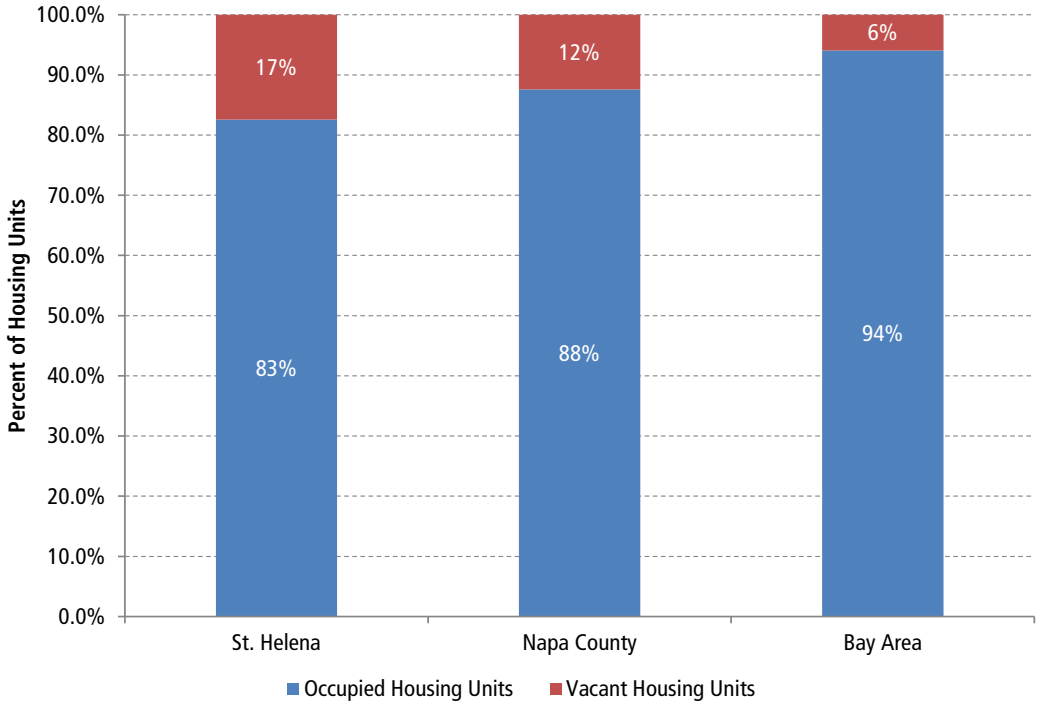
Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Occupancy Rates

Vacant units make up 17.4 percent of the overall housing stock in St. Helena (Figure 22). The rental vacancy rate stands at 3.1 percent, while the ownership vacancy rate is 5.3 percent. Of the vacant units, the most common type of vacancy is for seasonal, recreational, or occasional use. Figure 23 shows the distribution of vacancies by type.[14]

[14] *The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (17.4%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant other vacant.*

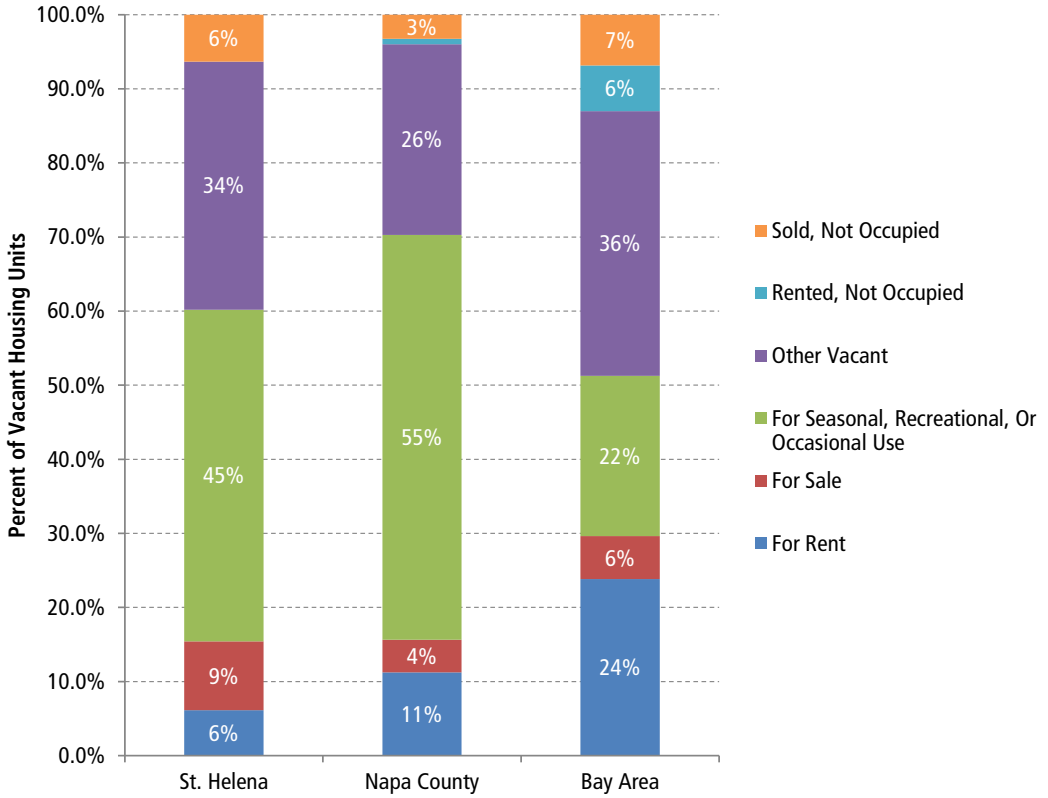
Figure 22 Occupancy Status



Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short- term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.[15] In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category.

[15] *For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.*

Figure 23 Vacant Units by Type



Universe: Vacant housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short- term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category

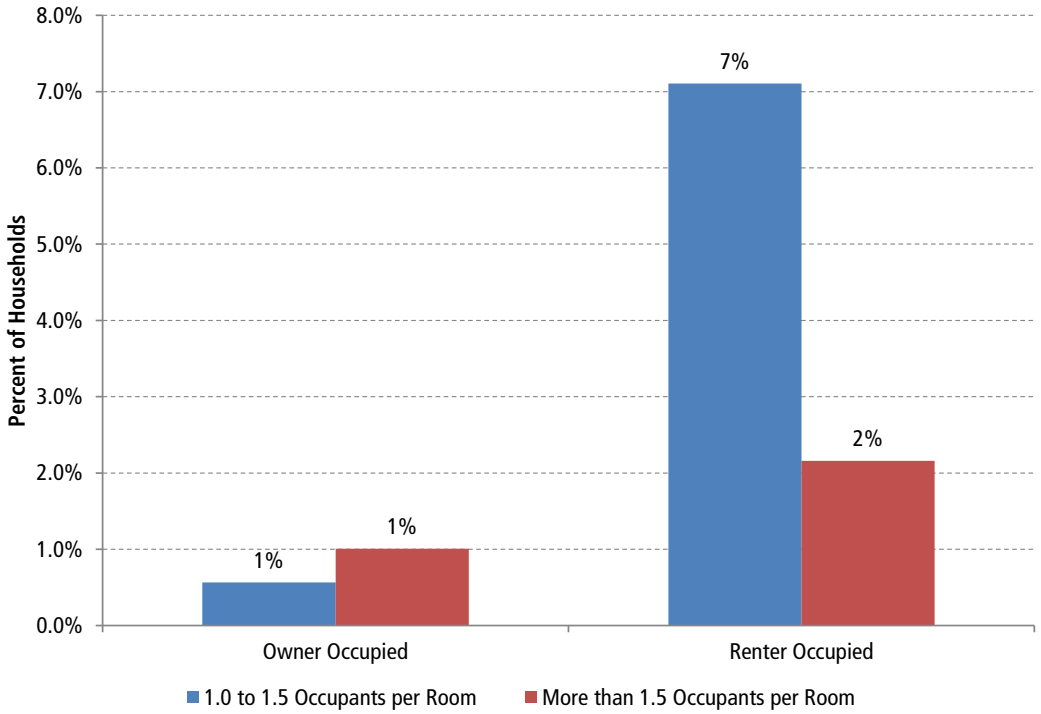
Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to accommodate. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens).

Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In St. Helena, 2.2 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 1.0 percent of households that own (Figure 24). In St. Helena, 7.1 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.6 percent for those own.

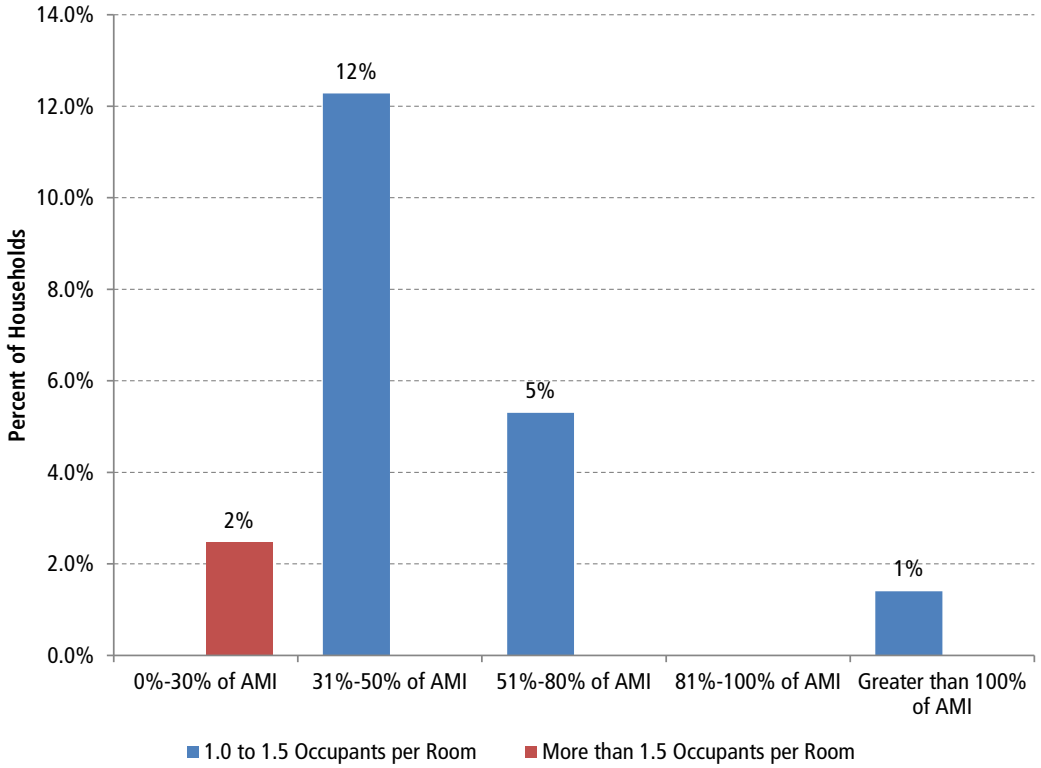
Figure 24 Overcrowding by Tenure and Severity



Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 2.5 percent of very low-income households (below 50 percent AMI) experience severe overcrowding, while 0.0 percent of households above 100 percent experience this level of overcrowding (Figure 25).

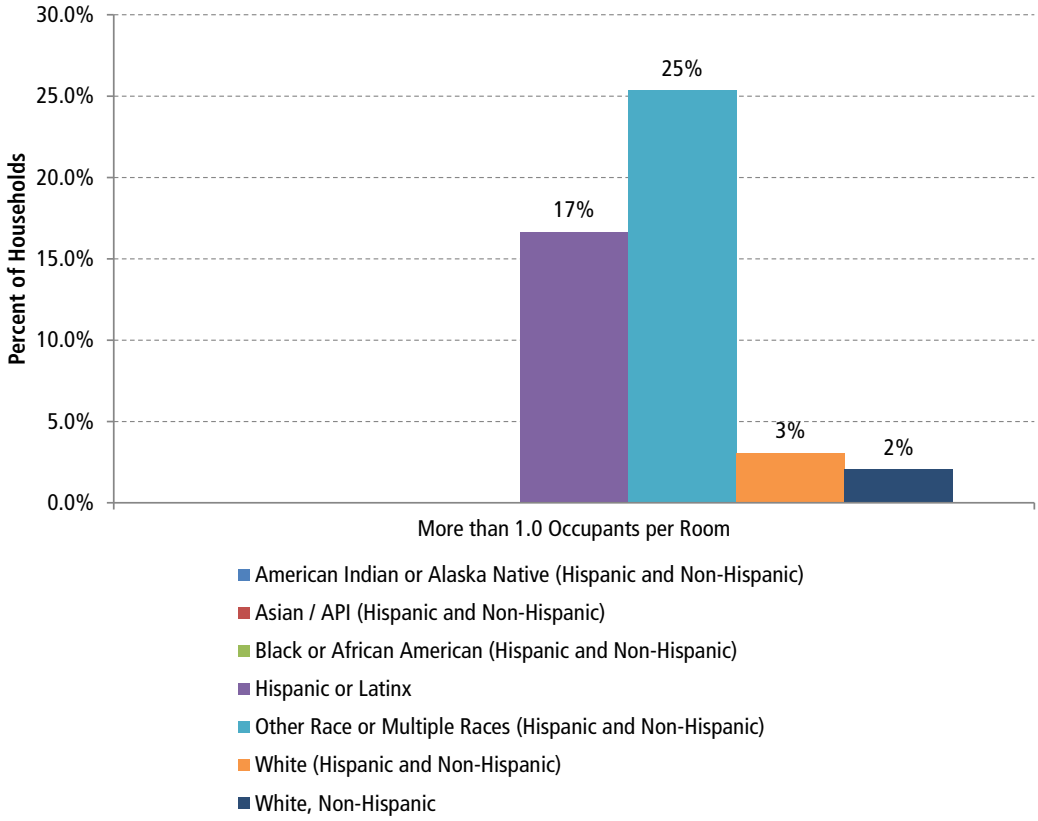
Figure 25 Overcrowding by Income Level and Severity



Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

People of color tend to experience overcrowding at higher rates than White residents. In St. Helena, the racial group with the largest overcrowding rate is other race or multiple races (Hispanic and Non-Hispanic) (Figure 26).

Figure 26 Overcrowding by Race



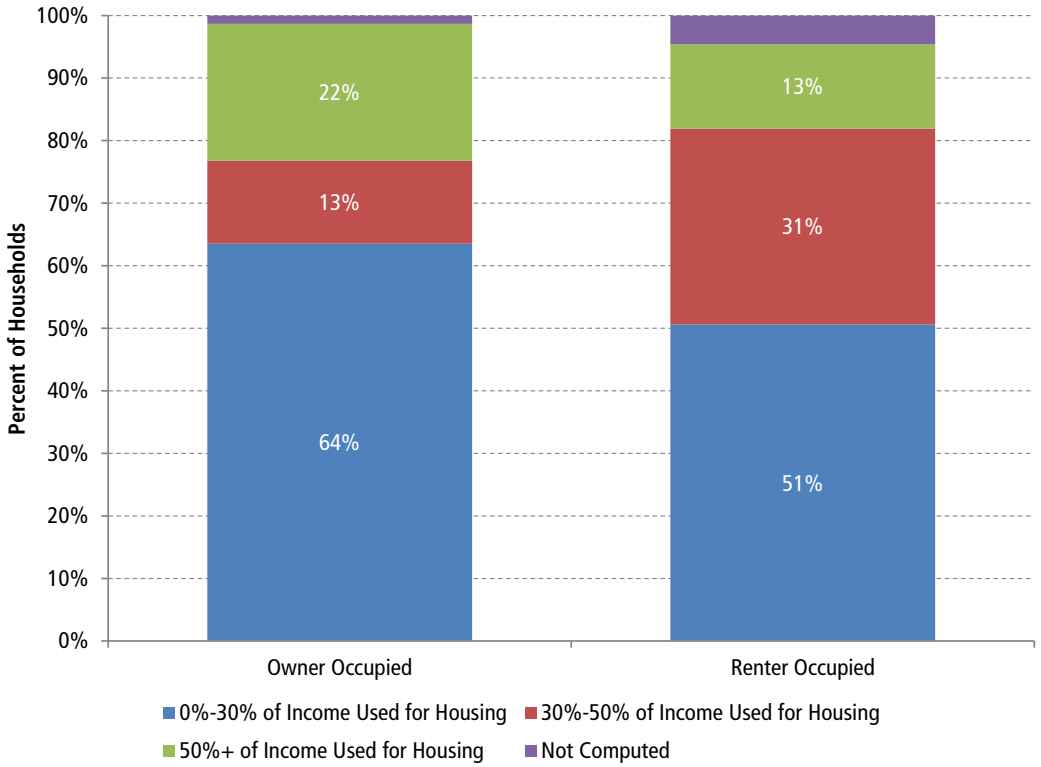
Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

Housing Cost Burden

A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters aremore likely to be impacted by market increases. When looking at the cost burden across tenure in St. Helena (Figure 27), 31.3 percent of renters spend 30 percent to 50 percent of their income on housing compared to 13.3 percent of those that own. Additionally, 13.5 percent of renters spend 50 percent or more of their income on housing,while 21.9 percent of owners are severely cost-burdened.

Figure 27 Cost Burden by Tenure

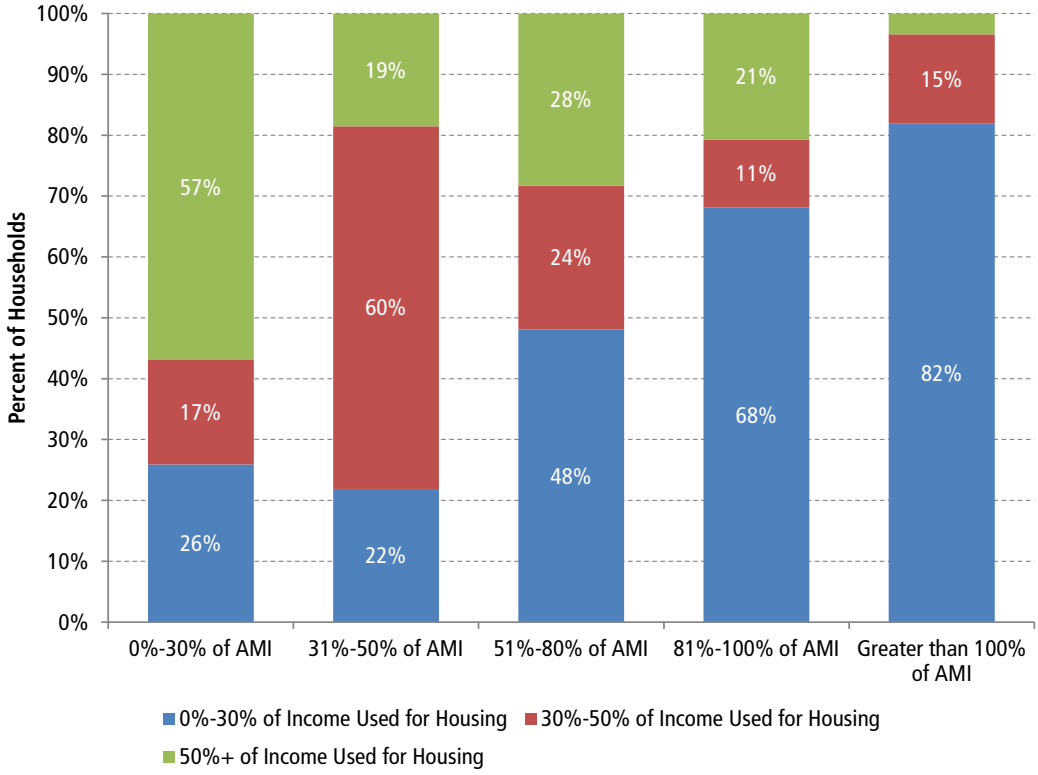


Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

In St. Helena, 16.6 percent of households spend 50 percent or more of their income on housing, while 21.1 percent spend 30 to 50 percent. However, these rates vary greatly across income categories (Figure 28). For example, 56.9 percent of St. Helena households making less than 30 percent of AMI spend the majority of their income on housing. For St. Helena residents making more than 100 percent of AMI, just 3.4 percent are severely

cost-burdened,and 81.9 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing.

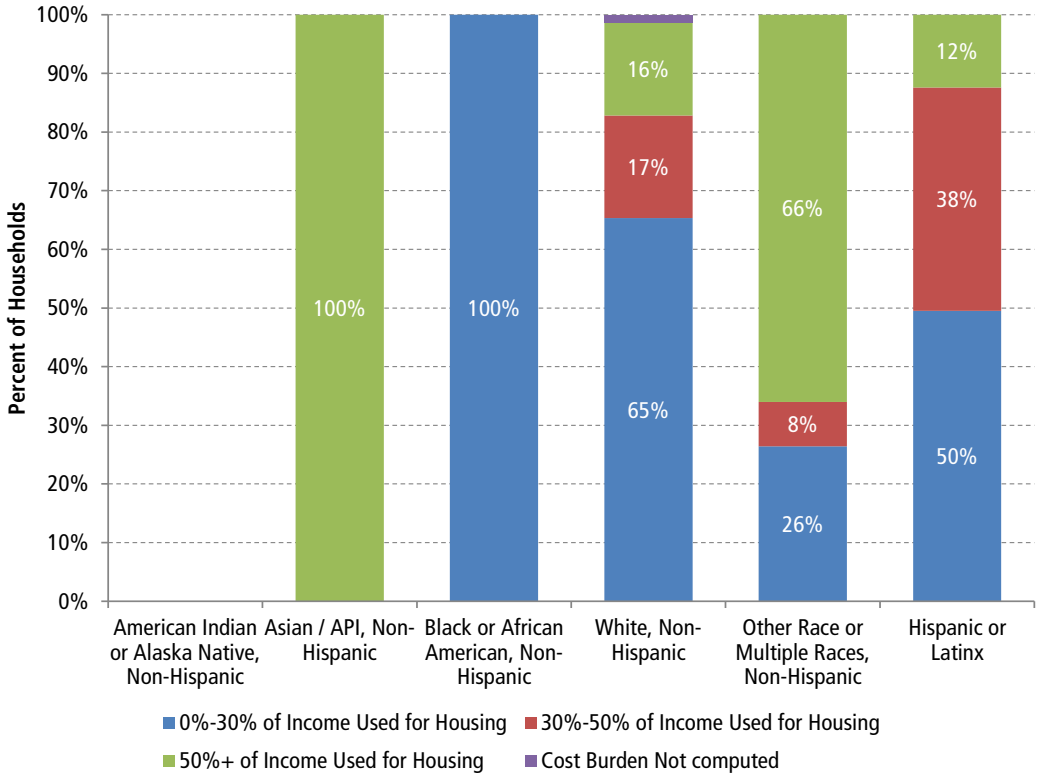
Figure 28 Cost Burden by Income Level



Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Hispanic or Latinx residents are the most cost burdened with 38.1 percent spending 30 percent to 50 percent of their income on housing, and Asian / API, Non-Hispanic residents are the most severely cost burdened with 100.0 percent spending more than 50 percent of their income on housing (Figure 29).

Figure 29 Cost Burden by Race



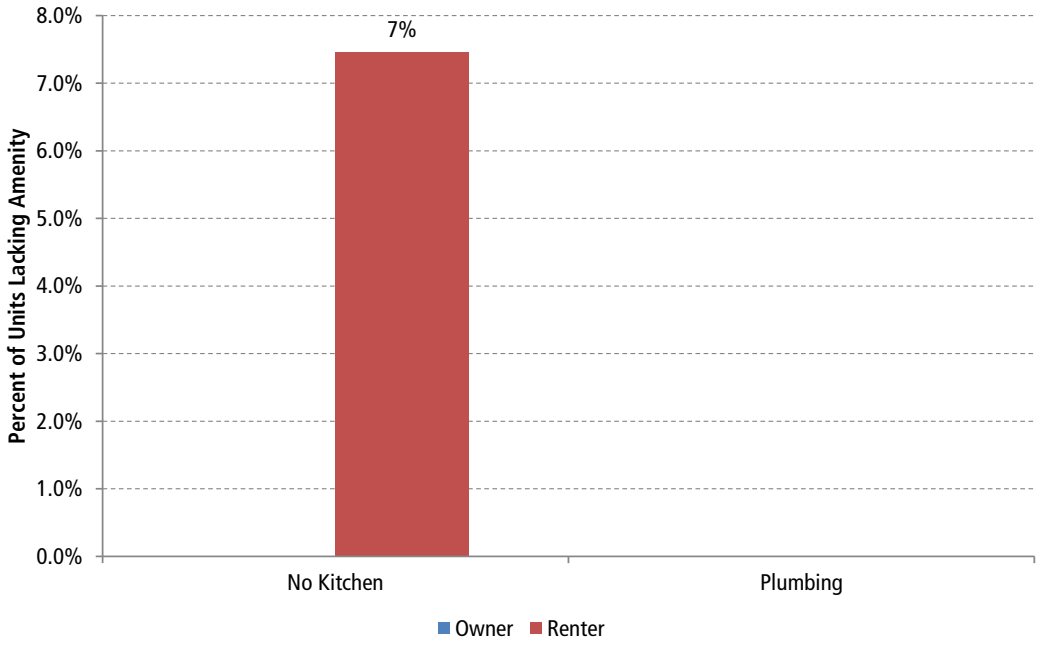
Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly
income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Physical Housing Conditions

In general, the condition of the housing stock in St. Helena is good. This is primarily due to the high value of residential property, recent new construction, and minor to extensive remodeling which has been performed within the last ten years. Property owners are motivated to keep housing in good condition because of the high value of houses and rents.

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, American Community Survey data (Figure 30) gives a sense of some of the substandard conditions that may be present in St. Helena. For example, 7.5 percent of renters in St. Helena reported lacking a kitchen and no renters lack plumbing. No owners reported lacking either a kitchen or plumbing.

Figure 30 Substandard Housing Issues, St. Helena, 2019



Universe: Occupied housing units
Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

There are scattered areas where housing condition can be an issue. City staff estimates approximately two percent of the single-family houses and one percent of multi-family units need replacement. These units have improvement costs that exceed the estimated replacement cost. Approximately four percent of single-family houses (approximately 85 units) and two percent of multifamily units (approximately 15 units) are in need of significant rehabilitation, which is defined as having major deficiencies that may require immediate repair. About five percent of the housing stock needs limited rehabilitation (approximately 140 units). These structures exhibit minor repair need and are not considered to have major safety issues.

6. Housing Market Conditions

This section provides information on the private housing market in St. Helena and assesses the market's ability to accommodate the housing needs of residents. ABAG supplied an HCD Preapproved Data Package that provided data on home values, affordability, and contract rents in the City. Additionally, ABAG, in coordination with Baird + Driskell Community Planning provided a Housing Needs Data Report that directly informed this section of the Needs Analysis.[16]

Key Findings

- **Home Values.** Home values in St. Helena are high. The typical home value (December 2020) was $1,665,790 in St. Helena, $768,410 in Napa County and $1,077,230 the Bay Area.

- **Affordability.** The current market conditions in St. Helena enable only above moderate-income households to purchase homes, though affordable rental and for-sale housing complexes in St. Helena provide 256 units of affordable housing.

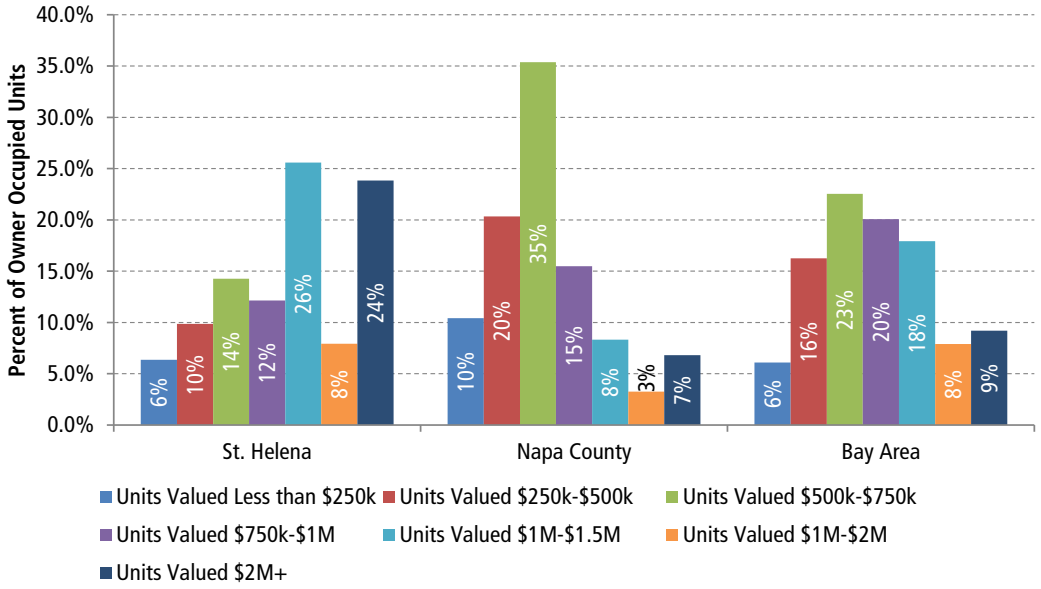
For-Sale Housing

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, and land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in St. Helena was $1,665,790 by December of 2020, per data from Zillow. The largest proportion of homes were between $1 million and $1.5 million (Figure 31). By comparison, the typical home value is $768,410 in Napa County and $1,077,230 the Bay Area, with the largest share of units valued $500,000 to $750, 000.

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 156.7 percent in St. Helena from $648,900 to $1,665,790. This change is above the change in Napa County, and above the change for the region (Figure 32).

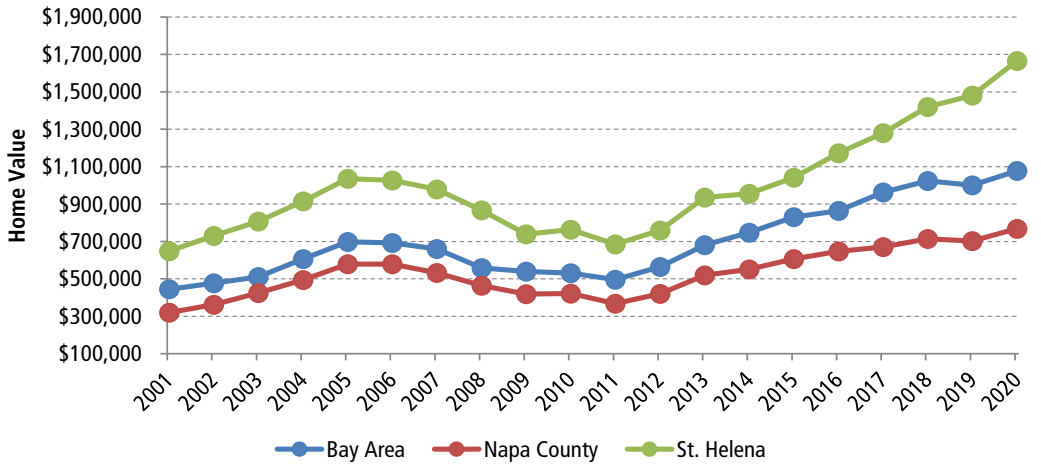
[16] *ABAG/MTC Staff and Baird + Driskell Community Planning, Housing Needs Data Report: St. Helena, May 2021.*

Figure 31 Home Values of Owner-occupied Units



Universe: Owner-occupied units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

Figure 32 Zillow Home Value Index (ZHVI)



Universe: Owner-occupied housing units
Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for lower to moderate valued homes in a

neighborhood. Specifically, the ZHVI is based upon the valuations of homes between 35th to 65th percentile range on a standardized curve encompassing all owner-occupied housing units, including both single-family homes and condominiums.

More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.
Source: Zillow, Zillow Home Value Index (ZHVI)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Affordable Home Purchase Prices

Table 15 examines affordability in another way. Instead of presenting the income required to buy a market rate house in St. Helena, Table 15 examines how much very low-, low-, and moderate-income households in St. Helena could afford to pay for housing, along with the corresponding maximum affordable home price. The table assumes 10 percent down payment, modeling a situation that is more typical of first-time homebuyers who have not amassed sufficient financial resources to make a larger down payment. These buyers are more likely to be in need of affordable housing options than the typical buyers of market rate housing in St. Helena. The lower down payment amount requires the owner to buy mortgage insurance.

As shown, in the case of a three-person household, the affordable home price varies from approximately $203,461 for very low-income, to $325,372 for low-income, and $406,922 for moderate income households. The income limits increase with household size, and a six-person household with very low, low, or moderate income can afford to buy a home priced at $262,243, $419,548, and $542,493, respectively. Based on this data and current market prices, lower-income households have very few options for purchasing a home in St. Helena, while moderate-income households may be able to afford to purchase a condominium or a small single-family home.

Table 15 Affordable Home Purchase Prices by Income Level, Napa County

Extremely Low-Income Households at 30 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$22,950	$24,550	$29,500	$32,750	$38,000	$39,300
Max. Monthly Gross Rent [1]	$574	$614	$738	$819	$950	$983
Max. Purchase Price [2]	$95,004	$101,627	$122,118	$135,572	$157,304	$162,686

Very Low-Income Households at 50 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$38,200	$40,950	$49,150	$54,600	$63,350	$65,500
Max. Monthly Gross Rent (1)	$955	$1,024	$1,229	$1,365	$1,584	$1,638
Max. Purchase Price (2)	$158,132	$169,516	$203,461	$226,022	$262,243	$271,143

Low-Income Households at 80 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$61,150	$65,500	$78,600	$87,350	$101,350	$104,850
Max. Monthly Gross Rent (1)	$1,529	$1,638	$1,965	$2,184	$2,534	$2,621
Max. Purchase Price (2)	$253,136	$271,143	$325,372	$361,593	$419,548	$434,036

Median-Income Households at 100 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$76,450	$81,900	$98,300	$109,200	$126,650	$131,050
Max. Monthly Gross Rent (1)	$1,911	$2,048	$2,458	$2,730	$3,166	$3,276
Max. Purchase Price (2)	$316,472	$339,033	$406,922	$452,043	$524,279	$542,493

Moderate-Income Households at 120 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$91,750	$98,300	$117,950	$131,050	$152,000	$157,250
Max. Monthly Gross Rent/Payments (1)	$2,294	$2,458	$2,949	$3,276	$3,800	$3,931
Max. Purchase Price (2)	$379,808	$406,922	$488,265	$542,493	$629,218	$650,951

Note: Based on 2021 Napa County Area Family Income (Family of 4) of $109,200, per State income limits .
[1]Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners' insurance.
[2]Assumes 90.0 percent loan at 5.0 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 20 percent of total monthly payments.
Source: Mintier Harnish, 2021.

Current Market Rate For-Sale Housing

Since 2019, the price of for-sale housing in St. Helena has shifted even higher, making home ownership practically unattainable to working class residents of St. Helena. All single-family homes are for sale at prices greater than $1,000,000. The median price of for-sale housing is $1,872,500 and the average price of for-sale housing is $2,965,458, which are both prices unaffordable to lower- and moderate-income households. Currently there are only four units listed for under $1,000,000: three mobile homes and one condominium.

Table 16 Residential Properties for Sale, January 2023

Address	Bedroom	Bathrooms	Square Footage	For-Sale Price	Cost per Square Foot
1210-1250 Oakwood Ln	6	8	6,800	$10,880,000	$1,600.00
1933 Spring St	2	2	1,664	$7,995,000	$4,804.69
1817 Main St	6	6	7,000	$5,500,000	$785.71
1057 Pratt Ave	6	7	3,979	$4,950,000	$1,244.03
2490 Spring Mountain Rd	3	4	4,210	$3,600,000	$855.11
1820 Spring Mountain Rd	3	3	2,520	$3,500,000	$1,388.89
1721 Scott St	3	3	1,950	$2,999,000	$1,537.95
1648 Scott St	3	2	1,458	$2,850,000	$1,954.73
704 Hunt Ave	3	3	2,426	$2,450,000	$1,009.89
1434 Sylvaner Ave	3	2	1,968	$2,250,000	$1,143.29
1362 Stockton St	3	2	1,682	$1,895,000	$1,126.63
1626 Tainter St	2	2	1,758	$1,850,000	$1,052.33
1186 Meadowcreek Cir	3	2	2,078	$1,795,000	$863.81
1291 Sylvaner Ave	3	2	1,511	$1,650,000	$1,091.99
1727 Crinella Dr	3	2	1,683	$1,395,000	$828.88
1344 Magnolia Ave	3	3	2,082	$1,375,000	$660.42
24 Volker Ct	3	2	1,320	$1,150,000	$871.21
1382 Park St	3	2	1,800	$1,084,000	$602.22
16 Henry Ct	2	2	1,000	$1,075,000	$1,075.00
945 Hunt Ave	2	3	1,212	$790,000	$651.82
16 San Juan Ct	2	2	1,440	$439,000	$304.86
55 Laguna Seca Ct	2	2	1,512	$365,000	$241.40
10 Los Robles Ct	2	2	1,248	$360,000	$288.46

Source: Zillow.com, January 9, 2023.

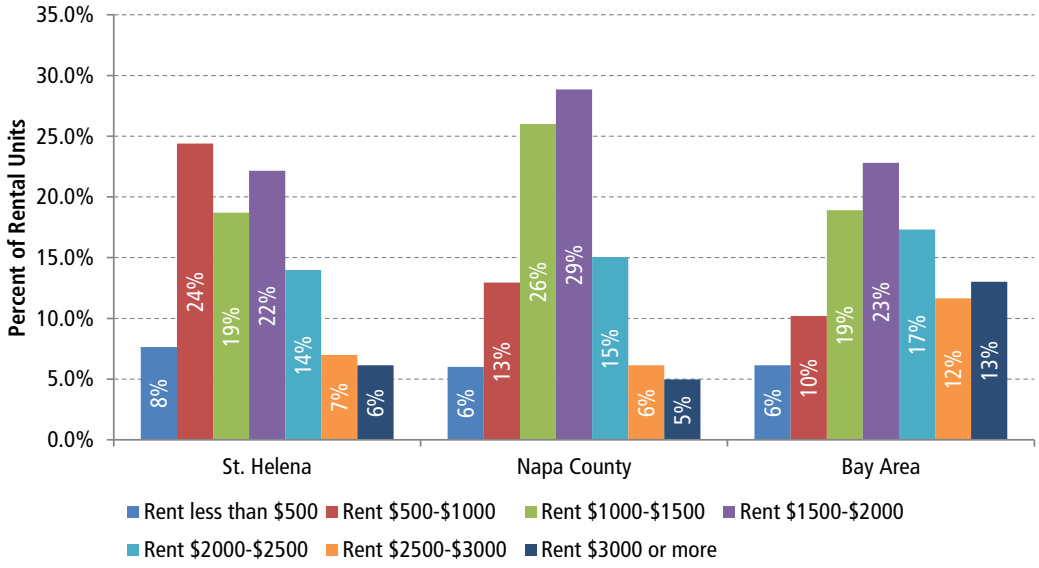
Rental Housing

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Regionwide, some renters were priced out, evicted, or displaced, particularly communities of color. Residents finding

themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In St. Helena, the largest proportion of rental units rented in the $500 to $1000 per month category, totaling 24.4 percent, followed by 22.2 percent of units renting in the $1500 to $2000 per month category (Figure 33). Both countywide, and in the Bay Area as a whole, the largest share of units is in the $1500 to $2000 per month category.

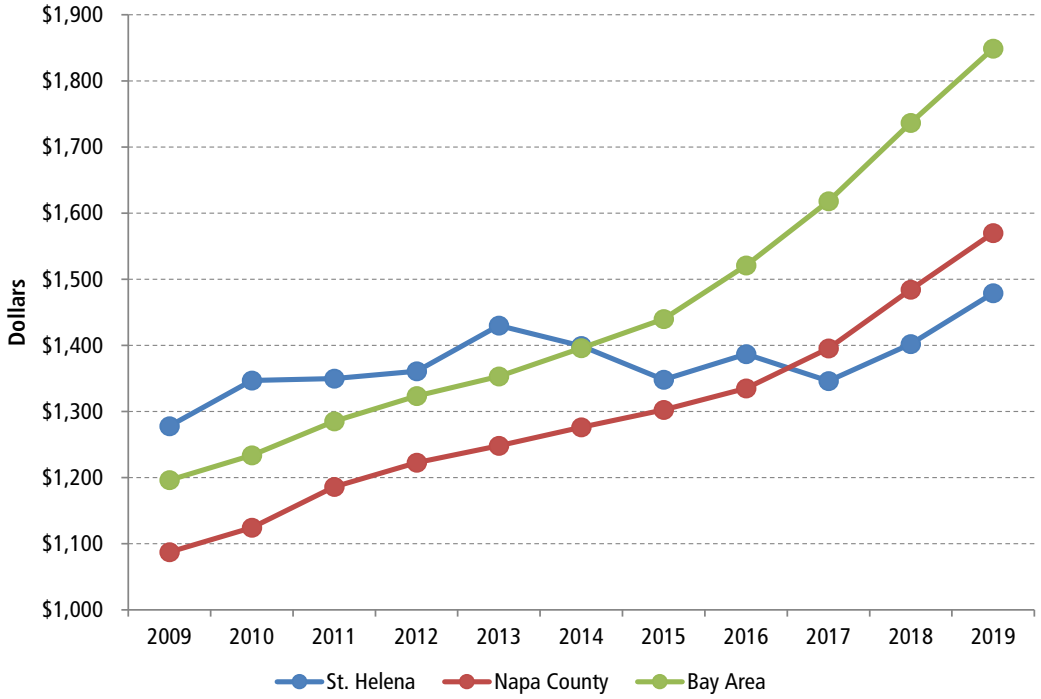
Figure 33 Contract Monthly Rents for Renter-occupied Units



Universe: Renter-occupied housing units paying cash rent
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 15.7 percent in St. Helena, from $1,390 to $1,470 per month (Figure 34). In Napa County, the median rent has increased 23.0 percent , from $1,270 to $1,560 per month. The median rent in the region has increased significantly during this time from $1,200 to $1,850 per month, a 54 percent increase.

Figure 34 Median Contract Monthly Rent



Universe: Renter-occupied housing units paying cash rent
Notes: For unincorporated areas, median is calculated using distribution in B25056.
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

Affordable Rental Rates

In addition to maximum home purchase price, Table 15 also calculates maximum monthly gross rent. This calculation assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners' insurance. Among three-person households, the maximum monthly gross rent that can be paid is calculated at $1,229 for very low-income households, $1,965 or low-income households, and $2,458 for moderate income households. While a studio, one-bedroom, and some of the two-bedroom market rate apartments in St. Helena are affordable to low income and a portion of very low-income households, they are in limited supply. Average apartment rents throughout Napa County are only affordable to low-, moderate-, and above moderate- households. In addition, single family rental units are significantly more expensive and are affordable only to above moderate-income households.

Affordable Housing Complexes

Table 17 lists affordable housing complexes and units in St. Helena, which are shown on Figure 35. These include four rental complexes, five for-sale subdivisions, and 13 regulated affordable units in the City, that increase the supply of housing and focus on meeting the housing needs unmet by the private housing market

- The rental complexes noted in Table 17 provide 214 units of affordable housing to St. Helena residents. Waiting lists for affordable units can be quite long. For instance, as of January 2022, Hunt's Grove Apartments has a five-year waiting list[17] and Stonebridge has a three to four year waiting list.[18] Recently, the City has reduced and deferred fees for a five-unit affordable project at 963 Pope Street, which is currently under construction.

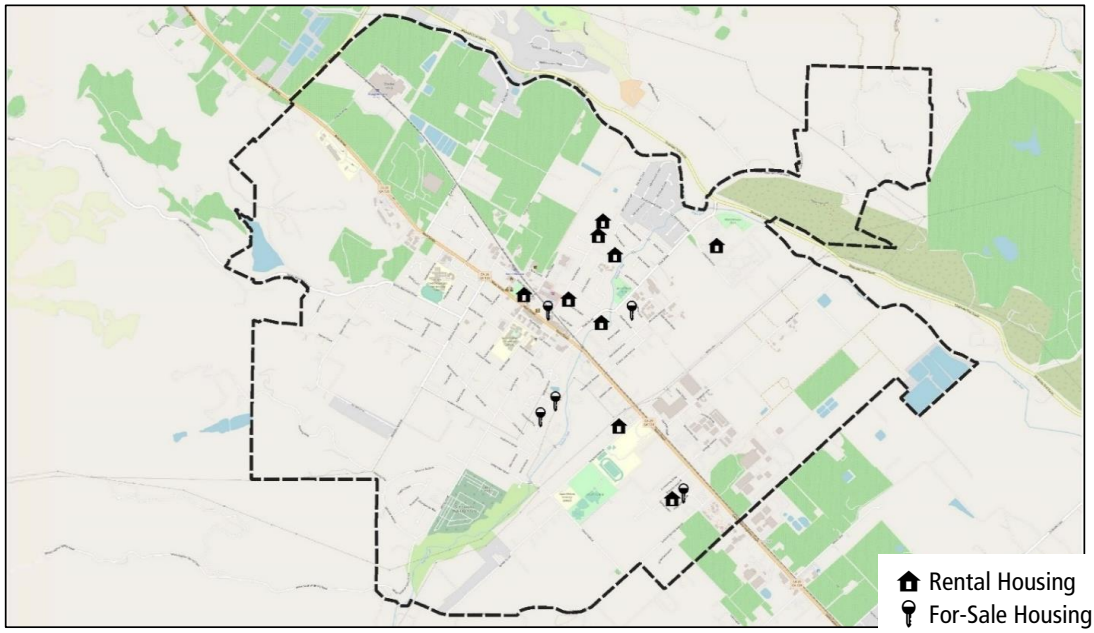
- The five for-sale subdivisions (Marietta Townhomes, Wallis Subdivision, Magnolia Oaks, and Brenkle Court) provide 41 affordable for-sale units with deed restrictions. The City of St. Helena contributed funds to the Marietta townhomes in 1997, including $130,000 in silent second mortgages and $12,500 in building fees. The City also reduced fees and contributed significant funds to the Brenkle Court development in 2016 and approved an additional five deed-restricted affordable units at this location in 2020.

- The 13 regulated affordable apartments in the City are incorporated into the Wydown Hotel, Hunt Street Apartments, Turley Flats, and Grayson Avenue Apartments. The City has both reduced and deferred fees (through a loan from the Affordable Housing Trust Fund) for the Turley Flats Affordable Housing Project, an 8-unit multi-family development.

In addition, mobile home parks like Vineyard Valley, although not officially regulated as affordable housing, do represent a housing option in St. Helena that is affordable to moderate income households.

[17] *Personal communication, January 26, 2022.*
[18] *Personal communication. January 26, 2022.*

Figure 35 Map of Affordable Housing Units, St. Helena



Source: City of St. Helena, 2022. Map data from OpenStreetMap.org Contributors.

Table 17 Affordable Rental Housing Units, St. Helena

Name	Affordable Units	Bedrooms/ Bathrooms	Special Needs	Current Owner	Funding Sources	Status	Affordability Requirement
Hunts Grove	56	14 - 1 bdr/1 bath 28 - 2 bdr/1 bath 14 - 3 bdr/2 bath	n.a.	Bridge Housing	9 percent Tax Credit Equity; Residential Housing Construction Program; Bank of American, First Nationwide Bank, City of St. Helena, First Financial Management	Active	Low and Very Low Income
Stonebridge Apts.	78	8 - 1 bdr/1 bath 23 - 2 bdr/1 bath 28 - 3 bdr/2 bath 8 - 4 bdr/2 bath	n.a.	EAH Nonprofit Housing Corporation	9 percent Tax Credit Equity; HCD; Residential Housing Construction Program; City of St. Helena; Federal Home Loan Bank, Affordable Housing Program	Active	Low and Very Low Income
Woodbridge Apts.	49	48 - 1 bdr/1 bath 2 - 2 bdr/1 bath	Senior Citizens	Woodbridge RAL	CHFA, Section 8	Active	Very Low Income
Magnolia Oaks	14	10 - 2 bdr apartments 4- 1 bdr second units	n.a.	n.a.	Developer Financed	Active	Low and Moderate Income
Wydown Hotel	1	1 - 1 bdr	n.a.	Wydown Hotel	Developer Financed	Active	Very Low Income
Hunt Street Apartments	2	Studio	n.a.	Jack Ibrahim	Owner Financed	Active	Very Low Income
Turley Flats	8	2-3 bdr multifamily	n.a.	n.a.	Private Financing, City and County Loans		
Grayson Apartments	2	2 bdr/1 bath	n.a.	n.a.	Private funds	Active	Low and Moderate Income
Christine Apartments	4	2 bdr/1 bath	n.a.	Our Town St. Helena	Private funds	Active	Very Low and Low Income
					RENTAL TOTAL		214

Source: City of St. Helena, 2022.

Table 18 Affordable For-Sale Housing Units, St. Helena

Name	Affordable Units	Bedrooms/ Bathrooms	Special Needs	Current Owner	Funding Sources	Status	Affordability Requirement
Wallis Subdivision	20	2bdr/2 bath	n.a.	n.a.	Developer Financed	Active	Moderate Income
Marietta Townhomes	10	Unknown	n.a.	n.a.	Napa Valley Community; City of St. Helena	Active	Moderate Income
Sherwin	1	4 bdr single family	n.a.	n.a.	Developer Financed	Active	Moderate Income
Magnolia Oaks	2	3 bdr single family	n.a.	n.a.	Developer Financed	Active	Moderate Income
Brenkle Court	8	3bdr/1.5 bath	n.a.	n.a.	City and County Loans, USDA & sweat equity	Under Construction	Low and Moderate Income
					FOR SALE TOTAL		41

Source: City of St. Helena, 2022.

Current Market Rate Rental Housing

Since the release of the 2019 ACS data, the cost of rental housing in St. Helena has increased dramatically. For most looking to move to St. Helena, the price of market rate housing is almost entirely out of reach. Based on Zillow data, there are two available apartments for rent in St. Helena posted for a contract rent rate of $1,850 and $2,150. Several detached single-family homes are listed for rent at prices which are wholly out of reach of lower, moderate, and most above moderate-income households. The average market rent rate of available single-family homes is $8,356 per month and the median rent is $6,450 per month.

Table 19 Residential Properties for Rent, January 2023

Address	Bedroom	Bathrooms	Square Footage	Monthly Rent	Cost per Square Foot
709 Hunt Ave	4	4	2,915	$24,500	$8.40
679 Dowdell Ln	4	3.5	2,800	$22,000	$7.85
466 Pratt Ave	4	5	4,789	$15,000	$3.13
489 Fulton Ln	3	2	1,645	$14,000	$8.51
1316 Sulphur Springs Ave	3	2	1,648	$9,500	$5.76
925 Pratt Ave	3	3	2,523	$8,500	$3.37
1860 Quail Ct	2	2.5	2,433	$6,500	$2.67
911 Chiles Ave	3	2.5	2,217	$6,500	$2.93
1320 Elmhurst Ave	3	2	1,512	$6,450	$4.27
1629 Madrona Ave	4	3	2,746	$6,000	$2.18
963 McCorkle Ave	3	2	1,378	$5,900	$4.28
1091 Mariposa Ln	3	2	1,316	$5,500	$4.18
1220 Peppertree Cir	3	2	1,450	$4,650	$3.21

1969 Vineyard Ave	3	2	1,000	$4,400	$4.40
1328 Magnolia Ave	3	3	2,082	$3,800	$1.83
210 Nemo Ct	2	2	2,000	$3,200	$1.60
1444 Edwards St, Unit C	2	1	N/A	$2,150	N/A
1444 Edwards St, Unit B	1	1	N/A	$1,850	N/A

Source: Zillow.com, January 9, 2023.

"At Risk" Units

State law requires an analysis of the risk of conversion of affordable housing to market-rate housing within the next ten years. The 2009 Housing Element identified one affordable housing complex, the Woodbridge Apartments, as at-risk for losing its federal subsidies. In 2013, the City worked with the property owners and CalHFA to re-finance and renovate 50 units of affordable housing. Through this effort the Woodbridge Apartment Complex will continue to offer regulated affordable housing through November 2067. The 2014-2022 Housing Element reported no units at-risk of conversion.

The California Housing Partnership provides information on affordable housing developments subsidized through HUD, the U.S. Department of Agriculture, the Low-Income Housing Tax Credit Program, and public housing. Table 20, shows data on assisted affordable units with information on the estimated affordability end year and an estimation of at-risk status. As shown on the table, the California Housing Partnership's Preservation Database (2020) does not identify any affordable housing developments with subsidies expiring during the 2023-2031 planning period.

Table 20 Assisted Affordable Housing Developments by Conversion Risk Status, St. Helena

Universal ID	Name	Address	Zip	Affordable Units	Total Units	Funding Program	Estimated Affordability End Year	Risk Level
CA00001362	Woodbridge Village Apartments	727 Hunt Avenue	94574	49	50	LIHTC; HUD; CalHFA	2067	Low
CA00002539	Hunt's Grove Apartments	548 Hunt Avenue	94574	56	56	LIHTC; HCD	2047	Low
CA00002582	Stonebridge Apartments	990 College Ave	94574	78	80	LIHTC; HCD	2068	Low

Source: California Housing Partnership Preservation Database, 2021.

7. Special Housing Needs

California Government Code Section 65583 (a) (7) requires an analysis of any special housing needs, "such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of household, and families and persons in need of emergency shelter."[19] This section provides estimates of the prevalence of each of these special needs populations, discusses special housing concerns, and analyzes their housing cost burdens within St. Helena to the extent that available data allows. Data sources include the HCD Preapproved Data Package and Housing Needs Data Report prepared for St. Helena by ABAG, as well as the U.S. Census Bureau, American Community Survey.

Key Findings

- **People with Disabilities.** In St. Helena, people with disabilities make up around 12 percent of the total population. Children (under 18) make up around 38 percent of the developmentally disabled population, while adults make up around 62 percent. Most of the developmentally disabled population reside with their parent, family, or guardian.

- **Senior Households.** Senior households represent a higher percentage of the total households in St. Helena, at about 39 percent of households in the City. There is a large income disparity between seniors who rent housing and seniors who own their home. Most seniors who rent make 0 to 30 percent of AMI, and sixty-eight percent of senior households in this income category have housing cost burdens. By contrast, most seniors who own make greater than 100 percent of AMI; thirteen percent of senior households in this category experience housing cost burdens.

- **Large Households.** In St. Helena, most large households are renters. Among units with three or more bedrooms in St. Helena, approximately 77 percent renter occupied. In St. Helena, 43.2 percent of large family households experience a cost burden of 30 to 50 percent, and an additional 6.8 percent of households spend more than half of their income on housing.

- **Female-headed households.** Female-headed households in St. Helena make up 10 percent of the total population, while married-couple family households make up around 42 percent. In St. Helena, around 23 percent of female-headed households with children fall below the federal poverty line, while around 18 percent of female-headed households without children fall below the federal poverty line.

- **Farmworkers**. The number of permanent farm workers in Napa County has increase from 2,916 in 2002 to 4,290 in 2017, while the number of seasonal farm workers decreased from 7,855 to 5,734. The migrant worker student population totaled 20 during the 2019-20 school year, an increase of two students since the 2016-17 school year.

[19] *California Government Code Section 65583 (a) (7) at https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65583. Accessed March 20, 2022.*

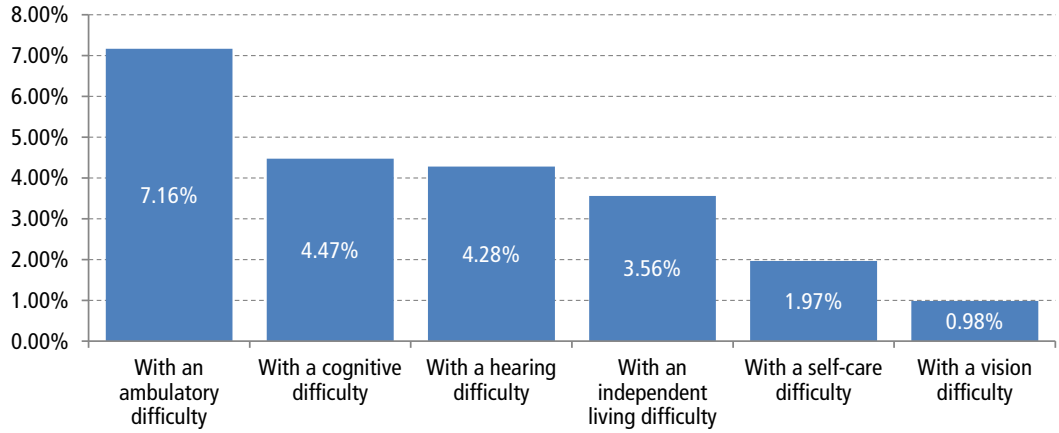
- **Persons experiencing homelessness.** According to a Point in Time Count provided by the Chief of Police, there is one homeless person who resides in St. Helena. Countywide, many of the persons experiencing homelessness report chronic substance abuse or mental illness.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and need specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs availability, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 36 shows the rates at which different disabilities are present among residents of St. Helena. Overall, 11.9 percent of people in St. Helena have a disability of any kind.

Figure 36 Disability by Type



Universe: Civilian noninstitutionalized population 18 years and over
Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty has difficulty doing errands alone such as visiting a doctor's office or shopping.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.
For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

Existing Resources

In-Home Supportive Services (IHSS), offered by Napa County, is a helpful resource to help allow persons with disabilities to find the help they need. IHSS offers personal in-home care services to low income aged, blind, and persons with disabilities who are at risk for out-of-home placement.

Gaps in Resources and Action Items

To address the unmet needs of people with disabilities in St. Helena, Programs H-BB, H-LL, and H-NN are included to directly improve housing accessibility and increase housing options for persons with disabilities. Program H-BB commits the City to pursuing State and Federal grants to gain funds necessary to construct and rehabilitate housing units accessible to persons with a disability. Program H-NN includes funding to assist with construction and rehabilitation of homes accessible to those with special housing needs. Program H-LL is designed to encourage developers to incorporate the needs of persons with disabilities.

People Living with Developmental Disabilities

Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them. Table 21 contains data on people with developmental disabilities in St. Helena. In St. Helena, of the population with a developmental disability, children under the age of 18 make up 38.1 percent, while adults account for 61.9 percent.

Table 21 People with Developmental Disabilities by Age, St. Helena

Age Group	Total
Age 18+	12
Age Under 18	20
Total	32

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (January 2022)

Existing Resources

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types

of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. The most common living arrangement for individuals with disabilities in St. Helena is the home of a parent, family member, or guardian (Table 22).

People living with developmental disabilities often face problems finding employment or a supportive housing. In Napa, Sonoma, and Solano counties, North Bay Regional Center aids those with developmental disabilities with the process of gaining employment and establishing independence, along with providing general community access and family support. North Bay Regional Center is one of twenty-one Regional Centers in California dedicated to assisting those with developmental disabilities. North Bay Regional Center is based out of the Napa County Airport Business Park located north of American Canyon, which is accessible from St. Helena via the 10 and 11 bus lines.

Gaps in Resources and Action Items

Recently, an eight-unit market rate fully ADA compliant housing development was completed in St. Helena, providing some much-needed housing to persons with special needs. The City wishes to encourage more ADA compliant developments to address the unmet needs of people with developmental disabilities. To pursue this goal, Program H-LLis included in the Housing Element to encourage new developments to allocate a portion of units being built to meet the needs of special needs groups, including people with developmental disabilities.

Table 22 People with Developmental Disabilities by Residence

Residence Type	Total
Home of Parent / Family /Guardian	31
Foster / Family Home	0
Independent / Supported Living	<11
Intermediate Care Facility	0
Community Care Facility	0
Other	0

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (January 2022)

Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Senior Households

Table 23 shows data for households by age of householder for occupied housing units. As shown, in St. Helena, approximately 39 percent of households are 65 and older.

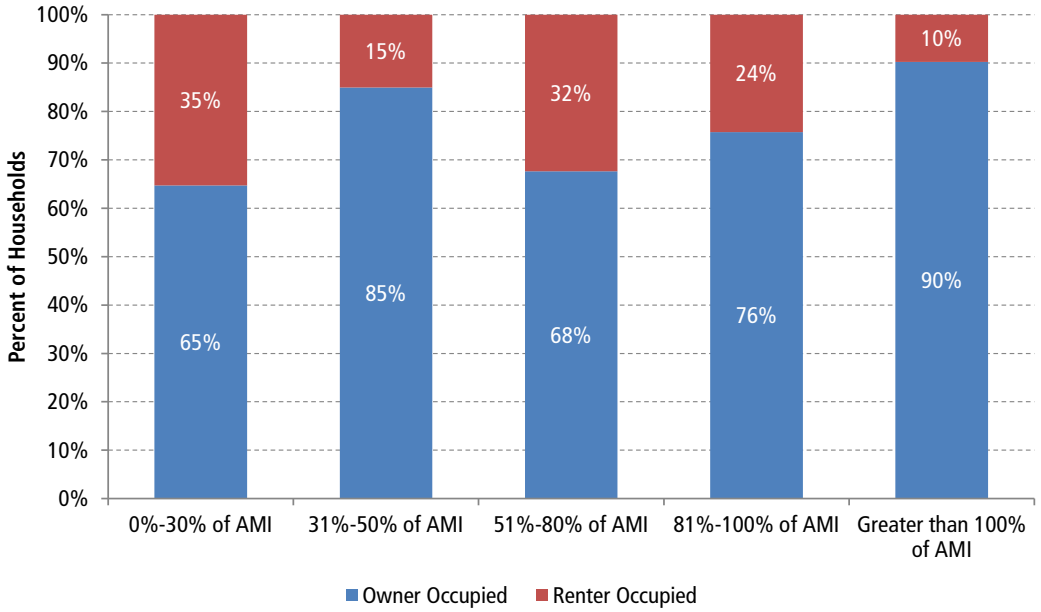
Table 23 Households by Age

Age	Number	Total by Grouping	Percent
Age 15-24	37	1,646	61%
Age 25-34	247		
Age 35-44	272		
Age 45-54	510		
Age 55-59	352		
Age 60-64	228		
Age 65-74	525	1,056	39%
Age 75-84	377		
Age 85+	154		
Total	2,702	2,702	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0-30 percent of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100 percent of AMI (Figure 37).

Figure 37 Senior Households by Income and Tenure

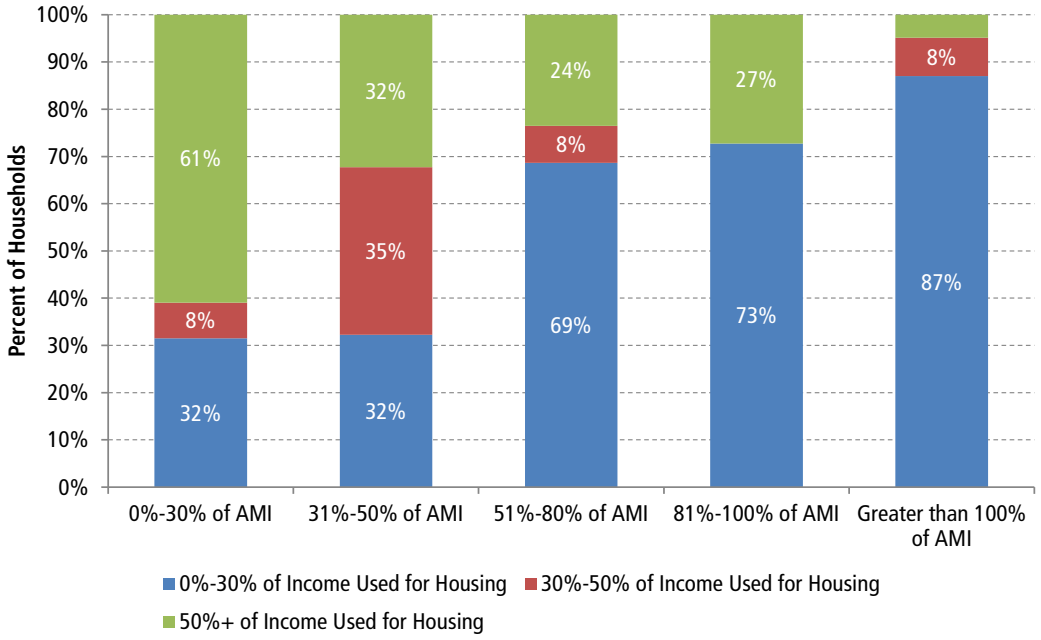


Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

Elderly Housing Cost Burden

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 60.9 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 87.0 percent are not cost-burdened and spend less than 30 percent of their income on housing (Figure 38).

Figure 38 Cost-Burdened Senior Households by Income Level



Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Existing Senior Housing Resources

Within St. Helena, there are 159 senior housing units, as shown on Table 24. With approximately 1,056 seniors households in the city, the city has a need for both market rate and affordable senior living facilities. The largest senior living facility, locally owned Silverado Orchards, has a residential capacity of 103. This facility is not income restricted. The only income restricted senior living facility, Woodbridge Village, has 50 units, with most being one-bedroom units. As a stark representation of the high demand and low supply of affordable senior living units, according to a manager at Woodbridge Village, there is a waiting list stretching several years to live in their affordable senior housing complex.

Table 24 Senior Housing Units, St. Helena.

Facility Name	Address	Tenure	Number of Units	Income Restriction
Silverado Orchards	601 Pope Street	Rent	103	No
Saint Helena Home Care	2011 Olive Avenue	Rent	6	No
Woodbridge Village	727 Hunt Avenue	Rent	50	Yes

Source: City of St. Helena, 2022; U.S. News, 2016.

Gaps in Resources and Action Items

Given the high proportion of St. Helena households that are senior, especially seniors aged 75 and older, it is important to work to address their housing needs. The Rianda house provides seniors with a meeting place and valuable information on topics ranging from housing and income-assistance to medical referrals, as a welcome and positive resource for seniors in St. Helena. There are still many needs of seniors that are not being met, however, and changes to St. Helena's housing policies could make it easier for seniors to age in place. Often, when seniors are released from a hospital stay and return to their own homes, they have trouble navigating inside the home and getting to neighborhood services like the grocery store and doctor's office.

The 2023-2031 Housing Element includes three programs directly related the senior housing.

- Program H-BB commits the City to pursuing funding for costs specifically associated with housing rehabilitation for lower income households and seniors. Such funding can help with the conservation of 20 units accessible to seniors, along with other units for persons with a disability.
- Program H-LL commits the city to encouraging new developments accessible to persons with special needs, which includes seniors. This program specifies 10 senior-accessible units being constructed in the next Planning Period.
- Program H-NN commits the City to pursuing federal and State funding for costs associated with both new construction and rehabilitation for lower-income households and seniors. Such funding can support the development of 20 units accessible to seniors.

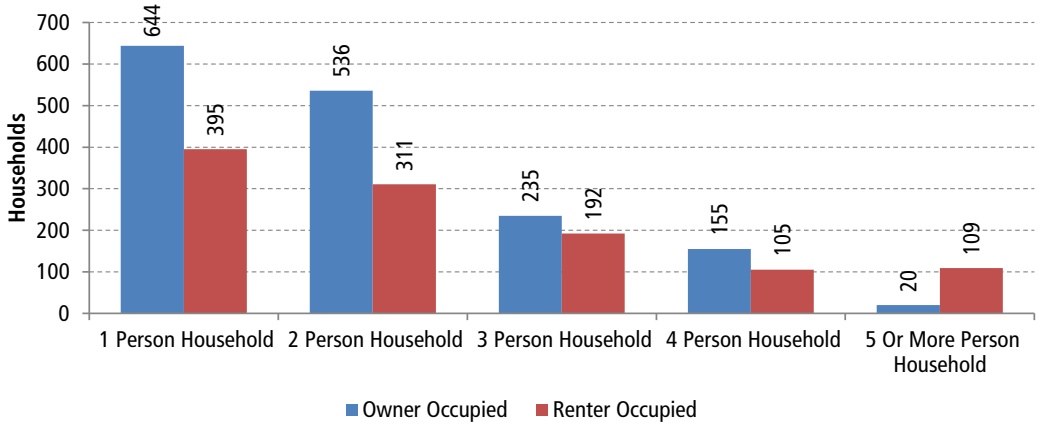
Additional policies and programs that the City should consider include zoning that encourages families to consider ADUs and JADUs to accommodate their aging relatives or caregivers. Such policies could also provide for more elder-friendly neighborhoods, improved lighting to increase visibility, and safe accessible sidewalks and walking paths.

Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In St. Helena, for large households with five or more persons, most units (84.5 percent) are renter occupied

(Figure 39). In 2017, 47.3 percent of large households were very low-income, earning less than 50 percent of the area median income (AMI).

Figure 39 Household Size by Tenure

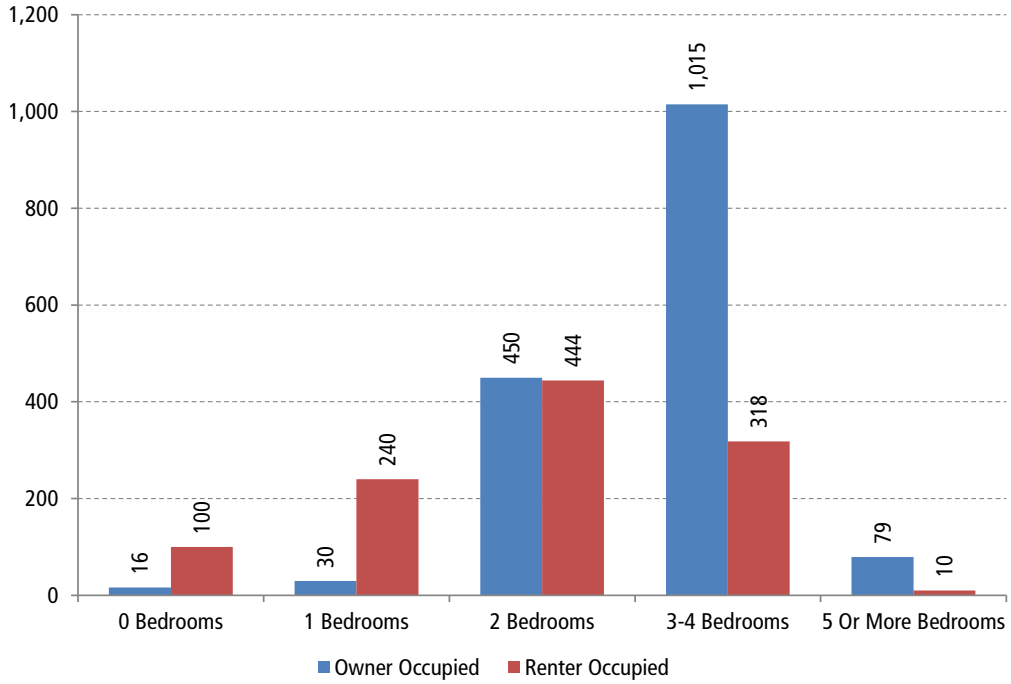


Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

Existing Resources

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 1,422 units in St. Helena. Among these large units with three or more bedrooms, 23.1 percent are owner-occupied and 76.9 percent are renter occupied (Figure 40).

Figure 40 Housing Units by Number of Bedrooms



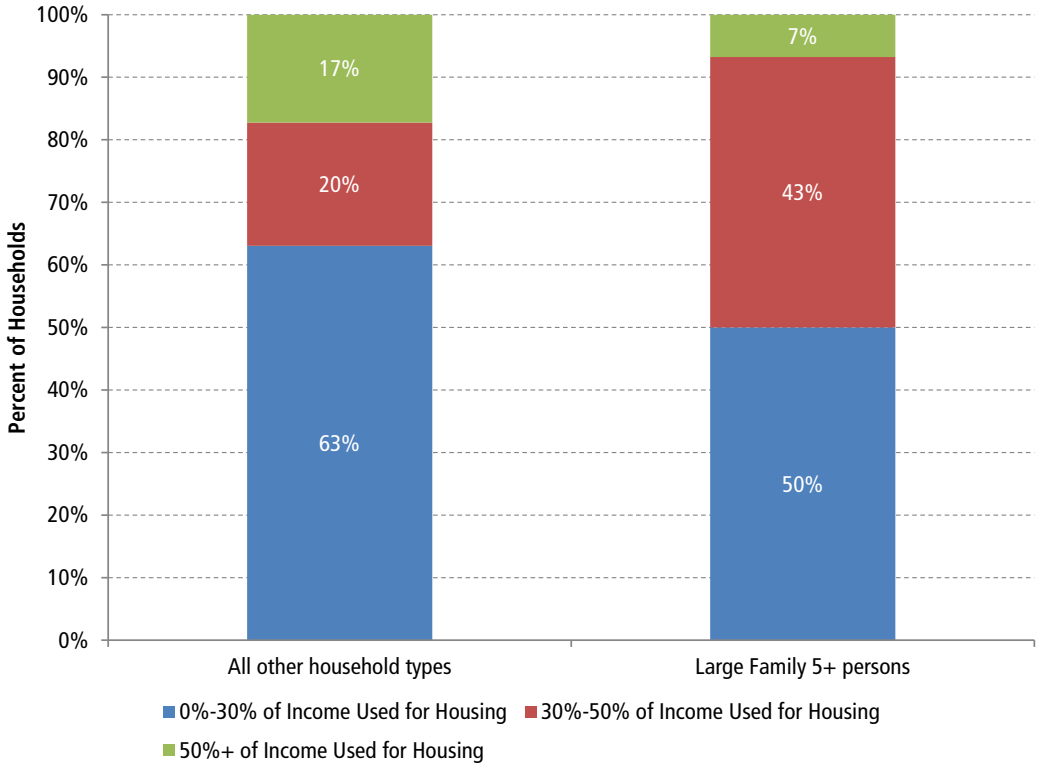
Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

Gaps in Resources

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In St. Helena, 43.2 percent of large family households experience a cost burden of 30 to 50 percent, while 6.8 percent of households spend more than half of their income on housing. Some 19.7 percent of all other households have a cost burden of 30 to 50 percent, with 17.2 percent of households spending more than 50 percent of their income on housing (Figure 41).

Figure 41 Cost Burden by Household Size

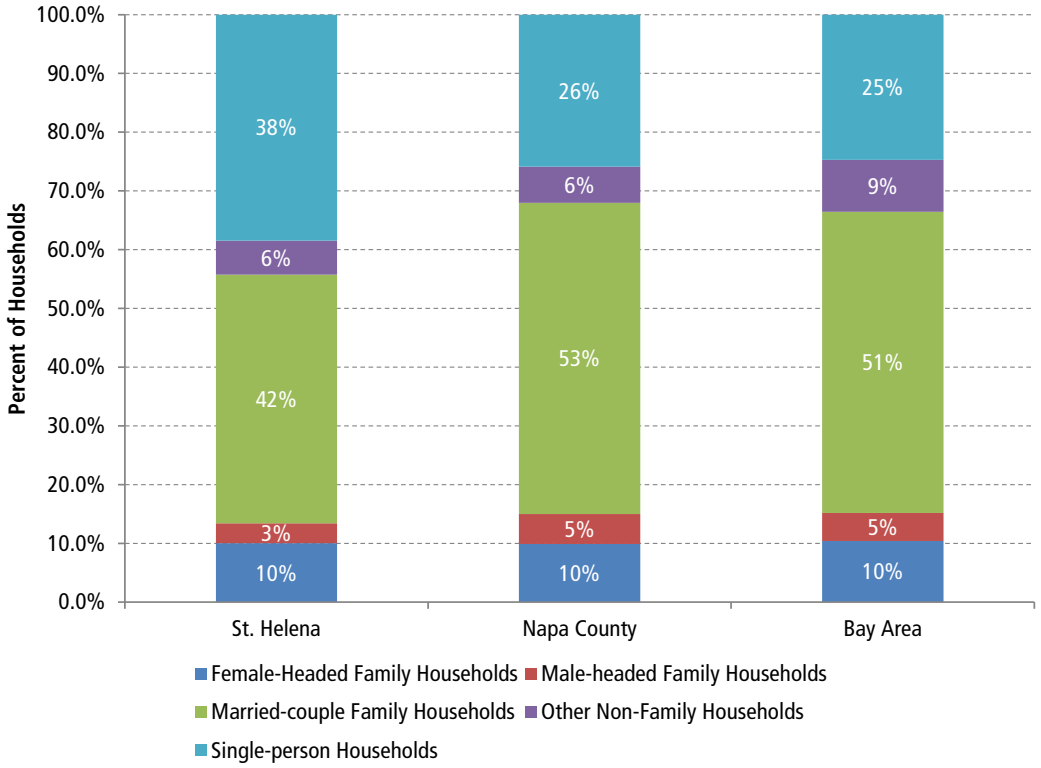


Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female- headed households, who may be supporting children or a family with only one income. In St. Helena, the largest proportion of households is Married-couple Family Households at 42.3 percent of total, while Female-Headed Households make up 10.0 percent of all households (Figure 42).

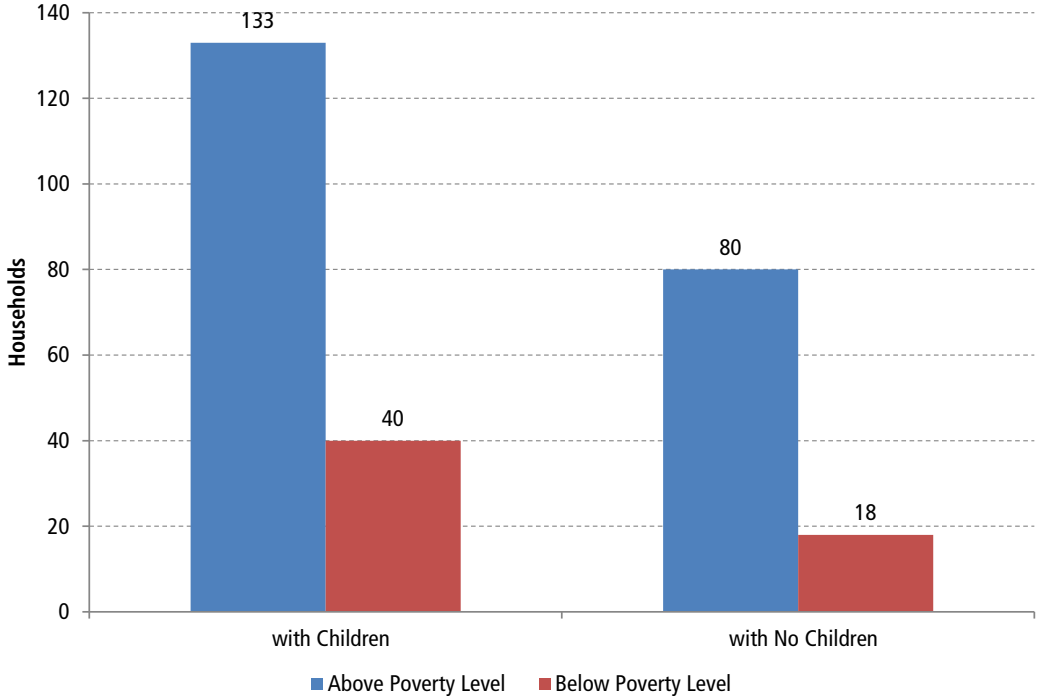
Figure 42 Household Type



Universe: Households
Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face unique housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In St. Helena, 40 female-headed households with children fall below the Federal Poverty Line, while 18 female-headed households without children live in poverty (Figure 43).

Figure 43 Female-Headed Households by Poverty Status



Universe: Female Households
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

Existing Resources

As discussed previously, childcare is a major concern for female-headed households, especially those with very young toddlers who need constant care and supervision. In St. Helena, the St. Helena Preschool For All, Inc. provides scholarships to low-income families to allow their children will be able to attend two years of preschool from ages 3 to 4. St. Helena Preschool for All, Inc. also partners with local childcare facilities, including Mila's Preschool and Childcare Center, to help facilitate their program.

Gaps in Resources and Action Items

St. Helena's northwestern area contains a higher proportion of female single-parent households compared to the rest of St. Helena and most of Napa County. As such, the City recognizes the importance of meeting the needs of female-headed households within the city. A major cost to female-headed households and single-parent households is transportation. All sites in the sites inventory of this Housing Element, which projects possible housing locations for the planning period, are located within walking distance of the no. 10 bus route, which enables direct connection to Napa or Calistoga. Additionally, all sites are within proximity of the central commercial district of St. Helena, which allows for cheaper, easier access to markets and commercial services.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

Table 25 estimates the migrant worker student population between 2016 and 2020. In St. Helena, the migrant worker student population totaled 20 during the 2019-20 school year, an increase of two students since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4 percent in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 19.4 percent increase in the number of migrant worker students since the 2016-17 school year.

Table 25 Migrant Worker Student Population

Academic Year	St. Helena	Napa County	Bay Area
2016-17	18	903	4,630
2017-18	12	1173	4,607
2018-19	22	1,090	4,075
2019-20	20	1,078	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table FARM-01.

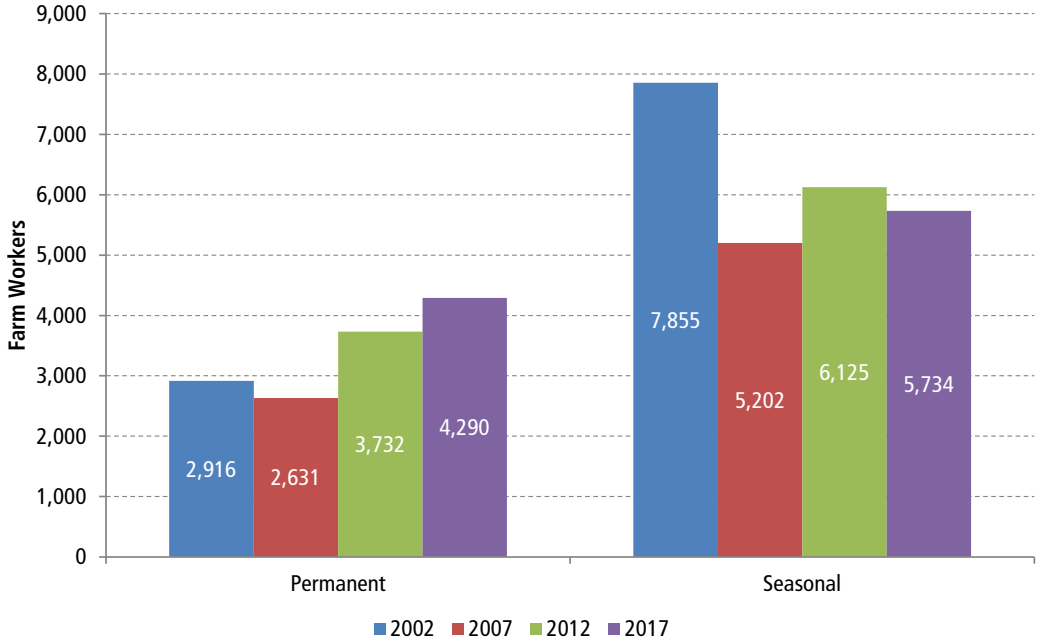
Table 26 presents an estimate of the total farmworkers in Napa County. Since 2007, the county has seen an increase in farmworker jobs. As of 2017, the county is reported to have more than 10,000 hired farm workers, of which 43 percent worked more than 150 days. The number of permanent farm workers in Napa County has increased since 2002, totaling 4,290 in 2017, while the number of seasonal farm workers has decreased, totaling 5,734 in 2017 (Figure 44). Notably, hired farm workers in Napa County represent a large proportion of the Bay Area's permanent (24.8 percent) and seasonal (31.4 percent) farm workers (Table 26).

Table 26 Farm Labor, Napa County

	2002	2007	2012	2017	County Distribution	Percent of Total Bay Area Farmworkers
Permanent	2,916	2,631	3,732	4,290	43%	24.80%
Seasonal	7,855	5,202	6,125	5,734	57%	31.40%
Totals	10,771	7,833	9,857	10,024	100%	28.20%

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Figure 44 Farm Labor by County, Napa County



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are permanent workers for that farm.
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

Existing Resources

Five different kinds of housing exist for farmworkers in Napa County: farmworker centers, owned and operated by the Napa County Housing Authority (NCHA); private accommodations designated for agriculture employees that accommodate five or more employees and are monitored by the Napa County Department of Environmental Management; private accommodations designated as farm labor dwellings accommodating fewer than five residents, private apartments or other housing rented or owned by farmworkers; and affordable housing projects subsidized by the County and by incorporated cities, some of which have units set aside specifically for farmworker households.

Gaps in Resources and Action Items

Given the special housing needs of farmworkers in the region, the Housing Element contains Program H-H, which specifically encourages the development of more workforce or farmworker housing during the planning period through various incentives. Of the discussed incentives, most impactful is the City's commitment to explore opportunities to use funds from the City's Housing Trust Fund to help assist in the construction of farmworker housing. Additionally, programs H-E, H-I, H-KK, H-LL, H-NN also commit the City to exploring a variety of methods to better meet the housing needs of special needs households, including farmworkers.

Extremely Low-Income Households

Extremely-low income households are defined as households that make less than 30 percent of AMI, which equates to $27,950 for a family of four. Approximately 395 households in St. Helena are extremely-low income households, which includes 215 homeowners and 180 renters (see Figure 11). The City currently estimates that there is a need for 52 additional housing units for extremely low-income households in the current planning period, which is 50 percent of projected very low-income housing needs (see Table 6).

Existing Resources

Currently, St. Helena has an estimated 214 units of deed restricted affordable housing, listed on Table 17. This figure stretches across the need for extremely low, very low, low, and moderate-income housing. Given that there are 52 units needed for extremely low-income households, there is clearly a lack of adequate housing supply for extremely-low income households.

Beyond the availability of deed restricted affordable housing, there are a variety of resources available to assist extremely-low-income households with their recurring expenses. Extremely low-income households who are enrolled in the Supplemental Nutritional Assistance Program (SNAP), or any other qualifying government program, are eligible to be enrolled in the PG&E CARE Program, which allows for the lowest available electricity rates. Additionally, when households are enrolled in CARE, they are also permitted access to a fifty percent discount on their bill from the St. Helena Water District. The City also offers hardship payment agreements that can be arranged in person at City Hall to prevent water or sewer shutoff.

Gaps in Resources and Action Items

To help address the needs of extremely low-income households, numerous programs are included in this Housing Element to commit the City to preserving and expanding access to affordable housing to extremely low-income households. Program H-EE commits the city to continue reducing, deferring, or waiving the development fees for extremely low- and very low-income units. Program H-FF commits the City to prioritizing using the Affordable Housing Trust Fund to preserve existing or develop new extremely low-income housing units. H-II commits the City to continue supporting and participating in the Section 8 housing program with the City of Napa Housing Authority. Program H-OO commits the City to exploring the possibility of working with property owners of market rate multifamily complexes to convert some units to extremely low-income deed-restricted units.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term.

Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. According to the City of St. Helena, there is one homeless person who resides in St. Helena. This data was provided by a point in time assessment by the Police Chief of the St. Helena Police Department in 2021.

Gaps in Resources

Countywide, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 53.7 percent are unsheltered. Of homeless households with children, most are sheltered in transitional housing (Table 27).

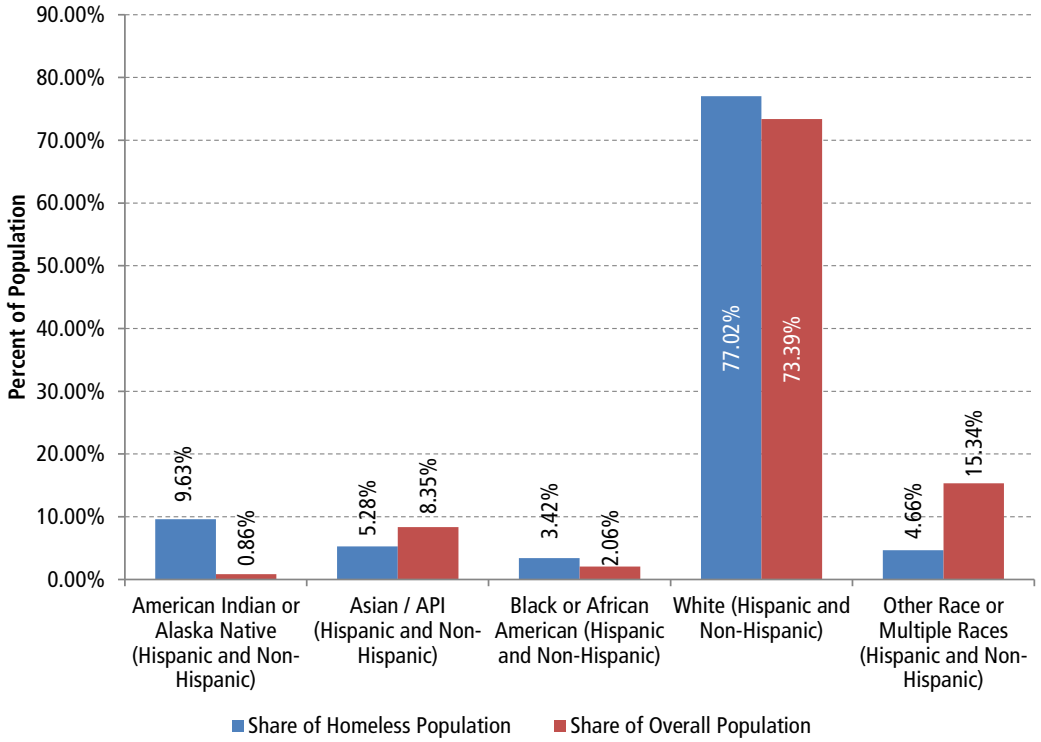
Table 27 Homelessness by Household Type and Shelter Status, Napa County

	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered - Emergency Shelter	0	13	119
Sheltered - Transitional Housing	0	34	6
Unsheltered	0	5	145

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Napa County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 77.0 percent of the homeless population, while making up 73.4 percent of the overall population (Figure 45).

Figure 45 Racial Group Share of General and Homeless Populations, Napa County

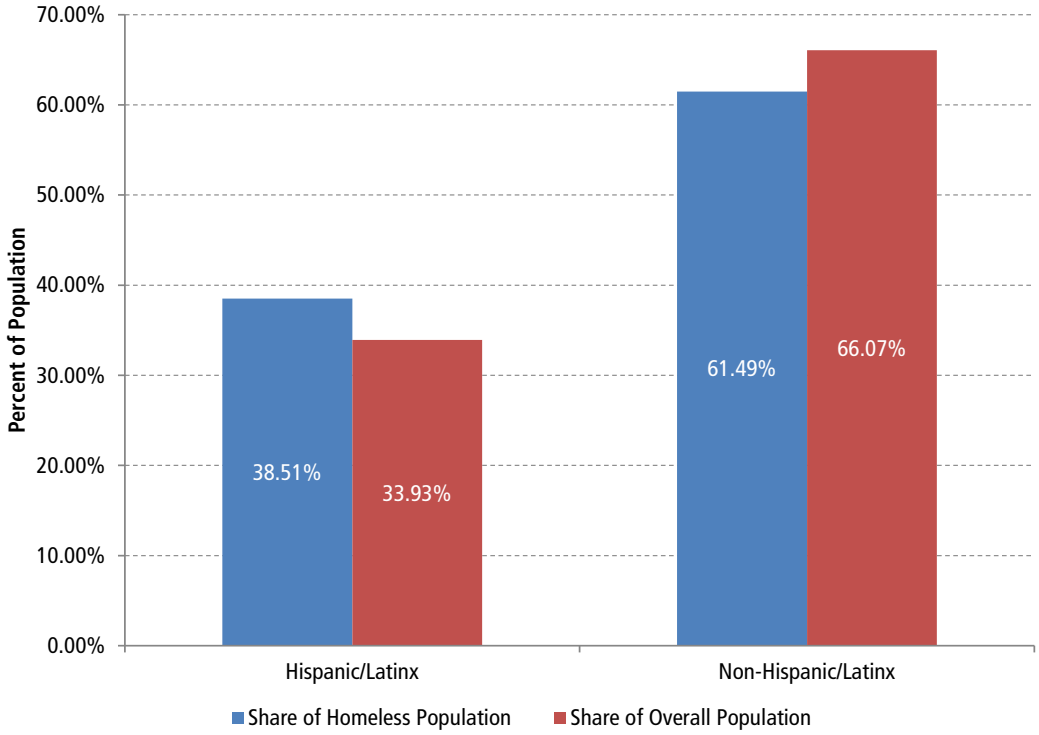


Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In Napa County, Latinx residents represent 38.5 percent of the population experiencing homelessness, while Hispanic or Latinx residents comprise 33.9 percent of the general population (Figure 46).

Figure 46 Hispanic or Latinx Share of General and Homeless Populations, Napa County



Universe: Population experiencing homelessness
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Napa County, homeless individuals are commonly challenged by severe mental illness, with 177 reporting this condition (0). Of those, some 44.1 percent are unsheltered, further adding to the challenge of handling the issue.

Table 28 Characteristics for the Population Experiencing Homelessness, Napa County

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	70	0	91	8	11
Sheltered - Transitional Housing	0	0	8	0	4
Unsheltered	91	1	78	6	17

Universe: Population experiencing homelessness
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

In St. Helena, there were no reported students experiencing homelessness in the 2019-20 school year (Table 29). Napa County has seen a 29.1 percent decrease in the population of students experiencing homelessness, and the Bay Areas as a whole experienced an 8.5 percent decrease. However, during the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

Table 29 Students in Local Public Schools Experiencing Homelessness

Geography	2016-17	2017-18	2018-19	2019-20
St. Helena	0	0	0	0
Napa County	381	433	249	270
Bay Area	14,990	15,142	15,427	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Existing Resources & Action Items

Given the documented need for emergency shelters in Napa County, St. Helena is subject to Government Code Section 65583(a) (4). This code section, which became effective as of January 1, 2008, requires jurisdictions to designate zoning districts adequate for facilities to accommodate the identified need for emergency shelters, wherein emergency shelters must be allowed without a conditional use or other discretionary permit.[20] [21] The City is in compliance, as emergency shelters are currently a permitted use by-right in the Service Commercial and Industrial zones.

[20] *Building Block for Effective Housing Elements, "Adequate Sites Inventory and Analysis: Zoning for Emergency Shelters and Transitional Housing". http://www.hcd.ca.gov/hpd/housing_element2/SIA_variety.php. Accessed February 14, 2014.*
[21] *Senate Bill 2, Chapter 633. Amendment to Acts 655582, 65583 and 65589.5. Approved by Governor on October 13, 2007. Effective January 1, 2008. Accessed February 17, 2014.*

The City is in compliance with State laws related to emergency shelters, supportive housing, and transitional housing. Emergency shelters are identified as a by-right use in the I and SC zoning districts. According to a Point in Time Count provided by the Chief of Police, there is one homeless person who resides in St. Helena. There are several parcels in these zones that can accommodate an emergency shelter, including APN 009-580-022-000 (I zoning district) and APN 009-194-005-000 (SC zoning district). These parcels are vacant, habitable, and in proximity to transportation and services. Combined, they total 1.48 acres and can provide capacity for 15 beds, by conservative assumption of 10 beds/acre. In addition, the City must allow transitional housing, as defined in Section 50675.2 of the Health and Safety Code, and supportive housing, as defined in Section 50675.14 of the Health and Safety Code, as residential uses. As required by state law, transitional and supportive housing must be subject only to the same permitting process as other similar residential uses in the same zone without undue special regulatory requirements. For example, a proposed multifamily supportive housing project would be subject to the same permitting process as any other similar multifamily development in the same zoning district. As required, the City allows transitional and supportive housing in all residential, commercial, and mixed use districts, subject only to the requirements of residential uses.

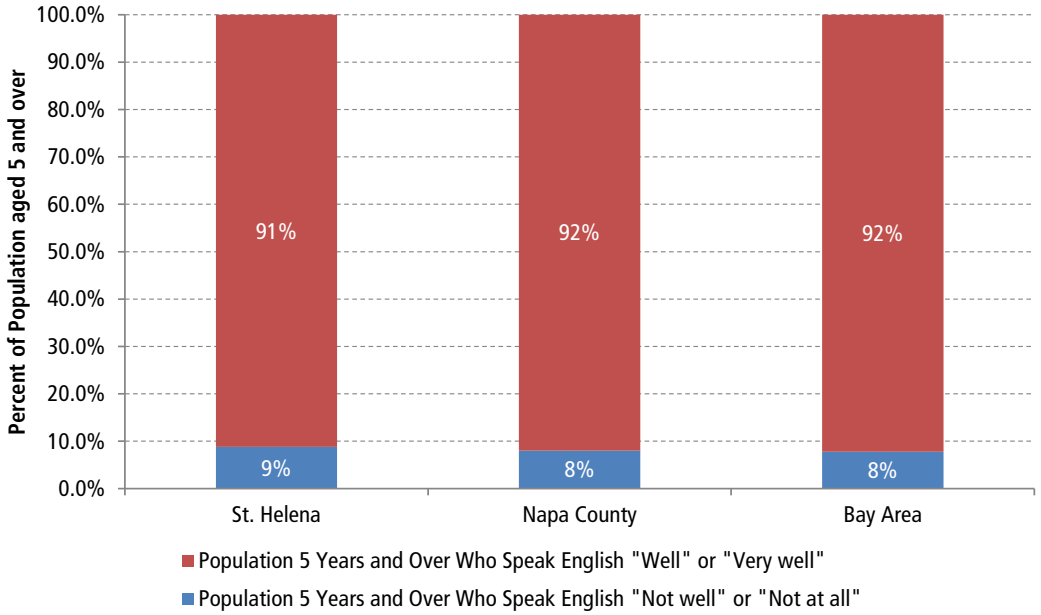
Emergency shelters, transitional housing, and supportive housing are subject to subjective design review, which poses a significant constraint to development. To overcome this constraint, Program H-F commits the City to adopting objective design standards, as well as a by-right streamlined review process for affordable housing developments meeting state affordability thresholds, in compliance with SB 35 and SB 330.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns.

Figure 47 shows population data by English proficiency. In St. Helena, nine percent of residents five years and older identify as speaking English not well or not at all, which is slightly higher than the proportion for Napa County. Throughout the region the proportion of residents five years and older with limited English proficiency is nine percent.

Figure 47 Population with Limited English Proficiency



Universe: Population five years and over
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

8. Non-governmental and Governmental Constraints

Constraints on the development of housing are divided into non-governmental constraints and governmental constraints. Non-governmental constraints include the price of land, cost of construction, flooding, conservation easements and long-term vineyard leases, and a lack of rental accessory dwelling units. Potential governmental constraints include land use controls, codes and code enforcement, on and off-site improvements, fees and exactions, processing and permit procedures, and regulations affecting housing for persons with disabilities.

Key Findings

- The possible non-governmental constraints discussed include the price of land, cost of construction, flooding, conservation easements and long-term vineyard leases, and a lack of rental accessory dwelling units. Land costs represent a significant component of the cost of housing development in St. Helena because the high price of vacant land. The cost of construction in St. Helena higher than the state average and further constrains development. Overall housing production costs for both single-family and multiple-family rental development indicate that a subsidy would probably be necessary for some moderate-income households, and all lower income households to own or rent new units in St. Helena.

- The governmental controls analyzed in this section were land use controls, codes and enforcements, on-and off-site improvements, fees and exactions, processing and permit procedures, and regulations affecting housing for persons with disabilities. The land use controls including zoning and current General Plan land use designations do not constrain residential development; however, some changes are necessary to streamline the design review process.

- The Growth Management System (GMS) does not appear to place an undue burden on market rate development, since there has never been a year when the demand for residential building permits has exceed the number of available permits. Furthermore, housing projects affordable to households at up to 120 percent of AMI are exempt from the GMS. Due to recent state laws, the GMS is not currently enforceable.

- The on- and off-site improvement standards related to water, sewer, parking, and other miscellaneous regulations impact housing development in a variety of different ways. Sewer capacity is sufficient to support additional development. Water capacity during a normal year is sufficient and is expected to remain sufficient through 2023, but there will always be water shortages in dry years. The City has demonstrated its commitment to providing water and sewer service to affordable housing developments, and has included a program committing the City to continue to do so throughout the planning period.

- Neither the building codes nor the building fees represent a governmental constraint to development. St. Helena adopted the 2019 California Building Codes Standards, and although they have made some

changes to the Code such as seismic control measures, these changes were necessary for safety and do not unduly affect housing production. The fee structure for both single-family and multiple-family development reflects the costs of the development to the City, and therefore does not present an unnecessary constraint on residential development.

- The City works diligently to process applications quickly and without unnecessary delay. Permitting and processing procedures and timelines for residential development, both single and multifamily, are not a constraint to development.

Non-governmental Constraints

Price of Land

According to Zillow.com, there were approximately eighteen vacant lots for sale in St. Helena in March 2022, though many are large and in undeveloped rural areas. Sales are reported between $229,000 and $17,500,000 for properties ranging in size from less than one acre to 280 acres. A public comment made during a community workshop indicated that larger vacant sites tend to be located near or beyond the urban limit.

Table 30 Price of Vacant Land, March 2022

Site	Acres	List Price	Price per Acre
10 Acres or Less	0.35	$525,000	$1,500,000
	0.74	$595,000	$804,054
	1.00	$375,000	$375,000
	1.00	$225,000	$225,000
	1.00	$975,000	$975,000
	1.08	$450,000	$416,667
	1.14	$5,000,000	$4,385,965
	1.58	$475,000	$300,633
	2.40	$1,000,000	$416,667
	5.01	$1,850,000	$369,261
	10.00	$2,695,000	$269,500
Total	25.30	$14,165,000	$559,881

Site	Acres	List Price	Price per Acre
More Than 10 Acres	15.90	$3,995,000	$251,258
	23.09	$2,950,000	$127,761
	32.00	$17,500,000	$546,875
	92.72	$229,000	$2,470
	110.63	$1,795,000	$16,225
	160.69	$549,500	$3,420
	280.00	$649,000	$2,318
Total	715.03	$27,667,500	$38,694

Source: Zillow.com, accessed March 28, 2022.

Construction Costs

Construction costs include both hard costs, such as labor and materials, and soft costs, including architectural and engineering services and development fees. Average residential construction costs in St. Helena begin at $300 to $700 per square foot, which is higher than statewide averages, which are currently ranging between $131 per square foot to $195 per square foot.[22] High-end, custom-built single-family homes, both locally and statewide, can cost more than $500 per square foot. Soft costs (including architectural and engineering fees, property taxes during construction, city and utility fees, and construction loan interest and fees) typically increase these costs by approximately 35 to 40 percent. Construction costs can be higher if lots require substantial site work due to steep slopes, unstable soils, waterways, and other environmental concerns.

Public comments made during Housing Element workshops indicated that construction costs are a major constraint to the production of affordable housing, and that 100 percent affordable projects are not profitable without public subsidies, grant funding, or other public investment.

Flooding

Napa Valley areas near the Napa River and along some of its tributaries are prone to flooding. Napa River flows are largely influenced by precipitation; peak flows generally occur in January and February. Some of the worst flooding in the immediate area of St. Helena has occurred in and around the Vineyard Valley Mobilehome Park, which is near the confluence of Sulphur Creek and the Napa River. Flood hazards also exist in the York Creek and Sulphur Creek Watersheds in St. Helena.

[22] *Local estimate provided by city staff communication with Joe McGrath in March 2022. Statewide estimate sourced from: ProMatcher Home Construction, California Home Construction Costs & Prices, provided at https://home-builders.promatcher.com/cost/california.aspx*

All new construction and substantial improvements in special flood hazard areas as defined by the Federal Emergency Management Agency are required to comply with the provisions of Municipal Code Chapter 15.52 "Flood Damage Prevention." The development standards are intended to meet, if not exceed, minimum National Flood Insurance Program (NFIP) criteria for requirements for floodplain management regulations. New development in these areas is required to assure that proposed development: 1) is designed or modified and anchored to prevent flotation, collapse and lateral movement of the structure; 3) uses construction materials and utility equipment that are resistant to flood damage; and 4) uses construction methods that minimize flood damage. In addition, projects must be elevated 18 inches above the base flood elevation.

Conservation Easements and Vineyard Leases

Agricultural land in St. Helena is valued for both a productive agricultural land and as open space that helps shape the character of St. Helena. Focus Group members and community workshop participants expressed, however, that conservation easements and long-term vineyard leases are a barrier housing production in the City. Sites included in the available sites inventory were screened for these constraints.

Lack of Rental Accessory Dwelling Units (ADUs)

While ADUs are often a less expensive housing option, Focus Group members and community workshop participants expressed that many ADUs in the City are not being rented, but are being used as additional square footage for the primary resident, a friend, a relative, or as a vacation rental. Programs H-Q, H-R, and H-S, work to encourage and incentivize development of accessory dwelling units.

Availability of Financing

A number of funding opportunities are currently available to support affordable housing development and the creation and preservation of homeownership opportunities. The Department of Housing and Community Developments lists active programs with current funding available to developers, non-profits, and local governments online. Statewide programs available for affordable housing development include Community Development and Block Grant (CDBG), Emergency Solutions Grants (ESG), HOME Investments Partnerships Programs (HOME), Housing for Healthy California (HHC), and the Multifamily Housing Program (MHP), among others. Programs available for homeowners or to assist in the creation or preservation of homeownership opportunities include CalHome, the Foreclosure Interventions Housing Preservation Program, and Homeownership Super NOFA. For a complete list, please see https://www.hcd.ca.gov/programs-active. Additionally, policies and programs under Goal 4: Assistance to Support Affordable Housing work to address non-governmental constraints by committing the City to seek additional funding opportunities to support affordable housing development, work to reduce fees for developers for affordable housing developers, and pursue mortgage credit certificates to assist prospective homeowners.

Governmental Constraints

Local government can directly influence housing production cost through land use controls, building codes, on and off-site improvement standards, fees and exactions, processing and permit procedures, regulations affecting housing for persons with disabilities, locally adopted ordinances, and with government codes and enforcement. This section discusses each of these topics and identifies the governmental controls that may adversely affect housing production.

Land-Use Controls

St. Helena has a variety of land use controls to maintain the standard of living, local environment, and safety of its residents. The two major instruments dictating land use control in the City are the Zoning Code and General Plan, which affect housing production because they determine the location, amount of land, development standards, and density of housing. These tools, as well as the City's agricultural preservation measures are discussed in this section.

Preservation of Agricultural Land

One major overarching theme and goal of the City's land use controls is to encourage in-fill development while preserving land for agriculture. The agricultural soils of St. Helena are identified as Prime Farmland by the California State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. The wines produced from the grapes in this region achieve international recognition for their superb quality, sustaining an industry at the heart of the City and region's economy.

Roughly one-half of the 3,254 acres within the incorporated limits of the City are considered urbanized area. This portion of the St. Helena is defined by an Urban Limit Line (ULL) which denotes the area within which urban development is allowed. Cities use ULLs to establish where they intend to encourage and discourage land development through public-infrastructure investments, land-use regulations, land acquisitions, and other actions. Within the ULL, cities typically adopt land use policies that encourage urban development (i.e., in-fill development). Outside the ULL, cities set aside lands to be used for less urban land uses, such as preserving land for agriculture and open space. There are 1,779 acres of land outside of the ULL, but inside the incorporated limits of the City of St. Helena. Most of this land is farmed and planted for vineyards.

Zoning Code

Title 17 of the St. Helena Municipal Code outlines both the residential and nonresidential zoning designations. Table 31 provides a list of all of the residential zoning districts as well as information on the rights and requirements associated with each district. Residential uses are permitted, subject to design review, in the following zones: Twenty-Acre Agriculture (A-20), Winery (W), Woodland Watershed (WW), Agricultural Preserve (AP), Low Density Residential One Acre Minimum (LR-1A), Low Density Residential (LR), Medium Density Residential (MR), and High Density Residential (HR). Table 31 shows permitted residential uses by zoning district.

Table 31 Zoning Districts that Permit Residential Uses

Residential Use	Zoning District							
	A-20	W	WW	AP	LR-1A	LR	MR	HR
Agricultural Employee Housing	P	P	P	P	P	P	P	P
Dwelling, Accessory Dwelling Unit (ADU)	P	P	P	-	P	P	P	P
Dwelling, Duplex (new)	-	-	-	-	-	-	UP	P
Dwelling, Multiple-Family	-	-	-	-	-	-	-	P
Dwelling, Multiple-Family (key housing sites only)	-	-	-	-	-	-	P	P
Dwelling, Single-Family	P	P	P	P	P	P	P	P
Dwelling, Triplex (new)	-	-	-	-	-	-	UP	P
Intermediate Care Facility (seven or more persons)	-	-	-	-	UP	UP	UP	UP
Intermediate Care Facility (six or fewer persons)	-	-	-	-	P	P	P	P
Mobile/Manufactured Homes	-	-	-	-	P	P	P	P
Residential Care Facility (seven or more persons)	-	-	-	-	UP	UP	UP	UP
Residential Care Facility (six or fewer persons)	-	-	-	-	P	P	P	P
Single Room Occupancy	-	-	-	-	-	-	-	P
Supportive Housing	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P
P = Permitted; UP = Use Permit Required; (-) = Not Permitted								

Source: City of St. Helena, 2022.
Note: For an expanded table with more uses, notes on conditions, and zones where residential uses are conditionally permitted, see Table 42.

In terms of units per acre, the lowest allowable density is in the AP district. The AP district permits, by right, one single-family dwelling per lot, agricultural employee housing (up to 36 beds or 12 units), supportive housing, and transitional housing. The A-20 and W districts allow one single-family dwelling and one second unit by right on 20 acres of land. With a Use Permit, these districts can accommodate more than one single-family dwelling, as well as farm labor housing above the initially permitted density. Both the LR and LR-1A districts permit by right single-family dwellings, mobile and manufactured homes, and intermediate and residential care facilities for six or fewer persons. In addition, both districts permit as a conditional use single-family dwellings at less than one unit per acre and intermediate and residential care facilities for seven or more persons.

The MR district allows the same uses as the LR district and also allows duplexes and triplexes with a Use Permit. Unlike the previously mentioned districts, the MR district allows multiple-family dwelling projects that are located on "key sites" subject to design review. The HR district, in addition to allowing the same residential uses as the LR and MR districts, permits multiple-family dwellings, apartments, and dwelling groups containing four units or less. With a Use Permit, structures with more than four units, multiple-family dwellings,

apartments, and dwelling groups are permitted. The HR district is the only district that permits single room occupancy units (SROs).

In addition to the residential districts described above, some overlay districts can affect the type and amount of housing that can be built, including the Planned Development, Rural-Residential, Specific Plan, Historic Preservation, and Mobile Home Park overlay district. An overlay district expands upon the regulations already set by the underlying zoning district. For example, the Planned Development Overlay District (PD) allows for a wider variety of development, including mixed-use development not otherwise allowed in the Zoning Code. The PD zone is often applied to large pieces of land and requires approval of a rezoning and a conditional use permit application.

Table 32 shows density and intensity ranges allowed in the Zoning Code for each zoning district in dwelling units per acre (du/ac), or Floor Area Ratio (FAR) for commercial districts. Table 33 shows development standards by zoning district. As shown, density is allowed up to 28 dwelling units per acre and development standards are minimal, required setbacks for residential development are between 10 and 30 feet, depending on the zone, and minimum unit sizes are not regulated in residential zones. Further, the HDR zone, the City's primary multifamily zone, allows three-story developments up to 35 feet in height. Finally, the City is in the process of creating a new Mixed-Use zone to increase residential capacity in previously commercial and professional office districts.

Development standards related to maximum lot coverage and height pose potential constraints to multifamily affordable housing development. Currently the City allows 45 percent lot coverage and a maximum height of 30 feet in the MR and HR zones. Due to the potential to constraint affordable housing development, the City has, in the proposed Draft Zoning Code and in Program H-N: Zoning to Facilitate Higher Density Housing included development standards and actions, respectively, that commit the City to increasing lot coverage to 55 percent and maximum height to 42' (three stories) in the HR zone and on multifamily sites in the MR zone. Please note that the MR zone is a single-family zone, but the zoning code has been updated to allow multifamily uses on housing opportunity sites identified in the 5th Cycle Housing Element Update. Additionally, the program commits the City to allowing minor modifications to these standards that can be approved by the Community Development Director without a public hearing. Minor modifications should include up to 10 percent modification to maximum lot coverage and up to five percent (or two feet, whichever is greater) modification in maximum height.

Table 32 Density/Intensity Standards by Zoning District

Residential Zoning District	Corresponding General Plan Land Use Designation(s)	Minimum Density of Land Use Designation	Maximum Density of Land Use Designation
A-20	Agriculture	Min. 5 acres/parcel	Max. 40 acres/parcel
W	Woodland and Watershed	Min. 5 acres/parcel	No maximum
WW	Woodland and Watershed	Min. 5 acres/parcel	No maximum
AP	Agriculture	Min. 5 acres/parcel	Max. 40 acres/parcel
LR-1A	Low Density Residential	1.0 du/ac	5.0 du/ac
LR	Low Density Residential	1.0 du/ac	5.0 du/ac
MR	Medium Density Residential	5.1 du/ac	16.0 du/ac
HR	Higher Density Residential	16.1 du/ac	28.0 du/ac
CB	Central Business	N/A	Max. FAR 2.0
SC	Service Commercial	N/A	Max. FAR 0.5
BPO	Business and Professional Office	N/A	Max. FAR 0.5
Mixed Use[1]	Mixed Use	12 du/ac	20 du/ac

1: The City has adopted a new mixed-use designation within the 2040 General Plan Update and has released a Draft Comprehensive Zoning Code Update that includes a new Mixed-Use zone. Because the sites inventory assumes rezoning land to the new Mixed-Use zoning district, mixed-use development standards are shown in this table based on the October 2022 Public Review Draft Zoning Code.
Source: City of St. Helena, 2022.

Table 33 Development Standards by Zone

Residential Zone	LR	LR-1A	MR	HR
Development Standards				
Maximum lot coverage	35%	35%	45%	45%
Maximum height of principal building	30 feet	30 feet	30 feet	30 feet (if 4 du or less) 35 feet (if 5 du or more)
Maximum height of accessory building	15 feet	15 feet	15 feet	15 feet
Maximum floor area ratio (FAR)	Dictated by Parcel Size See SHMC 17.32.070	Dictated by Parcel Size See SHMC 17.32.060	Dictated by Parcel Size See SHMC 17.40.070	Dictated by Parcel Size See SHMC 17.40.070
Maximum width	=< 60% of lot width, subject to further requirements in SHMC 17.32.060	=< 60% of lot width, subject to further requirements in SHMC 17.32.030	=< 60% of lot width, subject to further requirements in SHMC 17.32.030	N/A
Minimum Unit Size	N/A	N/A	N/A	N/A
Minimum standards for parcels except for flag lots and small lots				
Lot Area	7,000 sq feet	1 acre	7,000 sq ft	7,000 sq ft
Lot width	70 feet	70 feet	70 feet	70 feet
Lot frontage	70 feet	70 feet	70 feet	70 feet
Minimum standards for structures with a maximum height of twenty-five (25) feet or less				
Front setback	20 feet	20 feet	20 feet	20 feet
Side setback	20 feet	20 feet	20 feet	20 feet

Side yard	10 feet	10 feet	10 feet	10 feet
Rear yard	20 feet	20 feet	20 feet	20 feet
Minimum standards for structures with a maximum height greater than twenty-five (25) feet and thirty (30) feet or less				
Front setback	30 feet	30 feet	30 feet	N/A
Side setback	30 feet	30 feet	30 feet	
Side yard	15 feet	15 feet	15 feet	
Rear yard	30 feet	30 feet	30 feet	

Nonresidential Zones				
Non-Residential Zone	**CB**	**SC**	**BPO**	**Mixed Use[1]**
Development Standards				
Maximum lot coverage	10,000 sq feet. of floor	10,000 sq feet of floor area	N/A	Max. 15,000 sq feet per building
Maximum height of principal building	35 feet or 30 feet if abutting residential use	35 feet	30 feet	Pitched roof: 45 ft/3 stories; 30 ft/2 stories within 20 feet of a residential district. Flat roof: 40 ft/3 stories; 26 ft/2 stories within 20 feet of a residential district
Maximum height of accessory building	35 feet or 30 feet if abutting residential use	35 feet	N/A	16 feet
Maximum floor area ratio (FAR)	2.0	0.5 by General Plan designation	0.5 by General Plan designation	1.0, inclusive of residential uses
Maximum width	N/A	N/A	N/A	Min. 50% of lot width
Minimum Unit Size	200 sq feet	200 sq feet	N/A	N/A
Lot Area	5,000 sq feet	10,000 sq feet	7,000 sq ft	5,000 sq ft
Lot width	N/A	70 feet	N/A	45 feet
Lot frontage	N/A	70 feet	N/A	70 feet
Minimum Setbacks				
Front setback	0 feet, or 10 feet if abutting residential use	35 feet	20 feet	Nonresidential: Max 10 feet; Residential: No setback allowed north of Mitchell Dr.; 5-15 ft everywhere else
Side setback	0 feet, or 10 feet if abutting residential use	25 feet	10 feet	0 feet on street side; 10 ft. abutting a residential district
Side yard	0 feet, or 10 feet if abutting residential use	10 feet/floor	10 feet	N/A
Rear yard	0 feet, or 10 feet if abutting residential use	15 feet, or 20 feet if abutting residential use	15 feet	0 ft; 10 ft. abutting a residential district

** The standards contained in this table are "typical" and are for illustrative purposes only. More specific development regulations and exceptions may apply. See Chapter 17 (Zoning) of the Municipal Code for additional development standards and requirements.*
1: The City has adopted a new mixed-use designation within the 2040 General Plan Update and has released a Draft Comprehensive Zoning Code Update. Because the sites inventory assumes rezoning land to the new Mixed Use zoning district, mixed-use development standards are shown in this table based on the October 2022 Public Review Draft Zoning Code.
Source: St. Helena Municipal Code, Title 17; St. Helena Public Review Draft Zoning Code Update, October 2022.

Overlay Zones

The Zoning Code outlines standards for several overlay zones that allow residential uses. The following summarizes each of these overlay zones.

Historic Preservation Overlay Zone. The purpose of the HP overlay district regulations is to preserve the unique architectural character of those certain specific structures which have contributed to the city's historic development. No permits for remodeling or demolition shall be issued for properties within the HP district which would result in exterior changes to building facades, structures, or to passage ways providing inter-accessibility within a block, unless such change is approved by the planning commission. When it can be demonstrated to the satisfaction of the Planning Commission and City Council that preservation and/or restoration of designated properties cannot and is not economically viable, the City may grant certain incentives in the form of relaxation of certain provisions of this chapter only when it can be shown that such relaxation makes preservation or restoration economically feasible. The HP overlay zone does not impose additional development standards beyond those of the base zoning district.

Mobilehome Park Overlay (MHP) District. The purpose of the MHP mobilehome park overlay district is to provide, when combined with an underlying residential zoning district, a place which allows the establishment and operation of mobilehome parks. The city of St. Helena's MHP mobilehome park regulations are intended to complement and be subordinate to state law. The state law governing mobilehome parks is entitled the "Mobilehome Parks Act" and may be found in Division 13, Parts 2.1 and 2.3 of the California Health and Safety Code. Mobilehome park regulations are contained in the California Code of Regulations, Title 25, Division 1, Chapters 2 and 2.2. The city of St. Helena does not assume responsibility for the enforcement of the regulations contained therein and all mobilehome parks within the city remain subject to the jurisdiction of the California Housing and Community Development Department in its role as the enforcement agency for the above described State laws. Nothing contained in this chapter shall be construed to abrogate, void or minimize such other pertinent regulations and all pertinent state and city regulations concerning the development and operation of mobilehome parks shall be observed. Mobilehomes located within areas of special flood hazard are required to be in compliance with Chapter 15.52, Flood Damage Prevention. The MHP overlay district does not impose additional development standards beyond that of the base zoning district.

Planned Development Overlay (PD) District. It is the purpose of the PD planned development overlay district to encourage high quality, innovative and creative development in the city. The PD planned development overlay district is intended to provide for the consideration and approval of development plans

which serve public objectives more fully than development permitted under conventional zoning regulations. Planned development overlay districts are typically characterized by (in whole or in part): significant variations from the standards of the zoning ordinance, mixed land uses, a variety of housing types, the assembly of small parcels of land into a larger more effective unit, the preservation of open space, natural features or historical structures and structures with diverse building setbacks, lot sizes and building heights. The PD planned development overlay district may be combined with any existing zoning district provided both design and the proposed uses including density for residential land use designations can be found consistent with the policies of the General Plan. Development standards applicable to the zoning district which the planned development district is being combined shall be required unless modified in conjunction with approval of the planned development overlay district. The city shall address issues related to landscaping, parking, site design, ingress and egress, signage, lighting, relationship to adjoining properties and land uses, setbacks and yards and any other items toward achieving an integrated and compatible project within the city and environs.

Specific Plan Overlay (SP) District. The SP district is established to implement the policies of the general plan which call for the preparation and adoption of specific plans in certain areas of the community described in the general plan. In addition, the SP district is established to provide the city with the ability to require and/or to implement specific plans when the city council finds it necessary and appropriate. When applied to properties in advance of the adoption of a specific plan, the SP district serves to alert individuals to the requirement for a specific plan. When applied to properties after the adoption of a specific plan it serves to alert individuals to the policies and regulations of a specific plan. No new development will be approved within the specific plan areas designated in the general plan until a specific plan meeting the requirements of Section 65451 of the Government Code, has been adopted by the city. The city council may determine that a site development plan for a specific property may be prepared in-lieu of a specific plan for the entire specific plan area. The site development plan shall be prepared and adopted prior to approval of new development. The site development plan shall include an analysis of infrastructure improvements as determined during review of a pre-application pursuant to Section 17.84.030. Based on the pre-application review, the city council shall determine the scope of the proposed specific plan or site development plan. The proposed specific plan or site development plan and associated documents shall be prepared under the supervision of the city with all costs paid by the property owners unless the city determines that all or a portion of the costs will be paid by the city. The SP Overlay district does not impose additional development standards, however standards for any specific plan should be developed under the supervision of the City, as stated previously.

Rural Residential Overlay (RR) District. It is the purpose of the RR rural-residential overlay district to identify those parcels within the city which are not serviced by city water or sewer and which have the ability to subdivide into additional parcels. Minimum lot sizes which are larger than the minimum lot sizes established for the underlying zoning district are required for parcels which do not have city water or sewer services. The following regulations shall apply in all districts with which are combined RR district. The only uses permitted shall be those uses permitted in the district with which the RR district is combined; provided, however, where water is available from a private well, the land may not be subdivided into less than one acre or if water is available from a mutual or utility company the land may be subdivided into parcels of twenty thousand (20,000)

square feet or greater as determined by the health officer of the city; or if sanitation and public water are available the land may be subdivided into parcels not less than ten thousand (10,000) square feet. "Health officer of the city" as used in this section, is defined to mean the official or officials of the city charged with the duty of enforcing the health ordinances of the city and the official or officials of any other governmental agency with whom the city has contracted for the enforcement of such ordinances.

Please note, the Rural Residential Overlay (RR) District is being deleted through the Comprehensive Zoning Code Update currently (2023) underway and scheduled for adoption in fall 2023.

General Plan

St. Helena adopted the current General Plan in 2019. The General Plan has a planning horizon of 2040. The city of St. Helena consists of approximately 3,254 acres. Of that total, 19 percent are designated for residential uses, four percent for commercial uses, 2.5 percent for business/industrial uses, and 69 percent for open space and agriculture.[23] Not all the land within the City Limits are available for development; rather approximately 1,475 acres within the Urban Limit Line (ULL) are eligible for development.[24] Thirteen land use designations cover the land in St. Helena.

The ULL contains land use designations including Low, Medium, and High Density Residential, Central Business, Service Commercial, Industrial, Business and Professional Office, Parks and Recreation, Public/Quasi-Public, Open Space and Agriculture. Some land outside, yet contiguous to the ULL has a General Plan designation of Urban Reserve (UR) indicating that it should be considered first if land outside the ULL is needed for development. All lands with a UR land use designation are zoned A-20.

Residential Growth Management System

The Residential Growth Management System (GMS) limits the number of building permits available for residential growth each year.[25] The stated purpose of the system is "to regulate the residential growth of the City to approximately two percent per year, while providing for both market rate and affordable housing units."[26] The GMS previously instituted a cap of 2,800 units by 2010, which resulted in a restriction of nine permits being issued per year. Program H-B commits the city to removing the GMS from the Zoning Code, thus removing this governmental constraint and further encouraging the construction of housing to meet RHNA goals.

---

[23] City of St. Helena General Plan Update 2040, Chapter Two Land Use and Growth Management. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3505/final_plan_compiled.pdf January 27, 2022.

[24] City of St. Helena General Plan Update 2040, Chapter Two Land Use and Growth Management. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3505/final_plan_compiled.pdf January 27, 2022.

[25] City of St. Helena Municipal Code. Chapter 17.152. http://www.codepublishing.com/CA/sthelena/. Accessed on January 27, 2022.

[26] City of St. Helena Municipal Code. Chapter 17.152. http://www.codepublishing.com/CA/sthelena/. Accessed on January 27, 2022.

Requests to Develop Below Allowable Density

During the previous housing element cycle (2014-2023) there were no requests to develop housing opportunity sites below allowable density.

Building Codes and Enforcement

For the purpose of establishing proper regulations for the administration of the various codes covered in the Building Code, the City has adopted Chapter 1 of the California Building Code, Chapter 1 of the Plumbing Code, Chapter 1 of the Mechanical Code, and Annex H of the Electrical Code, 2019 Edition, excepting additions, revisions and omissions listed in Section 15.08.020 of the Municipal Code. The major local amendments included the continuation of St. Helena's program for the seismic retrofit of unreinforced buildings and the requirement that all new construction install an approved automatic fire-suppression sprinkler system. Existing residential structures that undergo additions or repairs equal to at least 50 percent of the existing floor area, and units experiencing a change in occupancy to a more hazardous use, also require the installation of an approved sprinkler system.[31] Otherwise, Title 15 of the St. Helena Municipal Code closely adheres to the 2019 California Building Standards Code and places no greater constraints on housing development than any other jurisdiction in the State that follows this model code.

The City has the power to inspect and declare unsafe any structure or piece of equipment, be it existing or under-construction, that does not meet specific Municipal Code standards. These include, but are not limited to, structures with insufficient modes of egress; structures that are unsafe or that have been made structurally unsound due to fire, earthquake, or other natural disaster; buildings that are deemed a public nuisance; and buildings that have been constructed or maintained in violation of local or state law. Once a building has been declared unsafe, the building official may issue notice that the structure be repaired, vacated, or demolished within a reasonable amount of time and with the appropriate permits.[32]

The enforcement of building codes within the City of St. Helena is centered on the inspection of new construction and remodels or renovations requiring building permits. However, for existing structures, City Staff prioritizes code enforcement complaints according to the severity of the violation on the community and individuals. Situations that appear to pose a serious risk to health and safety are given top priority; others are pursued in the order in which they are received, as resources are available. In most cases for non-emergency complaints, a warning letter or courtesy notice is sent to the alleged violator to verify the status of the potential compliant and to obtain compliance. The purpose of this first step is to inform the alleged violator that there is a possible code violation on their property and to give them time to correct it. If the violation still exists after the correction date, the inspector will conduct a subsequent inspection and send a follow up notice with additional correction time. Staff provides detailed instructions on how a violation can be corrected and will

[31] *Municipal Code, 15.36.060 Fire protection systems.*
[32] *City of St. Helena. St. Helena Municipal Code, Title 15. http://www.codepublishing.com/CA/sthelena/. Accessed January 31, 2022.*

meet with the property owner as necessary to assist in getting the violation corrected. The City also contracts with the Napa Housing Authority who assists property owners and tenants with any issues that may arise.

On/Offsite Improvement Standards

The St. Helena Municipal Code lists requirements for new development related t, streets and roadways, including , street widths, sidewalks, curbs, and gutters, as well as water and sewer connections and parking requirements.

Street and Roadway Improvements

The City of St. Helena Standard Specifications for Public Improvements governs the requirements for public infrastructure improvements. Developers are completely responsible for the cost of these general improvements to the properties.

Residential street widths in St. Helena follow the specifications outlined in Table 34. The requirements for street widths in St. Helena do not serve as barriers to housing production as they are significantly less than the requirements of nearby jurisdictions which have much more housing stock available. The City of St. Helena Standard Specifications for Public Improvements allows for developers to construct subdivisions with narrower streets, thus allowing for more homes with less acreage reserved for rights-of-way.

Table 34 Residential Street Width Requirements

Type	St. Helena	Napa Yountville	American Canyon
Residential			
Single-Family Residence	16′	Standard: 56′ (both sides parking) Rural: 29′ With Parking: 48′	40′
2-10 units	20′		
11-60 units	25′		
Over 60 units	30′		
Non-residential			
One-way access drive	16′	60′ to 82′	Not Applicable
Two-way access drive	25′		

Source: Section 902, City of St. Helena Standard Specifications for Public Improvements, 2015.

Sidewalks

According to the City of St. Helena Standard Specifications for Public Improvements, Standard No. 315, the minimum standard sidewalk width is four feet in residential areas and 10 feet in business or commercial areas. This sidewalk standard is compliant with Americans with Disabilities Act (ADA) standards and are only what is necessary for the activities occurring in their respective areas. Curbs are required to be designed with a six-inch top, 12-inch gutter, and six-inch rise above the roadway surface. The sidewalk, curb, and gutter standards do not pose a constraint to housing development.

Landscaping

Landscaping is required for projects subject to design review and the Water Efficient Landscape Ordinance. All open space and common areas are required to be landscaped and landscaping plans must be approved through the design review process. Further, St. Helena requires compliance with California's Model Water Efficient Landscape Ordinance (MWELO), which focuses on several goals, including water conservation and environmental quality. Although the MWELO requirements add additional planning cost to projects, they are State mandated requirements.

Landscaping requirements work to ensure efficient water use and basic environmental quality, health, and safety and are not a constraint to development. However, subjecting landscaping plans to the design review process constrains the development of affordable housing. Through the current (2022) comprehensive zoning code update, the City is revising the code to provide a ministerial review process for projects meeting objective design standards, including standards addressing landscaping.

Street Signs

Street signs are not a required improvement to developments to be paid for by the developer. Street signs, and other signs, are subject to the requirements of Municipal Code Section 17.112.

Other

Other miscellaneous improvements required by the City of St. Helena can include curb, gutter and sidewalk treatments, fire hydrants, and street trees. When new development fronts a public street, the developers may be required to provide curb, gutter, and sidewalk treatments to the specifications supplied by the Public Works Director.[33] If the Fire Chief or Public Works Director decides that there is not sufficient supply of fire hydrants nearby, new development would cover the cost of additional hydrants as necessary.[34] Finally, if a new development fronts a planting strip, the owner must care for and maintain the trees and other vegetation in the strip.

Sewer

The City of St. Helena owns the Wastewater Treatment Plant, which provides secondary-level treatment for domestic and commercial wastewater within the City. The plant has a permitted average dry weather treatment capacity of 0.5 million gallons per day (mgd) and can treat up to 2.8 mgd during wet weather.[35] In 2016, the City initiated planning efforts to upgrade the existing Plant in order to meet stricter environmental requirements. Working with the Regional Water Resources Control Board, the City developed a strategy to

[33] *Municipal Code 12.08.090 Plans and specifications.*
[34] *Municipal Code 16.32.110 Fire protection.*
[35] *California Regional Water Quality Control Boar San Francisco Bay Region. Order No. R2-0210-0105, NPDES No. CA0038016. http://www.waterboards.ca.gov/rwqcb2/board_decisions/adopted_orders/2010/R2-2010-0105.pdf.*

meet the new requirements, and began construction of the needed improvements in 2022. Construction is expected to be completed by fall 2023. [36]

Per Chapter 727, Statutes of 2004 (SB 1087), sewer providers must grant priority for service allocations to proposed development that include housing units affordable to lower-income households. Local public and private wastewater service providers must adopt written policies and procedures that grant priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits wastewater service providers from denying, conditioning the approval, or reducing the amount of sewer service for an application for development that includes housing units affordable to lower-income households unless written findings are made as specified in Government Code Section 65589.7(c).

Water

The City has three sources of potable water: Bell Canyon Reservoir, water purchased from the City of Napa under a long-term water supply contract, and groundwater from City-owned and operated wells. Bell Canyon Reservoir is the City's primary source of potable water. Bell Canyon is an on-stream reservoir with a physical storage capacity of 2,384 acre-feet, although the maximum amount of water that is available annually to the City is 992 acre-feet (AF). The City also purchases significant water quantities from the City of Napa through a contract, expiring in 2035, which guarantees delivery of a minimum of 600 AF per year. Additionally, the City pumps groundwater from its two wells. The City seeks to limit groundwater withdrawals to 450 AF in normal years.

The City calculates a safe annual yield for its water system as "the quantity of water which can be reliable delivered on an annual basis through most rainfall years, including a dry year (rainfall at 22" to 25.9") without undue hardship on water customers through water shortage restrictions. The City defines "undue hardship" as three or more consecutive months of Phase II water restrictions or Phase III water restrictions. Based on water supplies available in 2020, the City estimates the safe annual yield of its water system is 992 AF.

In 2011, the City adopted a new Water Shortage Emergencies Ordinance. The ordinance establishes three water shortage emergency phases with increasing water use restrictions. Phase I water regulations are triggered when the supply/usage balance is in deficit, meaning that the five-year rolling average of total water usage exceeds the safe annual yield of the City's water system. Under Phase I regulations, water customers are prohibited from expanding or installing new water-using appliances, plumbing, or improvements, such as landscaping and pools, unless the installation will result in no increase in water use. Replacement fixtures must be water efficient. In addition, new water connections for new development may only be approved if the projected water demand for the project can be offset by a corresponding reduction in the existing water

[36] *City of St. Helena. Initial Study. WWTRP Phase I Upgrades Project. November 2020.*
https://www.cityofsthelena.org/sites/default/files/fileattachments/public_works/page/2831/st._helena_wwtrp_public_initial_study_compiled.pdf
Accessed January 28, 2022.

demand on the city water system. New development proposals may demonstrate that the project is water-neutral through a combination of on-site water conservation measures, off-site retrofitting or well water.

Phase II water shortage emergency regulations include all Phase I regulations plus mandatory conservation measures. Under Phase II, residential water users are limited to 65 gallons per person per day. An additional allocation of 2,500 gallons per month for single-family homes landscape irrigation is provided during the April through October billing cycle. Multiple-family or mobile home occupants are permitted up to 70 gallons per day per 1,000 square feet of landscaped area or for dedicated irrigation meters, a 60 percent limit of current reference evapotranspiration. There are strict penalties for non-compliance of these mandatory conservation measures. In addition, no new water connections are permitted during a Phase II water emergency. Phase III water shortage emergency regulations limit water use further to 60 gallons per person per day, and place additional limits on landscape irrigation.[37]

The City has adequate water supply to meet current demand, however the effects of climate change will likely reduce water supply from current sources. The City needs to obtain new water supplies and/or achieve more water savings in order to reliably meet future water demand. At the same time, the City recognizes that any new water supply, even if forthcoming, is likely to be expensive, potentially increasing the unit cost of potable water. The main emphasis within the General Plan (regarding water supply) is on conservation, seeking to reduce demand by all classes of users.

According to the City's Water Shortage Emergency Ordinance, if the City's water balance pursuant to the safe yield calculation is in deficit, then the City must comply with Phase I water restrictions. Most importantly, this requires that any new water demand, such as from a new residential project, must be completely offset by a reduction in current water demand, to the satisfaction of the Director of Public Works. Phases II and III involve the imposition of mandatory water restrictions on customers. If Phase II appears imminent, the City Council must appoint a Water Board which, if Phase II is implemented, will work with the Director of Public Works to ensure compliance by all sectors (residential, commercial, and industrial) with Phase II restrictions. Phase III restrictions are severe.

Per Chapter 727, Statutes of 2004 (SB 1087), water providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Public and private water providers must adopt written policies and procedures that grant priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water providers from denying, conditioning the approval, or reducing the amount of water service for an application for development that includes housing affordable to lower-income households unless written findings are made as specified in Government Code Section 65589.7(c). A city may deny, condition, or reduce water services to developments that include lower-income housing units if the city does not

[37] *City of St. Helena. Report to the City Council. June, 23 2020. https://sthelena.civicweb.net/document/41860/2020 Accessed January 28, 2022.*

have "sufficient water supply" as defined in Government Code Section 66473.7(a) (2) or is operating under a water shortage emergency as defined in Section 350 of the Water Code.

The 2040 General Plan contains Implementation Action PF1-J that commits the City to granting projects that include affordable housing units priority access to water resources over other new projects should the capacity of local water systems become inadequate to meet the full demand for new connections.

Parking

St. Helena is a rural jurisdiction with limited public transport options, making commuting by automobile a common practice among residents of all income groups. Some local employers, such as wineries located off of the State Highways, only have access through roadways without suitable sidewalks or bus service. Thus, for residential developments in St. Helena, it is necessary to have some adequate amount of parking to sustain regular life for residents of the rural town. Additionally, within neighborhoods, it is important to keep enough cars off the street due to some streets having little to no parking availability. For example, many streets in St. Helena's older neighborhoods only offer one-side parking and some roads on the edges of town have no paved side parking at all.

Residential parking requirements vary according to the number of dwelling units, as follows:

- One to two dwelling units: Minimum of two spaces per unit, with one of the spaces in a garage or carport.
- Three or more dwelling units (studio and one bedroom units): One covered space plus a half space per unit
- Three or more dwelling units (two or more bedroom units): One covered space plus one additional whole space per unit
- Rooming, boarding, or lodging house: Minimum of one space per room, and two spaces for the owner-occupied unit.
- Mobile home: Minimum of two spaces per unit plus centralized space for guest parking.[38]

Exceptions to these requirements are provided for housing subject to the affordable housing ordinance (see Locally Adopted Ordinances for more details). Some examples of parking minimum exceptions include projects built for senior citizens and deed-restricted affordable projects built with funding from the Federal or State government.[39] For all other uses not covered in the Municipal Code or State Density Bonus Law, the Planning Commission has the power to set the parking requirements based upon the general parking guidelines of the City.

The City of St. Helena's parking standards do not impose undue constraints to development of multifamily uses with two or more bedrooms. As shown in Table 35, when compared to other nearby jurisdictions, St. Helena's housing requirements are not only less restrictive, but much less complex. However, parking standards for

[38] *Municipal Code 17.124.030 Minimum on-site parking requirements*
[39] *Municipal Code 17.144 Affordable Housing*

multifamily uses with three or more studio or one-bedroom units require 1.5 parking spaces per unit. This requirement is a constraint to development of smaller unit multifamily uses. Program H-N commits the City to limiting parking requirements for these uses to one space per unit through the currently (2023) ongoing Comprehensive Zoning Code Update scheduled for adoption in fall 2023.

Table 35 Parking Requirements, St. Helena, Napa, Yountville

Type	St. Helena	City of Napa	Town of Yountville
1-2 dwelling units	2 spaces per unit with 1 in garage/carport	*Single-family:* 2 spaces per unit with 1 in garage + 1 for each bedroom in excess of 2 and guest parking	2 space, 1 covered and 1 screened; 4 for duplex with 1 covered and 1 screened
3+ dwelling units (studios and 1 bedroom units)	1 covered space + ½ space per unit	1.5 per unit (1-3 units) 1.4 per unit (4-49 units) 1.25 per unit (50+ units)	3 dwelling units – 4 spaces, 2 covered, 2 screened 4 dwelling units – 6 spaces, 3 covered, 3 screened Additional units require 1 additional covered and 1 additional screened space per 2 units
3+ dwelling units (2 or more bedroom units)	2 space per unit with 1 covered	Varies, from 1.75-2 spaces per unit plus 0.4 space for each bedroom in excess of 3	
Rooming, boarding, or lodging house	1 space per room and 2 for owner-occupied unit	1 space per sleeping room with ability for planning commission to override under certain circumstances	1.14 spaces per room
Mobile home	2 spaces per unit with centralized guest parking	*Not specified, however, using single family requirements:* 2 spaces per unit with 1 in garage + 1 for each bedroom in excess of 2 and guest parking	*Not specified, however, using single family requirements:* 2 space, 1 covered and 1 screened; 4 for duplex with 1 covered and 1 screened

Source: Chapter 17.124, City of St. Helena Municipal Code, 2015; Town of Yountville Municipal Code 17.116.020; City of Napa Municipal Code 17.54.040.

Parking requirements are additionally not a constraint given the size of the parcels identified in the Sites Inventory. For example, one site with large capacity identified in the sites inventory is Site 8, a 1.5 acre vacant lot located at 882 and 886 College Avenue. This site is projected to have a capacity of 39 units with 15 lower income and 15 moderate income units. If the complex were to have 15 two-bedroom units, 15 one-bedroom units, and 9 studios, it would need a total of 66 parking spaces with 39 of them being covered. The St. Helena Standard Specifications for Public Improvements, Standard Number 321A and 321B call for parking spaces that are 19 feet long by 9.5 feet wide, which equates to 180.5 square feet per parking space. Thus, for Site 8, there would be an allocation of 11,913 square feet of surface space allocated for parking, which accounts to approximately 18.23 percent of the site. This allocation does not pose an undue constraint on the project and provides sufficient parking for the projected residents of the project. Further, developers can design garages, overhangs, and other architectural features which can allow for greater building footprint and thus less land allocated to uncovered parking.

The City's parking minimums are also in line with State data. According to the Department of Motor Vehicles, there were 147,603 registered vehicles in Napa County in 2021, equating to approximately 1.06 vehicles per

person in Napa County. St. Helena's parking minimums, particularly figures regarding multifamily one-bedroom units, matches the data provided by the DMV.

To help promote the development of emergency homeless shelters, Assembly Bill 671 (2019) was passed which included a variety of measures to incentivize the construction of such facilities, including the requirement that jurisdictions can only require the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones. According to Municipal Code Section 17.124, emergency homeless shelters are considered an unlisted use, which leaves it up to the planning commission to determine the parking requirements. Emergency homeless shelters are permitted in the Industrial and Service Commercial zoning districts, which only conditionally permit housing. Commercial and industrial parking requirements require one parking space per 300 square-feet of office area, one parking space per 650 square-feet of industrial uses, and one parking space per 1,000 square feet of warehouse space., respectively. Based on these standards, the City does not currently comply with State law. The City is committed through Program H-F to amend the Zoning Code to require only be the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones..

Further, the City is also evaluating and revising, as necessary, parking requirements for multifamily uses as a part of the currently ongoing (2023) Comprehensive Zoning Code Update to identify and remove potential constraints to housing development. The Update is scheduled for adoption in fall 2023.

The City does not impose any on-site and off-site improvement standards beyond those necessary to achieve health and safety requirements. The City's on-and-off site improvements standards, including roadway improvements, water and sewer requirements, and parking standards do not constrain residential development in St. Helena.

Fees and Exactions

The City's building department fee schedule is designed to directly offset the costs incurred by the City when processing and reviewing development applications, and to inspect new construction. Fees are charged when a building permit is issued and are based on building plans and estimated construction costs.

Development impact fees are charged to new projects in order to offset costs for the construction, expansion, and maintenance of off-site improvements that either were built for the purposes of the new project or were existing improvements from which the new developments will benefit. In the case of St. Helena, impact fees are charged for public safety, civic facilities, water and wastewater services, drainage, traffic mitigation, and schools. In 2013, the City conducted a comprehensive study and update of all of its development impact fees. As a result, total impact fees for single-family houses decreased from $19.78 per square foot to $16.32 per square foot, a 17.5 percent reduction. Fees for multiple-family development increased from $13.78 per square foot to $21.37 per square foot, a 55 percent increase.

The single-family fee calculations shown in Table 36 are based on an example 2,300 square foot single family residence with three-bedrooms and two-bathrooms with a total construction cost estimate of approximately

$920,000 ($400 per square foot). The multifamily fee calculations shown in Table 36 are based on an example eight unit, three story 6,780 square foot multi-family development project.

Table 36 Planning and Development Fees

Fee Description	Single-Family	Multiple-Family
Planning and Application Fees		
Variance	$4,500	$4,500
Conditional Use Permit (CUP)	$5,200	$5,200
General Plan Amendment	$13,000 deposit plus staff time	$13,000 deposit plus staff time
Zone Change	$8,200 deposit plus staff time	$8,200 deposit plus staff time
Site Plan Review	$2,578	$2,578
Specific Plan	$25,000 deposit plus staff time	$25,000 deposit plus staff time
Specific Plan Amendment	$4,100	$4,100
Development Agreement	$13,500	$13,500
Building Inspection / Permit	$1,838	$1,838
Home Occupation Permit	$200 standard, $250 expanded	$200 standard, $250 expanded
Lot Subdivision	$6,300 minor; $35,000 major	$6,300 minor; $35,000 major
Lot Line Adjustment	$3,000	$3,000
Tentative Tract Map	$4,500	$4,500
Final Parcel Map	$2,100	$2,100
Design Review	<1,000 square feet: $2,600 >1,000 square feet: $3,700	$3,700
Environmental Fees		
Negative Declaration	$5,600 plus staff time	$5,600 plus staff time
Mitigated Negative Declaration (In-House)	$11,600 plus staff time	$11,600 plus staff time
Mitigated Negative Declaration (Contract)	$3,200 plus staff time	$3,200 plus staff time
Environmental Impact Report	$9,000 deposit plus staff time	$9,000 deposit plus staff time
Permit Fee	$433	$5,503
City Impact Fees		
Public Safety Fee ($1.04/sq ft)	$2,392	$7,051
Civic Facilities Fee ($1.95/sq ft)	$4,485	$13,221
Parks Fee ($7.16/sq ft)	$16,468	$82,580

Water System Fee ($3.05/sq ft)	$7,015	$16,747
Wastewater System Fee ($0.45/sq ft)	$1,035	$4,475
Drainage System Fee ($0.73/sq ft)	$1,679	$4,678
Transportation Fee ($1.94/sq ft)	$4,462	$16,001
Housing Fee (2.5% of construction cost)	$18,400	$27,933
Other District Fees		
School District Fee ($3.20/sq ft)	$6,831	$21,696

Source: City of St. Helena Planning Department, Mintier Harnish, 2022.

City impact fees are included in Table 36 above. Among these, the costliest fee is the Parks fee of $7.16 per square foot. These funds are used to develop and maintain City parks, a critical resource in the community. The City's wastewater impact fee ($0.45 per square foot), drainage system fee ($0.73 per square foot) and public safety fee ($1.04 per square foot) are particularly low. Further, the City's civic facilities and transportation fees are both under $2 per square foot. Importantly, City impact fees for multifamily listed in Table 36 are based on an eight-unit development, as explained previously, and have a lower per unit cost than City impact fees shown for a typical single-family use. These impact fees are based on the City's actual costs and are reevaluated and revised each year. The City's impact fees do not impose undue impacts to housing cost, supply, and feasibility, and are not a constraint to the development of housing.

Continuing with the example single-family and multi-family projects used in Table 36,Table 37 provides a breakdown of the cost-per-unit and estimated proportion of fee cost for the example project. These fees would be $70,830 and $21,525 per unit, respectively. This represents 7.7 percent of the single-family home project's construction cost and 12.3 percent of the multi-family home project's construction cost.

Table 37 Construction Cost Summary, Cost Per Unit and Cost Per Square-Foot

	Single-Family	Multiple-Family
Building Size (square feet)	2,300	6,780
Construction Cost (per square-foot)	$400	$206.49
Valuation	$920,000	$1,400,000
Total Estimated Fees Per Unit	$70,840	$21,525
Fees as % of Construction Cost	7.7%	12.3%

Source: City of St. Helena Planning Department; Mintier Harnish, 2022

The multiple-family development impact fees have increased to reflect the costs of the improvements necessary to serve multifamily residential development. Without the funds collected through the fees, the City could not

afford to make the necessary improvements in infrastructure, and thus the fees do not represent an undue governmental constraint to housing development. In addition, fee reductions and adjustments for affordable and other housing projects are permitted on a case-by-case basis, as approved by City Council under Section 3, Chapter 3.32 of the St. Helena Municipal Code.

In comparison to nearby jurisdictions, St. Helena's planning fees are similar in range, as shown on Table 38. For rezoning, St. Helena has some of the most expensive fees in the region, however for tentative tract or parcel maps, St. Helena has some of the lowest fees in the region. Overall, St. Helena does not have fees that result in an extremely significant cost difference between development projects situated in the city and those situated outside of the city in nearby jurisdictions.

Table 38 Planning Application Fees – Surrounding Jurisdictions, Single-Family and Multiple-Family

Jurisdiction	General Plan Amendment	Zone Change	Tentative Tract Map	Variance
St. Helena	$13,000 deposit plus staff time	$8,200 deposit plus staff time	$4,500	$4,500
City of Sonoma	$16,581	$981	$3,735 plus $395 per lot plus engineering time	$2,279
Yountville	$7,500 deposit plus staff time	$7,500	$5,000 plus staff time	$2,500
American Canyon	$8,312	$3,714	$8,129	$1,896
County of Napa	Established by resolution of the Board of Supervisors	N/A	$622.90 plus staff time	$6,100.90 plus staff time

Source: City of St. Helena Planning Department; Mintier Harnish, 2022

Given similar fee structures to nearby jurisdictions and the development impact fee study in 2013, St. Helena's fee structure does not pose an undue constraint on the production of housing.

Processing and Permit Procedures

St. Helena, as with other jurisdictions, has two primary types of processing and permit procedures: ministerial and discretionary.

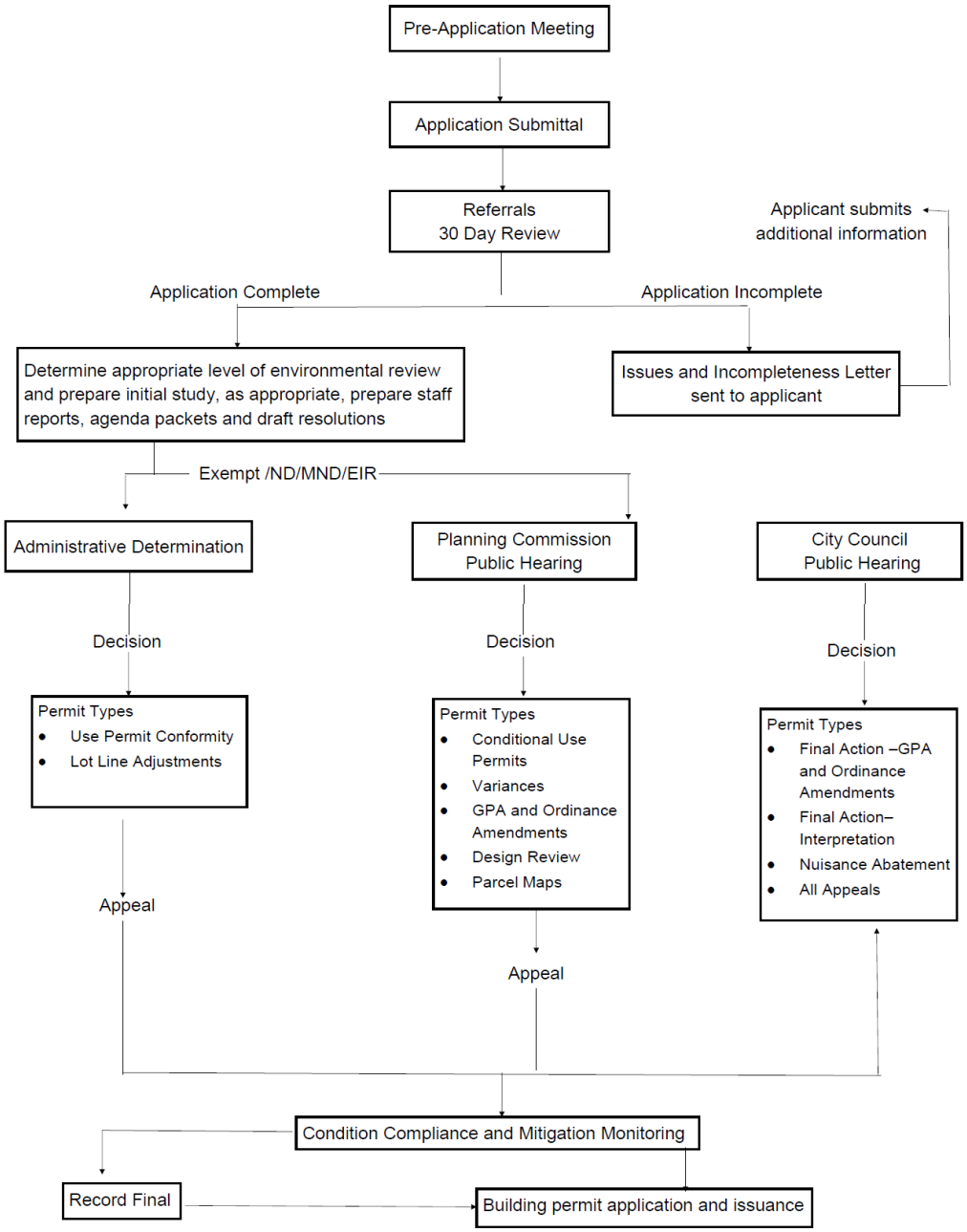
Ministerial Permit Procedures

Ministerial permits are any permits that do not require a decision-making body to provide additional input before its approval. Ministerial permits are handled internally within the planning department and are approved by the planning director. Ministerial permits cover all development that is permitted by right in zones without design review. An example of a common ministerial permit is one for the construction of an accessory dwelling unit on a lot with a preexisting single-family dwelling. Ministerial review typically takes 2-4 weeks. As shown in Table 41, there is very little delay among previous projects. Ministerial permit procedures do not pose a constraint to housing development.

Discretionary Permit Procedures

Discretionary permits are any permits requiring a decision-making body to exercise judgment prior to its approval. As shown in Figure 48, after successfully completing a use permit and passing State environmental review, discretionary permits can be handled administratively through the Planning Director, or through public review with the Planning Commission. If an appeal is made against the project, the project is sent to City Council for review.

Figure 48 Discretionary Permit Process Flowchart



Discretionary permits in St. Helena include general plan amendments, code amendments, specific plans, variances, development agreements, use permits, parcel and subdivision maps, design review, permit/map extensions, lot line adjustments, appeals, revocation of land use permits, and interpretations. As shown in Table 39 and Table 40, most discretionary permits take 3-6 months to process, with some permits taking less time (conditional use permit) or significantly more time (general plan amendment). For the purposes of residential development, conditional use permits (CUPs) and design review are the most pertinent to affecting the affordability, speed, and thus availability of affordable housing.

Table 39 Typical Processing Procedures by Project Type

	Single-Family Unit	Subdivision (20 units)	Multiple-Family (20 Units)
Required Permit Procedures	Ministerial Review - ADU	Tentative Map	Conditional Use Permit
	Design Review – new SFD	Final Map	
		Design Review	Design Review
		Initial Environmental Study	Initial Environmental Study
		Environmental Impact Report	Mitigated Negative Declaration
Estimated Total Processing Time	2 months	12 months	9 months

Source: City of St. Helena, Mintier Harnish, 2022.

Table 40 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval body
Ministerial Review	2 – 4 weeks	Planning Director
Conditional Use Permit	3 months	Planning Commission
Zone Change	6 months	Planning Commission & City Council
General Plan Amendment	6 months	Planning Commission & City Council
Design Review	3 months	Planning Commission
Subdivision Maps	6 months	Planning Commission & City Council
Parcel Maps	3 months	Planning Commission
Initial Environmental Study	6 months	Planning Commission & City Council, depending on project
Environmental Impact Report	10 months	Planning Commission & City Council

Source: City of St. Helena, Mintier Harnish, 2022.

Actual Project Times

Table 41 outlines a selection of seven projects with their entitlement approval dates and issuance of building permits. The time between entitlement and building permit issuance is negligible in St. Helena and is not a constraint to the city meeting its share of the regional housing need.

Table 41 Timelines for Permit Procedures

Description of Project	Entitlement Approval	Building Permit Issued	Time Elapsed
A single family dwelling with an accessory dwelling unit (601 Fulton)	3/19/2020	3/25/2020	4 days
An accessory dwelling unit (1856 Adams St, B)	3/12/2020	6/2/2020	3 months, 20 days
An accessory dwelling unit (1730 Stockton St, B)	1/6/2020	4/9/2020	3 months, 3 days
An accessory dwelling unit (940 Hunt Ave)	9/17/2020	9/17/2020	Same day
A single family dwelling (222 Pope St)	7/28/2020	7/28/2020	Same day
An accessory dwelling unit (1607 Kearney St, B)	6/1/2020	6/4/2020	3 days
An accessory dwelling unit (1135 Church St, B)	6/8/2020	6/23/2020	15 days

Source: City of St. Helena, Mintier Harnish, 2022.

Conditional Use Permit (CUP)

Conditional use permits (CUPs) are required when a land use is listed as a conditional use for a zoning district in the Zoning Code. Conditional Use Permits are subject to review by the Planning Commission, which considers compatibility with surrounding uses, public input, and staff feedback. Conditional use permits typically take three months to fully process, which is not considered a constraint to residential development. All projects that require a conditional use permit, except for the installation or modification of fences, require design review.

Design Review

Design Review is a process undertaken by the Planning Commission on certain projects to promote environmental quality, foster attractiveness, sustain functional utility, preserve neighborhood character, protect public investments, encourage a mix of uses, and raise the level of community expectations for the quality of the environment. [44] Chapter 17.164 of the St. Helena Municipal Code outlines the City's Design Review policies. The Municipal Code lists 14 specific design criteria considered by the Planning Commission:

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

[44] *St. Helena Municipal Code. 17.165 Design Review.*

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;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
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; and
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.[45]

The Planning Commission examines all proposed new structures and some exterior additions (e.g. additions on historical residential properties, addition of new residential floors) in relation to the above listed design criteria and arrives at one of three recommendations: approve, approve with minor modifications, or disapprove.

Projects that are subject to design review include:

- Any exterior modification to a commercial, multi-family, or designated historic building, including new construction
- The construction of a new single-family home
- Structures, buildings or site modifications requiring use permits in any district, excluding fences
- Additions to a single-family home which create a second or third floor, story or living space where one does not currently exist
- Any new structure prior to the issuance of any future building permits for structures on newly created parcels created on maps approved after January 1992
- Any new public facility, or modification thereof
- Demolition, except when required for emergency protection of public health, safety or welfare

[45] *St. Helena Municipal Code. 17.165 Design Review.*

The following projects are subject to administrative design review, which means that they are ministerially decided on by city planning staff as opposed to the Planning Commission:

- Any form of repair or maintenance where the work solely involves the replacement of materials in like kind and form or to any such work in areas not visible to the public from the public right-of-way or areas accessible to the public
- Accessory dwelling units, subject to requirements identified in SHMC 17.116.030
- Alteration, modification, or addition to an existing single-family home that is not eligible for design review
- Construction of an accessory structure in keeping with all development criteria of the zoning district in which the structure is proposed

Design review is required for practically all projects, including all primary residential structures. The City has not adopted a design review exemption for affordable housing development in the City. Therefore, design review is considered a significant constraint to affordable housing development in the City.

The complex and subjective nature of the design review process is a constraint housing production. Through the current comprehensive zoning code update, the City is working to codify objective design standards for single-family, small lot, and multifamily uses. Program H-F commits the City to amending the Municipal Code to provide objective design standards for residential development and a ministerial, by-right, process for approval of developments meeting all zoning and design standards.

Currently (2023) the MR zone does not allow for multifamily uses without a conditional use permit (CUP), with the exception of 5th Cycle Housing Element opportunity sites. Although the MR zone is primarily a single-family zone, the requirement for a CUP in this zone constrains the development of smaller multifamily uses. Program H-N commits the City to allowing duplexes and triplexes and a density range of 5.1 to 16 dwelling units per acre in the MR zone without a CUP.

Please note: the City implemented 5th Cycle Housing Element program HE1.D which committed the City to eliminating use permit requirement for multifamily projects on Housing Opportunity sites (Key Housing Sites) in the medium density residential zone. Section 17.40.020 was amended to permit the following:

> *N. Multiple-family dwellings, apartments, and dwelling groups at a density up to the maximum allowed by the medium density residential district shall be allowed as a permitted use on the following MR zoned parcels, which are identified as "Key Housing Sites" in Table 42 of the city's 2015-2023 housing element, and are identified as follows by street address and assessor's parcel number (APN): 567 Pope St. APN 009-070-002; 591 McCorkle Ave. APN 009-070-003; 1817 Spring St. APN 009-322-009; Sulphur Springs Ave. APN 009-362-015; Spring St. APN 009-441-023 and 009-552-002; 576 Pope St. APN 009-552-003; 1105 Pope St. APN 009-090-003. (Ord. 17-2 § 6 (part); Ord. 16-8 § 1; Ord. 15-2 § 7 (part): Ord. 12-2 § 6: Ord. 07-5 § 2 (part): Ord. 05-4 § 1 (part): Ord. 03-4 § 11: prior code § 27.51)*

Further, The City has received SB 2 and LEAP grants from the State of California to assist with encouraging and streamlining affordable housing development in the city. The City has applied these funds to the Comprehensive

Zoning Code Update currently underway. The Draft Update works to overcome constraints and encourage development by incorporating objective design standards for residential development and removing CUP requirements for duplexes and triplexes and densities of 5.1 to 16 du/ac in the MR zone, among other efforts.

Table 42 Housing Types Permitted by Base Zoning District

Zone Type	Agricultural			Residential				Commercial/Office			I	WW
Zoning District	A-20	W	AP	LR	LR-1A	MR	HR	CB	SC	BPO		
Design Review Required	No			Yes								
Single-family dwelling	P [1]	P [1,2]	P	P[4]	P	P[4]	P[4]	—	—	—	—	P
Residential units (in a mixed-use setting)	—	—	—	—	—	—	—	C[5]	C[5,7]	C[5]	C[8]	—
Residential Condominium or Townhouse	—	—	—	—	—	C	C	—	—	—	—	—
Duplex or triplex units	—	—	—	—	—	C	P	—	—	—	—	—
Multiple-family dwellings	—	—	—	—	—	P[6]	P	—	—	—	—	—
Mobile homes	—	—	—	P	P	P	P	—	—	—	—	—
Agricultural employee housing	—	—	P	P[3]	P[3]	P[3]	P[3]	—	—	—	—	P[3]
Supportive housing	—	—	P	P	P	P	P	C[5]	C[5,7]	C[5]	—	P
Transitional housing	—	—	P	P	P	P	P	C[5]	C[5,7]	C[5]	—	P
Single room occupancy housing	—	—	—	—	—	—	P	—	—	—	—	—
Intermediate care facility, 6 or fewer persons	—	—	—	P	P	P	P	—	—	—	—	—
Intermediate care facility, 7 or more persons	—	—	—	—	C	C	C	—	—	—	—	—
Residential facility, 6 or fewer persons	—	—	—	P	P	P	P	—	—	—	—	—
Residential facility, 7 or more persons	—	—	—	C	C	C	C	—	—	—	—	—
Emergency Shelter	—	—	—	—	—	—	—	—	P	—	P	—

P=Permitted C=Conditional —=Prohibited

[1]Permitted if the single-family dwelling(s) existed prior to October 1, 1993.

[2]Additional dwellings for occupancy by owners, caretakers and/or other employees, provided density does not exceed one dwelling unit per each five acres of the winery's contiguous property is a Conditional Use.

[3]Six or fewer persons only.

[4]New construction of single-family dwellings where the minimum density of 2 units or greater is a Conditional Use.

[5]Limited to upper floors only.

[6]Permitted only to parcels identified in the adopted Housing Element.

[7]Upper floors only in conjunction with a mixed-use project

[8]Subject to the restrictions outlined in SHMC 17.60.030, including a maximum 850 square feet floor area, one off-street parking space, and residency requirements.

Note: The Zoning Code text takes precedence over this table and there may be additional requirements or limits not noted on this table.

If the zone is not present in the table (PQP, PR, OS), it does not allow any residential uses by right or through any permitting processes.

Source: St. Helena Municipal Code, Title 17.

SB 330 Streamlining

On October 9, 2019, Governor Newsom signed into law SB 330, the Housing Crisis Act of 2019. The act amends existing state laws and creates new regulations around the production, preservation and planning of housing. The bill has been in effect since January 1, 2020 and sunsets on January 1, 2025. SB 330 will affect both project planning procedures and community planning outcomes.

The goal of SB 330 is to create certainty in the development of housing projects, speeding up the review of these projects, preserving affordable housing and preventing certain zoning actions that reduce the availability of housing. SB 330 does the following (not a comprehensive list):

- Creates a new vesting process for zoning and land use ordinances, policies, and standards in place at the time a preliminary application is submitted (with limitations);
- Requires that the historic status or designation of any site be determined at the time an application for a discretionary action is deemed complete;
- Prohibits imposing or enforcing non-objective design review standards established after January 1, 2020;
- Limits the number of public hearings to five for housing projects that meet all objective design standards; and
- Prohibits actions that reduce the total zoned capacity for housing (i.e., down-zoning).

A project that meets any of the following criteria per California Government Code Section 65589.5(h)(2)(B) is subject to the provisions of SB 330:

1. The project consists of residential units only;
2. The project is a mixed-use development consisting of residential and non-residential uses with at least two-thirds of the square footage of the project designated for residential use, including dwelling units and any uses accessory to the residential units; or
3. The project is transitional or supportive housing.

New Preliminary Application Form. SB 330 creates a new vesting process for discretionary housing projects during the five-year period of the bill. It achieves this through the creation of a new "preliminary application" process that establishes a new date for the purposes of locking projects into the ordinances, policies, and standards in effect when a preliminary application (including all required information) is submitted and deemed complete. This vesting does not apply to California Environmental Quality Act (CEQA) determinations, including historic resource determinations pursuant to CEQA.

Once a complete Preliminary Housing Development Application is submitted (along with other required applications if applicable), the zoning, design, subdivision, and fee requirements in effect as of that date will remain applicable to the project for the duration of the review and entitlement process, provided that all the following provisions are satisfied:

- Complete discretionary entitlement applications must be submitted and accepted by the Planning Department within 180 days of the Preliminary Housing Development Application being deemed complete;
- If the entitlement applications are deemed incomplete after filing, the application must submit all missing or incomplete items to the Planning Department within 90 days of being notified in writing by Planning Department staff;
- The project may not increase by more than 20 percent in the number of units or total square footage indicated in the Preliminary Housing Development Application, except as the project may be revised using the State Density Bonus; and
- The project must commence construction within 30 months of site permit issuance.

Note that the following modifications may be required even when a Preliminary Housing Development Application is on file:

- Development impact fees, application fees, capacity and connection fees, or other charges may be annually adjusted based on a published cost index;
- Requirements necessary to avoid an adverse impact to public health or safety, or to avoid or lessen an impact under CEQA may be applied; and
- Applicants may submit a new or amended Preliminary Housing Development Application at any time, in which case the requirements in effect at that time shall apply.

The City has created a preliminary SB 330 process and checklist to streamline the design and approval of by-right multi-family units within the community. Program H-F provides a by-right streamlined review process for affordable housing developments meeting state affordability thresholds, in compliance with SB 35 and SB 330.

Procedures for Selected Housing Types

The following section describes the processing and permit procedures for selected housing types that are typically used by lower income households. For more housing types, see the Zoning for a Variety of Housing Types section.

Multifamily Rental Housing

Multifamily rental housing is housing traditionally identified as any housing available for rent that has greater than one dwelling unit in a building. Some examples of multifamily rental housing include duplexes, triplexes, fourplexes, and apartment buildings. Multifamily rental housing is permitted entirely in the High Density Residential (HR) district only. Multifamily rental housing is permitted in the Medium Density Residential (MR) district only on parcels identified in the housing element. MR zoned parcels identified in the fifth cycle housing element are currently codified as being the MR zone parcels that allow multifamily housing. Currently, all multifamily rental housing projects, affordable and market rate, are subject to subjective design review.

Therefore, multifamily rental housing is constrained by the design requirements set forth in the Zoning Code. Program H-F is included to commit the City to adopting objective design standards to reduce barriers to multifamily rental housing and eliminate subjective design standards.

Mobile Homes

Mobile homes, or manufactured homes, are small, prefabricated homes which are often situated on rented portions of land in mobile home parks. Mobile homes can offer affordable pathways to home ownership and stable shelter for many low-income households. Mobile homes, as shown in Table 42 are permitted in all residential zoning districts in St. Helena. Mobile homes in St. Helena are subject to the following conditions in all residential zoning districts:

- To be occupied only as a single-family residential use,
- To be subject to all provisions of the zoning ordinance applicable to conventionally built dwellings,
- To be attached to a permanent foundation system in compliance with all applicable building regulations,
- To be covered with an exterior material customarily used on conventionally built dwellings extending to the top of the foundation,
- To have parapet walls or roofs which utilize shingles or other materials customarily used on conventionally built dwellings;

These requirements do not constitute a constraint to the development of mobile homes. However, mobile homes are subject to subjective design review, which poses a significant constraint to their development. Program H-F is included to commits the City to incorporate objective design standards for single-family, small lot, and multifamily developments, including mobile homes, that provide a ministerial design review process for projects that meet zoning and design standards.

Housing for Agricultural Employees

Housing for agricultural employees is permitted in the agricultural zone for up to 36 persons, thus complying with California Health and Safety Code Section 17026.1. Housing for agricultural employees is also permitted for up to six persons in all residential zones and in the WW zone. Housing for agricultural employees is subject to subjective design review, which poses a significant constraint to development. Program H-F commits the City to incorporate objective design standards for single-family, small lot, and multifamily developments, including farmworker housing, that provide a ministerial design review process for projects that meet zoning and design standards.

Supportive and Transitional Housing

Supportive and transitional housing is permitted in the AP zone, all residential zones, and the WW zone. Supportive and transitional housing is subject to subjective design review, which poses a significant constraint to development. Program H-F commits the City to incorporate objective design standards for single-family,

small lot, and multifamily developments, including transitional and support housing, that provide a ministerial design review process for projects that meet zoning and design standards.

Constraints to Housing for Persons with Disabilities

On January 1, 2002, SB 520 went into effect, requiring local jurisdictions to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities as part of a jurisdictions housing element update. Under SB 520, housing elements must also include one of the following: 1) a program to remove constraints, or 2) provide reasonable accommodations for, "housing designed for occupancy by, or with supportive services for, persons with disabilities." A jurisdiction can fulfill this second clause in a variety of ways including establishing policies that facilitate the provision of housing that is physically accessible to people with mobility impairments, residential care facilities for individuals with Alzheimer's, housing for persons with AIDS/HIV, and transitional housing that serves homeless with disabilities.

Reasonable Accommodation

The City of St. Helena adopted a reasonable accommodation ordinance in 2015 that provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures.

A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Requests for reasonable accommodation shall be made in the manner prescribed in Section 17.200.030.

Requests for reasonable accommodation are submitted on an application form provided by the Planning Department, or in the form of a letter, to the Planning Director and should contain the following information:

1. The applicant's name, address, and telephone number.
2. Address of the property for which the request is being made.
3. The current actual use of the property.
4. The basis for the claim that the individual is considered disabled under the Acts.
5. The zoning code provision, regulation or policy that is the subject of the applicant's requested reasonable accommodation, and a narrative and graphic (where applicable) description of the specific accommodation requested.

6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

Requests for reasonable accommodation shall be reviewed by the Planning Director if no discretionary permit approval is required other than the request for reasonable accommodation. Requests for reasonable accommodation submitted for concurrent review with another discretionary permit application shall be reviewed by the review authority reviewing the discretionary permit application. The Director shall make a written determination within forty-five (45) days and either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with Section 17.200.060. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on a consideration of the following factors:

1. Whether the housing which is the subject of the request will be used by an individual considered disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the town.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a town program or law, including but not limited to land use or zoning.
5. Whether the requested reasonable accommodation would adversely impact surrounding properties or uses.
6. Whether there are reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.
7. Whether the accommodation would alter the significance of a historic structure.

In granting a request for reasonable accommodation, the Planning Director may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by subsection A of this section, including but not limited to the following:

1. Inspection of the property periodically, as specified, to verify compliance with this chapter and any conditions of approval.
2. Removal of the improvements, where removal would not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists.
3. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists.
4. Recordation of a deed restriction requiring removal of the accommodating feature once the need for it no longer exists.
5. Measures to reduce the impact on surrounding uses.
6. Measures in consideration of the physical attributes of the property and structures.
7. Other conditions necessary to protect the public health, safety and welfare.

A determination by the Planning Director to grant or deny a request for reasonable accommodation may be appealed to the City Council in compliance with Section 17.08.180.

The City's required finding *"5. Whether the requested reasonable accommodation would adversely impact surrounding properties or uses"* poses a potential constraint to housing for residents with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts). HCD indicates that, given its importance in addressing barriers to housing for persons with disabilities, reasonable accommodation should not impose discretionary findings similar to that of a Conditional Use Permit, such as impacts to surround uses. Program H-F commits the City to update the municipal code to remove this discretionary finding.

Zoning and Land Use

The City of St. Helena allows residential care facilities serving six or fewer persons as a permitted use in the LR-1A, LR, MR, and HR residential zones. For compliance with state law, the City must allow these uses in any zone allowing single-family uses, subject only to the conditions imposed upon residential uses in the same zone. The City currently allows single-family homes in the A-20, W, and WW zones. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones.

Residential care facilities serving seven or more persons require the approval of a Conditional Use Permit. A use permit requirement in zones allowing multifamily uses is a constraint to the development of these uses. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones.[46]

Program H-F commits the City to updating the municipal code to allow residential care facilities in all zones, subject only to the requirements imposed upon single-family uses; and facilities of seven or more in all zones, subject only to the same requirements as multifamily uses.[47]

The City's parking and loading requirements do not have specific provisions related to persons with disabilities, but there is a provision stating that "rest homes, convalescent hospitals, residential care and similar group care facilities" require only one space for each four beds, which is a reduced requirement compared to the two parking spaces required for typical "one-and two-family dwelling units."[48] Consequently, the reduced parking requirements for group care facilities decrease the parking requirements for some disabled persons, but parking requirements for residential development need to serve all disabled persons.

Permits and Processing

The City's permitting and processing procedures do not negatively affect the ability to design or retrofit homes that will be accessible for the disabled or constrain the siting of group homes. The City, however, applies the

[46] *City of St. Helena Municipal Code, Title 17.*
[47] *City of St. Helena Municipal Code, Title 17.*
[48] *City of St. Helena Municipal Code, Chapter 17.124: Parking and Loading Requirements*

same process required for other renovations to retrofitting homes for accessibility, and the City does not have a special process for such retrofits.

As discussed above, residential and intermediate care facilities with fewer than six persons are permitted in residential zones. Although care facilities with seven or more persons are permitted with a Conditional Use Permit in the residential zones, no additional permits are required. This is consistent with the City's requirements for other multifamily uses such as condominiums, townhomes, apartments, and dwelling groups containing more than four units, which also require a Conditional Use Permit. There are no additional requirements placed on residential or intermediate facilities.

Building Codes

In 2019, the City of St. Helena adopted the 2019 California Building Code with minor amendments. The changes made to this Code by the City, enumerated in the Governmental Constraints section of this document, do not unfairly treat residential and intermediate care homes differently than other residential uses. Nevertheless, no specific exemptions to the 2019 California Building Code exist for housing for disabled persons. The City of St. Helena does not have local universal design requirements but adopted a reasonable accommodate ordinance in 2015 which provides a reasonable accommodation procedure related to "a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities", including building codes and the issuance of Building Permits.

Definition of Family

The Municipal Code currently (2022) defined "family" as:

"Family" means any of the following groups living together in the same dwelling unit as a single housekeeping unit:

1. Any number of persons related by blood, marriage or legal adoption;
2. A nuclear family identified by extended cohabitation;
3. A group not exceeding five persons whose interpersonal relationships relating to shared household expenses, duties and private lives are indistinguishable from groups listed in subsections 1 and 2 above.

The definition of family in a jurisdiction's municipal code can pose some challenges for persons with special needs who may have live-in caregivers, group home arrangements, or other arrangements not reflective of the typical nuclear family. Additionally, the definition used by a city can cause confusion or difficulty when applying to programs such as Community Development Block Grants, which use a more inclusive definition of a family unit.

In the previous element, Program 1.K was included to amend the zoning ordinance to define "family" as one or more persons living together as a single housekeeping unit in a dwelling unit, as required by State law. This change has not been made to the Zoning Code, however, all City actions are made in keeping with California

State law, as it has precedence over any in-consistent locally adopted land use definitions. The City is undergoing a comprehensive Zoning Code update, which will address the existing outdated adopted definition of "family." Further, Program H-Fis included in this Housing Element, committing the City to updating this definition specifically.

Spacing or Concentration Requirements

The City of St. Helena does not have any additional spacing or concentration requirements for housing for persons with disabilities. There are no spacing requirements for group homes, residential care facilities, transitional housing facilities, and supportive housing facilities.

In the Service Commercial (SC) and Central Business (CB) districts, supportive housing is permitted only on the upper floors, which is the same requirement imposed on all other residential developments in these zone.

Locally Adopted Ordinances

St. Helena has passed five development-related local ordinances to help ensure growth of quality housing and to create a balance between the need for affordable housing and the market demands of the tourism industry.

Bed and Breakfast Inns

Bed and breakfast inns, a common sight in many tourist-oriented towns like St. Helena, are regulated by a use permit process that requires certain findings to be made, including that:

A. The establishment of a bed and breakfast inn is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock.

B. The establishment of a bed and breakfast inn will not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature.

C. The establishment of a bed and breakfast inn is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses. [49]

Additionally, bed and breakfast inns are required to only use up to four bedrooms, a requirement that helps ensure that larger homes are still partially available for use as a permanent residential dwelling. Such affordances can be considered helpful to special needs groups, such as large households. Given these strict requirements, St. Helena's bed and breakfast inns ordinance does not pose additional constraints to housing and helps limit potential reduction of housing units in the case of a homeowner wishing to convert their residential property to a bed and breakfast.

Short-Term Rentals

Short term rentals are strictly regulated in the City of St. Helena to reduce the impact on the area's already scarce housing inventory. The City allows only twenty-five short-term rental permits at a time with a maximum

[49] *City of St. Helena. St. Helena Municipal Code, Title 17. http://www.codepublishing.com/CA/sthelena/. Accessed January 9, 2023.*

of four bedrooms in the household being used for short-term rentals. Additionally, the City restricts uses of the propety by guests and enforces additional regulations on sounds and general activities during the hours of 10 P.M. to 7 A.M. Given the strict measures in place, the short-term rentals ordinance doesn't pose additional constraints to housing. Instead, the ordinance incentivizes property owners to use their homes for other uses with less stringent requirements, which may include long-term rentals.

Time-Share Uses

Time-shares are strictly regulated in the City of St. Helena, are considered commercial uses, and are permitted only in commercial zoning districts. Any existing housing stock in the city is prohibited from being converted into a time-share. As such, the time-share ordinance is not a constraint to housing, but instead assists with ensuring residential land is being put to more productive, residential purposes that assist with alleviating the existing housing crisis.

Affordable Housing

The City's affordable housing ordinance is a codified ordinance that specifies how the City will provide density bonuses, concessions, and incentives for the construction of affordable housing projects that are designed for seniors, low-income, very low-income, and moderate-income (in the case of condonminiums) persons and families. The affordable housing ordinance also specifies how the City will grant priority for the provision of water and sewer services to affordable developments, a requirement stated in California Government Code Section 65589.7. The affordable housing ordinance also describes the process in which a person voluntarily donates land to the City for residential development use. The ordinance additionally allows for vehicular parking ratios to be beneath those required by the city, subject to Californai Government Code 65589.7 and a recorded covenant against the property.

The affordable housing ordinance does not pose any constraint to housing, but instead acts to formalize State mandated programs and laws designed to incentivize affordable housing.

Housing Trust Fund, Housing Impact Fee and Inclusionary/In-Lieu Fee Requirements

In September 2004, the City Council passed Ordinance 2004-7 adding Chapter 17.146 Housing Trust Fund, Housing Impact Fee, and Inclusionary/In-Lieu Fee Requirements to the St. Helena Municipal Code. The regulations are designed so that new non-residential developments and additions are required to pay a housing impact fee and new residential developments containing five units or more are required to include 20 percent of their units as affordable housing, and developments with less than five units pay an in-lieu fee. The fees collected from the nonresidential and residential development then go into a Housing Trust Fund. The use of Housing Trust Fund monies is directed exclusively to "increase and improve the supply of housing affordable to households of moderate, low and very low income" including costs such as land, construction, financing, and reimbursements to the City.[50] The monies are available for both ownership and rental projects and services.

[50] *St. Helena Municipal Code. 17.146.030*

These affordable housing requirements do add additional cost to market rate residential development in the process of creating additional affordable housing in St. Helena. To minimize the impact on the price of market rate housing, the Municipal Code allows developers to submit an "alternative equivalent proposal" and offers a series of concessions or incentives.[51] An "alternative equivalent proposal" enables developers to meet the affordable housing requirements through alternative means like dedicating vacant land as long as the proposed alternative aligns with the purpose of the Municipal Code and is approved by the City Council. Concessions and incentives that are automatically available to residential developers who construct inclusionary units include the opportunity to submit a preliminary development proposal, priority in the City application process, and fee deferment. In addition, the City Council can grant additional concessions and incentives including extra density bonuses, changes to City standards, and monetary assistance. The automatic and discretionary concessions and incentives help expedite the process of building affordable housing and therefore minimize the cost to developers.

[51] *St. Helena Municipal Code. 17.146.050*

9. Opportunities for Energy Conservation

Government Code Section 65583(a) (7) requires the "analysis of opportunities for energy conservation with respect to residential development." [55] This is important due to the key role played by energy efficiency in determining the relative affordability of housing. Lower rates of energy usage decrease utility costs for residents, making a housing unit more affordable. The discussion that follows outlines current State policies and development standards along with local City policies that promote energy conservation for new and existing development in the City of St. Helena.

Instituted by legislative action in 1978 to reduce overall energy consumption statewide, the California Building Energy Efficiency Standards set thresholds and guidelines for energy efficiency for both residential and nonresidential construction. The revised standards for 2022 went into effect August 11, 2021, under Title 24, Part 6, of the California Code of Regulations. Title 24 is otherwise known as the California Building Standards Code. The energy requirements of the new State code are significantly more stringent than the prior codes (heat pump requirements for single-family and multi-family homes and businesses; electricity-ready requirements for single-family homes; and new solar power requirements for high-rises, hotels/motels, tenant spaces, offices, stores, restaurants, schools, and civic spaces) and are intended to progress to 100 percent clean electricity and carbon neutrality by 2050 or earlier.

In addition to the Building Energy Efficiency Standards, Part 11 of Title 24 contains California's Green Building Standards Code (CALGreen). St. Helena adopted the revised standards in 2019, with amendments to require all new indoors plumbing fixtures to meet the 20 percent reduction in water use, a 20 percent reduction in cement use in foundations, and certified U.S. EPA Phase II certified wood-burning devices or pellet-fueled device. These amendments are not considered an impediment to housing development.

On a local level, the 2040 City of St. Helena General Plan Climate Change Element addresses energy conservation for residential development by including goals such as:

- reducing energy demand through improved building and design;
- reducing consumption and divert waste; and
- increasing community engagement and advocacy.

The City participates in an AB811 program that allows commercial and residential property owners to finance renewable energy, water efficiency, and energy efficiency improvements through a property tax assessment. Additionally, the City of St. Helena is currently implementing a program to reduce GHG emissions from City facilities and has an Active Transportation and Sustainability Committee and a Water Advisory Board that oversee its natural resources for energy conservation.

[55] *HCD Building Blocks for Effective Housing Elements, "Opportunities for Energy Conservation." Accessed September 24, 2008. http://www.hcd.ca.gov/hpd/housing_element/index.html.*

The City has included Programs H-RR through H-UU to educate, encourage, and fund pushes for energy conservation within the community. Through education provided by the City, residents, contractors, and property owners can learn about various ways to integrate energy conservation programs into St. Helena residential developments. The City also intends to stay up to date on State efficiency and building code standards to ensure new and rehabilitated housing developments provide future owners and tenants with long-term cost-savings and energy efficiency.[56] Additionally, to further encourage energy efficiency, the City also aims to explore the possibility of offering low-interest loans for energy conservation measures, in addition to continuing to participate in AB-811 programs to finance local efforts.

[56] *See St. Helena Municipal Code Chapter 15.18*

10. Zoning for a Variety of Housing Types

Key Findings

- St. Helena's Zoning Code allows for a variety of housing types in the City including multiple-family units, transitional and supportive housing, single-room occupancy units, manufactured and mobile homes, and accessory dwelling units. However, to comply with Section 65915 through 65918 of the California Government Code, St. Helena should amend the Zoning Code to reflect the new maximum density bonus provisions that were adopted by the State in 2020. Additionally, St. Helena must also amend the Zoning Code to allow for low barrier navigation centers, consistent with State law.

Multiple-Family Rental Housing

The St. Helena Zoning Code allows multiple-family dwellings subject to design review in the High Density Residential (HR) zoning district. In addition, the Medium Density Residential (MR) district permits the construction of attached duplex or triplex units with a Conditional Use Permit.[57] Multiple-family rental housing is subject to subjective design review, which poses a constraint to development. For more information regarding the design review process and development standards applied to multi-family housing, see the Governmental Constraints section.

Density Bonuses for Affordable Housing

Per California Government Code Sections 65915 through 65918, local governments are required to provide density bonus provisions to projects that comply with specific standards. Legislation approved in 2020 increased the maximum density bonus amounts for very-low-, low-, and moderate-income housing. The California Government Code describes how maximum densities shall be calculated for very low-, low-, and moderate-income housing in a tabular format. Additionally, local governments are also required to provide one or more incentives for qualifying projects and are required to accept an incentive proposed by a developer unless the incentive proposal is found to cause environmental harm, a health and safety issue, a cost reduction, a detriment to historical property, or otherwise contrary to law. Both density bonuses and incentives are granted based on the number of affordable units present in each project.

The City of St. Helena currently establishes density bonus provisions for affordable housing in Chapter 17.144 (Affordable Housing). The provisions in that Chapter do not reflect the new maximum density bonus tier framework that was adopted by the State in 2020. Because of this, the City is not currently in compliance and has included Program H-F to commit the City to amend the Zoning Code for compliance with California Government Code Sections 65915 through 65918. The City is currently (2023) undertaking a Comprehensive Zoning Code Update. Density bonus provisions in the Draft Zoning Code have been revised for compliance with State law. The Comprehensive Zoning Code Update is scheduled for adoption in fall 2023.

[57] *City of St. Helena. St. Helena Municipal Code, Title 17.*

Housing for Permanent and Seasonal Agricultural Employees

Sections 17021.5 and 17021.6 of the California Health and Safety Code establish specific requirements for the permitting of agricultural employee housing in a jurisdictions' zoning code. Specifically, Section 17021.5 mandates that "employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use." [58] Furthermore, designated employee housing, as defined above, cannot be subject to Conditional Use Permit requirements, zoning variance, fees, taxes, or any other requirement other than those pertaining to a traditional single-family structure. Section 17021.6 pertains to larger employee housing facilities featuring a maximum of 36 beds in group quarters, or 12 single-family units. Under this legislation, such units are deemed an agricultural land use and cannot be subject to any restrictions, conditional use requirements, zoning variance, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone.

The City is in compliance with Sections 17021.5 or 17021.6 of the California Health and Safety Code. The A-20, AP, and W zoning districts allow large employee housing facilities (12 units or 36 beds) by right. Whereas, the WW, LR-1A, LR, MR, and HR zoning districts allow agriculture employee housing for six or fewer persons subject to design review. Housing for permanent and seasonal agricultural employees is subject to subjective design review, which poses a significant constraint to development. Program H-F commits the City to amending the Zoning Code to replacing subjective design review with objective design standards and SB 330-compliant streamlined review. The City is currently (2023) undertaking a Comprehensive Zoning Code Update. The Draft Zoning Code incorporates objective development and design standards for residential development. These standards will apply to housing for permanent and seasonal agricultural employees. The Comprehensive Zoning Code Update is scheduled for adoption in fall 2023.

Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing

AB-139 requires local government to identify a zone(s) where emergency shelters are allowed by-right without a conditional use or other discretionary permit. Local governments are authorized to impose only those development standards that apply to residential or commercial development within the same zone. However, a local government may impose specified objective standards, including standards for off-street parking based on demonstrated need, as specified. The intent of these regulations is to help streamline the development of varying housing types.

AB-139 requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count, the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing. The bill also requires sufficient parking for employees and one space per two beds in the shelter. Under AB-139 and California Government Code Section 65651, local governments shall allow supportive and transitional housing as a by-right use in all districts where

[58] *California Government Health and Safety Code 17021.5 (b)*

single-family and multiple-family dwelling unit uses are allowed. Additionally, the State requires that these uses be subject only to those regulations that apply to other residential dwellings (i.e., single-family dwellings, multiple-family dwellings) of the same type in the same district.

The City is in compliance with State laws related to emergency shelters, supportive housing, and transitional housing. The Zoning Code allows both supportive and transitional housing by-right in all residential zoning districts, and allowed in non-residential and mixed use zones subject to the same requirements imposed upon residential uses. Emergency shelters are identified as a by-right use in the I and SC zoning districts. According to a Point in Time Count provided by the Chief of Police, there is one homeless person who resides in St. Helena. There are several parcels in these zones that can accommodate an emergency shelter, including APN 009-580-022-000 (I zoning district) and APN 009-194-005-000 (SC zoning district). These parcels are vacant, habitable, and in proximity to transportation and services. Combined, they total 1.48 acres and can provide capacity for 15 beds, by conservative assumption of 10 beds/acre. Emergency shelters, transitional housing, and supportive housing are subject to subjective design review, which poses a significant constraint to development. Program H-F commits the City to amending the Zoning Code to replacing subjective design review with objective design standards and SB 330-compliant streamlined review through the currently ongoing (2023) Comprehensive Zoning Code Update. The Draft Zoning Code (released October 2022) incorporated objective development and design standards for residential development. The Comprehensive Zoning Code Update is scheduled for adoption in fall 2023.

Residential Care Facilities

California Government Code Section 65583 requires that housing elements provide a program to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities." In line with encouraging the development of housing for those with disabilities, the State requires that small, licensed residential care facilities (defined as facilities with six or fewer residents) be allowed "by right" in all residential zones. Additionally, the State, through HCD, requires that cities consider constraints to reasonable accommodation for large, licensed residential care facilities (defined as facilities with seven or more residents).[59]

The City of St. Helena allows residential care facilities serving six or fewer persons as by-right uses in the LR-1A, LR, MR, and HR residential zones. For compliance with state law, the City must allow these uses in any zone allowing single-family uses, subject only to the conditions imposed upon residential uses in the same zone. The City currently allows single-family homes in the A-20, W, and WW zones. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones. Just like all other residential uses, residential care facilities are subject to design review, which poses a significant constraint to development. Program H-F is included to commit the City to amending the Zoning Code to replacing subjective design review

[59] *HCD Building Blocks for Effective Housing Elements, "Constraints for People with Disabilities." Accessed May 19, 2022. https://www.hcd.ca.gov/community-development/building-blocks/constraints/constraints-for-people-with-disabilities.shtml*

with objective design standards and SB330-compliant streamlined review through the currently ongoing (2023) Comprehensive Zoning Code Update. The Draft Zoning Code (released October 2022) incorporated objective development and design standards for residential development. The Comprehensive Zoning Code Update is scheduled for adoption in fall 2023.

Residential care facilities serving seven or more persons require the approval of a Conditional Use Permit. A use permit requirement in zones allowing multifamily uses is a constraint to the development of these uses. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones.[60]

Program H-F commits the City to updating the municipal code to allow residential care facilities in all zones, subject only to the requirements imposed upon single-family uses and facilities of seven or more in all zones, subject only to the same requirements as multifamily uses.

Low Barrier Navigation Centers

California Government Code Section 65660 identifies low barrier navigation centers are facilities that focus on moving people into permanent housing and connecting temporary residents with opportunities for income, public benefits, health services, shelter, and housing. Similar to displaced persons shelters, these facilities are intended to accommodate people with disabilities, pets and their owners, partners (if not a gender-specific site), the storage of possessions, and survivors of domestic violence. Specifically, the State mandates that low barrier navigation centers have services "to meet the diverse needs of (the) population." As of 2018, low barrier navigation centers are allowed, subject to design review, wherever multiple-family dwellings and mixed-use development are allowed. In addition, local governments may not impose parking requirements onto low barrier navigation centers.

The City is not currently in compliance and has included Program H-F to commit the City to amend the Zoning Code for compliance with California Government Code Section 65660. In updating the Code the City shall list low barrier navigation facilities as allowed by-right wherever multiple-unit dwellings and mixed-use development are allowed.

Single Room Occupancy (SRO)

Single-room occupancy residential units are a traditional form of affordable housing for very low- and low-income individuals. These units consist of a single room, often between 80 and 250 square feet in size, with or without cooking and sanitary facilities, that is rented out, often on a daily, weekly, or monthly basis. The St. Helena Municipal Code currently permits single-room occupancy type units in the form of Lodging Houses serving up to two paying occupants in an owner-occupied dwelling, as an accessory use in the LR and MR zoning districts. The HR zoning district currently allows single room occupancy units, subject to design review. As defined under Chapter 17.04 of the Municipal Code, lodging houses are buildings other than hotels, motels or bed and breakfast inns, where individuals can pay a rent in exchange for accommodations, including room and board, or board alone. Lodging houses serving more than two and up to five occupants require a use

[60] *City of St. Helena Municipal Code, Title 17.*

permit. Accessory structures featuring cooking and sanitation facilities are required to meet design and building standards like those of standard single-family and second units. Units without such facilities are subject to significantly fewer requirements and are more likely to address very low- and low-income housing needs.[61]

Factory Built Housing and Mobile Homes

Government Code Section 65852.3(a) requires that manufactured and mobile homes, including the lots on which they are installed, meeting certain standards of construction and be subject to the same development standards that apply to conventional, stick built, single-family homes.[62] In accordance with this legislation, the St. Helena Municipal Code, Title 17, defines a single-family dwelling to include a "mobilehome constructed to meet 1976 HUD standards, when placed on a permanent foundation, which is designed or used exclusively as a residence, including only one dwelling unit." [63] Mobile units meeting the above definition are permitted under single-family site development standards in all zones that allow single-family housing units.

In addition, the Low Density Residential (LR), Low Density Residential One Acre Minimum (LR-1A), Medium Density Residential (MR) and High Density Residential (HR) districts specifically permit as an allowed use, permanent mobile homes constructed in accordance with the 1974 safety standards and installed on a permanent foundation. Chapter 17.100 of the Municipal Code sets forth requirements for the Mobilehome Park Overlay (MHP) zoning district that applies the State Mobilehome Parks Act to the establishment and operation of mobilehome parks within the boundaries of the City of St. Helena.[64] Under these provisions of the Municipal Code, St. Helena fully adheres to the State standards regarding manufactured and mobile homes, and mobile home parks. Factory built housing and mobile homes are subject to subjective design review, which poses a significant constraint to development. Program H-F is included to commit the City to amending the Zoning Code to replacing subjective design review with objective design standards and SB 330-compliant streamlined review through the currently ongoing (2023) Comprehensive Zoning Code Update, scheduled for adoption in fall 2023. The Draft Zoning Code (released October 2022) incorporated objective development and design standards for residential development in compliance with State law.

Accessory Dwelling Units

Accessory dwelling units (ADUs) are defined as attached or detached dwelling units that provide independent living facilities on the same parcel as a legal single-unit or multiple-family unit dwelling, and which include permanent provisions for living, sleeping, eating, cooking, and sanitation. Due to the lower cost of construction and reduced environmental impact, the State has enacted many laws aimed at incentivizing the development of ADUs to help combat the worsening housing crisis. The State requires local governments to treat all ADUs that comply with specific standards as ministerial approvals. Local governments reserve the exclusive right to impose

[61] *City of St. Helena. St. Helena Municipal Code, Title 17.*
[62] *GCS 65852.3(a) standards include the constructed or purchased after October 1976, certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, and installed on a foundation system pursuant to Section 18551 of the Health and Safety Code.*
[63] *City of St. Helena. St. Helena Municipal Code, Title 17.*
[64] *City of St. Helena. St. Helena Municipal Code, Title 17.*

specific design and development standards, which include, but are not limited to setbacks, minimum and maximum parcel size, and maximum height. Second units are exempt from the GMS in Municipal Code Section 17.152.040.

On January 10, 2023, the City adopted a new ADU Ordinance for compliance with California Government Code Sections 65852.2 and 65852.22. The City now permits ADUs or JADUs on any lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use (including all residential, mixed-use, and agriculturally zoned parcels). The updated Ordinance also addressed compliance issues related to the definition of a cooking facility, definition of an efficiency kitchen, allowing both an ADU and JADU for conversions on a lot with an existing or proposed single-family dwelling, separate conveyance of an ADU or JADU, and restricting bedroom count, to meet the requirements of State law.

The City is currently undertaking a Comprehensive Zoning Code Update that will address any remaining compliance issues that HCD may find in their review of the newly Adopted ADU Ordinance. Program H-F in this Housing Element commits the City to revising the code for additional compliance with State law by 2026, though the City expects to adopt the Zoning Code Update in summer/fall 2023.

11. Housing Resources

Future Housing Need

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period, called the Regional Housing Needs Allocation (RHNA). Compliance with this requirement is measured by the City's ability to providing adequate land with adequate density and appropriate development standards to accommodate the RHNA. The Association of Bay Area Governments (ABAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

For the sixth Housing Element cycle, the City of St. Helena has been allocated a RHNA of 256 units, divided into four income levels as follows:

- Very Low Income: 104 units (41 percent)[65]
- Low Income: 59 units (23 percent)
- Moderate Income: 26 units (10 percent)
- Above Moderate Income: 67 units (26 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units by income category.

Credits Towards RHNA

Projects with housing units approved or permitted that would not be occupied before the start of the planning period can be credited towards meeting the City's RHNA. These units can count towards the RHNA based on affordability and unit count provided it can be demonstrated that the units can be built within the planning period of February 2023 through February 2031. Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. In addition, the City can project the number of Accessory Dwelling Units (ADUs) that may be built between 2023 and 2031, based on trends of ADU permitting during the last three years.

Pending or Approved/Entitled Projects

Currently there is one single-family residence and four moderate-income units, not to exceed 120 percent of the AMI, that are approved and undergoing building permit processing. In addition, there are 87 units that are pending planning/entitlement approval under the Hunter Subdivision project. While the Hunter Subdivision

[65] *The City has a RHNA allocation of 104 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Therefore, the City generally estimates 52 extremely low and 52 very low income units.*

project is proposing approximately 25 affordable units, because the affordable agreements are not in place at the time of Housing Element, all unit credits were assumed to be above moderate.

On February 7, 2023, the Planning Commission approved a resolution recommending that the City Council approve the Hunter Subdivision project . The Project is going before the City Council on May 1, 2023 where it is anticipated to receive City Council approval. Once approved by the City Council, the applicant will need to record the tentative tract map with Napa County Recorders Office which is expected in the fall of 2023 and then submit for final map approval by the City Council in late 2023 to early 2024. The project may then undergo Design Review which could be completed within 12 months of final map approval; with the issuance of building permits expected in 2025. As referenced in Chapter 8, *Non-Governmental and Governmental Constraints*, recent trends show building permits were issued within four months of entitlement approval for recent housing unit developments, with many projects receiving building permits within a week of entitlement approval. Program H-A further ensures the City is committed to supporting the Hunter Subdivision project through completion and finding alternative solutions if the project is not meeting timelines for the 6th Cycle. As an alternate strategy should there be delays with the Hunter Subdivision beyond control of the City, such as developer financing challenges, the City has also included surplus capacity of 116 units in the above moderate-income category to ensure capacity to meet the RHNA is sustained throughout the planning period. Table 43 details the pending and entitled projects with housing units.

Table 43 Pending and Entitled Projects

Project Number	Address	APN	Zoning	Project Description	Net Units
PL20-046	777 Pratt Ave.	009-030-060	Twenty-acre Agriculture District (A-20)	Construction of a single-family residence	1 above moderate-income
PL20-015	963 Pope St.	009-090-012/013	Medium Density Residential	Construction of four (4) new deed restricted affordable housing units on a site with one (1) existing deed restricted unit.	1 moderate and 4 lower-income
#2010-40	Terminus of Adams Street	009-030-057	Medium Density Residential	Hunter Subdivision Tentative Map to subdivide the 16.9-acre parcel into 51 single-family lots and a 3.4-acre multi-family parcel. The applicant intends to construct 51 single-family residences, 11 ADUs, and 25 multi-family units.	87 above moderate-income*

**The project is subject to Inclusionary Housing requirements with 20% affordable housing.*

Projected Accessory Dwelling Units

Pursuant to Government Code Section 65583.1, the City can satisfy its regional housing need using ADU and junior accessory dwelling unit (JADU) trends and existing resources and incentives that promote their development. Using 2018-2021 data on ADUs/JADUs, the City has issued permits for approximately 9 ADUs on average. Extending this trend over the next 8 years, the City can assume approximately 72 ADU units will be permitted over the next planning period. Feedback from public outreach and research on ADU rental prices indicated that ADUs are typically rented at market rate and should be considered above moderate.

Remaining RHNA

Accounting for the entitled, approved and pending projects, as well as projected ADUs, the City has a remaining RHNA of approximately 184 units, including 159 lower- and 25 moderate-income units. Existing pending and approved projects and ADU trends currently meets the City's above moderate RHNA requirement. Table 44 details the existing progress towards the 6th cycle RHNA and the remaining RHNA that the City must demonstrate the availability of sites with appropriate zoning and development standards.

Table 44 Progress Towards RHNA

Income/ Affordability Category	RHNA Allocation	Pending or Approved	Estimated ADUs	Remaining RHNA
Lower	163	4	0	159
Moderate	26	1	0	25
Above Moderate	67	88	72	0
Total	256	92	72	184

Residential Site Inventory

Following the analysis of RHNA credits, specific sites throughout the city were considered for potential for housing development. Site selection for the residential site inventory started with City owned sites where residential development is in line with short-term City goals, then vacant and nonvacant sites zoned for residential use, and lastly sites that could be rezoned to accommodate residential development or residential development at a higher density. Several constraints were considered for each site, including environmental concerns, utility or infrastructure access, feasibility of redevelopment during the next planning period, and realistic capacity assumptions. Sites identified for lower income housing must meet certain density and site requirements, including a minimum density of 20 units per acre, parcel size between 0.5 and 10 acres, and access to high performing schools, jobs, amenities, health care facilities, and grocery stores. Zoning designations with allowable density appropriate for lower income housing capacity include Mixed Use (12-20 du/ac) and High Density Residential (16-26 du/ac).

City-Owned Sites

A review of City-owned properties for sites that are feasible for housing and reflect City priorities was conducted by the City Council in 2021. There are three City-owned properties (1480 Main Street, 1572 Railroad Avenue, and Adams Street/Library Lane) where near-term affordable housing development is in line with community and City priorities for these sites. In 2015, Vernazza Wolfe Associates, Inc conducted a *Feasibility Analysis and Comparison of Sites for New Affordable Housing Development* which looked at site feasibility and capacity for each of the three City-owned sites. The study evaluated potential risks and time to develop each site and identified the number of units, cost per unit, and funding gaps associated with each site. The analysis determined the three City-owned sites included in the site inventory are suitable for development of housing with 100 percent of units dedicated to lower-income housing. The capacity analysis factored in the size of the site, buildable footprints, maximum allowable floor area ratio and height, a ground-floor commercial

assumption, and required open and support services spaces. The inventory incorporated the 2015 site feasibility and capacity analysis and revised certain assumptions as needed based on land use changes and new density bonus law. The City is interested in redeveloping these sites and intends to conduct studies to determine the most efficient use of these sites for housing and proceed with the findings for housing development by 2025, consistent with Program H-L. In 2022, the City hired an appraiser to get the most current real estate valuation of all city surplus sites. The City is engaging the services of a consultant in spring 2023 to help begin the surplus land act process.

Site 1: 1480 Main Street (APN 009-211-016)



Table 45 Site 1 Summary

Current Use	Fire Stations and Vacant City Hall Structures
Parcel Size	1.66 acres (0.9 acres available for redevelopment)
Existing General Plan Land Use	Central Business and Public/Quasi-Public
Existing Zoning	Public/Quasi-Public
Proposed Land Use and Zoning	Mixed-Use
Allowed Density	12 to 20 units/acre
Site Capacity	22 units

Assumed Capacity and Income Category	6 Lower Income units

Site 1 is a 1.66-acre property owned by the City of St. Helena located at 1480 Main Street. City goals for the site include redevelopment of the portion of the site fronting Main Street with a visitor-serving commercial uses as a primary use and housing as a secondary use. The site is currently developed with the St. Helena Fire Department on the northern portion of the site and a vacant one-story building on the southwestern portion of the site. Only the vacant components of the site are proposed for redevelopment. A General Plan Amendment and Rezone change is proposed to change the land use and zoning designation from Central Business & Public/Quasi-Public to Mixed-Use. While the Mixed-Use Zone could potentially support 100 percent commercial development, the City has identified this site as suitable for mixed use housing development with intentions to develop.

The 2015 site feasibility and capacity analysis evaluated housing capacity of the site by analyzing current and adjacent land uses and zoning, site topography, environmental sensitivities, service connection feasibility, as well as setback, height, lot coverage, FAR, density, parking, and landscape requirements. The analysis identified two development scenarios for the site, resulting in a maximum capacity of approximately 44 units in scenario one or 46 units in scenario two. The assessment also accounted for the required number of-site parking spaces, 82 spaces in scenario one and 88 in scenario two. No environmental constraints or service connection obstacles were identified on the site. According to the analysis, development of 44 housing units would result in a building lot coverage of approximately 39 percent in both development scenarios. In the Draft Zoning Code there is currently no standard for building coverage in the proposed Mixed-Use zone, therefore the resulting lot coverage would not conflict with the City's Zoning Ordinance. Due to the existing Fire Department, the site developable area is assumed to be approximately 0.9 acres (the location of the vacant building on the southwestern portion of the site), which is approximately half the area assumed in the 2015 analysis. The inventory conservatively assumes a maximum of 6 housing units, as the site area could approximately 22 units based on half the units assumed in the 2015 study.

Site 2: 1572 Railroad Avenue (APN 009-193-002)



Table 46 Site 2 Summary

Current Use	Temporary City Hall
Parcel Size	0.93 acres
Existing General Plan Land Use	Business and Professional Office
Existing Zoning	Business and Professional Office
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	24 units
Assumed Capacity and Income Category	20 Lower Income units

Site 2 is a 0.93-acre property owned by the City of St. Helena located at 1572 Railroad Avenue. City goals are in line with affordable housing development on the site. This site is currently used as a temporary location for City Hall. A General Plan Amendment and Rezone is proposed to change the land use and zoning designation to High Density Residential.

The entire 0.93-acre site is able to be redeveloped with the removal of the existing buildings. Based on allowed density under High Density Residential, 24 units would be permitted as a baseline. Density bonus provisions allowed with affordable housing projects would increase the number of units permitted on-site. However, 20 lower-income units were assumed in order to ensure adequate off-street parking capacity. According to the 2015 site feasibility and capacity analysis, which evaluated housing capacity of the site by analyzing current and adjacent land uses and zoning, site topography, environmental sensitivities, service connection feasibility, as well as setback, height, lot coverage, FAR, density, parking, and landscape requirements, the site can accommodate a total of 20 housing units with adequate area for the required 38 parking spaces. According to

the 2015 assessment, development of 20 housing units on the site would result in a building lot coverage of approximately 31 percent and would be consistent with the maximum lot coverage allowed in High Density Residential zone, 45 percent. The 2015 feasibility analysis and site assessment did not identify any environmental constraints or service connection obstacles that would affect redevelopment of the site. Twenty housing units is slightly higher than 80 percent of the maximum allowable density, at 83 percent. However, given that the City owns and intends to redevelop the site for housing and that this is consistent with the findings 2015 site feasibility and capacity analysis, the development of 20 housing units on-site is considered feasible.

Site 3: Adams Street (APN 009-150-006)

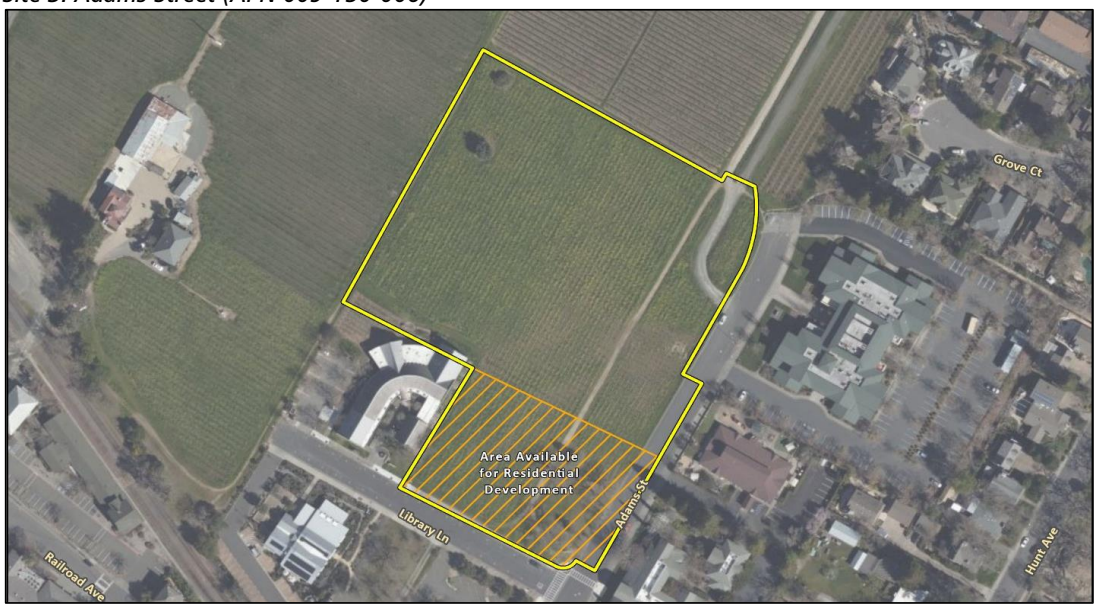


Table 47 Site 3 Summary

Current Use	Vacant
Parcel Size	5.6
Existing General Plan Land Use	Central Business
Existing Zoning	Central Business
Proposed Land Use and Zoning	Central Business
Allowed Density	n/a
Site Capacity	n/a
Assumed Capacity and Income Category	31 Lower Income units

Site 3 is a 5.6-acre property owned by the City of St. Helena located at the terminus of Adams Street and the crossroads of Adams Street/Library Lane. City priorities of the site include a mix of public, commercial, and residential uses. The site is currently vacant but being leased for a small vineyard operation. No land use changes are proposed as residential uses are permitted on upper stories within the Central Business district.

The site inventory assumes a portion of the site, approximately 1.3 acres, would be dedicated for affordable housing, while the remainder of the site would be used for other public and commercial uses such as a potential location for City Hall and Police station. Based on the 2015 site feasibility and capacity analysis, which evaluated housing capacity of the site by analyzing current and adjacent land uses and zoning, site topography, environmental sensitivities, service connection feasibility, as well as setback, height, lot coverage, FAR, density,

parking, and landscape requirements, approximately 31 units could be accommodated on the portion of the site adjacent to the Public Library. The site would also accommodate 58 parking spaces where only 53 are required. According to the 2015 site feasibility and capacity analysis, development of 31 housing units on the 1.3 acre portion of the site would result in a building lot coverage of 28 percent. There is no standard for building coverage in the Central Business zone, therefore the resulting lot coverage would not conflict with the City's Zoning Ordinance. No environmental sensitivities or service connection constraints were identified for the site. This site was identified as a housing opportunity site in the 5th housing element cycle.

Privately Owned Vacant and Nonvacant Properties

After reviewing the pending and approved projects, existing ADU/JADU trends, and City-owned properties, additional capacity is needed to fully accommodate the City's RHNA and to allow for a buffer. A desktop and City tour of parcels that could accommodate more housing and meet the City's regional housing needs was conducted. Pursuant to Government Code section 65583.2(a), these included:

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential use that allow residential development
- Residentially zoned sites that are capable of being developed at a higher density than existing conditions
- Commercially zoned sites that are capable of being developed at a higher residential density than existing conditions
- Sites suitable for rezoning to allow for residential uses or allow residential uses at a high density
- Sites zoned for residential use or suitable for rezoning to allow residential uses with expressed property owner interest for residential development

Suitability of Nonvacant Sites

The City has recently seen redevelopment of nonvacant, residentially zoned parcels for housing development. Recently redeveloped parcels included those with existing single-family residences. In addition, the City has recently seen the development of housing on sites with existing vineyards. Examples of recent development trends in residential zones and on properties with existing vineyards include the following:

- 632 McCorkle Avenue: The completed project demolished an existing single family residence to construct 8 new housing units
- 684 McCorkle Avenue: The completed project demolished an existing single family residence to construct 8 new, affordable housing units
- 963 Pope Street: The approved project merged two existing parcels with an existing single family home and constructed 4 new multi-family housing units; all 5 units will be affordable
- 500 Mills Lane: The completed project constructed a single-family residence, ADU, and barn on a property with an existing vineyard

- 601 Fulton lane: The completed project constructed a single-family residence, ADU, and barn on a property with an existing vineyard

The site inventory identified nonvacant residentially zoned sites with similar conditions to trends detailed above (nonvacant sites with existing, single-family residences). The projects listed above were infill sites that redeveloped parcels with existing single family residences with multi-family developments and affordable housing. These projects were located on parcels zoned Medium and High Density Residential. The conditions and characteristics of these projects are similar to Sites 6, 7, and 9 which each have one existing single-family residence and are zoned Median and High Density Residential.

The 632 McCorkle Avenue project had a density of 14.9 units per acre which is 57 percent of the maximum allowed density of the site, the 684 McCorkle Avenue project had a density of 14.7 units per acre which is 56 percent of the maximum allowed density, and the 601 Fulton Lane project had a density of 17.1 units per acre which is 107 percent of the maximum allowed density. The recent redevelopment projects have an average density of 15.5 units per acre, which equates to an average of 73 percent of the maximum allowed density on each site. The site inventory assumes a capacity of approximately 80 percent of the maximum allowed density on each site. This is slightly higher than the average density of recently constructed and approved projects. However, the sites identified in the inventory are larger than the recent redevelopment projects listed above which allows for more efficient layout and greater capacity for development. In addition, two of the three recently redeveloped sites were narrow parcels where the parcel size and shape limited the configuration and available area for housing development on-site.

Other jurisdictions in the region have also seen redevelopment of nonvacant, residentially zoned parcels for housing development as well. Additional redevelopment projects on nonvacant, residentially zoned parcels in the region include the following:

- City of Calistoga – 2008 Grant Street: The approved project includes demolition of an existing residential structure, a three-sided wooden garage, and a large, fire-damaged shed on a 5.84-acre parcel and construction of 15 single-family homes
- City of Calistoga – Yellow Rose Ranch: The proposed project consists of the demolition of an existing single-family residence, barn, and four accessory buildings and construction of 46 single-family homes, 33 attached ADUs, and 12 detached ADUs
- City of Napa - Browns Valley Subdivision: The proposed project includes the demolition of a single-family residence, barn, and several outbuildings and construction of 11 single-family homes
- City of Napa – Old Sonoma Road Mixed Use: The proposed project includes the demolition of nine existing non-historic buildings and rehabilitation of three existing historic buildings into two townhome clusters, six new condominium structures, eight single-family homes, and commercial space. The project proposes a total of between 155 and 162 housing units.

- City of Napa – Redwood Grove Housing: The proposed project includes the removal of an existing single-family residence and construction of a two-story, 34-unit, multi-family, 100 percent affordable housing development.

Site 4: 905 Main Street (APN 009-180-008)



Table 48 Site 4 Summary

Current Use	Vacant
Parcel Size	0.27 acres
Existing General Plan Land Use	Mixed-Use
Existing Zoning	Service Commercial
Proposed Land Use and Zoning	Mixed-Use
Allowed Density	12 to 20 units/acre
Site Capacity	5 units
Assumed Capacity and Income Category	4 Above Moderate Income units

Site 4 is a 0.27-acre property located at 905 Main Street. The property is a vacant site in a location prime for development along Main Street. The property owner has expressed interest in development of the site with housing and community members have expressed support for this use. A zoning change is proposed to change the zoning designation from Service Commercial to Mixed-Use, which would bring the property into conformance with the existing General Plan land use designation and incentivize owner redevelopment of the site due to the new allowed on-site uses. In addition, mixed-use development incentives anticipated under Program H-P, such as streamlined design review and fee waivers, would further encourage development of housing on the site. The Mixed-Use land use designation is a new designation introduced in the City's recent 2040 General Plan Update. The City is currently in the process of updating the Zoning Ordinance to include a Mixed-Use zone consistent with the General Plan and anticipates to adopt these changes in Fall of 2023. Because the Mixed-Use zone has not yet been adopted in the Zoning Ordinance, there are no recent development trends in the city for sites zoned Mixed-Use. According to the City of Napa's Housing Element Update, two recent mixed-use projects in the city had an average of 92 percent of the maximum allowed

density of the sites. Napa's sites inventory assumed a realistic density of 80 percent of the maximum allowed density of each site based on the density of recent mixed-use developments, which averaged 83 percent of the maximum allowed density.[66] There is potential that Site 4 could be developed with 100 percent commercial uses. However, the inventory only includes one site with a Mixed Use land use and only a total of four above-moderate housing units. In addition, the property owner has expressed to the City that they are interested in developing housing on the site. The site is vacant, and the entire 0.27-acre site is able to be developed. Based on 80 percent of the maximum allowed density under Mixed-Use, four above-moderate income units are feasible.

[66] City of Napa. 2022. Housing Element Update. file:///C:/Users/lsegal/Downloads/Napa%20Housing%20Element%20Rev%2002%2020230216.pdf

Site 5: Main Street between Mills Lane and Dowdell Lane (APN 009-660-005)



Table 49 Site 5 Summary

Current Use	Vacant
Parcel Size	1.8 acres
Existing General Plan Land Use	Service Commercial
Existing Zoning	Service Commercial
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	45 units
Assumed Capacity and Income Category	45 Lower Income units

Site 5 is a 1.8-acre property located on Main Street between Mills Lane and Dowdell Lane. The property is a vacant site in a location prime for development along Main Street. The site is privately owned currently but a local affordable housing non-profit has secured an exclusive option to purchase the property to develop affordable housing, consistent with an approved development agreement for the Farmstead Hotel. A General Plan Amendment and Rezone is proposed to change the land use and zoning designation from Service Commercial to High Density Residential to allow for affordable housing development. The affordable housing project is in the preliminary site design phase which is pending pursuant to adoption of the Housing Element Update and subsequent rezoning of the property to accommodate multi-family housing.

The entire 1.8-acre site is vacant and able to be developed. Based on allowed density under High Density Residential, a total of 45 housing units would be permitted. The affordable housing non-profit organization that owns the site intends to develop a housing project affordable to households earning between 30 percent and 60 percent of the AMI (very low- and low-income). A conceptual site plan was analyzed which determined

four-story development along Fountain Court and three-stories along Main Street with structured parking could yield approximately 45 units and all required parking spaces. The inventory assumes 45 units. While this is greater than 80 percent of the maximum allowable density of the site, it is consistent with the non-profit's project plans and less than the maximum density of the project site (46 units).

Site 6: 709 McCorkle Avenue (APN 009-100-031)



Table 50 Site 6 Summary

Current Use	Single Family Residences
Parcel Size	0.9 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	Medium Density Residential
Proposed Land Use and Zoning	Medium Density Residential
Allowed Density	14 units/acre
Site Capacity	5 units
Assumed Capacity and Income Category	4 Above Moderate Income units

Site 6 is composed of a 0.9-acre property located at 709 McCorkle Avenue. The property is underutilized with one existing single family residence and a large undeveloped space. The site is considered underutilized based on the additional density, FAR, height, and lot coverage available. The property owner along with community members and local nonprofit groups expressed interest in developing more housing on the site. The property owner inquired with the City regarding the possibility of subdividing the property pursuant to SB9, which would allow the lot to be split into two lots with development of up to two units on each lot. The current land use and zoning designation is Medium Density Residential and no changes to land use or zoning are proposed.

The site is composed of a single family lot which could accommodate 14 units under current land use regulations. Due to the existing residence on the site, the inventory conservatively assumed additional units would be added pursuant to SB 9. Each lot can be split into two lots with development of up to 2 units on each

lot, for a total of 4 above moderate units (a net increase of 3 units). In addition, each lot could develop ADUs for a total net capacity of 5 units. However, a total of 4 above moderate income units were assumed, given the property owner's development interests.

Site 7: 821 Pope Street (APN 009-503-001)



Table 51 Site 7 Summary

Current Use	Single Family Residence
Parcel Size	1.0 acres
Existing General Plan Land Use	High Density Residential
Existing Zoning	High Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	26 units
Assumed Capacity and Income Category	10 Lower Income and 10 Moderate Income units

Site 7 is a 1.0-acre property located at 821 Pope Street. The site is underutilized with one existing single-family residence and large undeveloped areas on-site. The site is considered underutilized based on the additional density, FAR, height, and lot coverage available. Land use designations and existing development surrounding the site consist of multi-family housing. The current land use and zoning designation is High Density Residential and no changes to zoning are proposed. This site mirrors the condition of properties that were recently redeveloped with multi-family housing in the city. Similar to the 632 McCorkle Avenue, 684 McCorkle Avenue, and 963 Pope Street projects, this site contains existing single family residences on a large parcel but is underutilized as it is located on a High Density Residential zone

The entire 1.0-acre site is able to be redeveloped. Based on allowed density under High Density Residential, development of 26 units would be permitted. However, a total of 20 units, 10 lower income units and 10 moderate income units, is assumed in order to accommodate off-street parking capacity.

This site was included in the 5th Cycle Housing Element and is considered non-vacant, therefore requiring by-right approval for projects with at least 20% affordable units.

Site 8: 882 and 886 College Avenue (APN 009-070-043, -044, -045)



Table 52 Site 8 Summary

Current Use	Vacant
Parcel Size	1.5 acres
Existing General Plan Land Use	Public/Quasi-Public
Existing Zoning	A-20 (Agriculture)
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	39 units
Assumed Capacity and Income Category	15 Lower Income and 15 Moderate Income units

Site 8 is composed of three adjacent properties that total 1.5 acres located at 882 and 886 College Avenue. All three properties are vacant and are owned by a single property owner who has expressed interest in residential development on these properties. The site is adjacent to areas with existing multi-family development. A General Plan Amendment and zoning change is proposed to change the land use and zoning designation from Public/Quasi-Public and Agriculture to High Density Residential.

The entire 1.5-acre site is able to be redeveloped. Based on allowed density under High Density Residential, 39 units would be permitted. However, a total of 30 units, 15 lower-income units and 15 moderate income units, is assumed in order to accommodate off-street parking capacity. Future development of the site would not be dependent upon lot consolidation as all three parcels are under the same ownership. Furthermore, Program H-ZZ would incentivize lot consolidation at the time the property is developed.

Site 9: 1447 and 1515 Spring Street (APN 009-590-003, -010)



Table 53 Site 9 Summary

Current Use	Single Family Residences
Parcel Size	2.4 acres
Existing General Plan Land Use	High Density Residential
Existing Zoning	High Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	62 units
Income Category	24 Lower Income and 24 Above Moderate Income units

Site 9 is composed of two adjacent properties that total 2.4 acres located at 1447 and 151 Spring Street. Both properties are underutilized with one existing single-family residence and large undeveloped areas on each parcel. The overall site is considered underutilized based on the additional density, FAR, height, and lot coverage available. This site mirrors the condition of properties that were recently redevelopment with multi-family housing in the city. Similar to the 632 McCorkle Avenue, 684 McCorkle Avenue, and 963 Pope Street projects, this site contains existing single family residences on large parcels but is underutilized as it is located on a High Density Residential zone. The site is surrounded by single- and multi-family development and sites zoned High Density Residential, similar to the 632 McCorkle Avenue and 684 McCorkle Avenue projects. The current land use and zoning designation is High Density Residential and no changes to zoning are proposed.

The entire 2.4-acre site is able to be redeveloped. Based on allowed density under High Density Residential, 62 units would be permitted. However, a total of 48 units, 24 lower income units and 24 above moderate income units, is assumed in order to accommodate site circulation improvements and adequate off-street parking

capacity. The site is currently underutilized and does not meet the minimum density of the High Density Residential Zone (16.1 units/acre) with a current density of 0.83 units/acre. The site has two existing housing units, which equals approximately three percent of the total allowed capacity of the site (62 units). The existing building lot coverage is approximately eight percent and the maximum allowed lot coverage is 45 percent. Future development of the site would not be dependent upon lot consolidation as all three parcels are under the same ownership. Furthermore, Program H-ZZ would incentivize lot consolidation at the time the property is developed.

This site was included in the 5th Cycle Housing Element, therefore requiring by-right approval for projects with at least 20% affordable units.

Site 10: Spring Street between Hudson Avenue & Valley View Street (APN 009-441-023)



Table 54 Site 10 Summary

Current Use	Vineyard
Parcel Size	4.4 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	Medium Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	114 units
Assumed Capacity and Income Category	44 Lower Income and 44 Moderate Income units

Site 10 is a 4.4-acre parcel located on Spring Street between Hudson Avenue and Valley View Street. Recent property owner interest in residential development of the site indicates opportunity for housing. Additionally, Focus Group meetings showed interest in High Density Residential uses on this residentially zoned parcel in the form of town homes, which is compatible with the surrounding residential neighborhoods. The site is considered underutilized as it has a residential land use designation but is currently used as vineyards. As previously discussed, the City has seen recent development of housing on properties with existing vineyards. Site 10 has greater development potential than the recently developed vineyard parcels since it is is located on a residentially zoned parcel, while the 500 Mills Lane and 601 Fulton Lane projects were located on parcels with a land use and zoning designation of Agriculture and therefore are only allowed to develop one housing unit and one ADU per parcel. A General Plan Amendment and zoning change is proposed to change the zoning from Medium Density Residential to High Density Residential.

The entire 4.4-acre site is able to be redeveloped. Based on allowed density under High Density Residential, 114 units would be permitted. However, a total of 88 units, 44 lower income units and 44 moderate income units, is assumed in order to accommodate adequate off-street parking capacity.

This site was included in the 5th Cycle Housing Element and is considered non-vacant, therefore requiring by-right approval for projects with at least 20% affordable units.

Site 11: 1637 Spring Street (APN 009-600-018)



Table 55 Site 11 Summary

Current Use	8 Detached Residential Housing Units
Parcel Size	1.1 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	High Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	28 units
Assumed Capacity and Income Category	8 Additional Lower Income units

Site 11 is a 1.1-acre parcel located at 1637 Spring Street. Recent property owner interest in adding housing units on-site indicates there is opportunity to develop additional housing. The property owner emailed City Staff on March 7, 2022, interested in the development of additional housing units on the property . The property owner stated a desire to double the number of housing units on the site and expressed support for changing the land use designation from Medium Density Residential to High Density Residential, to match the current zoning. Further, correspondence with the property owner confirmed they are interested in including the site in the site inventory. The land use designation of the site is currently Medium Density Residential, changed from High Density Residential during the latest General Plan Update in 2019. However, the site is still zoned High Density Residential and is adjacent to other parcels zoned High Density Residential. A General Plan Amendment is proposed to change the land use designation from Medium Density Residential to High Density Residential, in conformance with the current zoning designation.

Based on allowed density under High Density Residential, a total of 28 units would be permitted. With the existing 8 units and current on-site structures, the site is underutilized based on density, FAR, and lot coverage. Based on discussions with the property-owner and existing site layout, approximately 8 additional units could

be accommodated on-site. Therefore, the inventory assumed 8 lower income units, resulting in 16 units total on-site, based on the property owner's development interests. The site is underutilized and currently does not meet the minimum density of the High Density Residential Zone (16.1 units/acre) with a current density of 7.3 units/acre. The site has 8 existing housing units, which equals approximately 29 percent of the total allowed capacity of the site (28 units). The existing building lot coverage is approximately 30 percent and the maximum allowed lot coverage is 45 percent.

Site 12: 620 McCorkle Avenue (APN 009-502-003)



Table 56 Site 12 Summary

Current Use	Single Family Residence
Parcel Size	0.76 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	Medium Density Residential
Proposed Land Use and Zoning	Medium Density Residential
Allowed Density	5.1 to 16 units/acre
Site Capacity	12 units
Assumed Capacity and Income Category	3 Additional Above Moderate Income units

Site 12 is a 0.76-acre parcel located at 620 McCorkle Avenue. The site is considered underutilized as it is zoned medium density residential but is currently developed with a single family residence. The site is considered underutilized based on the additional density, FAR, height, and lot coverage available. The site is surrounded by single- and multi-family development and properties zoned Medium and High Density Residential. In addition, community feedback from public meetings and public comment letters have shown the site is a strategic location for housing and the community is interested in including this site in the site inventory. The current land use and zoning designation is Medium Density Residential and no changes to zoning are proposed. This site also is adjacent to recent redeveloped sites at 632 McCorkle Avenue and 684 McCorkle Avenue, which removed an existing single-family residence with multi-family units.

The entire site could accommodate approximately 12 units based on allowed density alone. However, three additional above-moderate income units are assumed in order to accommodate adequate off-street parking capacity and existing residential uses. Therefore, the inventory assumed three additional above moderate income units, resulting in four units total onsite.

Summary of Site Inventory

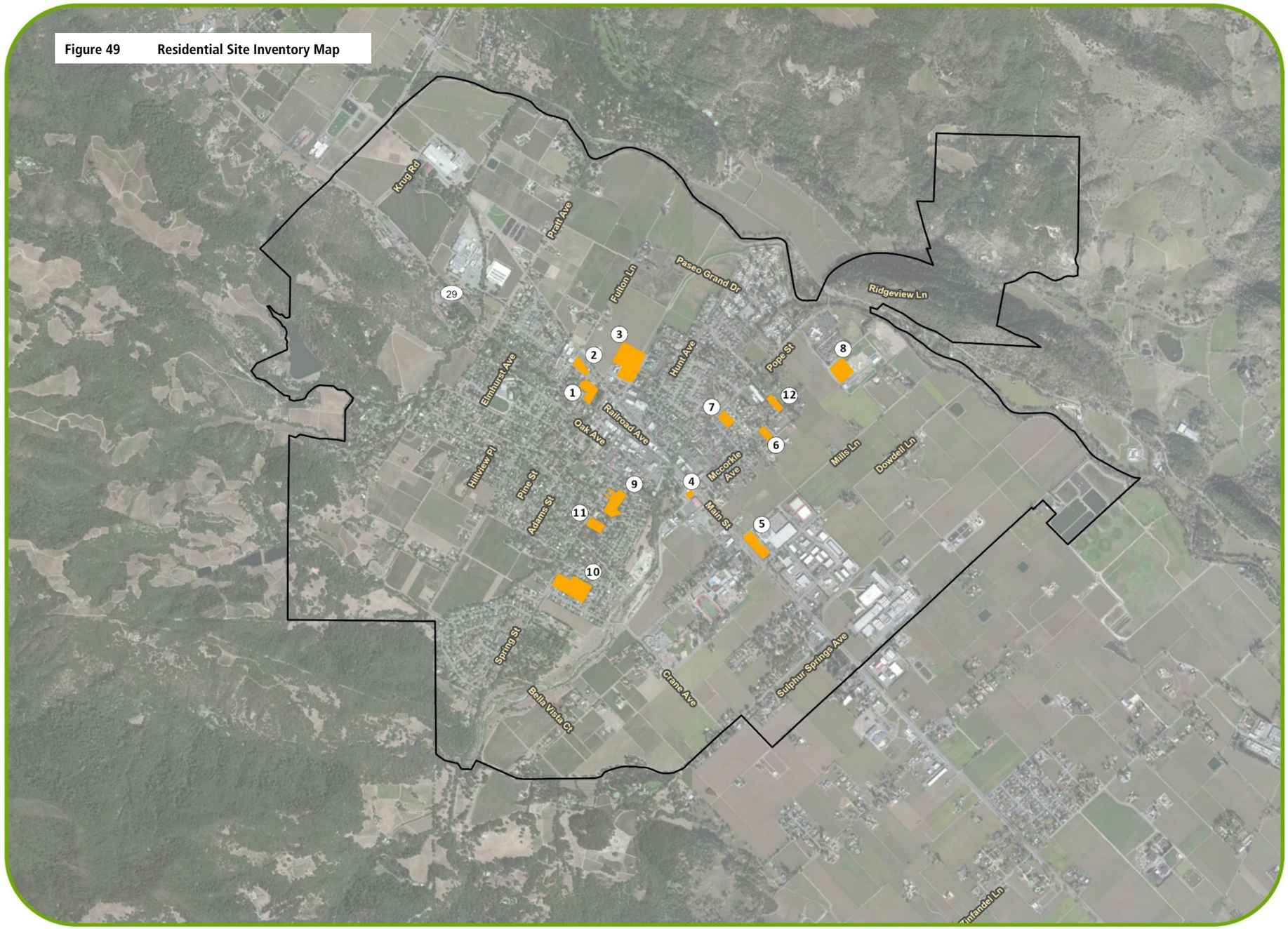
In combination with the City's pending projects and ADU development trends, the site inventory provides adequate sites to meet the City's RHNA allocation and buffer requirements. Between these three methods, the city can accommodate a total of 472 housing units, including 207 lower-income, 70 moderate-income, and 195 above moderate-income units. Table 57 shows a summary of the number of housing units accommodated by pending projects, ADU trends, and the site inventory.

Table 57 Summary of Housing Units

	Lower Income	Moderate Income	Above Moderate Income	Total
Pending Projects	4	1	88	93
ADU Trends	0	0	72	72
Site Inventory				
Site 1 (1480 Main St.)	6	0	0	6
Site 2 (1572 Railroad Ave.)	20	0	0	20
Site 3 (Adams St.)	31	0	0	31
Site 4 (905 Main St.)	0	0	4	4
Site 5 (Main St. btw Mills Ln. and Dowdell Ln.)	45	0	0	45
Site 6 (709 McCorkle Ave.)	0	0	4	4
Site 7 (821 Pope St.)	10	10	0	20
Site 8 (882 and 886 College Ave.)	15	15	0	30
Site 9 (1447 and 1515 Spring St.)	24	0	24	48
Site 10 (Spring St. btw Hudson Ave. And Valley View St.)	44	44	0	88
Site 11 (1637 Spring St.)	8	0	0	8
Site 12 (620 McCorkle Ave.)	0	0	3	3
Total	**207**	**70**	**195**	**472**
St. Helena RHNA plus 20% Buffer	192	31	79	302
Surplus	15	39	116	171

.

Figure 49 Residential Site Inventory Map



City Boundary
Selected Sites

1 - 1480 Main Street
2 - 1572 Railroad Avenue
3 - Adams Street
4 - 905 Main Street
5 - Main Street (between Mills & Dowdell)
6 - 709 McCorkle Avenue
7 - 821 Pope Street
8 - 882 and 886 College Avenue
9 - 1447 and 1515 Spring Street
10 - Spring Street (between Hudson & Valley View)
11 - 1637 Spring Street
12 - 620 McCorkle Avenue

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

Imagery provided by Esri and its licensors © 2023.
Additional data provided by County of Napa, 2022.

Table 58 Vacant and Nonvacant Sites

Site Address	APN	Developable Acres	Existing Zoning	Rezone Proposed	Proposed Zoning	Minimum Density	Maximum Density	Used in Previous HE?	Nonvacant	City-Owned	Lower Income	Moderate Income	Above Moderate Income	Total
Site 1 (1480 Main St.)	009-211-016	0.90	Public/Quasi-Public	Yes	Mixed-Use	12	20	No	Nonvacant	Yes	6	0	0	**6**
Site 2 (1572 Railroad Ave.)	009-193-002	0.93	Business and Professional Office	Yes	High Density Residential	16.1	26	No	Nonvacant	Yes	20	0	0	**20**
Site 3 (Adams St.)	009-150-006	5.6	Central Business	Yes	High Density Residential	16.1	26	Yes (Moderate Income and Above)	Vacant	Yes	31	0	0	**31**
Site 4 (905 Main St.)	009-180-008	0.27	Service Commercial	Yes	Mixed-Use	12	20	Yes (Moderate Income and Above)	Vacant	No	0	0	4	**4**
Site 5 (Main St. btw Mills Ln. and Dowdell Ln.)	009-660-005	1.8	Service Commercial	Yes	High Density Residential	16.1	26	No	Vacant	No	45	0	0	**45**
Site 6 (709 McCorkle Ave.)	009-100-032	0.9	Medium Density Residential	No	Medium Density Residential	5.1	16	No	Nonvacant	No	0	0	4	**4**
Site 7 (821 Pope St.)	009-503-001	1.0	High Density Residential	No	High Density Residential	16.1	26	Yes (Lower Income)	Nonvacant	No	10	10	0	**20**
Site 8 (882 and 886 College Ave.)	009-070-043, 009-070-044, 009-070-045	1.5	Agriculture	Yes	High Density Residential	16.1	26	No	Vacant	No	15	15	0	**30**
Site 9 (1447 and 1515 Spring St.)	009-590-010, 009-590-003	2.4	High Density Residential	No	High Density Residential	16.1	26	Yes (Lower Income)	Nonvacant	No	24	0	24	**48**
Site 10 (Spring St. btw Hudson Ave. And Valley View St.)	009-441-023	4.4	Medium Density Residential	Yes	High Density Residential	16.1	26	Yes (Moderate Income and Above)	Vacant	No	44	44	0	**88**
Site 11 (1637 Spring St.)	009-600-018	1.1	High Density Residential	No	High Density Residential	16.1	26	No	Nonvacant	No	8	0	0	**8**
Site 12: 620 McCorkle	009-502-003	0.76	Medium Density Residential	No	Medium Density Residential	5.1	16	No	Nonvacant	No	0	0	3	**3**
		Total									**203**	**69**	**36**	**308**

	Lower Income Capacity
Lower Income RHNA with 20 percent buffer:	**192**
Pending and Approved Projects (lower income)	**4**
Existing HDR capacity: Site 7	**10**
Existing HDR capacity: Site 9	**24**
Existing HDR capacity: Site 11	**8**
Remaining lower income shortfall	**146**
Sites with proposed rezone to HDR (Sites 2, 3, 5, 8, 10)	**156**

Availability of Infrastructure and Services

The City of St. Helena is dedicated to improving existing and new infrastructure and facilities to support existing and future development. The City's annual budget devotes funds towards the Public Works Department which provides design, construction, maintenance, and operation of public facilities and infrastructure within the city. Public Works is responsible for infrastructure including streets, storm drains, parks, water treatment, water distribution, wastewater collection, and wastewater treatment. Environmental compliance services provided by Public Works also includes storm water pollution prevention, sustainability, protection of public trees and floodplain administration, response to infrastructure and weather emergencies. The city's existing infrastructure system may require minor upgrades to address age and condition-related issues. New construction would be located in areas served by existing infrastructure.

The Integrated Urban Master Plan analyzed future infrastructure and water supply capacity accounting for planned development within the city, including the Hunter Subdivision project, and estimated buildout proposed under the 2040 General Plan, which would be about 7,400 residents by the year 2040. The City's RHNA plans for the addition of a total of 256 housing units within the planning period. Currently the city has a population of approximately 6,073. Therefore, the additional 256 units would not exceed buildout assumed in the Master Plan.

Wastewater System

The City's Integrated Utility Master Plan was adopted in 2021 and serves as the guiding document for planning and implementing sewer system improvements through the year 2040. The plan is consistent with the population, land use, employment, and housing projections presented in the 2040 General Plan. The City also has a Sewer System Management Plan that was developed in 2006 and last updated in April 2016. The City's sewer system service area consists of the City limits and includes approximately 24 miles of active gravity sewer pipelines, 0.4 miles of force mains, and two lift stations that convey flow to the Wastewater Treatment Plant. Improvements to the Wastewater Treatment Plant began in 2022 to adhere to stricter environmental requirements and are expected to be completed in 2023.

A capacity analysis of the existing wastewater collection system showed a storm event would result in multiple pipeline capacity deficiencies and sanitary sewer overflows at several locations with the existing system. Wastewater collection systems improvement projects proposed by the Utility Master Plan included gravity main improvements with pipeline replacement and lift station improvements. These improvements would be constructed based on prioritization within the Master Plan and developed as a Capital Improvement Project. The improvements would be financed through City budgeting and collection of project impact fees. As discussed under the Government Constraints section, impact fees in the city do not represent a constraint to housing.

Potable Water System

The City's Integrated Utility Master Plan serves as the guiding document for planning and implementing water system improvements through the year 2040, consistent with growth under the 2040 General Plan. Previously, the City utilized the Water Master Plan, developed in 2006, to identify infrastructure need to the year 2020. The City's water system service area extends beyond the City limits to unincorporated areas in the Meadowood Napa Valley Resort/Neighborhood area and area between Chaix Lane and Zinfandel Lane along Main Street. There are three main water supply sources: Bell Canyon Reservoir, Stonebridge wells, and an interconnection with the City of Napa. The City's water system consists of approximately 47 miles of water distribution pipelines.

A capacity analysis of the existing water distribution system showed there is one pump station, the Holmes pup station, that does not have sufficient firm pumping capacity to meet maximum day demand. Evaluation of the existing treated water storage system capacity found one area that does not have adequate capacity to meet peak hour demand, fire flow storage, and emergency storage. Improvement projects proposed by the Utility Master Plan to prevent system failures caused by leaks, fails, and main breaks include rehabilitation and replacement of water main and transmission lines, which would enable the City to meet potable water demands. The potable water improvements would be constructed based on prioritization within the Master Plan and developed as a Capital Improvement Project. The improvements would be financed through City budgeting and collection of project impact fees. As discussed under the Government Constraints section, impact fees in the city do not represent a constraint to housing.

Storm Water System and Drainage System

The City's Integrated Utility Master Plan guides planning and implementing the storm drainage system improvements through the year 2040 with growth projections consistent with the 2040 General Plan. Previously, the Storm Drainage Master Plan, developed in 2000, served as the City's guide to analyze the existing storm drain system and plan for implementation of improvements. The City's storm drainage collection system service area consists of the city limits and includes street drainage, inlets, gravity pipelines, open channels, one storm water detention basin, and 33 outfalls that discharge in Sulphur Springs Creek, York Creek, or Napa River.

Evaluation of existing storm drainage capacity showed there would be multiple areas of flooding throughout the system in the event of a 10-year, 50-year, and 100-year storm. Improvement projects proposed by the Utility Master Plan to mitigate storm water system capacity issues include implementing an annual storm drain rehabilitation and replacement program with the assumption that approximately 1.25 percent of the system would be replaced per year until 2040. Storm water infrastructure upgrades would be constructed based on prioritization within the Master Plan and developed as a Capital Improvement Project. The improvements would be financed through City budgeting and collection of project impact fees. As discussed under the Government Constraints section, impact fees in the city do not represent a constraint to housing.

Dry Utilities

PG&E is responsible for supplying electricity and natural gas to the City and surrounding areas. Other dry utilities such as telephone and data services and cable television are serviced by contracted providers within the city, including Xfinity and AT&T.

Circulation System

The City's Circulation Element, updated in 2019 along with the General Plan, identifies the principal components of the City's circulation system and issues related to parking, public transit, and pedestrian and bicycle infrastructure. The Circulation Element also includes standards and guiding principles for implementing transportation improvements.

The City's street network is largely grid based with some streets east of State Route 29 that are not fully connected to the network. State Route 29 (Main Street) is the main street used for traveling north-south throughout the city and is the main route for vehicles traveling between Lake County, northern Sonoma County, and the City of Napa and other destinations further south. It runs northwest to southeast through the city and divides the city in two. Congestion along State Route 29 is a major issue within the city and pushes traffic onto local city streets. Much of the traffic congestion seen in the city is caused by tourists traveling throughout the region. The primary transit option in the city is the Vine bus service, however ridership is low with only 0.9 percent of St. Helena residents commuting via transit. Future improvements to the City's transportation network include improvements aimed at reducing congestion along State Route 29 and enhancing alternative modes of travel, including the addition of pedestrian and bicycle infrastructure.

Environmental Constraints

In 2019, the City certified a FEIR with the 2040 General Plan Update that analyzed all potential environmental impacts associated with the population and development growth proposed under the plan. City Council also adopted CEQA Findings and a Statement of Overriding Considerations identifying public benefits that override the significant and unavoidable impacts of the General Plan, including agricultural preservation, a balanced mix of land uses and sustainable land use pattern, creation of construction jobs, managing effects of regional traffic, and a shift to a multi-modal circulation system. Environmental clearance for future development projects may tier from the General Plan FEIR, thereby expediting the approval process. Mitigation measures set forth in the FEIR include measures to minimize impacts associated with potential flooding, and other environmental constraints.

There are no known conditions that would preclude any of the selected sites from being developed within the planning period. Sites 4 and 7 are located in the Federal Emergency Management Agency (FEMA) flood hazard zone, Zone X, an area of moderate- to low-risk. Development within Zone X would not preclude the properties from development, as future development would be subject to development standards contained within the Saint Helena Municipal Code, which incorporates FEMA standards for construction in flood hazard zones, as well as relevant policies within the City's General Plan which regulate development in flood risk areas. In

addition, future development would comply with applicable mitigation measures within the 2040 General Plan EIR, including HYDRO-1 which ensures that no development will impede waters in the floodway, raises base flood levels, or expose housing to undue risk from flooding. The remaining sites are not located within a FEMA flood zone. None of the sites are located within a state of local fire hazard severity zone.

References

Cal Fire. 2008. Draft Fire Hazar5d Severity Zones in LRA, Napa County. https://osfm.fire.ca.gov/media/6729/fhszl06_1_map28.pdf

Federal Emergency Management Agency. 2022. FEMA Flood Map Service Center: Search By Address. https://msc.fema.gov/portal/search?AddressQuery=1480%20Main%20Street#searchresultsanchor

St. Helena, City of. *Integrated Utility Master Plan.* St. Helena, CA. April 2021. https://www.cityofsthelena.org/sites/default/files/fileattachments/public_works/page/2491/cosh_utility_master_plan_final_draft.pdf

St. Helena, City of. *General Plan Update 2040.* St. Helena, CA. June 2019. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3505/final_plan_compiled.pdf

Vernazza Wolfe Associates, Inc. 2015. *Feasibility Analysis and Comparison of Sties for New Affordable Housing Development Final Report.* Ventura, CA. September 2015.













Appendix A:
Affirmatively Furthering Fair Housing

Public Hearing Draft

April 2023

ST. HELENA
CALIFORNIA
HOUSING ELEMENT
2023 - 2031



AFFH Contents

1. Introduction and Overview A-5

1.1 Approach to Analysis A-5

1.2 Fair Housing Methodology A-6

2. Summary of Fair Housing Issues A-9

2.1 Regional Trends A-9

2.2 Local Trends A-9

2.3 Enforcement and Outreach Capacity A-10

3. Segregation and Integration Patterns and Trends A-14

3.1 Race and Ethnicity A-14

3.2 Persons with Disabilities A-15

3.3 Familial Status A-25

3.4 Household Income A-37

3.5 Racially and Ethnically Concentrated Areas of Poverty A-45

3.6 Disparities in Access to Opportunities A-52

3.7 Disproportionate Housing Needs A-74

4. Local Area of Knowledge A-99

4.1 Stakeholder Input A-99

5. Sites Inventory Analysis A-102

5.1 Opportunity Areas A-102

5.2 Improved Conditions A-103

6. Contributing Factors A-107

Tables

Table 1 Domains and List of Indicators for Opportunity Maps A-8

Table 2 Fair Housing Organizations Active in Napa County A-11

Table 3 Racial/Ethnic Dissimilarity Trends (Napa County) A-15

Table 4 Household Type and Tenure (Napa County) A-25

Table 5 Household Type and Tenure (St. Helena) A-27

Table 6 Tenure by Household Type and Presence of Children (St. Helena) A-27

Table 7 Housing Cost Burden of Lower-Income Households (2014-2018) A-85
Table 8 Substandard Housing Units (2019) A-89
Table 9 Overcrowding by Tenure A-91
Table 10 Proposed Sites Inventory Housing Unit Allocation A-103
Table 11 Factors that Contribute to Fair Housing Issues A-107

Figures

Figure 1 Percent of Total Non-White Population (Napa County) A-17
Figure 2 Percent of Total Non-White Population (St. Helena) A-18
Figure 3 Predominant Populations (St. Helena) A-19
Figure 4 Percent of Population with a Disability (Napa County) A-20
Figure 5 Disability by Type (St. Helena) A-21
Figure 6 Percentage of Population with One or More Disabilities (St. Helena) A-23
Figure 7 Children in Married-Couple Households (Napa County) A-29
Figure 8 Female Headed Households with Children, No Spouse/Partner Present (Napa County) A-30
Figure 9 Population of Adults Living with Spouse/Partner (Napa County) A-31
Figure 10 Population of Adults Living Alone (Napa County) A-32
Figure 11 Children in Married-Couple Households (St. Helena) A-33
Figure 12 Female Headed Households with Children, No Spouse/Partner Present (St. Helena) A-34
Figure 13 Population of Adults Living with Spouse/Partner (St. Helena) A-35
Figure 14 Population of Adults Living Alone (St. Helena) A-36
Figure 15 Median Household Income (2015-2019) A-38
Figure 16 Median Household Income (Napa County) A-41
Figure 17 Low and Moderate Income Population (Napa County) A-42
Figure 18 Median Household Income (St. Helena) A-43
Figure 19 Low to Moderate Income Population (St. Helena) A-44
Figure 20 Areas of High Poverty (Napa County) A-47
Figure 21 Poverty Status (St. Helena) A-48
Figure 22 Neighborhood Segregation (St. Helena) A-49
Figure 23 Racially Concentrated Areas of Affluence (Napa County) A-55
Figure 24 Racially Concentrated Areas of Affluence (St. Helena) A-56
Figure 25 Predominant White Population (Napa County) A-57

Figure 26 Predominant Populations and Median Household Income (St. Helena) A-58
Figure 27 Walkability Index (St. Helena) A-61
Figure 28 TCAC Opportunity Areas – Education Outcomes (Napa County) A-65
Figure 29 TCAC Opportunity Areas – Education Outcomes (St. Helena) A-66
Figure 30 TCAC Opportunity Areas – Economic (Napa County) A-69
Figure 31 TCAC Opportunity Areas – Economic (St. Helena) A-70
Figure 32 Job Proximity Index (St. Helena) A-71
Figure 33 CalEnviroScreen 4.0 Percentile Scores (Napa County) A-77
Figure 34 TCAC Opportunity Areas – Environment (Napa County) A-78
Figure 35 CalEnviroScreen 4.0 Percentile Scores (St. Helena) A-79
Figure 36 TCAC Opportunity Areas – Environment (St. Helena) A-80
Figure 37 Overpayment By Renters (Napa County) A-81
Figure 38 Overpayment By Homeowners (Napa County) A-82
Figure 39 Overpayment By Renters (St. Helena) A-83
Figure 40 Overpayment By Homeowners (St. Helena) A-87
Figure 41 Housing Stock Age (2015-2019) A-89
Figure 42 Overcrowded Households (Napa County) A-93
Figure 43 Overcrowded Households (St. Helena) A-94
Figure 44 Sensitive Communities (Napa County) A-97
Figure 45 Sensitive Communities (St. Helena) A-98
Figure 46 Mortgage Applications and Acceptance by Race A-101
Figure 47 Location of Sites Inventory in Relation to TCAC/HCD Opportunity Areas A-105


1468

1. Introduction

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon fair housing requirements and protections outlined in the Fair Employment and Housing Act. The law requires all State and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 created new requirements that apply to all housing elements due for revision on or after January 1, 2021. The passage of AB 686 protects the requirement to affirmatively further fair housing within State law.

AB 686 defined "affirmatively further fair housing (AFFH)" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity." AB 686 added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions.[67]

1.1 Approach to Analysis

This AFFH analysis is consistent with the 2021 California Department of Housing and Community Development's Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements (AFFH Guidance Memo) which provides guidance on the preparation of housing elements and ensures statutory requirements are satisfied, pursuant to Government Code Section 65583(c)(10).

This AFFH analysis evaluates fair housing issues on the following topics:

1. Fair Housing Enforcement and Outreach Capacity
2. Integration and Segregation Patterns and Trends
3. Racially and Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunity
5. Disproportionate Housing Needs

[67] *Housing and Community Development (HCD). 2021. https://www.hcd.ca.gov/community-development/affh/index.shtml*

6. Other Relevant Factors, including historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

Fair housing priorities goals and actions are also provided specific to St. Helena to address as implementation actions for the Housing Element. The goals and actions address the major contributing factors for the topics above.

1.2 Fair Housing Methodology

The California Government Code Section 65583 (10)(A)(ii) requires cities and counties to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

To conduct this analysis, the City utilized data from a variety of sources, including:

- The Housing and Community Development (HCD) AFFH Data Viewer
- AFFH Segregation Report by ABAG
- Napa Sonoma Collaborative
- Urban Displacement Project (UDP)
- U.S Housing and Urban Development (HUD)
- CalEnviroscreen
- California Tax Credit Allocation Committee (TCAC)
- The Comprehensive Housing Affordability Strategy (CHAS)
- US Census American Community Survey (ACS)
- AllTransit
- Walk Score

Additionally, the analysis includes input from sources of local knowledge, including special needs groups, housing advocacy organizations, housing and services providers, and residents.

1.2.1 Housing and Community Development's AFFH Viewer

The AFFH Data Viewer is a tool developed by HCD that features census block group and tract level data from an expansive collection of sources including ACS, HUD, TCAC, UDP, and CHAS. The Data Viewer tool serves as a resource for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer is

intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

1.2.2 AFFH Segregation Report

The University of California, Merced and STIR Labs, on behalf of ABAG, prepared reports for jurisdictions in California studying segregation patterns and current land use policies that correlate with patterns of racial segregation. The report for St. Helena addresses racial and income segregation using the racial isolation index, racial dissimilarity index, and Thiel's H-Index at the neighborhood level within and regional level.

1.2.3 Napa Sonoma Collaborative

The Napa Sonoma Collaborative (NSC) is a collaboration between Napa and Sonoma Counties that aims to address housing challenges within the region. NSC is made up of housing staff from jurisdictions within Napa and Sonoma Counties and is working to raise awareness and increase participation in the Housing Element update process. The collaborative conducted outreach to gather information on fair housing issues within local communities and discuss constraints to affordable housing.

1.2.4 Urban Displacement Project (UDP)

The UDP was developed to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college educated residents, non-Hispanic White population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

1.2.5 CalEnviroscreen

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution. This tool, called the California Communities Environmental Health Screening Tool (CalEnviroScreen), utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more impacted by pollution burdens and population vulnerabilities compared to other communities. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning that they scored within the highest 25 percent of census tracts across California. There are no disadvantaged communities in St. Helena.

1.2.6 California Tax Credit Allocation Committee (TCAC)

HCD and the TCAC created the California Fair Housing Task Force to provide research, evidence based policy recommendations, and other strategic recommendations to HCD and other related state

agencies/departments to further the fair housing goals.[68] The Task Force created the AFFH Data Viewer, an interactive mapping tool to assess population and housing characteristics related to fair housing and access to opportunity to aid in the development of policy for the promotion of equitable and inclusive communities. The data viewer includes Opportunity Maps made from composite scores of three different domains made up from a set of indicators data shown in Table 1. The Opportunity Maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty Status.** Census tracts with at least 30 percent of population that earned an income that was below the federal poverty level.
- **Racial Segregation.** Census tracts with a location quotient that is higher than 1.25 for Black, Hispanic, Asians, or all non-White populations in comparison to the county.

Table 1 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, employment, Job proximity, median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency, reading proficiency, high school graduation rates, student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

1.2.7 AllTransit

AllTransit is an online database that details transit opportunity for communities. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The AllTransit performance score explores metrics that reveal the social and economic impact of transit, such as connectivity, access to jobs, and frequency of service.

1.2.8 Walk Score

Walk Score provides walkability services and apartment search tools to addresses across the United States, with the mission "to promote walkable neighborhoods." Walk Score measures walkability by assigning a numerical walkability score based on distance to amenities within a 30-minute walk and evaluates pedestrian friendliness by analyzing population density and road metrics, including block length and intersection density.

[68] *Office of The State Treasurer (STO). 2021. https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf*

1.2.9 Community Engagement and Outreach

As part of the Housing Element Update, the City implemented a community engagement program, soliciting input from the general public, housing stakeholders, and City decision makers. Results and feedback obtained during the community engagement program have been incorporated into the Housing Element, including this section on affirmatively furthering fair housing practices. Please see Chapter 1 for more details on the City's outreach efforts.

2. Summary of Fair Housing Issues

This summary guides the prioritization of contributing factors to fair housing issues and the creation of goals and actions to address these issues. Fair housing issues are conditions that restrict fair housing choice or access to opportunity in the geographic area of interest. Fair housing choice means realistic housing opportunities exist, can be accessed without discrimination towards protected characteristics such as race, color, religion, sex, disability, etc., and are informed with adequate information regarding options.

2.1 Regional Trends

Impediments to fair housing within Napa County, and the Bay Area as a whole, include the following:

- Residential segregation between White residents and non-White residents has increased in the last decade.
- Areas with higher percentages of non-White residents generally have less access to proficient schools, jobs, and cleaner air and water.
- Median rental prices rose an approximately $483 (unadjusted for inflation) since 2009, from $1,087 to $1,570, an increase of 44.4 percent in a 10-year period.
- The average home value increased from approximately $319,926 to $768,414 in less than 20 years, from 2001 to 2020 (unadjusted for inflation).
- Housing Choice Voucher holders and those with disabilities often find it difficult to find an appropriate housing unit based on located a unit of appropriate size and/or cost.
- Disability, race, and familial status are the most common bases of housing discrimination complaints forwarded to the California Department of Fair Employment and Housing and the Office of Fair Housing and Equal Opportunity.

2.2 Local Trends

Contributing factors identified as impediments to fair housing in St. Helena are discussed in detail below and include descriptions of how each impediment is addressed in this Housing Element.

2.2.1 Concentrations of Lower- and Moderate-Income Earning Populations

HUD defines a Lower and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population earn an income that is considered lower or moderate relative to the area median income. In St. Helena, residents with low and moderate household incomes are concentrated in the eastern portion of the city. The Housing Element ensures available land to accommodate all income levels on sites located across the city. Efforts to combat this impediment are outlined in Programs H-A, H-B, H-N, H-O, H-R, H-U, H-V, H-W and H-OO, which focus on maintaining an inventory of sites suitable for residential development and prioritize and incentivize housing development for lower- and moderate-income residents in the western portion of the city.

2.2.2 Insufficient Housing Stock for Farmworkers

Farmworker housing is a critical need in Napa County and St. Helena due to the presence of year-round agricultural production. The migratory and sometimes seasonal nature of farm workers pose housing challenges for a community and are seen as an impediment for St. Helena as the City tries to house its entire population. Efforts to combat this impediment are outlined in Programs H-E, H-H, H-I, and H-KK, which work to support regional and City farmworker housing efforts, including creating incentives and fast-tracking development for workforce/farmworker housing.

2.2.3 Lack of Affordable Housing Types

There is a lack of diversity in housing types that restricts development of affordable housing in St. Helena. Local land use and zoning regulations perpetuate this deficiency by limiting the form of housing that can be developed on a particular site. Much of the residentially zoned parcels within the city are zoned low and moderate density residential and are not compatible with the construction of duplexes, triplexes, quadplexes and multifamily housing developments. The City is upzoning a number of parcels as a part of the Housing Element Update to allow higher density residential development. Efforts to combat this impediment are outlined in Programs H-A, H-B, H-E, H-H, H-I, H-J, H-M, H-N, H-P, H-Q, H-V, H-X, H-AA, H-DD, H-EE, H-FF, H-GG, H-LL, H-NN, and H-OO, which focus on maintaining an inventory of sites suitable for residential development, updating municipal code for developing workforce/farmworker housing, ADUs, housing for disabled and homeless persons, and non-traditional housing types, increasing development density, and fast-tracking housing development.

2.3 Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity is the ability of a local jurisdiction and fair housing agencies to distribute fair housing and tenants' rights information to their community. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, resolving issues, and conducting fair housing testing.

2.3.1 Regional Resources

Several organizations in Napa County provide aid for fair housing issues and outreach. Table 2 shows organizations and agencies that collaborate with local governments, including St. Helena to address housing and community needs and provide the following services:

- Housing Need Assessment
- Homelessness Needs
- Market Analysis
- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Homeless prevention program
- Rental assistance program
- Rent/deposit grant program
- Home seeking services
- Shared housing counseling placement
- Homebuyers' education learning program

Table 2 Fair Housing Organizations Active in Napa County

Organization	URL	Phone Number
Abode Services	https://www.abodeservices.org/napa-county	(510) 657-7409
Bay Area Legal Aid (BALA)	https://baylegal.org/	(800) 551-554
CA Department of Fair Employment and Housing	https://www.dfeh.ca.gov/	(800) 884-1684
EAH Housing	https://www.eahhousing.org/	
Fair Housing Advocates of Northern California (FHANC)	https://www.fairhousingnorcal.org/	(415) 457-5025
Fair Housing Napa Valley (FHNV)	https://napafairhousing.org/	(707) 224-9720
Napa Continuum of Care	https://homelessnapa.com/	
Napa County Housing and Homeless Services Division	https://www.countyofnapa.org/272/Homeless-Services	(707) 271-7818
Napa Valley Community Housing	https://nvch.org/	(707) 253-6140
North Bay Housing Coalition	https://www.northbayhousingcoalition.org/	(707) 289-7000

Source: City of Napa AI, 2020; Napa Sonoma Collaborative Fair Housing Enforcement, Outreach Capacity and Resources, 2022

2.3.2 Local Resources

The City of St. Helena contracts with the non-profit organization Fair Housing Napa Valley (FHNV), a regional non-profit fair housing agency, to assist residents with fair housing counseling services, connections to rental assistance and homelessness prevention programs, and to conduct fair housing testing. FHNV assists residents and landlords throughout the city, providing mediation, investigation, and referral services. In addition to the fair housing services provided by active organizations, the Napa County Housing Authority administers the Housing Choice Voucher program for St. Helena and other jurisdictions in the county.

The City complies with existing fair housing laws and regulations. The City does not place more scrutiny or deny projects or individuals of their right to tenancy, residence, or entitlement based on memberships of protected class, in compliance with Government Code section 65008. Implementation of the 6th Cycle Housing Element would bring the City's adopted regulations and policies into compliance with other fair housing regulations such as Program H-F which would bring density bonus provisions into compliance and allow for greater incentives for affordable housing. The City is also proposing updates to their existing Inclusionary Ordinance to promote more housing choices for residents.

2.3.2.1 Ability to Address Complaints

The Department of Justice's Civil Rights Division initiated fair housing testing in 1991. This is a technique used to uncover evidence of discrimination in rental housing. Fair housing testing involves one or more individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, State, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for disability discrimination, as part of an overall effort to determine whether the design or architectural features of a specific rental facility comply with state and federal accessibility requirements. In Napa County, fair housing testing is used to identify unlawful housing discrimination practices based on the real or perceived race, ethnicity, color, religion, gender identity or expression, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters. Fair Housing Napa Valley conducts fair housing testing of rental properties to assess how well rental properties are conforming to fair housing laws, assists residents in filing fair housing complaints, provides education and technical assistance to housing providers, and provide conciliation services for tenants and landlords.

The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. From 2015 - 2019, 256 fair housing complaints originating in Napa County were filed with DFEH. Overall, disability-related discrimination comprised the largest proportion of cases (56 percent). The next highest basis for discrimination were race and familiar status, comprising nearly 8 percent each. According to the HCD AFFH Data Viewer, no fair housing inquiries for the City of St. Helena were received between 2013 and 2021. Fair housing inquiries are comments or questions related to fair housing received by HUD's Office of Fair Housing and Equal Opportunity (FHEO), not formal

discrimination complaints. The lack of inquiries is low for the region, as seen when compared to the cities of Santa Rosa (received 61), Sonoma (received 8), and Napa (received 33).

2.3.3 Findings, Lawsuits, and Enforcement Actions

There are currently no active fair housing lawsuits or enforcement actions in the city. However, historically, low-income and minority populations have struggled to procure affordable housing opportunities in the city. In addition, residents have challenged the City for not doing enough to combat housing segregation issues between the western and eastern portions of the city.

In 2013, the City of St. Helena signed a settlement agreement with Esvin Calderon as well as other residents and fair housing providers who had filed a lawsuit against the City on the basis that the City "promoted or maintained policies, practices, or actions that had the purpose of effect of displacing or excluding Latino residents and low-income residents from the City". According to the settlement the City would comply with a list of requirements that would promote the development of affordable housing units in the city, including depositing $500,000 to the City's Affordable Housing Trust Fund and amending the St. Helena Municipal Code to support and prioritize affordable housing development, and to host fair housing workshops in collaboration with Napa Valley Fair Housing.

In 2016, St. Helena Residents For An Equitable General Plan, the McCorkle East Side Neighborhood Group, and the Protect the St. Helena Vineyard Riverwalk Community Group filed a claim with the City citing that the city is "a segregated city, with an affluent White west and diverse east side where most Hispanics, seniors, and members of other protected groups live largely in a concentrated area near the Napa River."

The City is in the process of adopting a new Zoning Ordinance to be consistent with the 2040 General Plan, which would permit duplexes and triplexes within the MR District (see Program H-N). This would create additional housing choices and affordability levels in the MR Districts on the western side of the city. In addition, several programs, including H-BB, H-EE, and H-XX would implement placemaking strategies to outreach and work with the more diverse and older populations living in the east due to the historic development patterns.

3. Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, in which there is a high concentration of the characteristics described above in a specific geographic area. To adequately assess the patterns of integration and segregation, this section identifies trends at the regional scale (Napa County) and at the local scale (St. Helena).

3.1 Race and Ethnicity

The ethnic and racial composition of a community relates to other housing characteristics including household size, locational preference, and economic opportunity. Additionally, race/ethnicity is a known contributor to unfair housing practices. Historical patterns of racial/ethnic segregation were results of governmental policies from the federal to local level that promoted exclusionary actions and disparate treatment of people of color such as redlining, racially restrictive covenants, and mortgage lending practices. The existence of concentrations of minorities living in one location may be an indicator that some minority groups do not have as many housing choices as non-minority residents.

3.1.1 Regional Trends

Regionally, the urbanized areas of Napa County are more diverse, with a minimum of 40 percent of the population consisting of non-White residents, as demonstrated in the geographic depiction of 2014-2018 ACS data shown in Figure 1. Comparatively, populations in the less urbanized and less densely populated areas of Napa County are generally more predominantly White with populations consisting of about 60 percent or greater of White residents.

HUD utilizes the racial/ethnic dissimilarity index as a measure of segregation. The racial/ethnic dissimilarity index represents the extent of which any two racial/ethnic groups differ across a defined geographical area. The index ranges from 0-100, where 0 represents perfect integration between the two racial/ethnic groups and 100 representing perfect segregation. An index value below 40 is generally considered low segregation, a value between 40 and 54 is considered a moderate level of segregation, and a value above 55 is a high level of segregation.[69] Racial/ethnic segregation in Napa County slightly increased between 2010 and 2019. Table 3 shows racial/ethnic segregation in Napa County using the dissimilarity index using data from HUD's AFFH mapping tool. Black and Asian/Pacific Islander residents are the most segregated compared to other racial and ethnic groups. Segregation between Black and White residents and between Asian/Pacific Islander and White residents is high, since their racial dissimilarity index scores are above 55 for 2019. Segregation between Non-White and White residents and between Hispanic and White residents

[69] *HUD, 2020. https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf*

is considered low, since their racial dissimilarity index scores are below 40 for 2019. In Napa County, there has been an increase in segregation across all measured racial/ethnic groups between 2010 and 2019.

Table 3 Racial/Ethnic Dissimilarity Trends (Napa County)

Racial/Ethnic Dissimilarity Index	1990	2000	2010	2019
Non-White/White	19.58	26.18	31.24	36.84
Black/White	56.22	52.61	58.76	67.86
Hispanic/White	21.86	28.94	30.13	35.61
Asian or Pacific Islander/White	37.11	38.97	57.35	64.47

Source: Affirmatively Furthering Fair Housing Mapping Tool – Table 3, Version AFFHT0006, 2022

3.1.2 Local Trends

St. Helena is more diverse compared to rural areas of Napa County, which are predominantly White, and less diverse than the cities of Napa and American Canyon. According to 2015-2019 ACS estimates, White residents comprise the largest racial/ethnic group in St. Helena, followed by Hispanic/Latino residents. The predominant population throughout the entire city is White, as shown in Figure 3. The northwest area of the city has the highest predominance of White residents, although the southeast area of the city is predominantly White as well. The eastern areas of the city have the largest non-White populations, as shown in Figure 3.

3.2 Persons with Disabilities

Persons with disabilities include those with a physical or mental impairment including hearing, vision, mobility, cognitive function. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice without the presence of housing units with these accessibility features.[70]

High spatial segregation of persons with disabilities may indicate fair housing issues related to both physical needs and economic disparities. According to the *2020 Annual Report on People with Disabilities in America*, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty line, which is 14.5 percentage points higher than people without a disability.[71] Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

[70] *HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf*
[71] *The Rehabilitation Research and Training Center on Disability Statistics and Demographics. 2020. https://disabilitycompendium.org/annualreport*

3.2.1.1 Regional Trends

According to 2015-2019 ACS estimates, a total of 16,244 Napa County residents had one or more disabilities, which represents approximately 11.8 percent of the county's total population. Figure 4 shows the percentage of the population living with one or more disabilities throughout Napa County. The western areas of the county, which includes the urban areas of the cities, have higher concentrations of persons living with one or more disabilities compared to the eastern areas of the county. The southeastern area of the City of Napa has the highest concentration of persons living with one or more disabilities in the county.

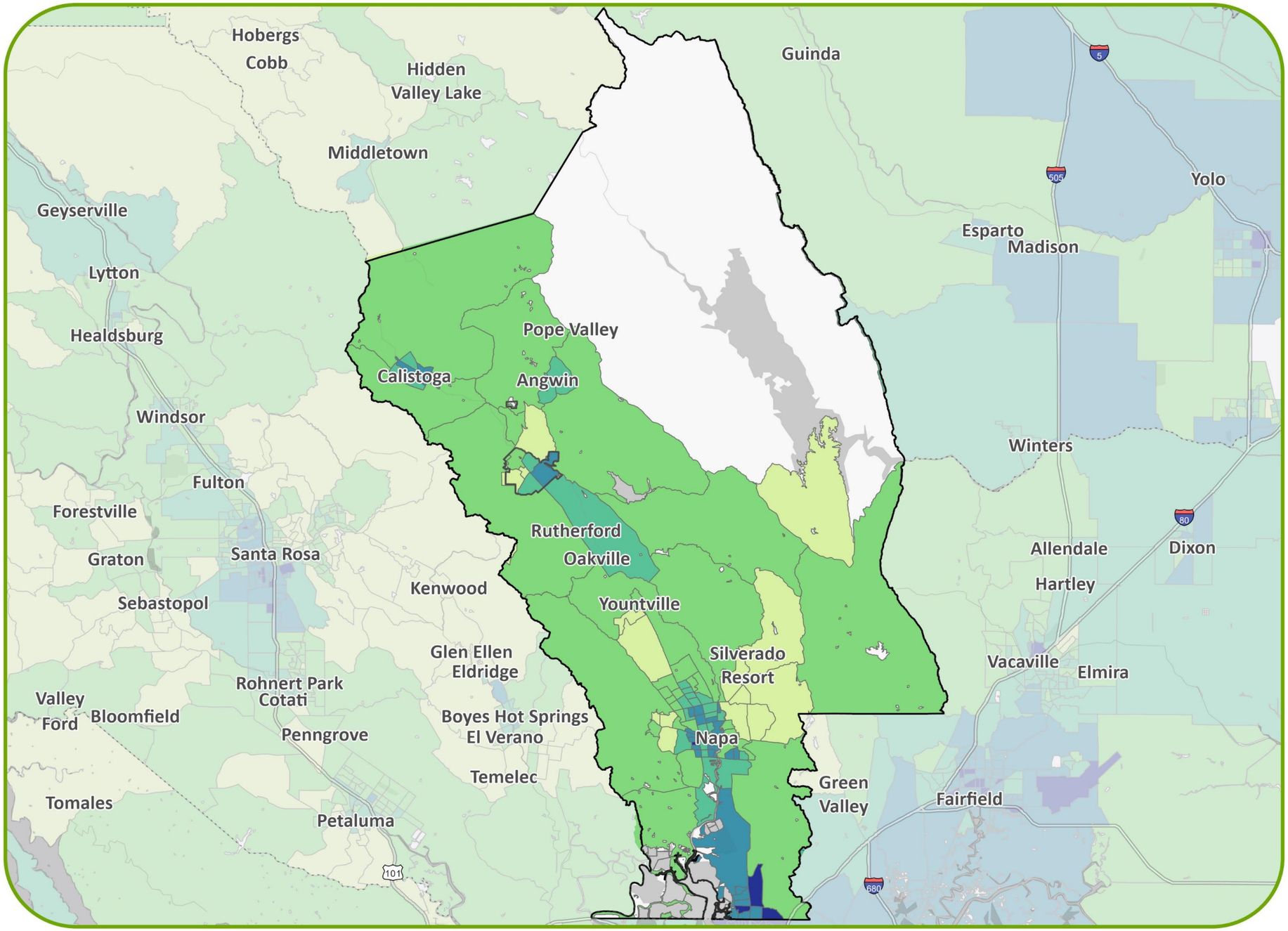


Figure 1:
Percent of Total Non-White Population (Napa County)

City Boundary
County Boundary
(R) Racial Demographics (2018) - Block Group
Percent of Total Non-White Population
≤ 20%
21 - 40%
41 - 60%
61 - 80%
> 81%

ST. HELENA
CALIFORNIA

0 3 6
Miles
N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

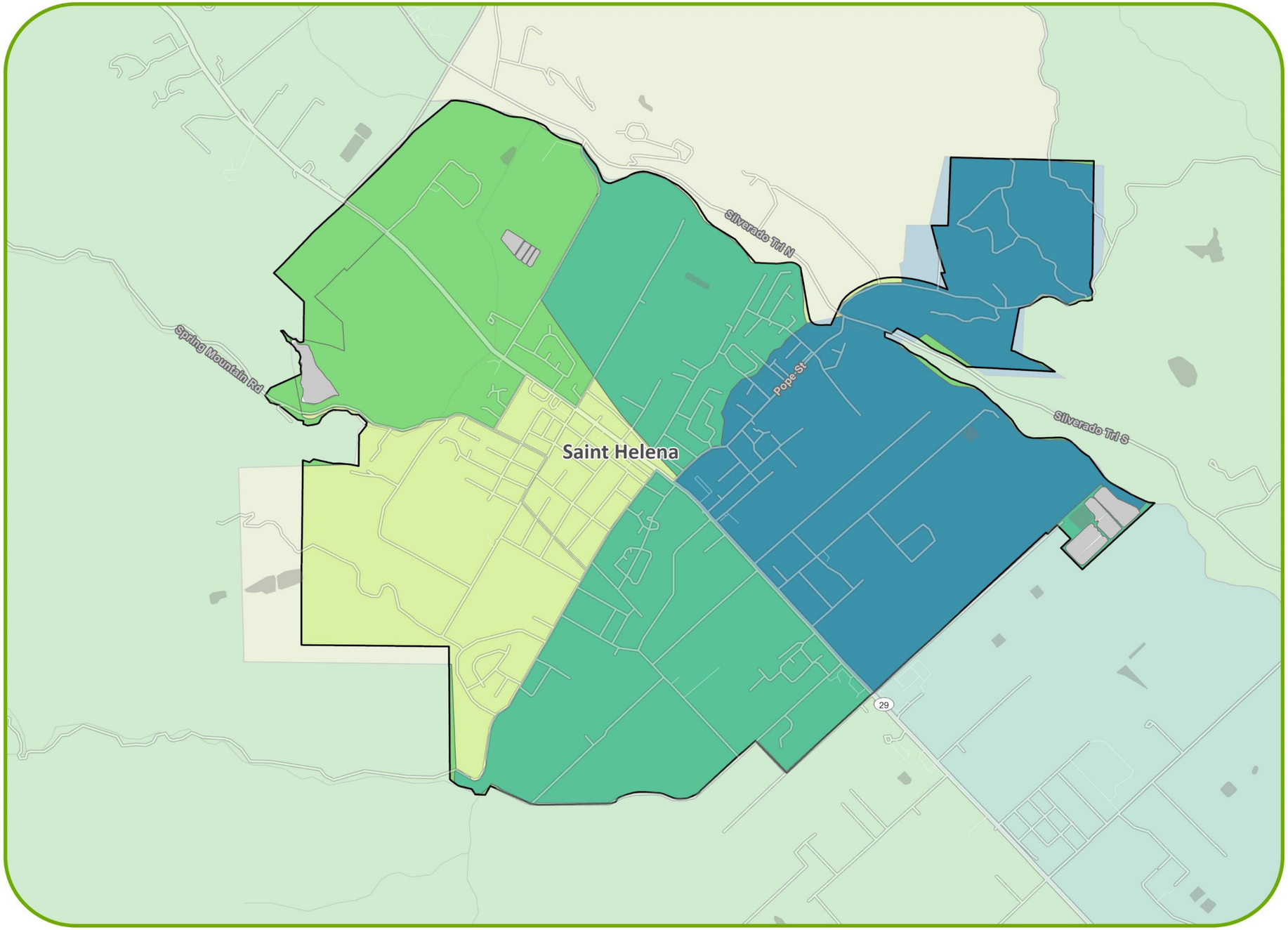


Figure 2:
Percent of Total Non-White Population (St. Helena)

City Boundary
(R) Racial Demographics (2018) - Block Group
Percent of Total Non-White Population
≤ 20%
21 - 40%
41 - 60%
61 - 80%
> 81%

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

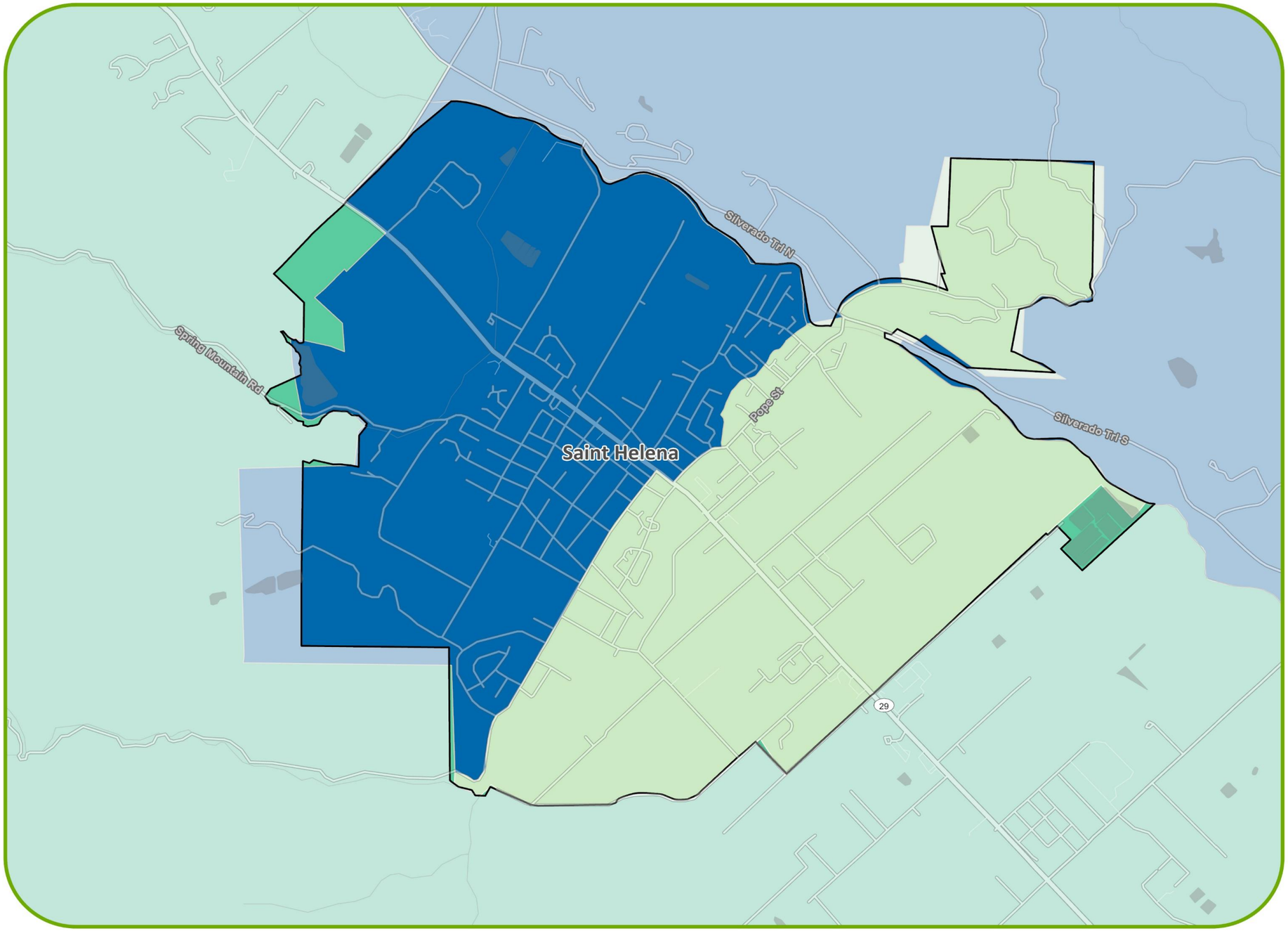


Figure 3:
Predominant Populations (St. Helena)

City Boundary

(R) Predominant Population - White Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - Hispanic Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - Asian Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - African American Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - Native American Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

0 0.2 0.4 Miles

N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

Figure 4 **Percent of Population with a Disability (Napa County)**

Source: AFFH Viewer, 2022

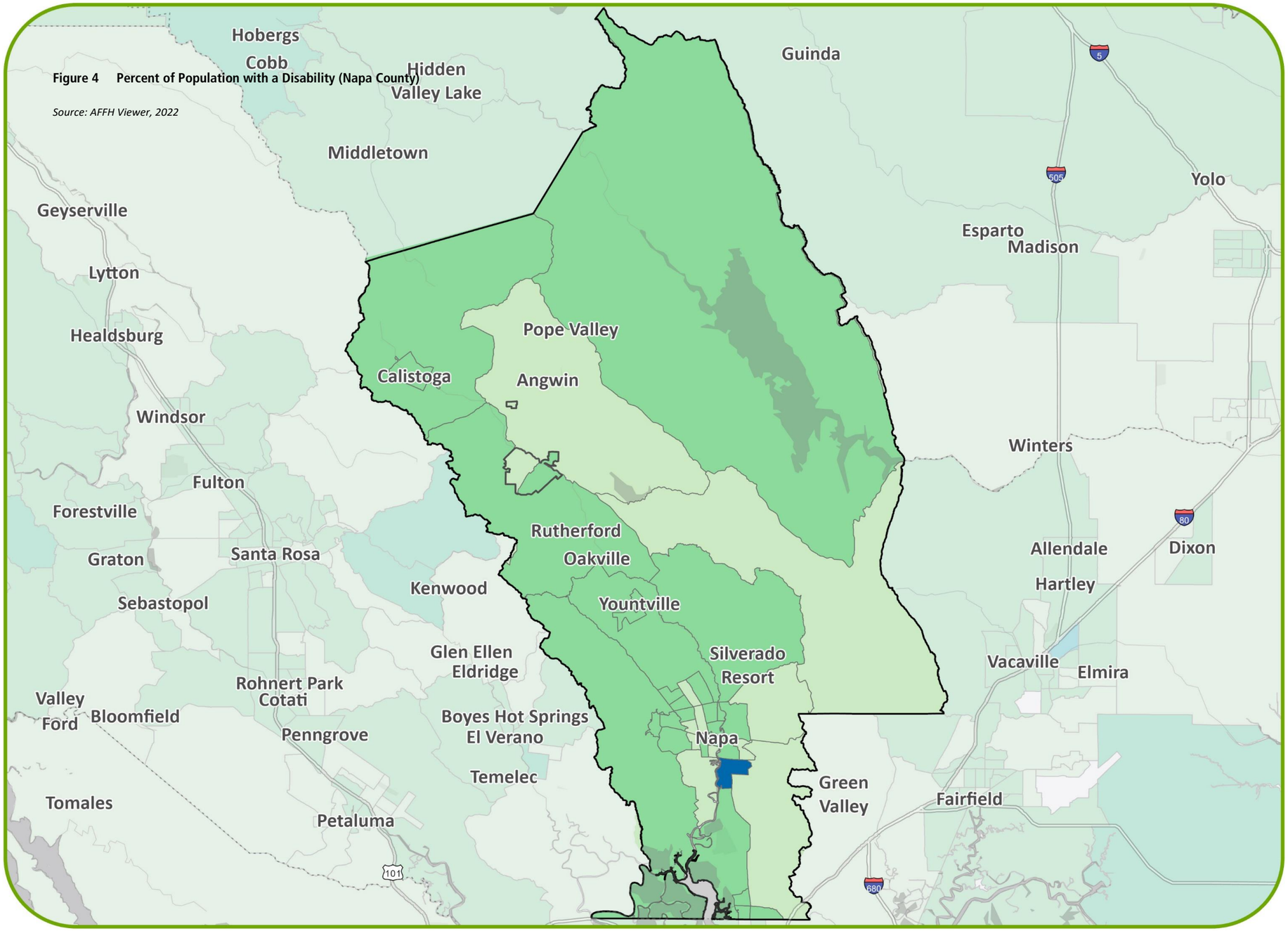


Figure 4: Percent of Population with a Disability (Napa County)

City Boundary
County Boundary
(R) Population with a Disability (ACS, 2015 - 2019) - Tract
Percent of Population with a Disability
< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%

0 3 6 Miles

N

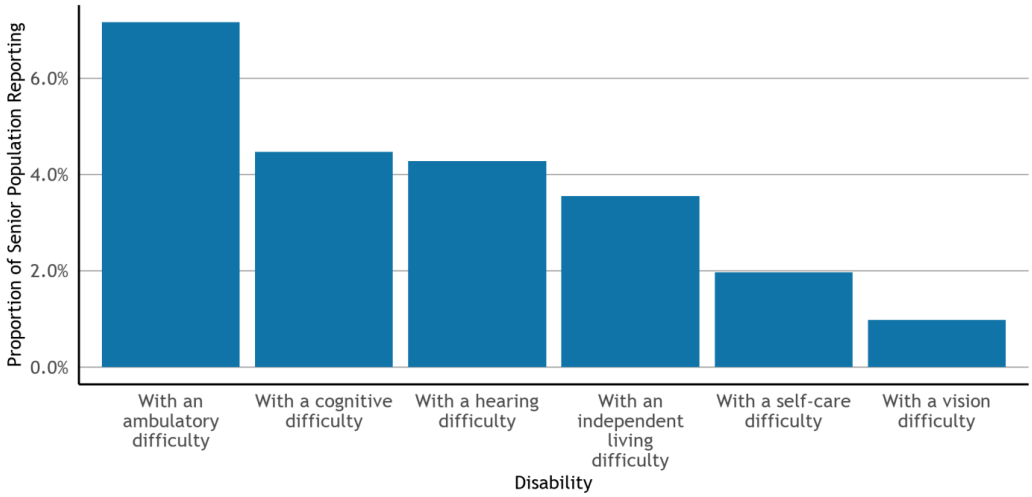
County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

3.2.2 Local Trends

The 2015-2019 ACS estimated a total of 726 residents in St. Helena were living with one or more disabilities, which is approximately 11.9 percent of the total population. Of the 726 individuals living with a one or more disabilities, 466 (64.2 percent) are age 65 or older. The most common type of disability in St. Helena is ambulatory difficulty, defined as those who have serious difficulty walking or climbing stairs, as shown in

Figure 5. Persons with ambulatory disability have specific housing needs and may require housing that is wheelchair accessible or lacks stairs or steps.

Figure 5 Disability by Type (St. Helena)



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Figure 6 highlights the percentage of the population living with one or more disabilities in the city by census tract. The southeastern parts of the city, east of Spring Street and Pope Street, have higher concentrations of residents with one or more disabilities (between 10 and 20 percent living with at least one disability).

This page is intentionally left blank.

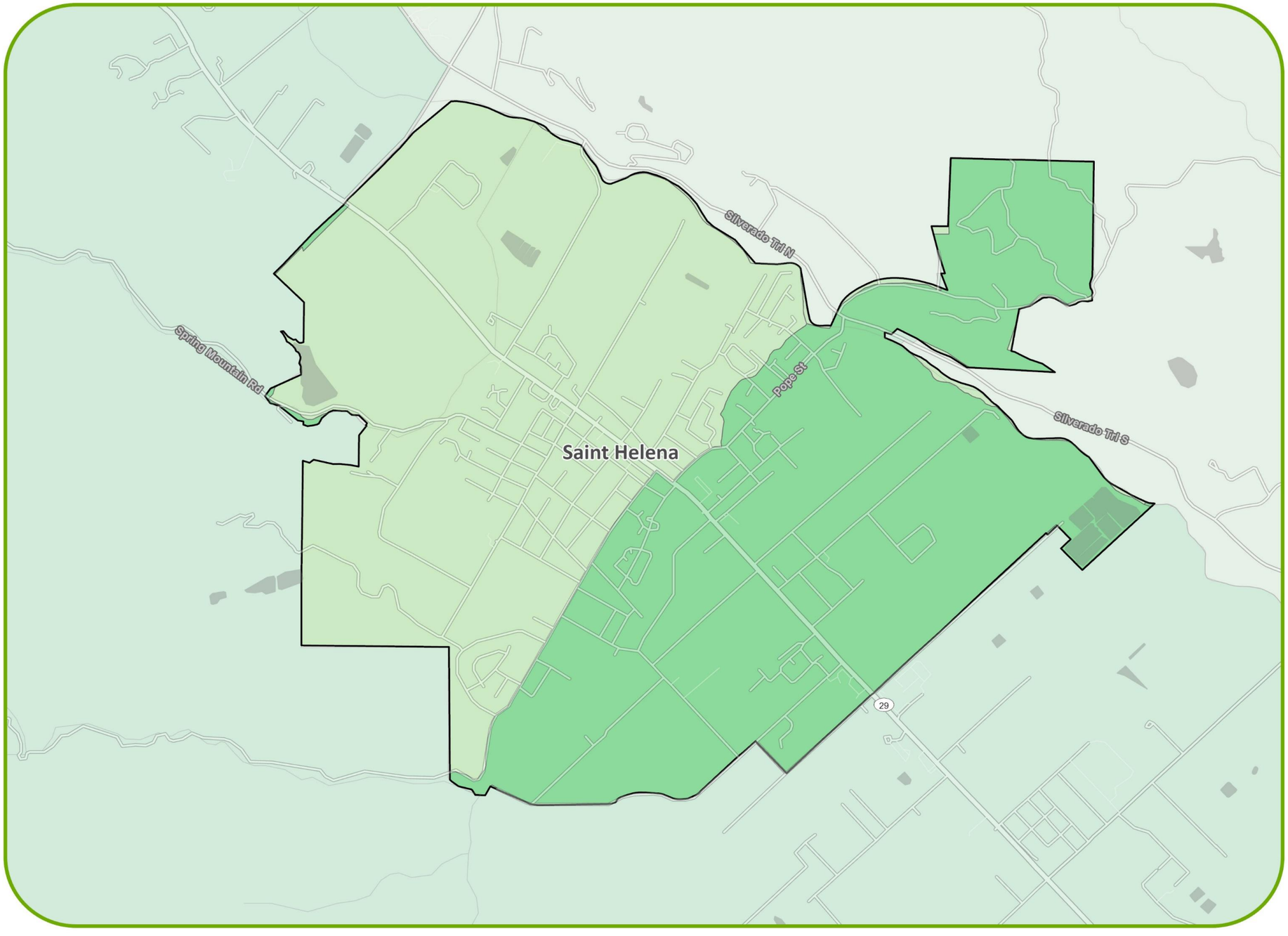


Figure 6: Percentage of Population with One or More Disabilities (St. Helena)

City Boundary
(R) Population with a Disability (ACS, 2015 - 2019) - Tract
Percent of Population with a Disability
< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.

Page 432 of 1733

3.3 Familial Status

Familial status refers to families with children under the age of 18, including those with legal custody of a child, pregnant persons, and those in the process of adopting or gaining legal custody. Families with children may face housing discrimination by landlords, including being denied housing due to the presence of children or being subject to special restrictions or fees. Differential treatments such as limiting the number of children in a complex or confining children to a specific location or unit are also fair housing concerns. In a 2016 housing discrimination study, researchers found that compared to households without children, households with children were shown slightly fewer units and were commonly told about units that were slightly larger, and as a result, slightly more expensive to rent.[72] Additionally, female-headed households with children require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

3.3.1 Regional Trends

Most households in Napa County are family households, comprising approximately 68 percent of the total 48,705 households in the county. Households with children present comprise 28.1 percent (13,699 households) of the total households or 41.4 percent of all family households in the county. Married couples without children represent 46.9 percent of family households. The majority of family households with children are married couple households with fewer numbers of female and male single parent households. Single-parent households are more often at risk for housing issues because they rely on a single income and may require access to affordable childcare. Table 4 shows a breakdown of household type by tenure (owned versus rented) and presence of children in Napa County. Single-parent households are more likely to rent than own, especially female, single-parent households. There are 1,008 single-parent households that own and 2,323 single-parent households that rent in Napa County.

Table 4 Household Type and Tenure (Napa County)

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married Couple Family, with Children Present	6,257	20.0%	4,036	23.2%
Single-Parent, Male Householder, no Spouse Present	383	1.2%	577	3.3%
Single Parent, Female Householder, No Spouse Present	700	2.2%	1,746	10.0%
Total Households with Children Present	7,340	23.5%	6,359	36.5%
Total Households	31,276	100%	17,429	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

[72] *HUD. 2016. https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf.*

Figure 7 shows the percentage of children in married couple households in Napa County. The less urban areas of the county have higher concentrations of children residing in married couple households while the urban areas have a lower percentage of children residing in married couple households. In most areas of the county the majority of children live in married couple households, however the northern half of the county generally has a higher percentage of children living in married couple households compared to the southern half.

Figure 8 shows the estimated percentage of children in households with a female head of household with no spouse or partner. Urban areas of the county, especially areas of the City of Napa and Town of Yountville, have higher concentrations of children in female single-parent households with between 20 and 40 percent of family households headed by a single parent female. The southern area of the City of Napa has the highest concentration of children in households with a female head of household with no spouse or partner, with between 40 and 60 percent of families headed by a single parent female. Less urban areas of the county, outside of incorporated cities, have less than 20 percent of families headed by a single female.

Figure 9 shows the percentage of adults living with a spouse or partner in Napa County. In most areas of the county 40 to 60 percent of adults are living with a spouse/partner. In areas in the southeast portion of the county, and on the west side of the City of Napa, there is a higher concentration of adults living with a spouse/partner, consisting of approximately 60 to 80 percent of adults.

Figure 10 shows the percentage of adults living alone, with less than 20 percent adults living alone in most areas in Napa County. In several of the more urban areas, specifically portions of the City of Napa, Yountville, and St. Helena, there is a higher concentration of adults living alone (greater than 20 percent).

3.3.2 Local Trends

Approximately 58 percent of the total 2,702 households in St. Helena are family households, as shown in Table 5. The majority of families are married couple families with more renters than homeowners. However, more single-parent households own their home than rent. Table 6 shows the breakdown of families with children by tenure and household type.

Non-family households are the second most common household type; a total of 42 percent of households fall into this category. These are primarily individuals living alone. Female single parent families make up about 10 percent of both owner-occupied units and rented units. Compared to the entire county, St. Helena has a greater percentage of non-family households, especially those living alone.

Table 5 Household Type and Tenure (St. Helena)

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Family Households	920	58	586	53
Married couple family	735	46	408	37
Male householder, no spouse present	29	2	63	6
Female householder, no spouse present	156	10	115	10
Non-family households	670	42	526	47
Living Alone	644	41	395	36
Not Living Alone	26	2	131	12
Total Households	1,590		1,112	

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table S2501 Occupancy Characteristics, 2015-2019 Estimates.

Table 6 Tenure by Household Type and Presence of Children (St. Helena)

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married Couple Family, with Children Present	164	10.3%	230	20.7%
Single-Parent, Male Householder, no Spouse Present	17	1.1%	11	0.1%
Single Parent, Female Householder, No Spouse Present	114	7.2%	50	4.5%
Total Households with Children Present	295	18.6%	291	26.2%
Total Households	1,590	100%	1,112	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

The majority of children in St. Helena live in married couple households; however this percentage is less than in rural areas of Napa County. Figure 11 shows the percentage of children in married couple households in St. Helena is between 60 and 80 percent, while more than 80 percent of children in the surrounding rural areas live in married couple households.

Figure 12 shows the percentage of children in female single-parent households in St. Helena. In the northwest areas of St. Helena, 20 to 40 percent of children live in female single-parent households. In the southeast areas of the city less than 20 percent of children live in female single-parent households.

Figure 13 provides estimates regarding the percent of the adult population living with a spouse in St. Helena. Throughout the city, 40 to 60 percent of adults are living with a spouse. Figure 14 shows the

percentage of the adult population living alone in St. Helena. In the western half of the city, 20 to 40 percent of adults live alone while in the eastern half of the city less than 20 percent of adults live alone.

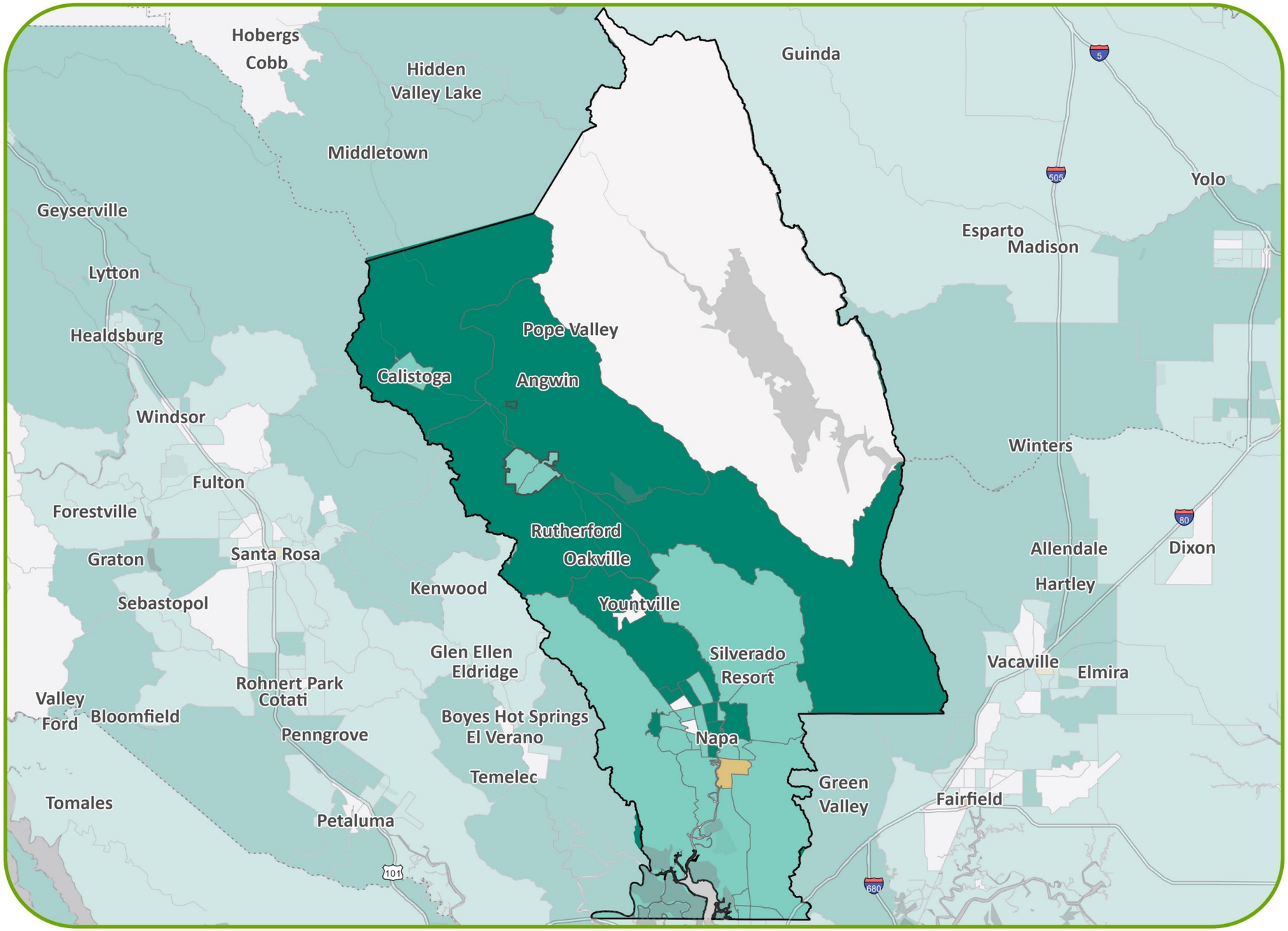


Figure 7: Children in Married-Couple Households (Napa County)

City Boundary
County Boundary
(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract
Percent of Children in Married-Couple Households
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 3 6 N
Miles

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

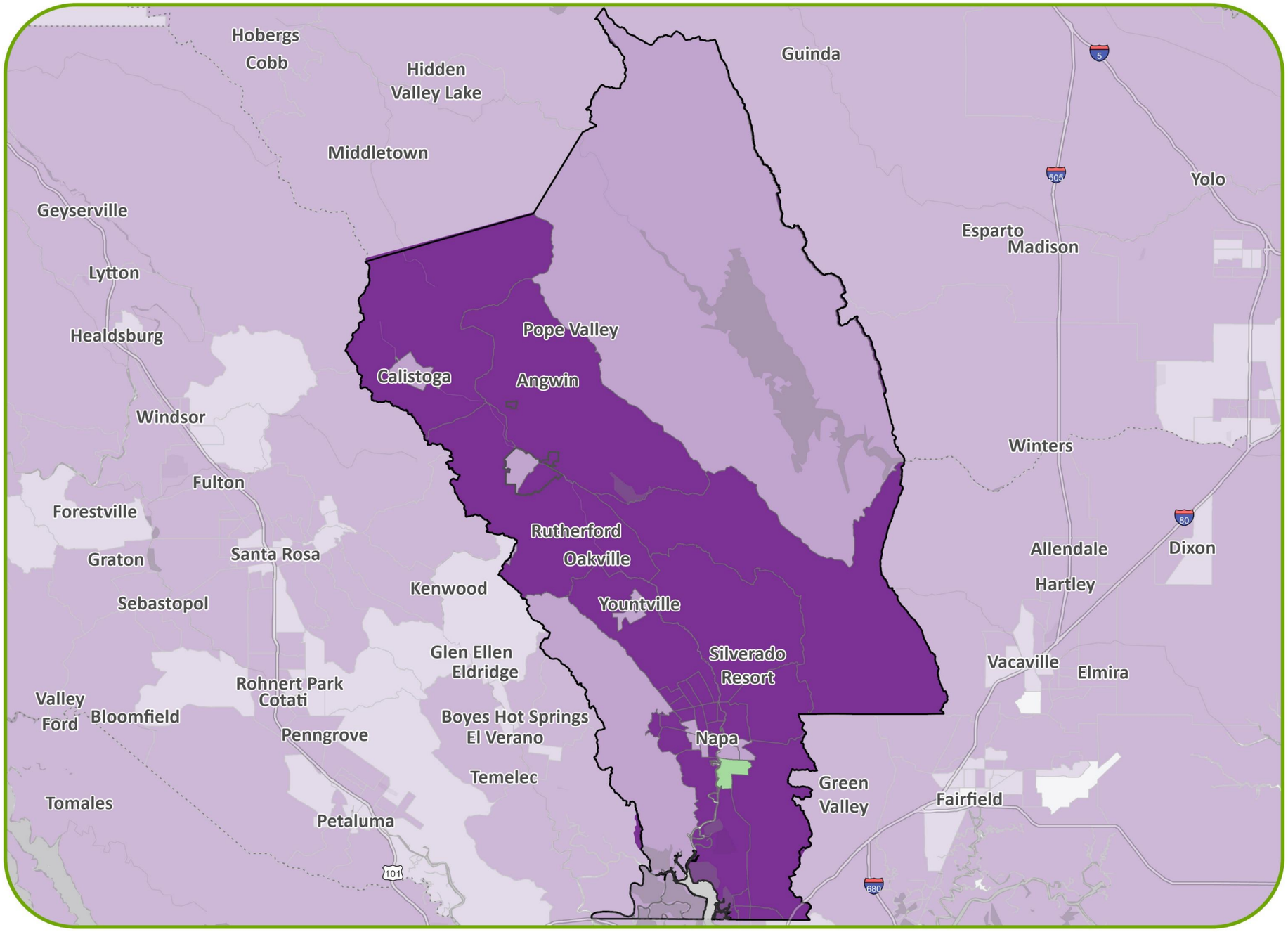


Figure 8: Female Headed Households with Children, No Spouse/Partner Present

City Boundary
County Boundary
(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract
Percent of Children in Female Householder, No Spouse/ Partner Present Households
≤ 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

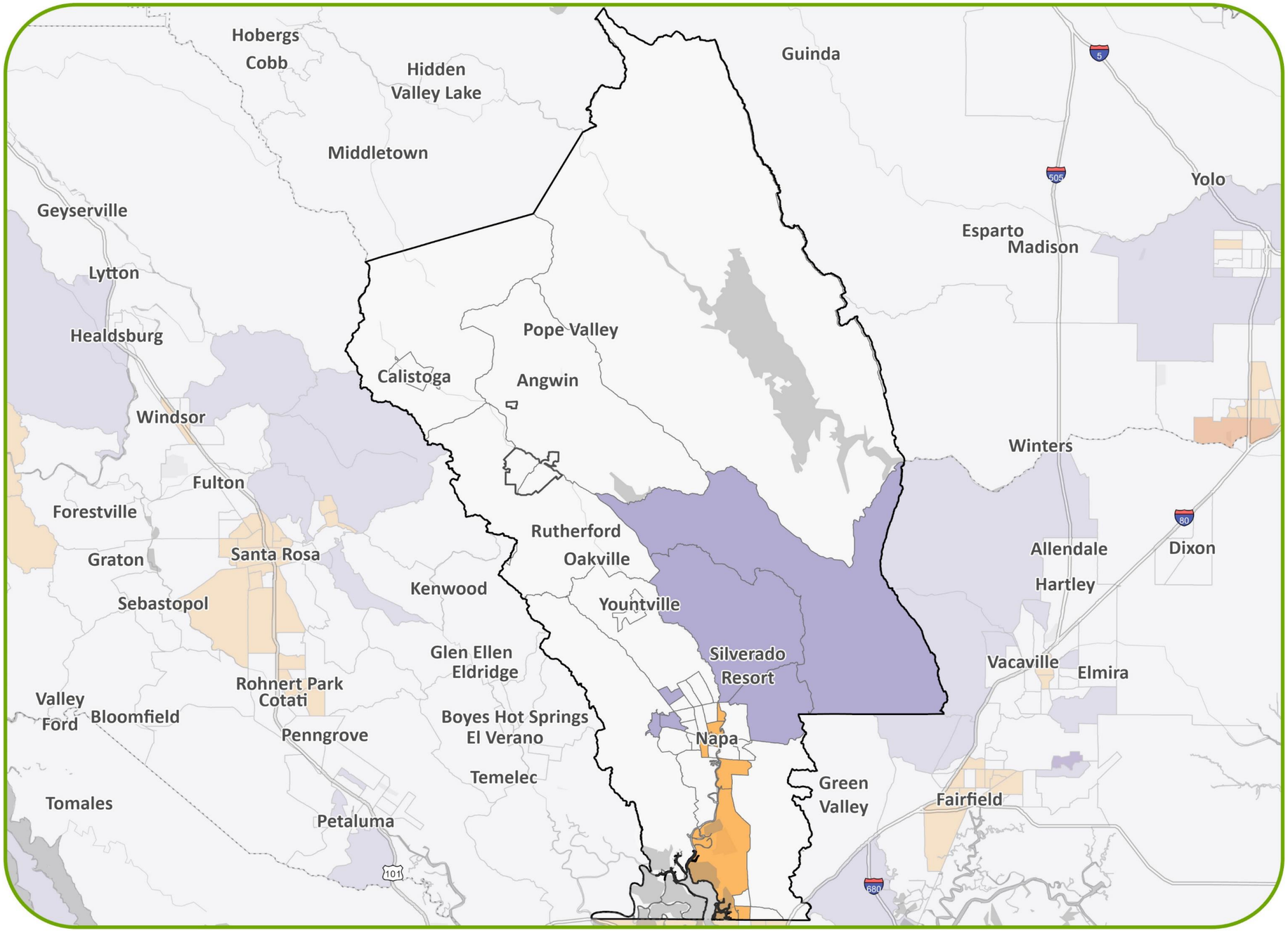


Figure 9: Population of Adults Living with Spouse/ Partner (Napa County)

City Boundary
County Boundary
(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract
Percent of Population 18 Years and Over in Households Living with Spouse
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

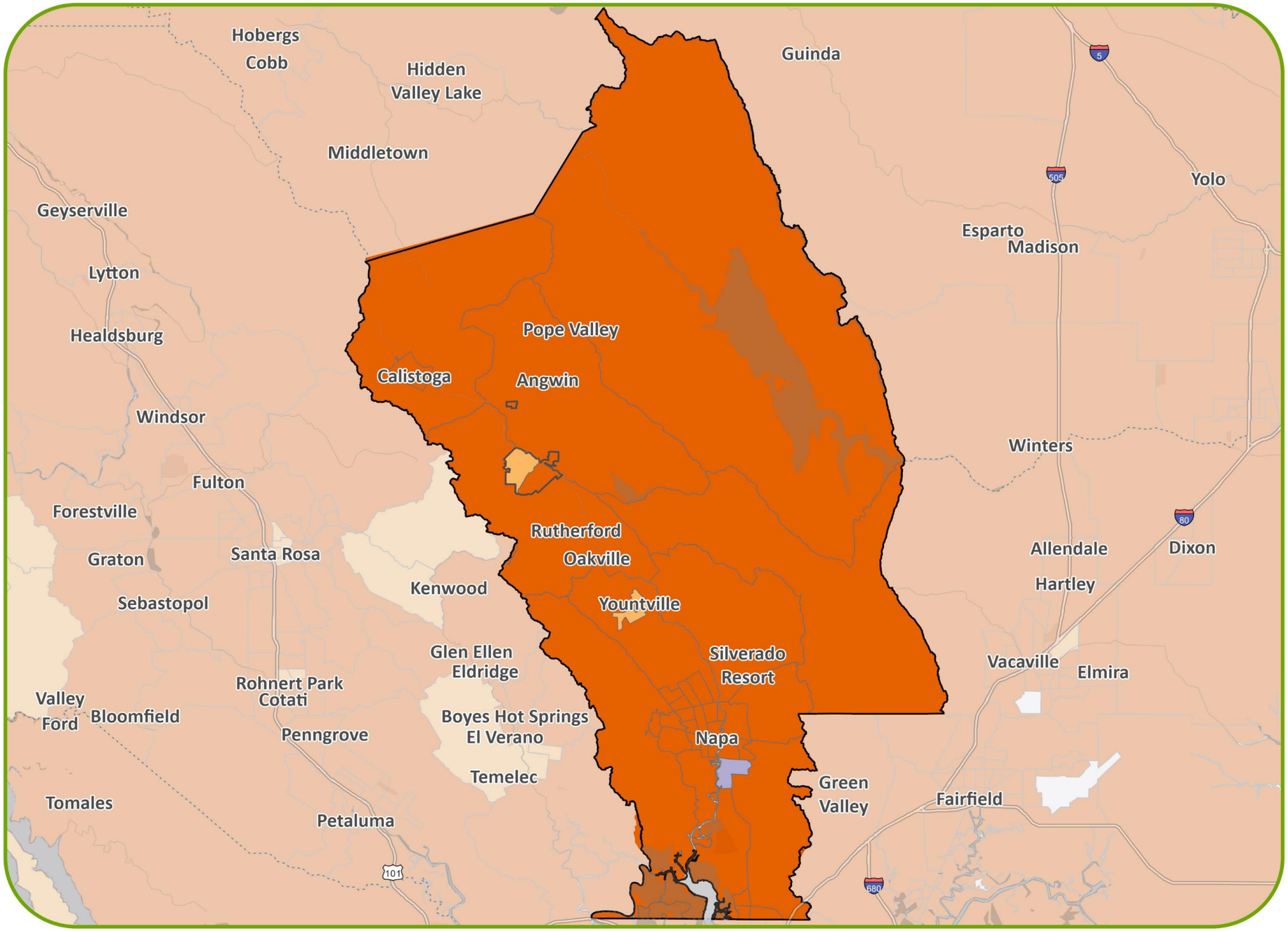


Figure 10: Population of Adults Living Alone (Napa County)

City Boundary

County Boundary

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

Percent of Population 18 Years and Over in Households Living Alone

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 3 6 N

Miles

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

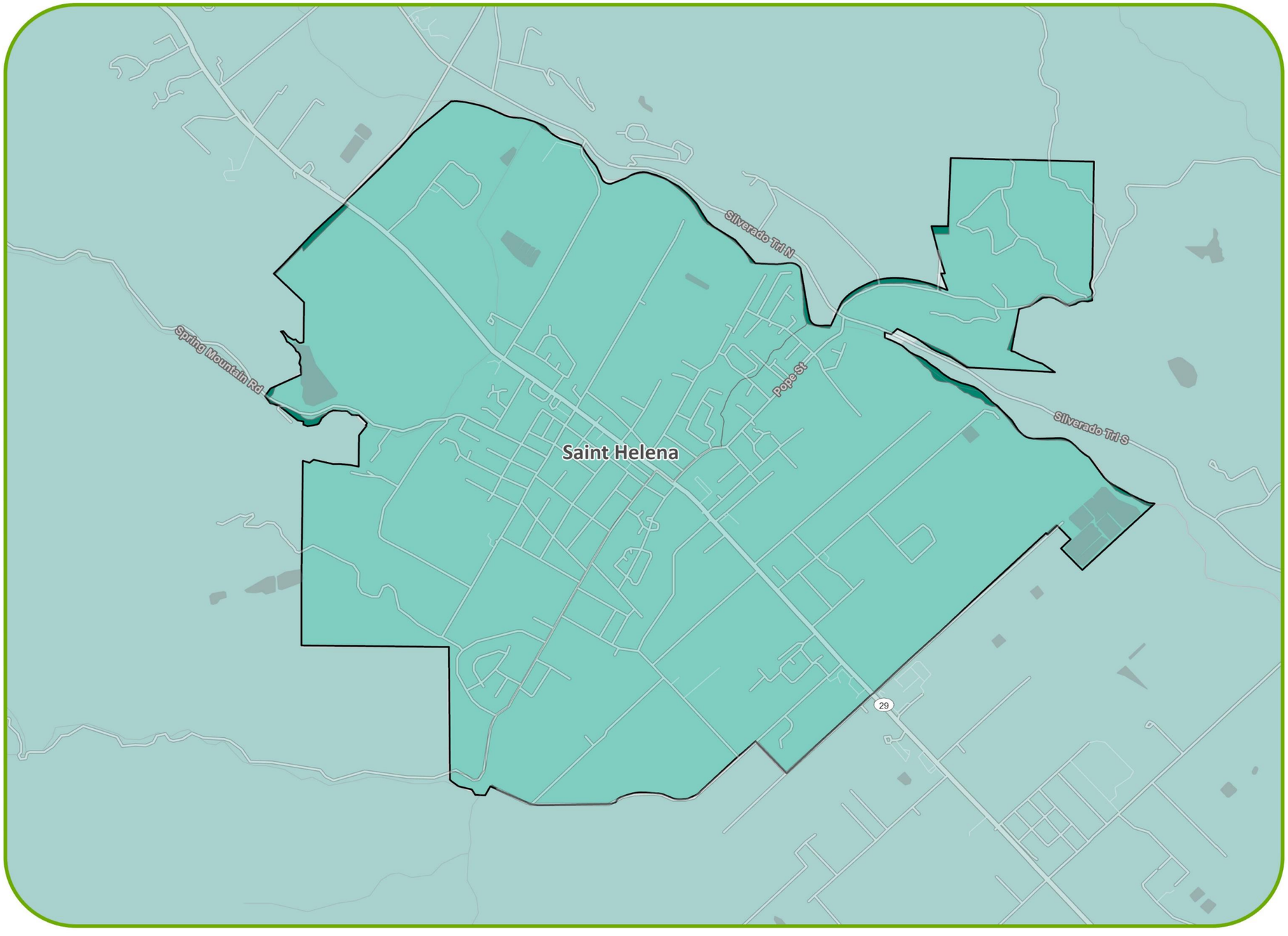


Figure 11: Children in Married-Couple Households (St. Helena)

City Boundary

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

Percent of Children in Married-Couple Households

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

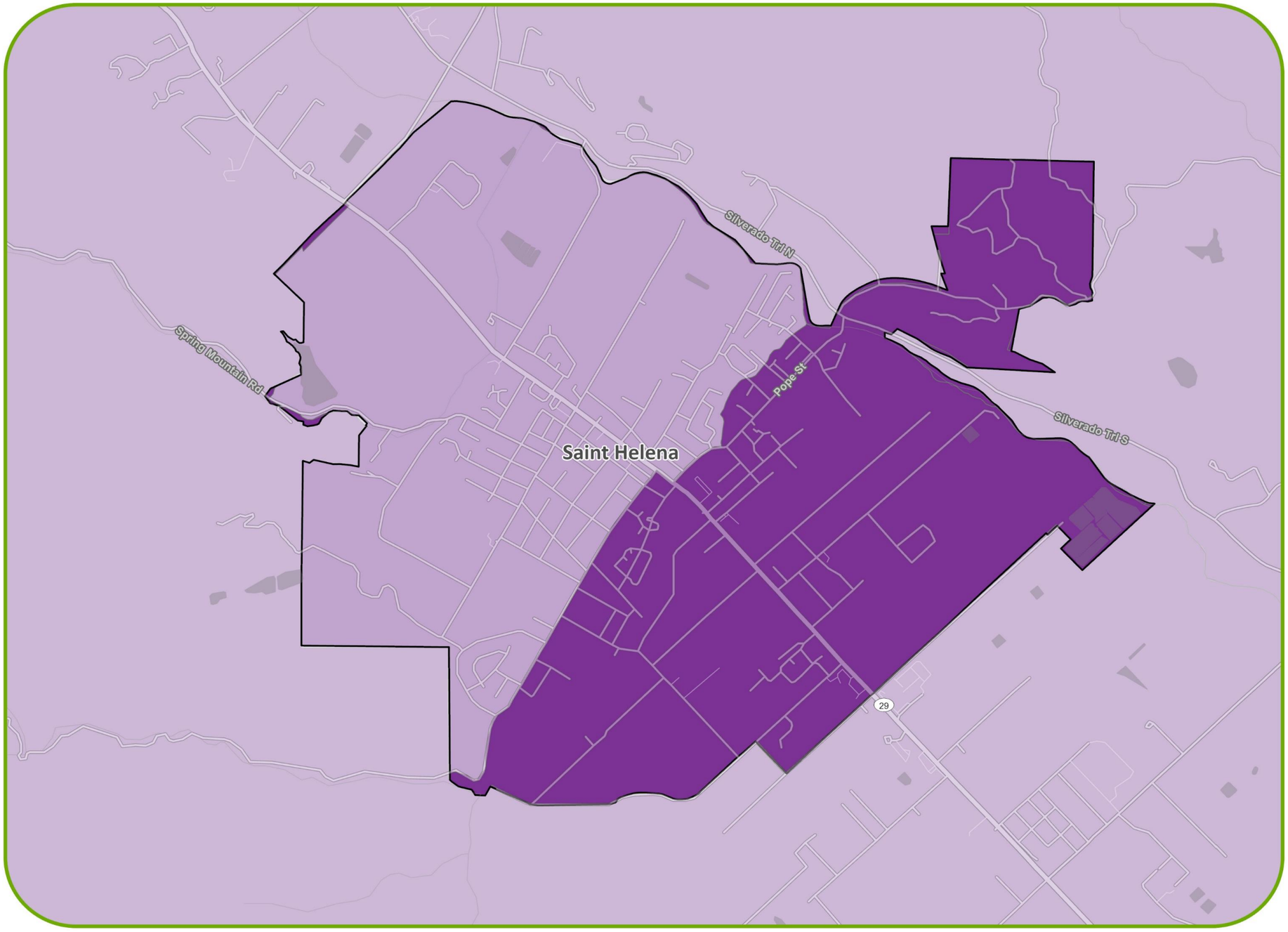


Figure 12: Female Headed Households with Children, No Spouse/ Partner Present (St. Helena)

City Boundary

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

Percent of Children in Female Householder, No Spouse/ Partner Present Households

- ≤ 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.



Figure 13: Population of Adults Living with Spouse/Partner (St. Helena)

City Boundary

(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

Percent of Population 18 Years and Over in Households Living with Spouse

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

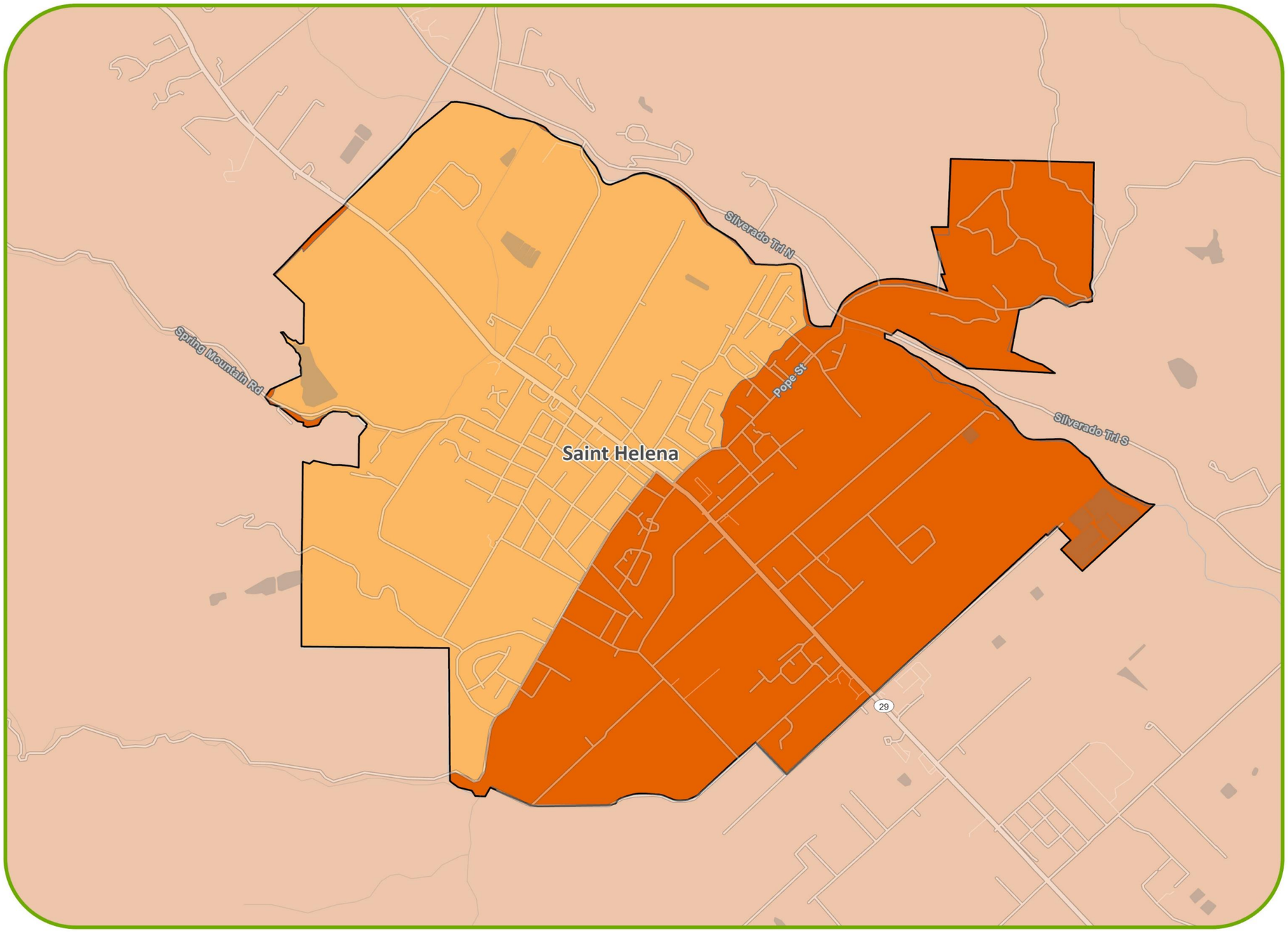


Figure 14: Population of Adults Living Alone (St. Helena)

City Boundary

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

Percent of Population 18 Years and Over in Households Living Alone

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

Overall, the northwest portion of the city has a higher proportion of children living in female single-parent households and a higher proportion of adults living alone compared to the southeast portion of the city. The percentages of children living in married couple households and adults living in with a spouse/partner are high throughout the city.

3.4 Household Income

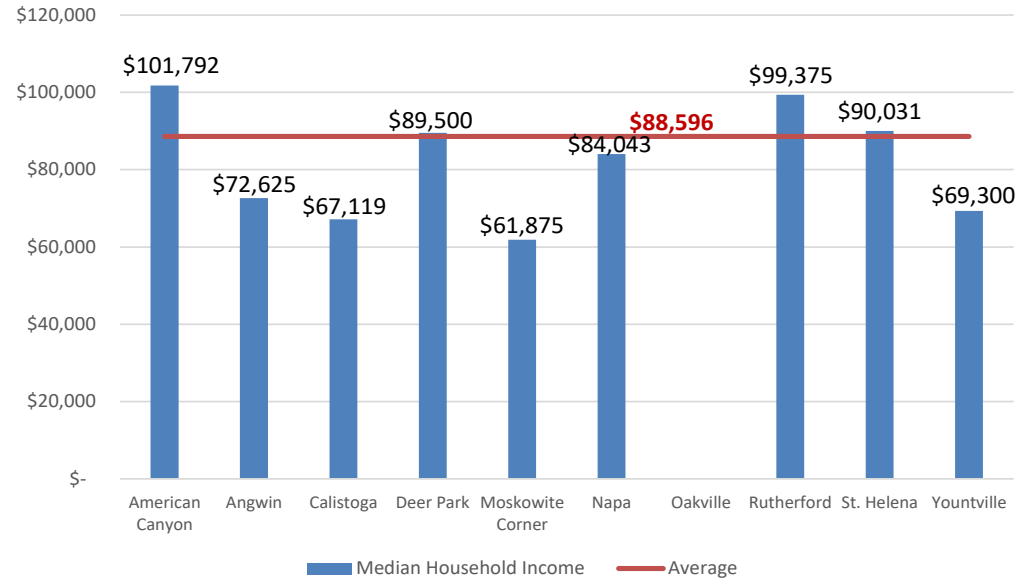
Household income is directly related to the ability to afford housing. Higher income households are more likely to own rather than rent housing. However, as household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have actual choice in housing opportunities – that is, they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the area median income).

3.4.1 Regional Trends

The median household income of Napa County is $88,596. LMI areas are concentrated in the more urbanized areas of the county, including the City of Napa, St. Helena, and Calistoga. Rural areas of the county tend to have higher income households. Figure 15 shows the median household income for cities within Napa County.

Figure 15 Median Household Income (2015-2019)



Source: Bureau of the Census, American Community Survey American Community Survey, 2015-2019.

Figure 16 shows median household income by block group using 2015-2019 ACS estimates. Block groups with the lowest median income are the eastern area of St. Helena, the area south of Yountville, and areas within the City of Napa.

LMI populations by census tract for Napa County are displayed in Figure 17. Census tracts within Cities of Napa, St. Helena, and Calistoga have the highest percentages of populations with low to moderate income. These areas are the same areas with the highest percentages of non-White population.

3.4.2 Local Trends

Household incomes in St. Helena tend to be higher than the region as a whole, with a median income of $90,031 compared to the median household income of Napa County ($88,596). St. Helena has a higher median income than many of the surrounding cities, including the cities of Napa, Yountville, and Calistoga, as shown in Figure 15.

Figure 18 provides an overview of median household income by block group in the city. The census blocks with the lowest median income are located on the northeast and east side of St. Helena with median incomes of $47,083 and $51,544, which is less than the state median income of $87,100. Community input identified that many of the property owners in this area are not lower income and are in fact very wealthy. The low-medium income trends in this area of the city may partially be attributed to the three affordable housing developments (Stonebridge Apartments, Woodbridge Village Apartments, and Hunt's Grove

Apartments), Vineyard Valley Mobile Home Park, and a senior living community (Silverado Orchards Retirement Community) all located within these two census blocks. The census block with the highest median income is located in the downtown area in the center of the city with a median income of $158,500. The AFFH Data Viewer has no information on median income of the northwest area of St. Helena.

The LMI populations in St. Helena are concentrated on the east side of the city, as shown in Figure 19. According to HUD estimates, in the eastern area of the city 68 percent of the population are LMI populations. In contrast, on western side of city less than 20 percent of the population is LMI. This pattern closely corresponds with areas of the city that have a greater non-White population concentration, which is also greater on the eastern side of the city.

This page is intentionally left blank.

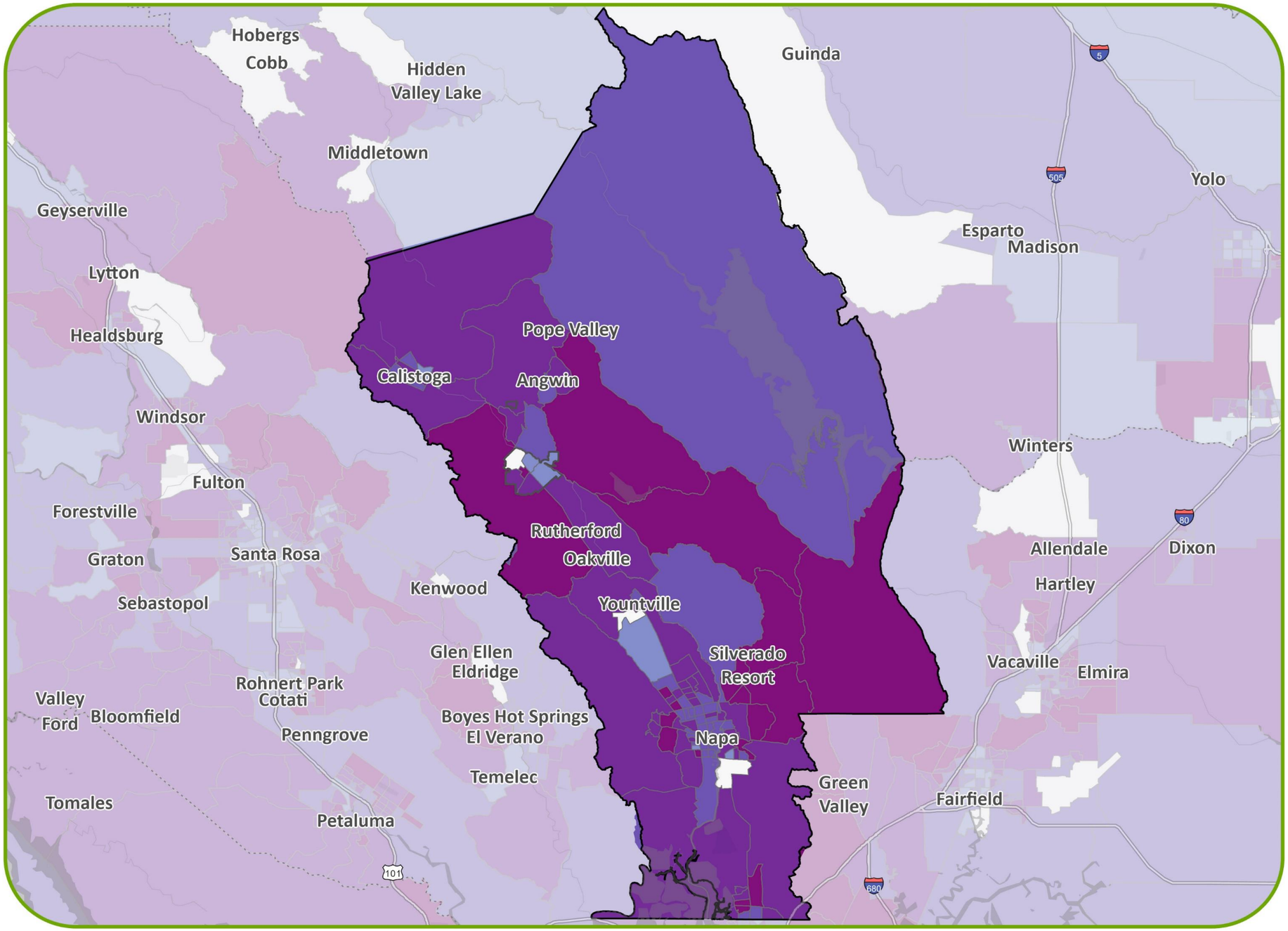


Figure 16: Median Household Income (Napa County)

City Boundary
County Boundary
(R) Median Income (ACS, 2015-2019) - Block Group
Median Income
< $30,000
< $55,000
< $87,100 (HCD 2020 State Median Income)
< $125,000
Greater than $125,000

0 3 6
Miles

N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

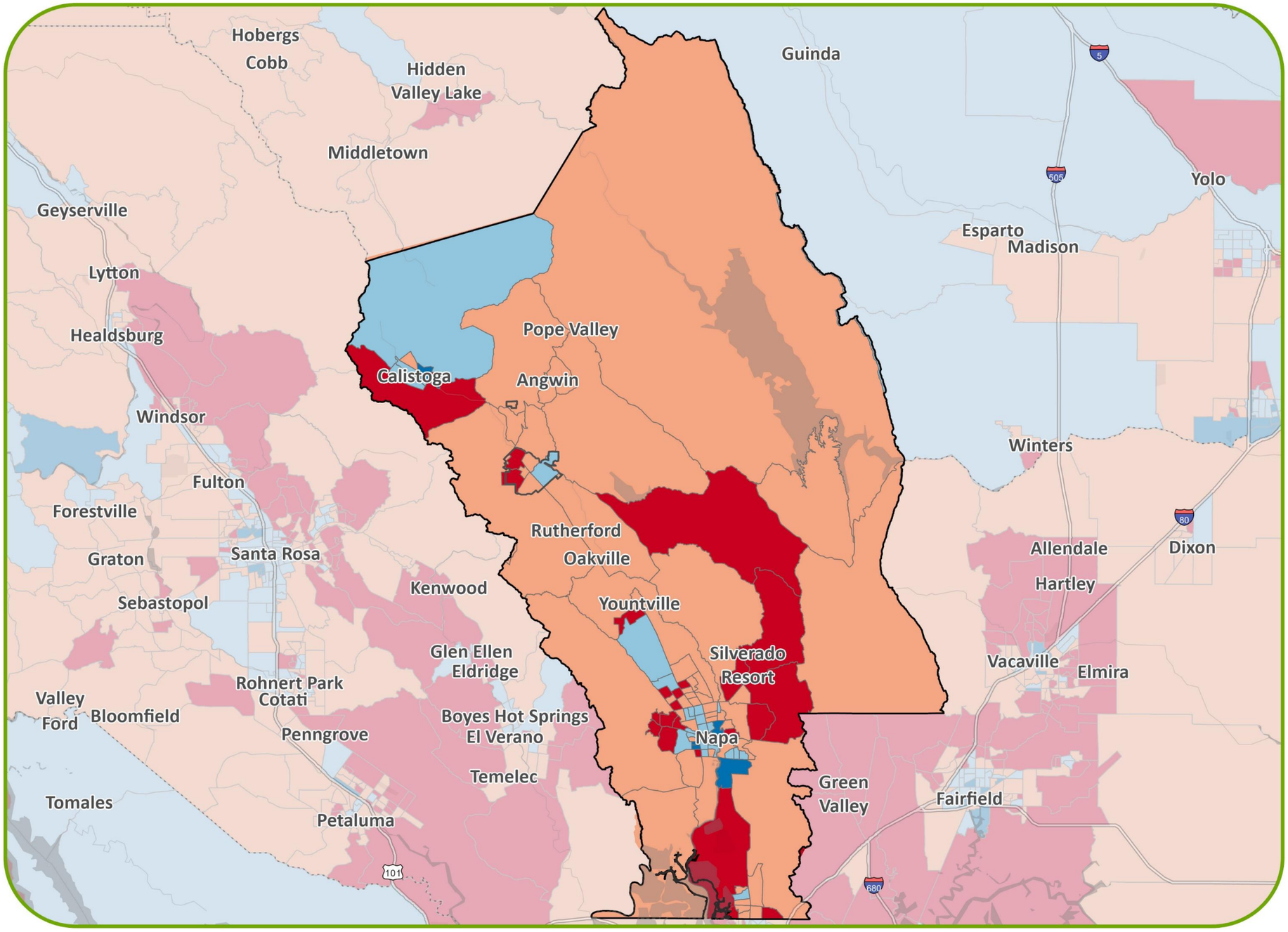


Figure 17: Low and Moderate Income Population (Napa County)

City Boundary
County Boundary
(A) Low to Moderate Income Population (HUD) - Block Group
Percent of Low-Moderate Income Population
< 25%
25% - 50%
50% - 75%
75% - 100%

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

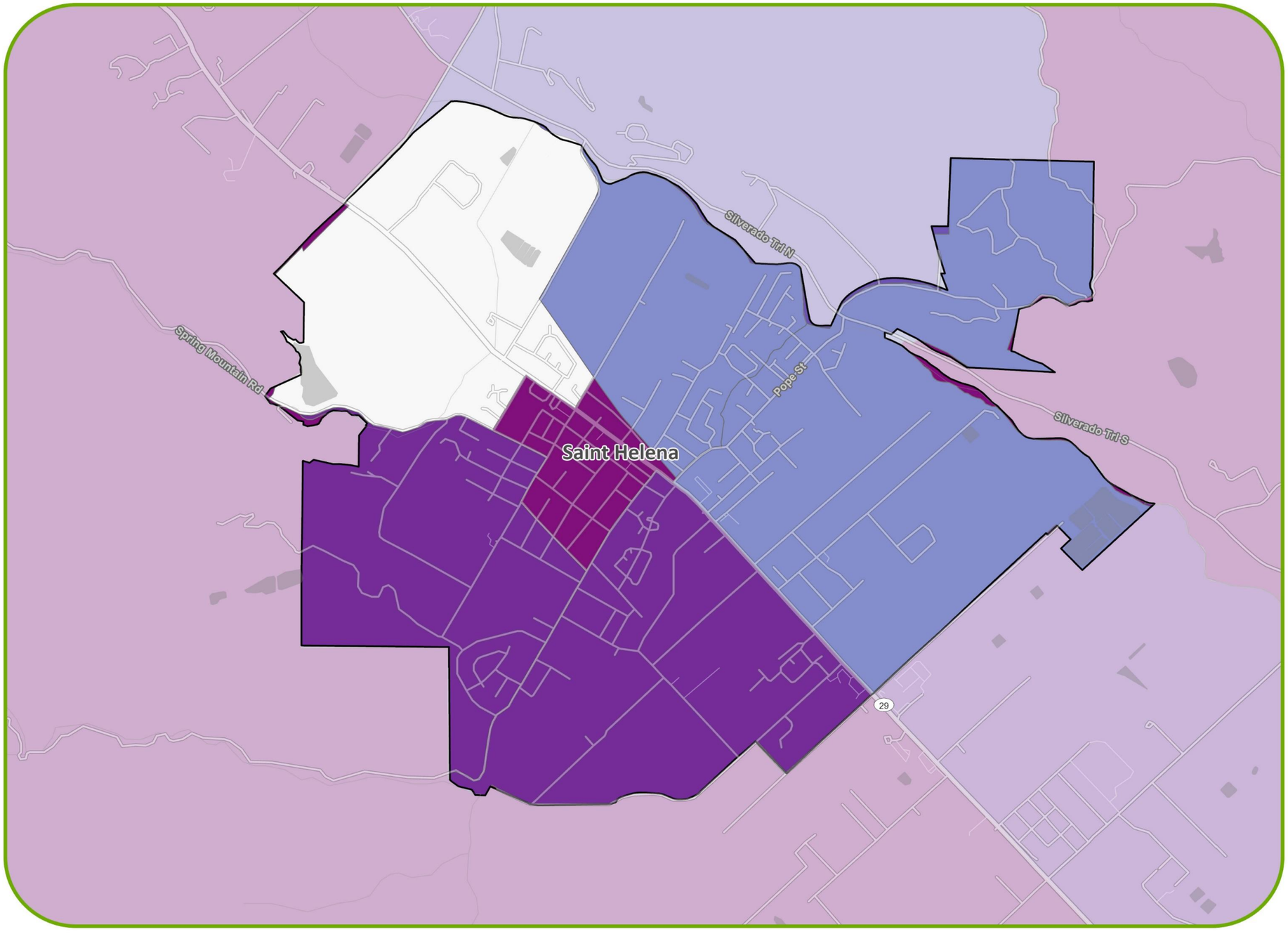


Figure 18: Median Household Income (St. Helena)

City Boundary
(R) Median Income (ACS, 2015-2019) - Block Group
Median Income
< $30,000
< $55,000
< $87,100 (HCD 2020 State Median Income)
< $125,000
Greater than $125,000

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

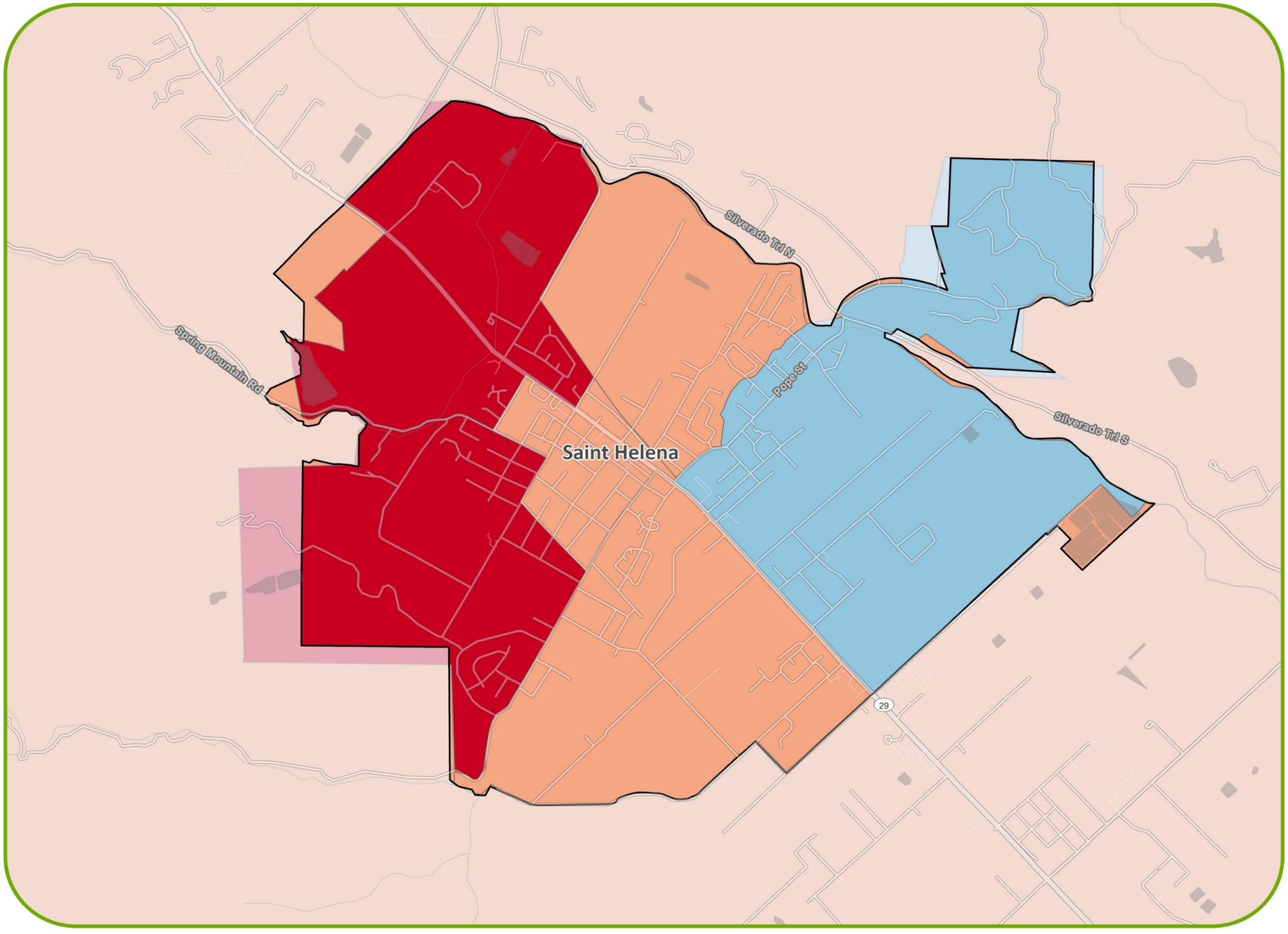


Figure 19: Low to Moderate Income Population (St. Helena)

City Boundary

(A) Low to Moderate Income Population (HUD) - Block Group

Percent of Low-Moderate Income Population

- < 25%
- 25% - 50%
- 50% - 75%
- 75% - 100%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

3.5 Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-White population of 50 percent or more within metropolitan or micropolitan areas (in rural areas it is 20 percent). Areas of "extreme poverty" are defined using the poverty test as those with more than 40 percent of the population at or below the poverty line or a poverty rate or three times the average of the metropolitan area, whichever is less. Areas that meet both the racial/ethnic concentration threshold and the "extreme poverty" threshold are considered R/ECAPs.

3.5.1 Poverty and Segregation

3.5.1.1 Regional Trends

There are no R/ECAPs within Napa County, however there is a small area of in the southern portion of the City of Napa that would be considered an area of extreme poverty with more than 40 percent of the population below the poverty line. According to 2015-2019 ACS estimates, approximately 8 percent of the population of Napa County are below the poverty level. Several areas within county have 10 and 20 percent of the population below the poverty line, including areas in the southern region of the county, in and around the Cities of Napa, American Canyon, and St. Helena. Figure 20 shows the poverty status within Napa County.

3.5.1.2 Local Trends

St. Helena does not have any R/ECAPs. According to 2015-2019 ACS estimates, approximately 8 percent of the population of St. Helena are living below the poverty level, consistent with poverty rates of Napa County. The western half of the city has a greater percentage of the population below the poverty line, between 10 and 20 percent. This area also had a higher percentage of children in a female single parent household.

Figure 21 displays the percentage of the population whose income is below the poverty line in St. Helena. The poverty rates in St. Helena have shifted over time. The 2010-2014 ACS estimated the eastern half of the city had a greater percentage of the population below the poverty line, opposite of the trend shown by the 2015-2019 ACS estimates.

Figure 22 shows neighborhood segregation in St. Helena using to data from UC Berkeley's Urban Displacement Project (UDP). According to the UDP the predominant racial/ethnic composition in St. Helena is Latinx-White. ABAG's Segregation Report also analyzed neighborhood segregation in St. Helena between 2010 and 2020 using the racial isolation index, racial dissimilarity index, and Thiel's H-Index. The isolation index showed White residents are the most segregated racial group in the city, followed by Latinx residents. The dissimilarity index showed segregation is greatest between Asian/Pacific Islander and White residents, followed by Latinx and White residents. However, the dissimilarity index is an unreliable measure for Asian/Pacific Islander and Black/African populations in St. Helena because their populations are too

small for accurate calculation. Thiel's H-index for neighborhood level segregation indicated racial segregation between all racial groups within the city is less than in the average Bay Area jurisdiction. Compared to all Bay Area jurisdictions, St. Helena is less diverse, with a smaller percentage of the population consisting of people of color.

ABAG's Segregation Report also analyzed neighborhood level income segregation between 2010 and 2015 in St. Helena using the income group isolation index, income group dissimilarity index, and Thiel's H-index. The isolation index showed above moderate income residents are the most segregated income group in the city followed by very low income residents. Among all income groups, segregation of the moderate income population has changed the most between 2010 and 2015, becoming less segregated. The dissimilarity index showed income segregation is greater in St. Helena than in the average Bay Area jurisdiction between lower income residents and non-lower income residents and between very low income residents and above moderate income residents. Overall, segregation between lower income residents and residents who are not lower income increased between 2010 and 2015. According to Thiel's H-index for neighborhood level income segregation, income segregation in the city is less than the average Bay Area city and remained about the same between 2010 and 2015. Compared to all Bay Area jurisdictions, St. Helena has a similar share of very low income residents, lower share of low and moderate income residents, and a higher share of above moderate income residents.

In summary, ABAG's segregation report found White residents and above moderate income residents are the largest and most segregated racial and income groups in St. Helena.

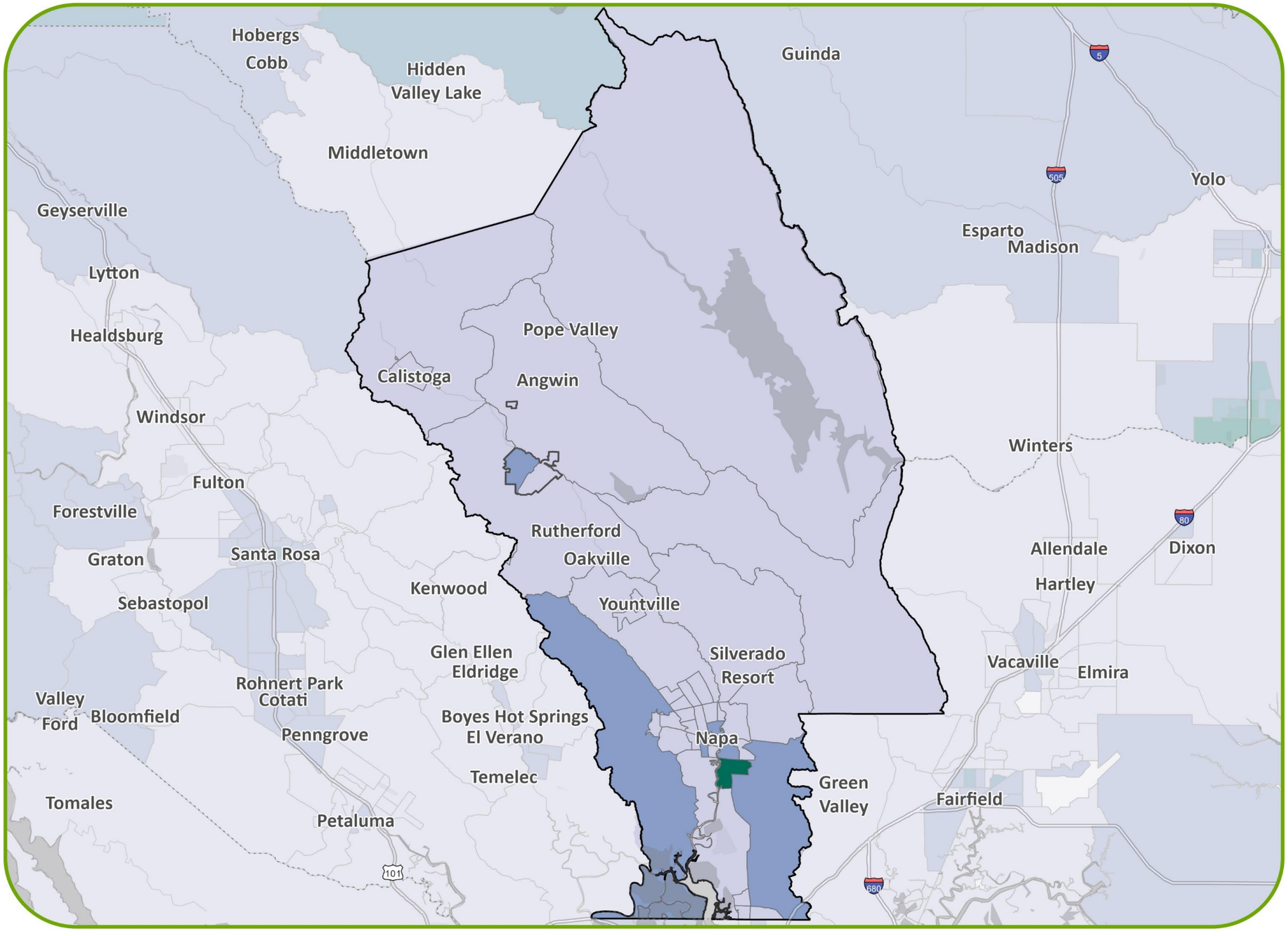


Figure 20:
Areas of High Poverty (Napa County)

City Boundary
County Boundary
(R) Poverty Status (ACS, 2015 - 2019) - Tract
Percent of Population whose income in the past 12 months is below poverty level
< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

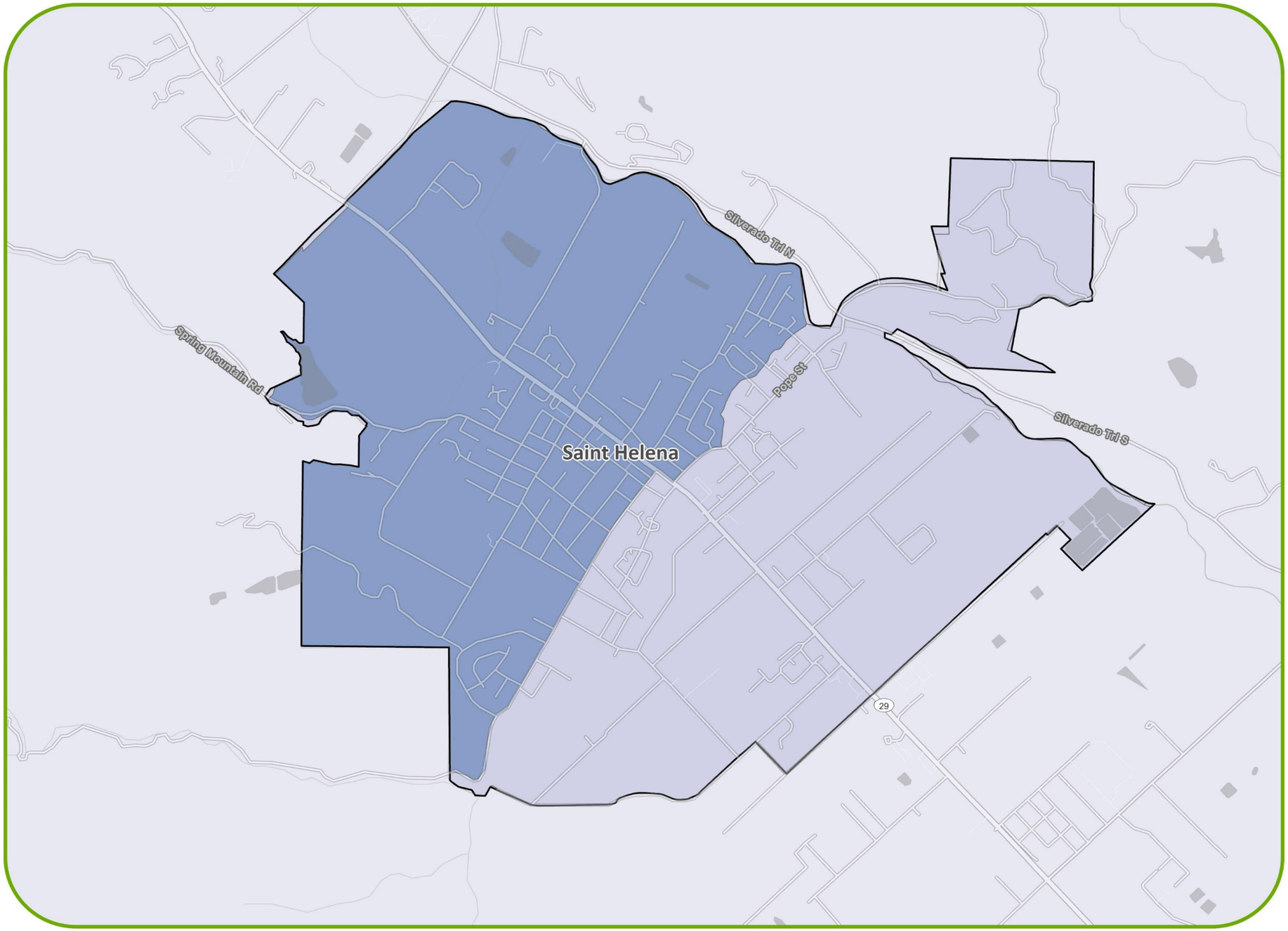


Figure 21:
Poverty Status
(St. Helena)

City Boundary
(R) Poverty Status (ACS, 2015 - 2019) - Tract
Percent of Population whose income in the past 12 months is below poverty level
< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

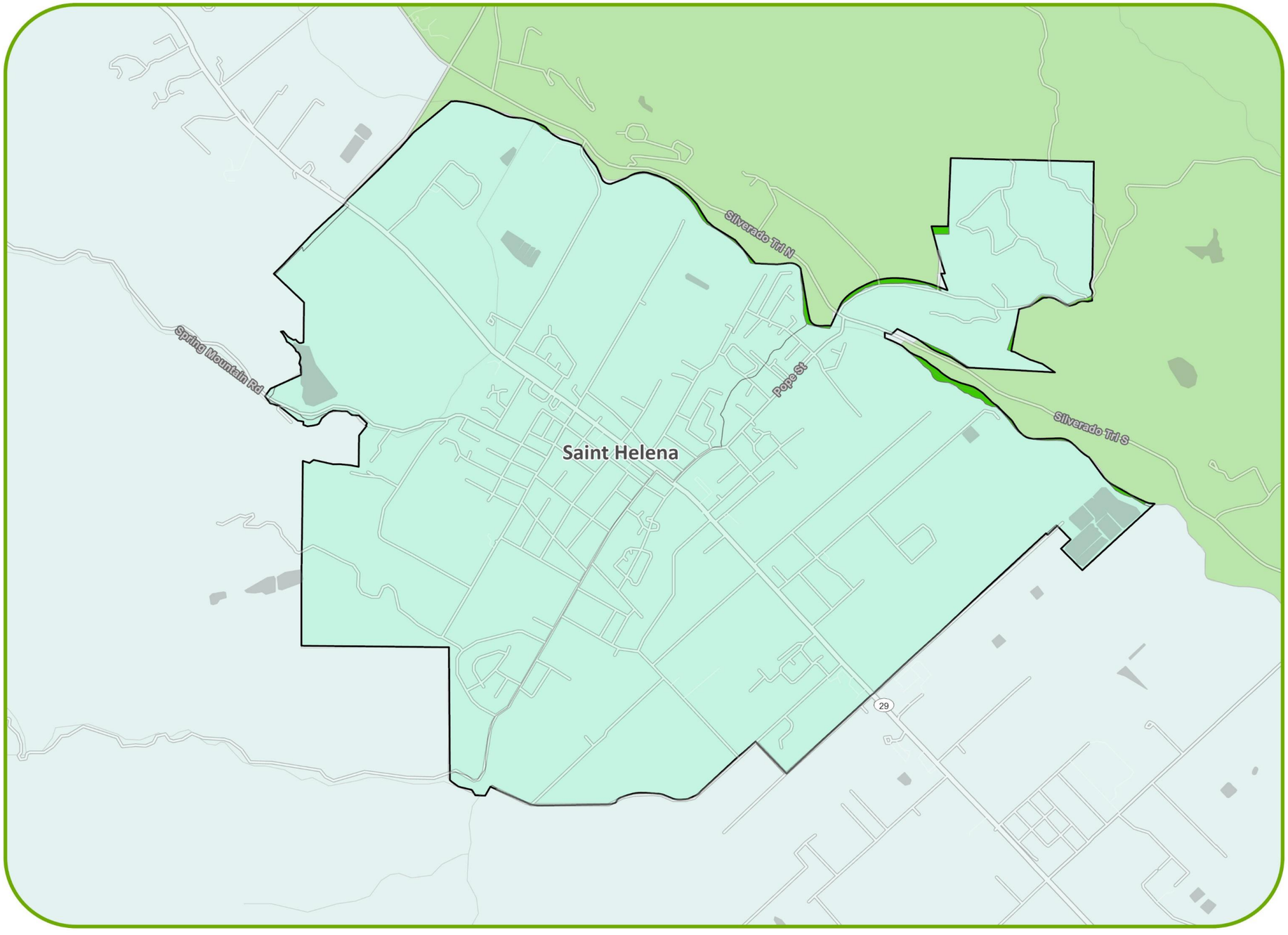


Figure 22: Neighborhood Segregation (St. Helena)

City Boundary
(A) Neighborhood Segregation (UC Berkeley, 2019) - Tract
Latinx-White
3 Group Mix

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.

Page 458 of 1733

3.5.2 Concentrated Areas of Affluence

While racially R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed. Racially concentrated areas of affluence (RCAAs) are affluent communities that are predominantly White.[73] According to a policy paper published by HUD, White residents are the most racially segregated group in the United States and are typically more affluent than majority non-White communities. In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas.

RCAAs have not been studied extensively, nor has a standard definition been published by HCD or HUD. HCD has created a metric to identify RCAAs by analyzing the total White population for each census tract and comparing it to the average percentage of total White populations for all census tracts within a given Council of Government (COG) region. This compared value is referred to as the Location Quotient (LQ). For example, a census tract with an LQ of 1.5 has a percentage of total White population that is 1.5 times higher than the average percentage of total White population within the COG region. HCD identifies RCAAs as census tracts with an LQ of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5x the State AMI, whichever is lower).

3.5.3 Regional Trends

There are several RCAAs in Napa County, which are primarily located in more rural areas of the county. Most of the RCAAs are concentrated along the western portion of the county with several RCAAs located within the northwest part of the City of Napa as well as in the rural areas northeast of the City of Napa. shows RCAAs in Napa County.

The population of Napa County is predominantly White, with the highest concentration of White residents residing in rural areas of the county. Figure 23 highlights the predominantly White census tracts in Napa County. Areas with a lower concentration of White residents are generally located within the valley where population density is higher. The more rural areas along the eastern boarder of Napa County have high concentrations of White populations, which corresponds with areas that have the highest median incomes in the county.

3.5.4 Local Trends

There are no RCAAs identified within St. Helena. However, similar to patterns of affluence throughout Napa County, areas of St. Helena with higher median incomes correspond to areas with higher proportions of White residents. The northwestern area of the city has a larger proportion of White residents and a higher median income, while the southeastern area has greater racial/ethnic diversity and a lower median income. The northwestern area of the city has a predominant White population (over 50 percent) and the

[73] *Goatz, Damanio and Williams, "Racially Concentrated Areas of Affluence: A Preliminary Investigation" https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf, (2019).*

southeastern area of the city has a large White population and large Hispanic population (approximately 48 percent each). Figure 26 shows the overlap of high median income and predominant White population in St. Helena.

In addition to having a higher median income, areas of affluence in St. Helena experience lower percentages of overpayment by homeowners, more positive economic outcomes, and more positive environmental outcomes compared to LMI areas.

3.6 Disparities in Access to Opportunities

According to HCD guidance, land use policies and planning often translate into the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.[74] Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

The analysis of place-based characteristics linked to opportunity indicators, quality education, employment, transportation, and healthy environment, seeks to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

3.6.1 Transit Access

Reliable access to public transit is crucial, especially for low-income residents and/or persons with disabilities, to provide connections to employment opportunities. Access to employment via public transit can reduce income burden and increase housing mobility, which enables residents to locate housing in more areas.[75] The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice. Persons who depend on public transit may have limited choices regarding places to live.

3.6.2 Regional Trends

As Napa County is largely rural, residents mainly depend on their personal vehicles for commuting and traveling. Public transit options do exist in Napa County, primarily Vine Transit, a fixed route bus service

[74] *HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf*
[75] *Ong, Paul and Evelyn Blumenberg, "Job Accessibility and Welfare Usage: Evidence from Los Angeles." UCLA Department of Policy Studies, (1998).*

operated by the Napa Valley Transportation Authority. Vine Transit operates fixed bus route service throughout the county from American Canyon to Calistoga and provides connections to the Vallejo Ferry Terminal, and El Cerrito Del Norte BART station, SolTrans stations in Vallejo and Fairfield, and the Suisun/Fairfield Train Station. Lake Transit Authority connects southern areas of Lake County to northern Napa County, with bus stops in Calistoga, St. Helena, and Deer Park. Additionally, several low cost, on demand shuttle services are available to the public providing fixed route and door-to-door transit within the city limits of their operating city, including the Yountville Trolley, St. Helena Shuttle, Calistoga Shuttle, and American Canyon Transit. Residents and visitors with physical and/or cognitive disabilities may be eligible to participate in VineGo Paratransit Service, a shared ride service providing curb-to-curb transportation. VineGo offers rides within and between cities throughout the county as well as to Kaiser Vallejo Medical Center.

This page is intentionally left blank.

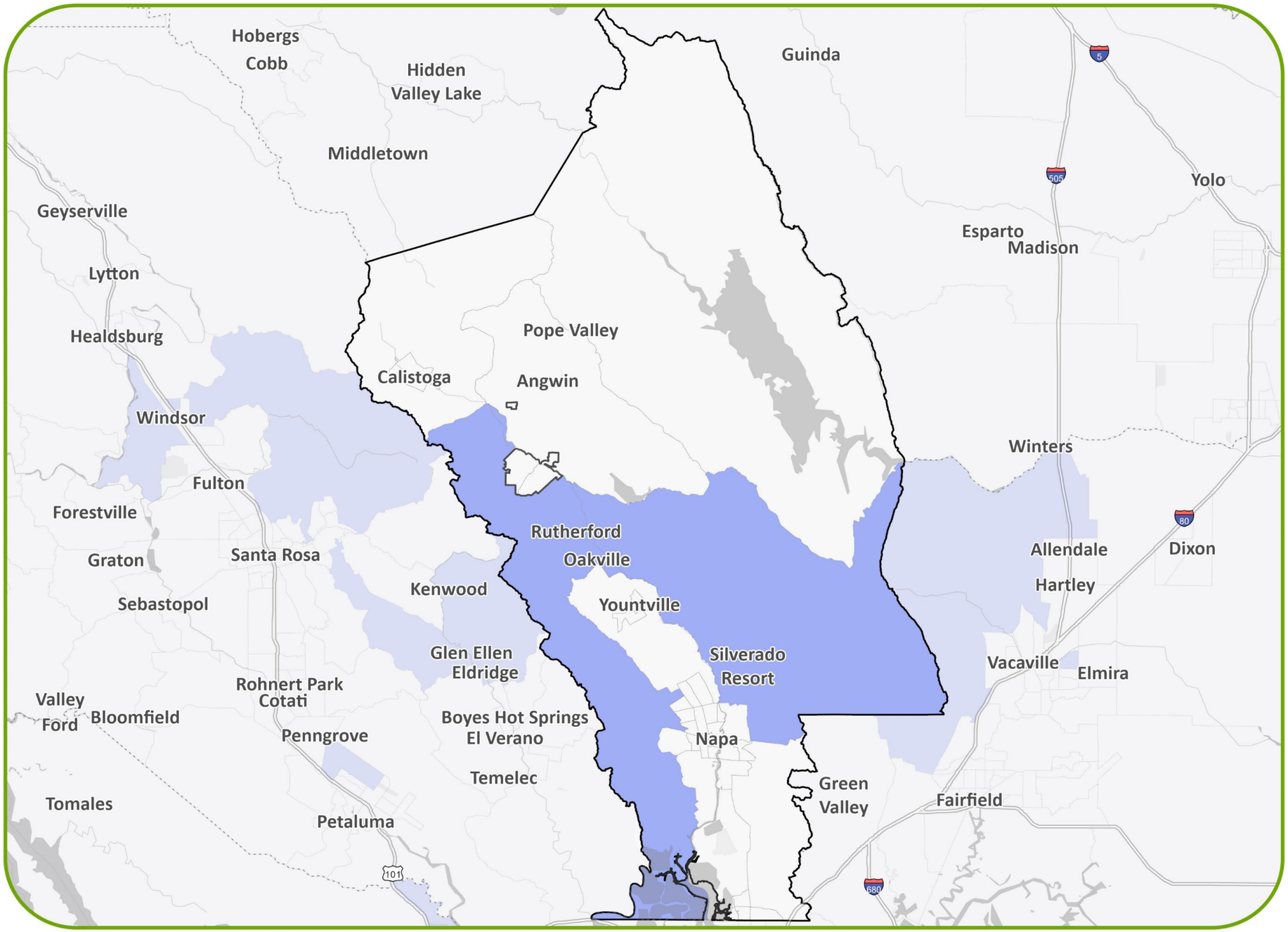


Figure 23: Racially Concentrated Areas of Affluence (Napa County)

City Boundary
County Boundary
(R) Racially Concentrated Areas of Affluence RCAA (ACS, 2015 - 2019) - Tract
0 - Not a RCAA
1 - RCAA

ST. HELENA CALIFORNIA

0 3 6 Miles

N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

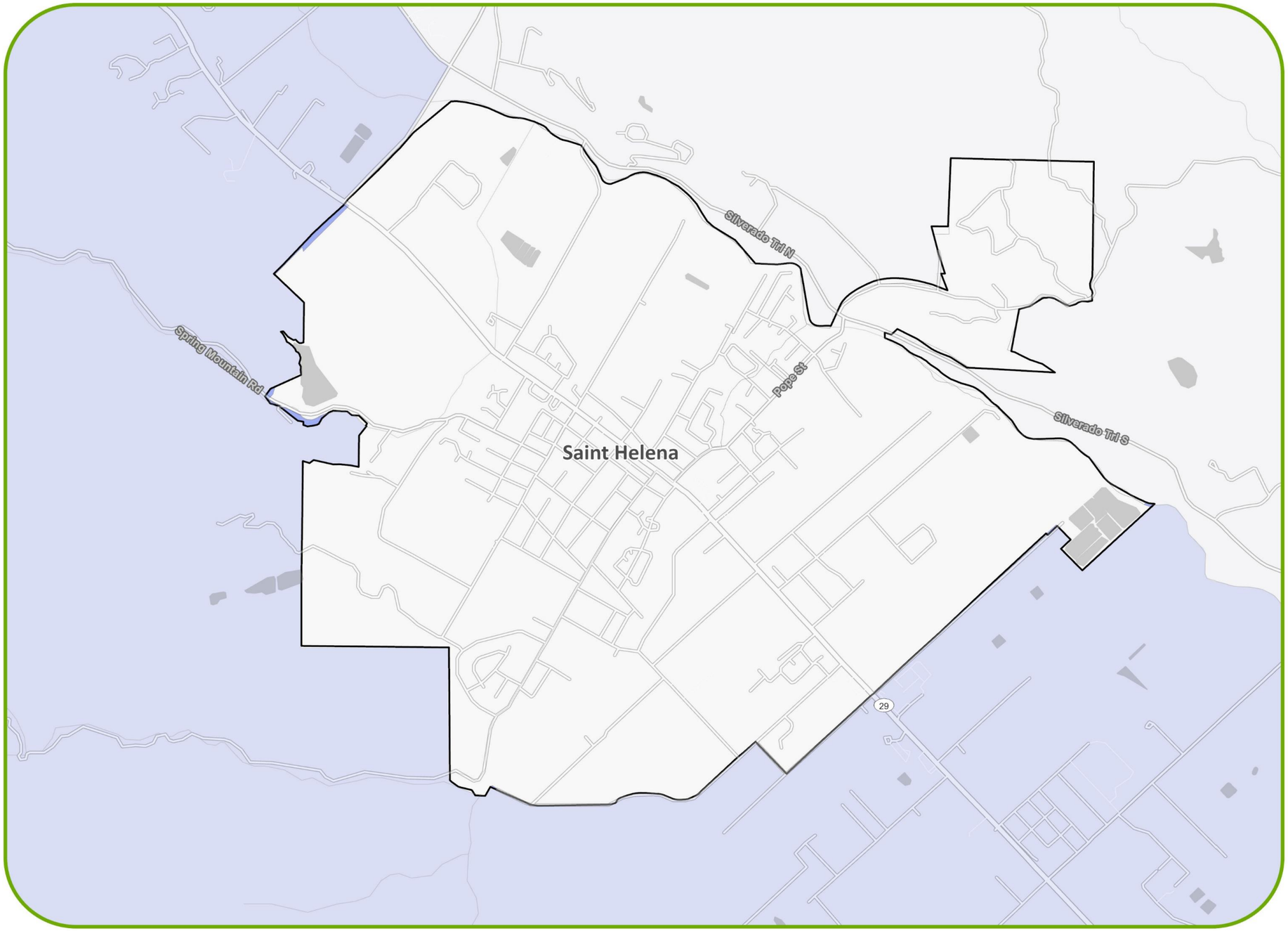


Figure 24: Racially Concentrated Areas of Affluence (St. Helena)

City Boundary
(R) Racially Concentrated Areas of Affluence RCAA (ACS, 2015 - 2019) - Tract
0 - Not a RCAA
1 - RCAA

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

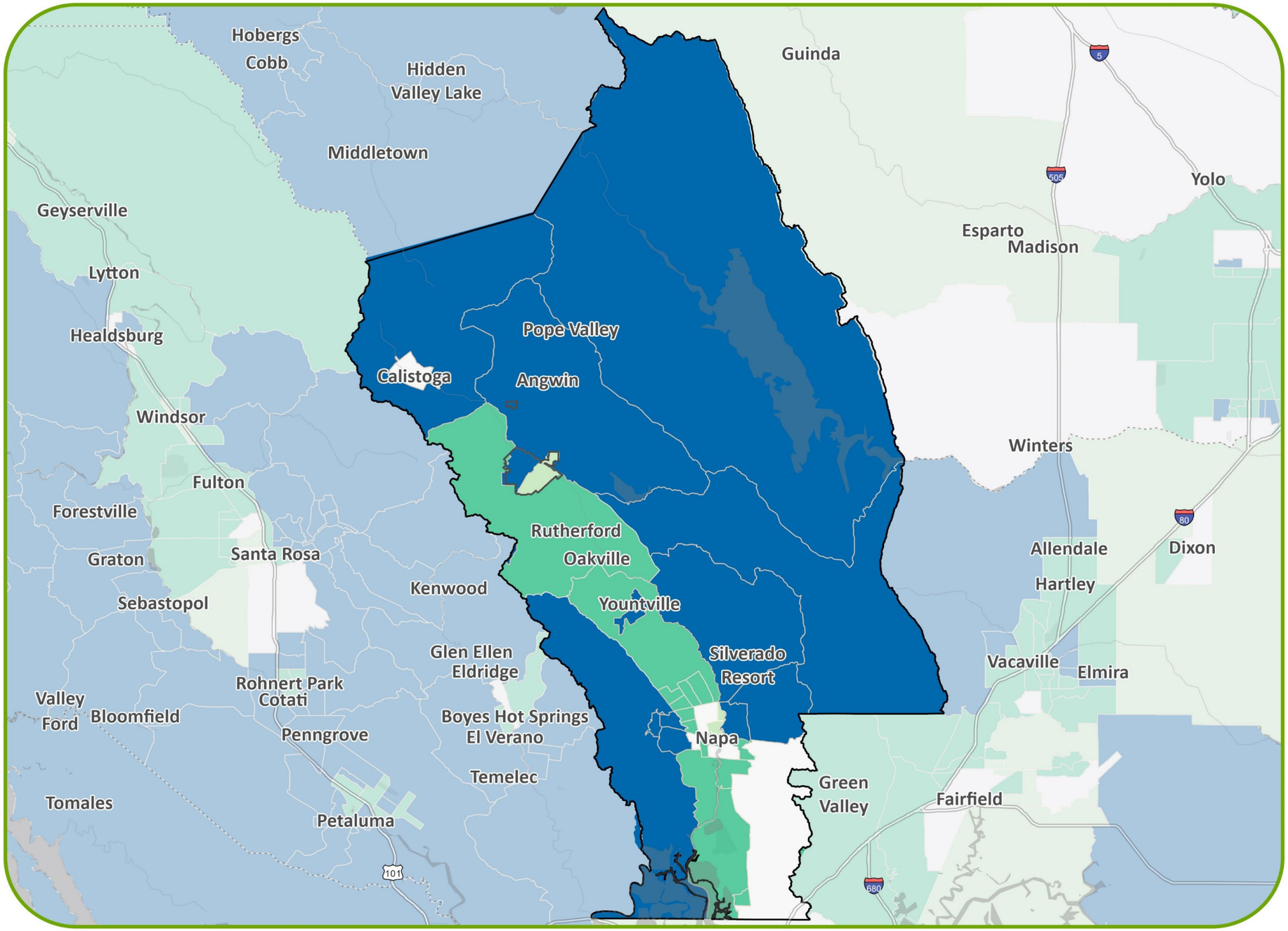


Figure 25: Predominant White Population (Napa County)

City Boundary
County Boundary
(R) Predominant Population - White Majority Tracts
Dominance Value
Slim (gap < 10%)
Sizeable (gap 10% – 50%)
Predominant (gap > 50%)

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

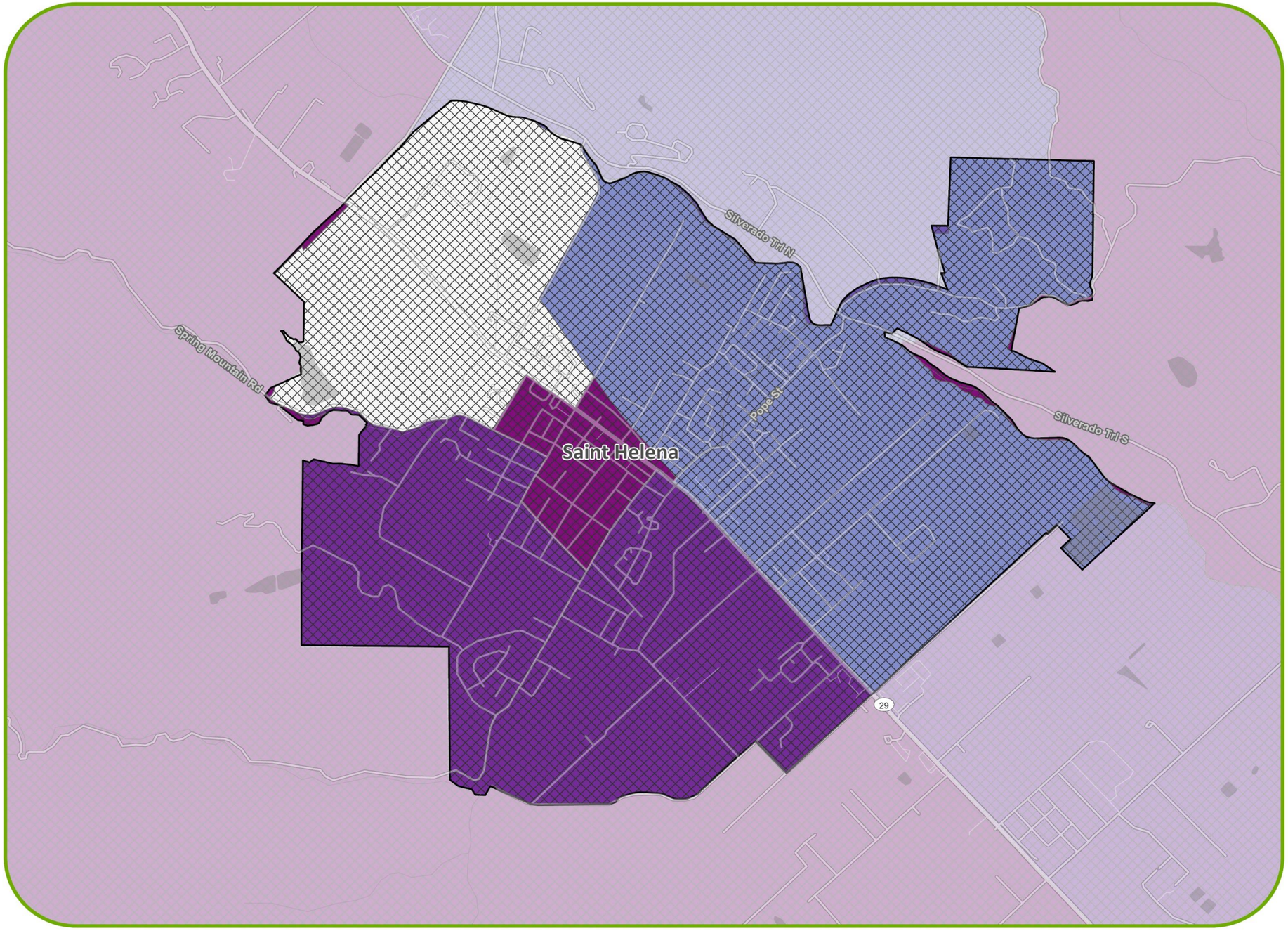


Figure 26: Predominant Populations and Median Household Income (St. Helena)

City Boundary
(R) Predominant Population - White Majority Tracts
White Majority Tract
(R) Predominant Population - Hispanic Majority Tracts
Hispanic Majority Tract
(R) Predominant Population - Asian Majority Tracts
Asian Majority Tract
(R) Median Income (ACS, 2015-2019) - Block Group Median Income
< $30,000
< $55,000
< $87,100 (HCD 2020 State Median Income)
< $125,000
Greater than $125,000

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

The Commuter Bike Path (Vine Trail) runs parallel to the Napa Valley Railroad and provides an off-street route walking/biking path for recreation and commuting. Ultimately the Vine Trail will cover 47 miles from Vallejo to Calistoga. Currently 12.5 miles of the path has been completed from Kennedy Park in the City of Napa to Yountville. Sections of the Vine trail have also been completed in American Canyon and Calistoga.

AllTransit is an online database that provides details on transit opportunity throughout the United States, specifically looking at connectivity, access to jobs, and frequency of service. Napa County received an AllTransit performance score of 3.3 which equates to a low combination of trips per week and number of jobs accessible by transit.[76] Approximately 1.5 percent of commuters use public transit in Napa County. The cities of Napa (4.6), Yountville (4.6), and Calistoga (4.0) have the highest scores with a slighter greater combination of number of trips per week, accessible jobs, and available transit routes.

3.6.3 Local Trends

The City of St. Helena has an AllTransit performance score of 2.4 with approximately 1.0 percent of workers who commute using public transit. This score is lower than the County score of 3.3. One Vine Transit bus route passes through St. Helena, providing connections to the City of Calistoga to the north and City of Napa to the south. Additionally, the St. Helena Shuttle Service provides both a fixed route and an on-demand, door-to-door transit service option within the city limits.

Walk Score is a tool that produces a walkability index by assigning a numerical walkability score to cities and neighborhoods. Walkability is measured by analyzing population density, distance to amenities, and road metrics such as block length and intersection density. St. Helena has a walk score of 83, which is considered very walkable, and most errands can be accomplished by foot[77]. St. Helena's walkability score is most negatively affected by the limited number of parks within walking distance from different areas of the city.

The Environmental Protection Agency (EPA) also has a walkability index, which ranks block groups according to their relative walkability. The EPA walkability map, shown in Figure 27, shows that walkability varies across the city. The highest walkability scores are in downtown and along Main Street where most of the commercial areas are concentrated. Further from downtown and in the western and eastern parts of the city, walkability scores are below average.

[76] *https://alltransit.cnt.org/*
[77] *https://www.walkscore.com/*

This page is intentionally left blank.

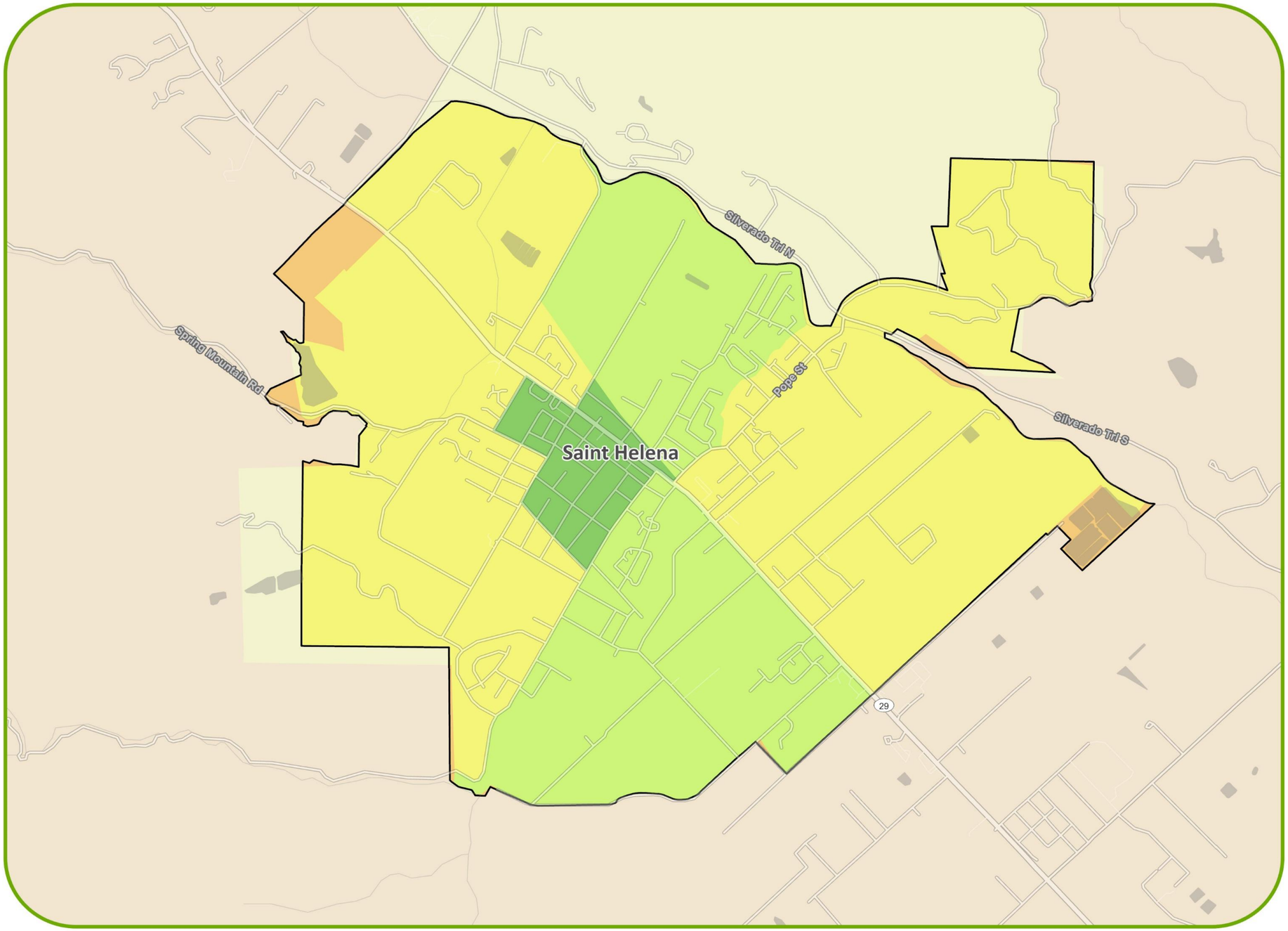


Figure 27:
Walkability Index
(St. Helena)

City Boundary

National Walkability Index

- 1 - 5.75 (Least Walkable)
- 5.76 - 10.50 (Below Average Walkable)
- 10.51 - 15.25 (Above Average Walkable)
- 15.26 - 20 (Most Walkable)

ST. HELENA
CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.

Page 470 of 1733

3.6.4 Access to Quality Education

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.[78] Educational attainment is directly linked to housing opportunities. TCAC education domain scores, which are used to identify areas of higher or lower education opportunities, incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates and student poverty rates to assess educational outcomes at the census tract level.

3.6.5 Regional Trends

Napa County is served by five school districts: Napa Valley Unified School District, St. Helena Unified School District, Calistoga Joint Unified School District, Howell Mountain School District, and Pope Valley School District. An overview of education outcomes across the Napa County is illustrated in Figure 28 which shows the TCAC Opportunity Areas map. Education outcomes vary throughout the county. Areas in the western portion of the county and portions of the more urban areas have more positive education outcomes compared to eastern portions of the county and southern parts of the City of Napa.

3.6.6 Local Trends

The City of St. Helena is served by the St. Helena Unified School District which is comprised of four schools: a primary school, elementary school, middle school, and high school. Altogether, approximately 1,243 students were enrolled in 2020 from the City St. Helena and the surrounding areas. Approximately 45 percent of students were White and 52 percent were Hispanic/Latino. St. Helena Unified School District reported a high school graduation rate of 92.9 percent in 2020, 90.1 percent in 2019, and 94.1 percent in 2018. The district reported all students who did not receive high school diplomas in 2019 were Long Term English Learners and socio-economically disadvantaged students.[79]

Figure 29Figure 28 shows TCAC scores for education outcomes for St. Helena at the census tract level. St. Helena has better education outcomes than other areas of Napa County. At the city level, the southern and eastern areas of the city have better education outcomes than the western areas.

3.6.7 Economic Outcomes

Housing opportunities are directly related to economic opportunities. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data

[78] *The Rehabilitation Research and Training Center on Disability Statistics and Demographics. 2020.* *https://disabilitycompendium.org/annualreport*

[79] *St. Helena Unified School District 2021-22 Local Control and Accountability Plan* *https://www.sthelenaunified.org/cms/lib/CA50000465/Centricity/Domain/36/LCAP%20Control%20Accountability%20Plan%202021%202022.pdf*

from the ACS, Metropolitan Transportation Commission (MTC) Equity Priority Communities (EPC), and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The MTC EPC identifies concentrations of underserved populations in order to direct funding for housing and transportation equity. The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

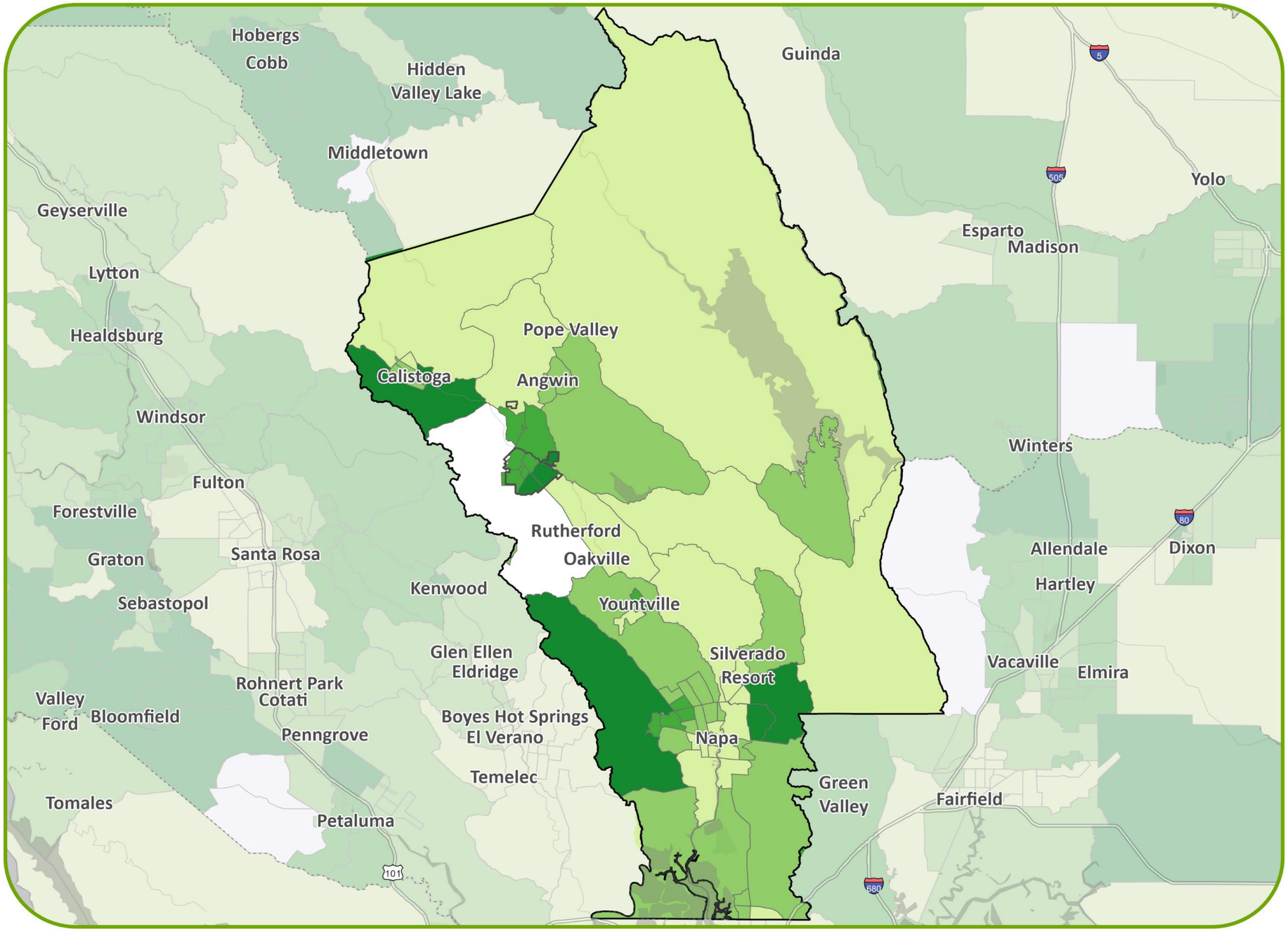


Figure 28:
TCAC Opportunity Areas – Education Outcomes (Napa County)

City Boundary
County Boundary
(R) TCAC Opportunity Areas (2021) - Education Score -Tract
Education Domain Score (by region)
< 0.25 (Less Positive Education Outcomes)
0.25 - 0.50
0.50 - 0.75
> 0.75 (More Positive Education Outcomes)
No Data

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

Figure 29: TCAC Opportunity Areas – Education Outcomes (St. Helena)

3.6.8 Regional Trends

According to the California Employment Development Department, the unemployment rate of Napa County was 3.9 percent in February 2022 (not seasonally adjusted). Top employers in the county include manufacturing (including large- and small-scale wine manufacturing), healthcare, and accommodation and food service. The 2015-2019 ACS estimates reported 74,549 workers in the County of Napa with a labor force participation rate of 65 percent of persons 16 years and older. Approximately 33.7 percent of workers commute 30 or more minutes to work with a countywide mean commute time of 25.6 minutes.

Figure 30 shows the TCAC Opportunity Areas map for economic outcomes across the county. Economic outcomes are varied with more positive outcomes generally located in the western areas of the county and less positive outcomes in the eastern areas of the county. This trend may be attributed to the high concentration of vineyards and wineries in the western and central areas of the county and low population density in eastern areas of the county.

3.6.9 Local Trends

According to the 2015-2019 American Community Survey (ACS), there are 3,159 persons in the labor force in St. Helena with a labor force participation rate of 61 percent. The California Employment Development Department reported the unemployment rate was 3.1 percent in December 2021 (not seasonally adjusted), slightly less than the county. Top industries in the city reflect county trends, with the highest number of workers in manufacturing, healthcare, and accommodation and food service.

Figure 31 shows the TCAC Opportunity Areas map for economic outcomes in St. Helena. Much like the county, economic outcomes are varied across the city. Western areas of the city have more positive economic outcomes and eastern areas have less positive economic outcomes. This pattern of lower economic outcomes in the eastern areas of the city reflects the lower median incomes and greater ethnic diversity that is also experienced in these areas. The eastern areas of the city contain affordable housing developments, a mobile home park, and senior living community which may be contributing to lower median incomes and lower median home values.

ACS 2015-2019 estimates show approximately 22.4 percent of workers commute 30 or more minutes to work and the mean commute time is 19.6 minutes. Figure 32 shows the job proximity index in St. Helena which assesses the accessibility of employment opportunities based on distance, a higher index score corresponds to closer job proximity. Job proximity throughout St. Helena is consistently high (closest proximity), especially when compared to the southern and eastern areas of the county.

This page is intentionally left blank.

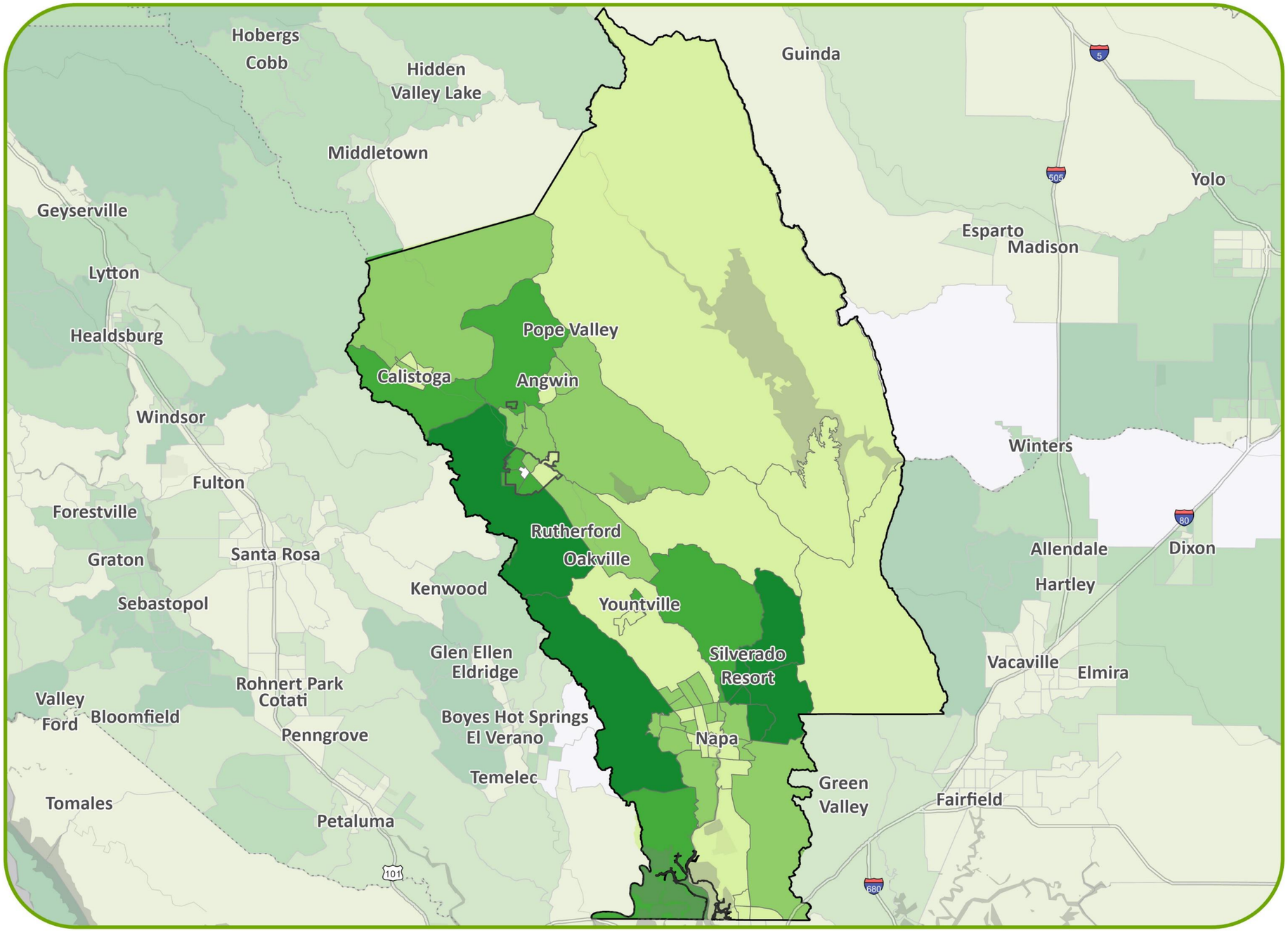


Figure 30:
TCAC Opportunity Areas – Economic (Napa County)

City Boundary
County Boundary
(R) TCAC Opportunity Areas (2021) - Economic Score - Tract
Economic Domain Score (by region)
< 0.25 (Less Positive Economic Outcome)
0.25 - 0.50
0.50 - 0.75
> 0.75 (More Positive Economic Outcome)
No Data

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

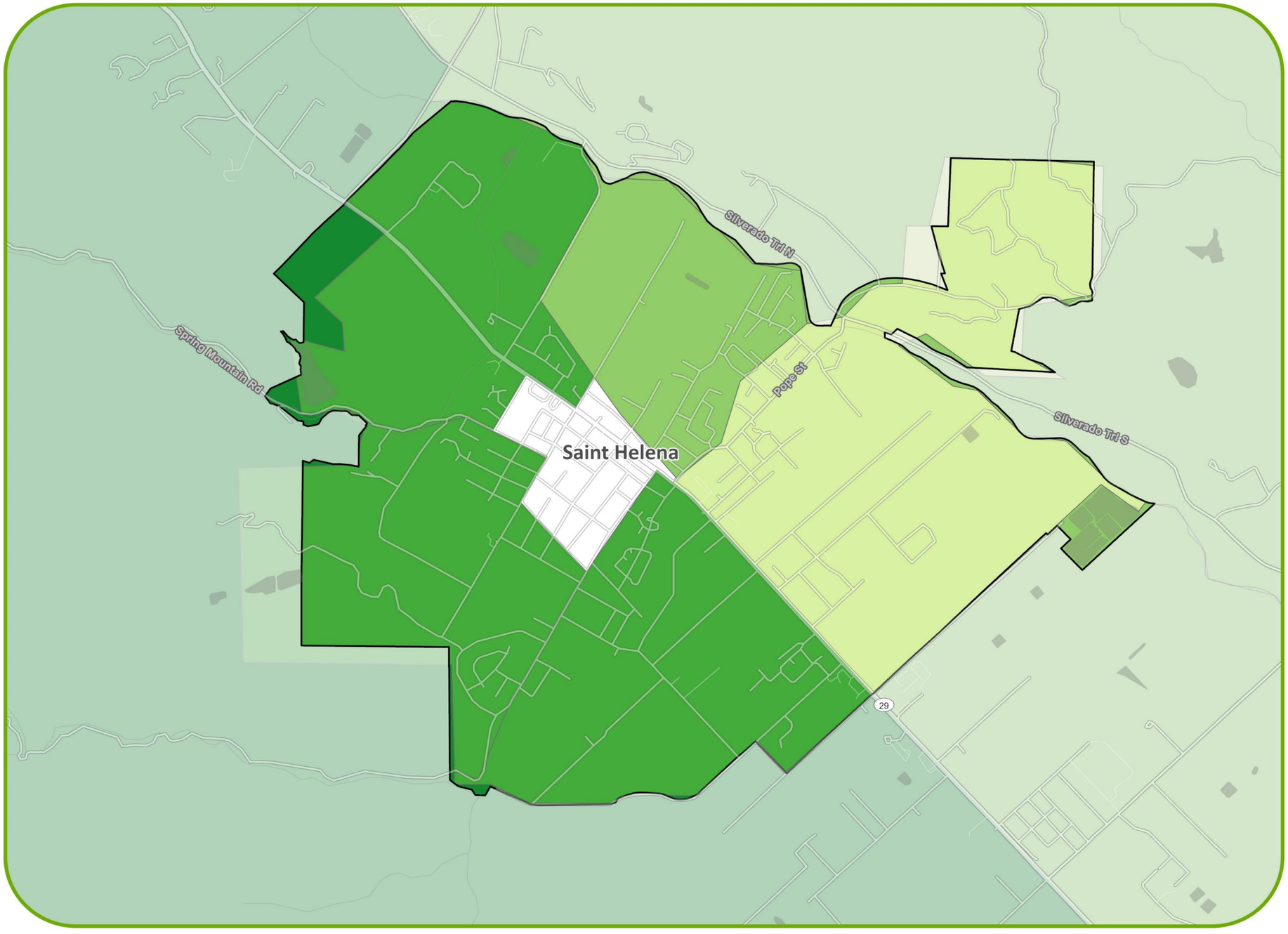


Figure 31:
TCAC Opportunity Areas – Economic (St. Helena)

City Boundary
(R) TCAC Opportunity Areas (2021) - Economic Score - Tract
Economic Domain Score (by region)
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)
- No Data

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

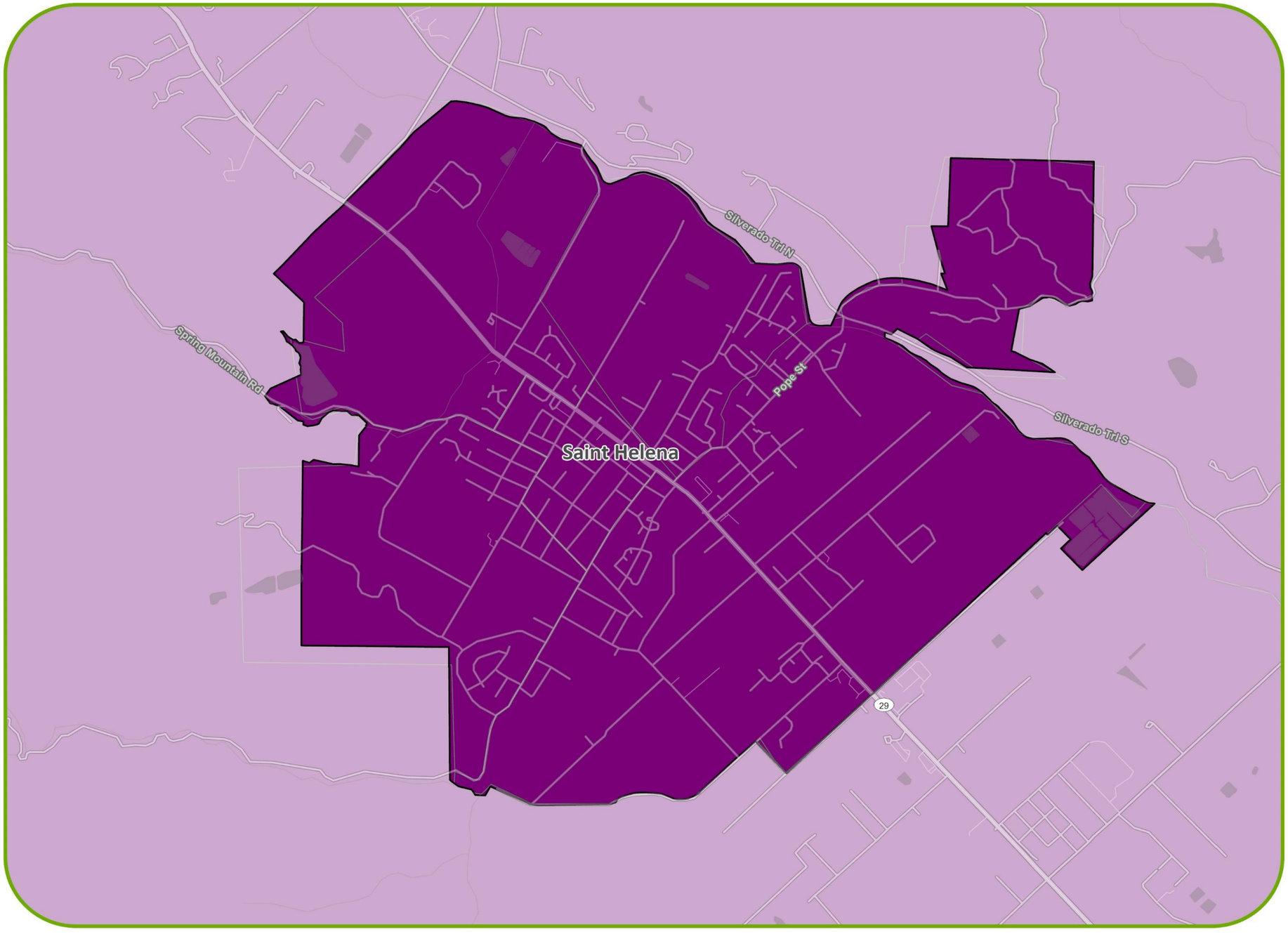


Figure 32:
Job Proximity Index (St. Helena)

City Boundary
(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group
Index Score
< 20 (Furthest Proximity)
20 - 40
40 - 60
60 - 80
> 80 (Closest Proximity)

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.

Page 480 of 1733

3.6.10 Healthy Environment

Access to a healthy environment is necessary for communities within a city to thrive. Healthy environment analysis considers patterns in the disparities found within individual neighborhoods and protected area groups. These disparities can vary in a number of categories, including air quality, water quality, safe neighborhood, environmental hazards, social services, and cultural institutions. Recent California laws, AB 1550, Senate Bill (SB) 535 and SB 1000 emphasize the importance of environmental justice as a fair housing issue. Environmental Justice, as defined by HUD, means ensuring the environment and human health are protected fairly for all people regardless of race, color, national origin, or income, and consideration the means by which federally assisted projects may have disproportionately adversely affect human health or the environmental on minority and low income populations.[80] The California Office of Environmental Health Hazard Assessment developed the California Communities Environmental Health Screening Tool (CalEnviroScreen) a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called. High scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status.

3.6.11 Regional Trends

The CalEnviroScreen map for Napa County identifies the degree to which communities are considered burdened by pollution. Figure 33 below shows the pollution burden for Napa County, representing the potential exposure to pollutants and resulting adverse environmental conditions. The more urban areas on the western side of the county have a higher pollution burden, especially within and to the south of the City of Napa. Figure 34 shows TCAC Opportunity Map for environmental outcomes in the county. Similar to the CalEnviroScreen map, the TCAC Opportunity Map shows that the western areas of the county have less positive environmental outcomes compared to the eastern areas of the county. This may be caused by the mountains flank the valley which block wind flow and trap pollution. Additionally, the western and central areas of the county have a higher concentration of people, traffic, and agriculture which produces greater levels of pollution and pesticides. Eastern areas of the county tend to be forested and are less populated

3.6.12 Local Trends

Pollution Burden in St. Helena is lower than many other areas in the county, as shown in Figure 35. However, the eastern areas of the city have a slightly higher pollution burden (overall score of 40) compared to the rest of the city, with high burdens of pesticides, cleanups, and groundwater threats. The western areas have a slightly lower burden (overall score of 33) with high burdens of pesticides, cleanups, groundwater threats, and solid waste. Pesticide use is considered high throughout the city likely due to pesticide applications on nearby vineyards. There are two cleanup sites located within the city including one site with an active dry-cleaning business and one site with a manufactured gas plant that was dismantled in 1930. These two cleanup sites are also sources that pose groundwater threats to the city. A

[80] *HUD, 2021. https://www.hudexchange.info/programs/environmental-review/environmental-justice/*

third cleanup site is located outside the city limits, southeast of the city, with a food market that has detected high pesticides in the soil beneath the building. A solid waste facility is located in the eastern area of the city which may potentially expose neighboring communities to environmental burdens such as odor, pests, and truck traffic. The southern and eastern areas of the city have a higher pollution burden, which corresponds with areas with higher ethnic diversity, higher populations with a disability, and lower median incomes discussed in the previous sections.

Figure 36 shows the TCAC Opportunity map for environmental outcomes in the City of St. Helena. The southern and eastern areas of the city have less positive environmental outcomes compared to the western areas.

3.7 Disproportionate Housing Needs

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions

3.7.1 Housing Cost Burden

Housing cost burden is defined as the proportion of a household's total gross income spent on housing costs. Households that spend at least 30 percent of their total gross income on housing costs (rent, mortgage, utilities, and other housing-related costs) are considered cost burdened, and households spending over 50 percent on housing costs are considered severely cost burdened. The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems are households that has one or more of the following problems: lacks a complete kitchen facility, lacks complete plumbing facility, a household that is overcrowded, or a household that is cost burdened.

3.7.2 Regional Trends

Figure 37 shows areas of Napa County where renter households overpay for housing (spend more than 30 percent of household income on housing costs). Overpayment by renters is a widespread issue across the county, especially in the more urban areas of the county as well as the northeast and southeast areas of the county. Similar to overpayment by renters, overpayment by homeowners is common throughout the county, highlighting that the costs of housing are too high for both renters and homeowners. Figure 38 shows areas of the county where homeowners overpay for housing, which is most prevalent in the urban areas of the county as well as the northwest and southeast areas of the county.

3.7.3 Local Trends

Housing cost burden among renters is widespread in St. Helena. Figure 39 shows that 40 to 60 percent of renters overpay for housing in all areas of the city. Additionally, data from HUD's Comprehensive Housing Affordability Strategy (CHAS) indicates lower income households are disproportionately overpaying for housing.

Lower-income households experience higher cost burden than moderate income and above households in St. Helena. Approximately 41 percent of extremely low-income households (those earning 30 percent or less of the local area median income (AMI)) are considered severely cost burdened (spend 50 percent or more of their income on housing). Both renters and owners experience cost burden in St. Helena, with higher proportions of lower income households spending greater than 30 percent or 50 percent on housing. Table 7 shows housing cost burden of lower income households in St. Helena. Generally, a higher percentage of renters than owners experience cost burden, however, more owners than renters experience severe cost burden.

This page is intentionally left blank.

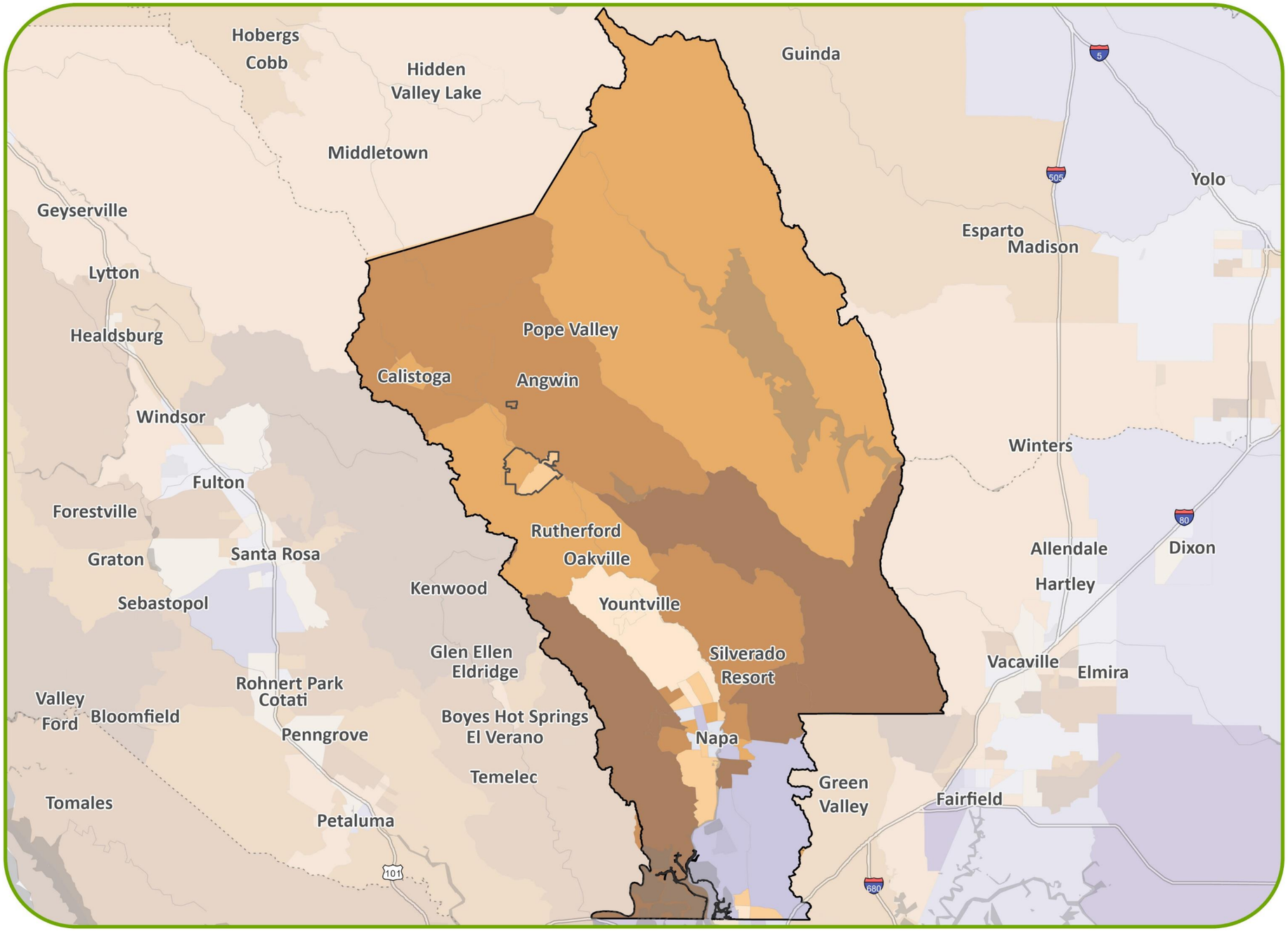


Figure 33: CalEnviroScreen 4.0 Percentile Scores (Napa County)

City Boundary
County Boundary
(A) CalEnviroScreen 4.0, 2021 - Tract
CalEnviroScreen 4.0 Percentile
1 - 10% (Lowest Scores)
11 - 20%
21 - 30%
31 - 40%
41 - 50%
51 - 60%
61 - 70%
71 - 80%
81 - 90%
91 - 100% (Highest Scores)

ST. HELENA CALIFORNIA

0 3 6
Miles

N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

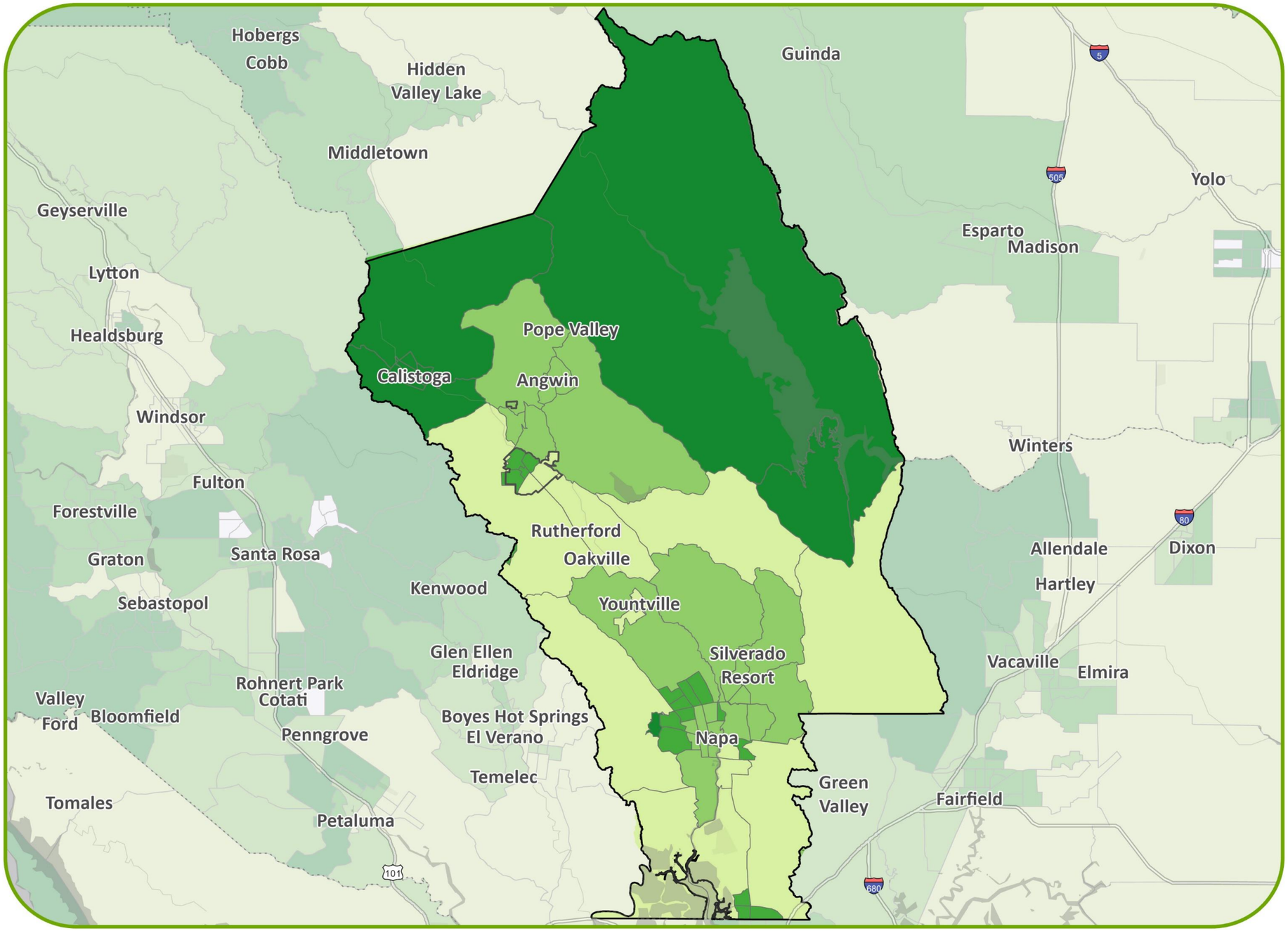


Figure 34:
TCAC Opportunity Areas – Environment (Napa County)

City Boundary
County Boundary
(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract
Environmental Domain Score
< .25 (Less Positive Environmental Outcomes)
.25 - .50
.50 - .75
.75 - 1 (More Positive Environmental Outcomes)
No Data

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

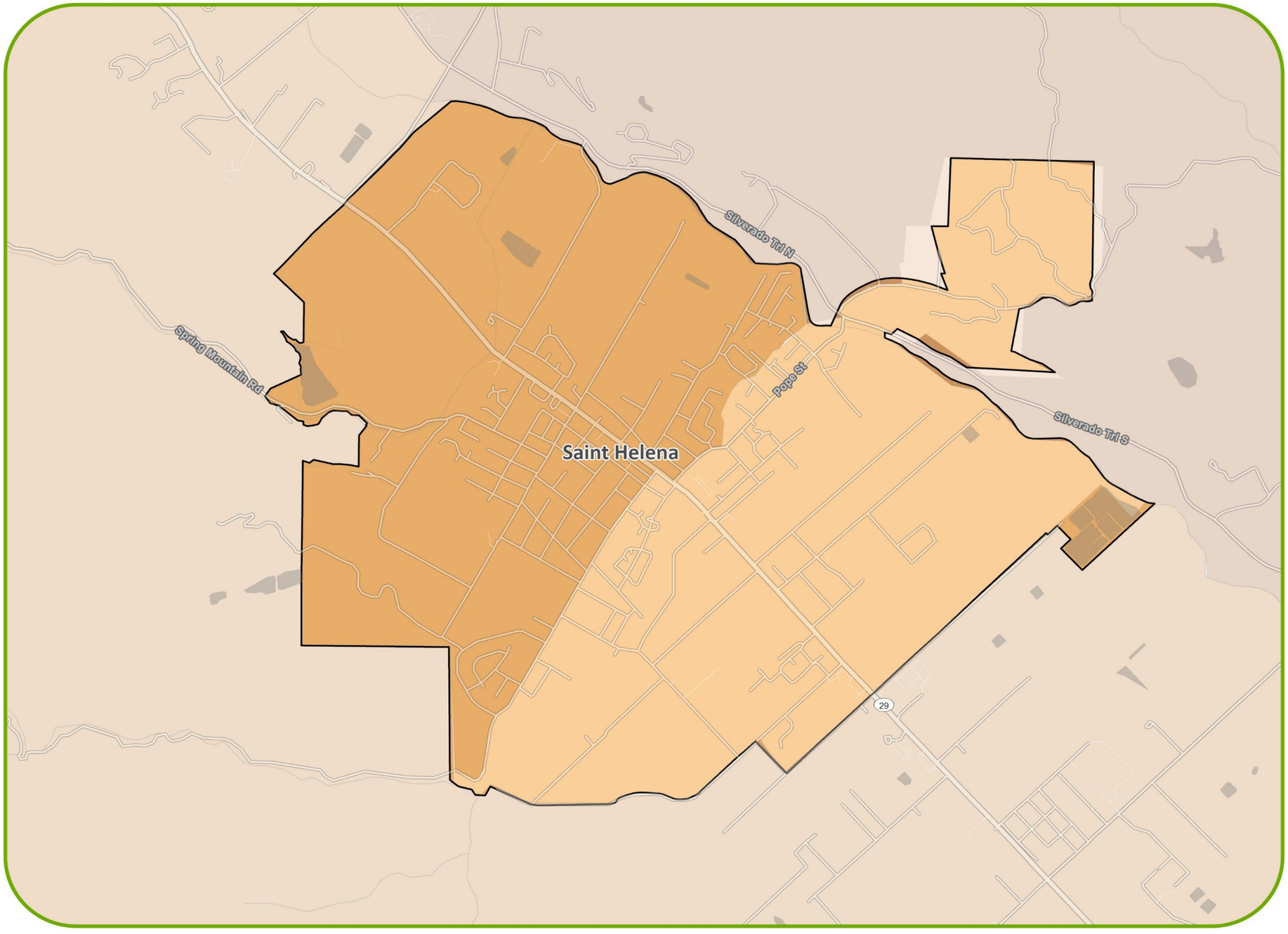


Figure 35: CalEnviroScreen 4.0 Percentile Scores (St. Helena)

City Boundary
(A) CalEnviroScreen 4.0, 2021 - Tract
CalEnviroScreen 4.0 Percentile
- 1 - 10% (Lowest Scores)
- 11 - 20%
- 21 - 30%
- 31 - 40%
- 41 - 50%
- 51 - 60%
- 61 - 70%
- 71 - 80%
- 81 - 90%
- 91 - 100% (Highest Scores)

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

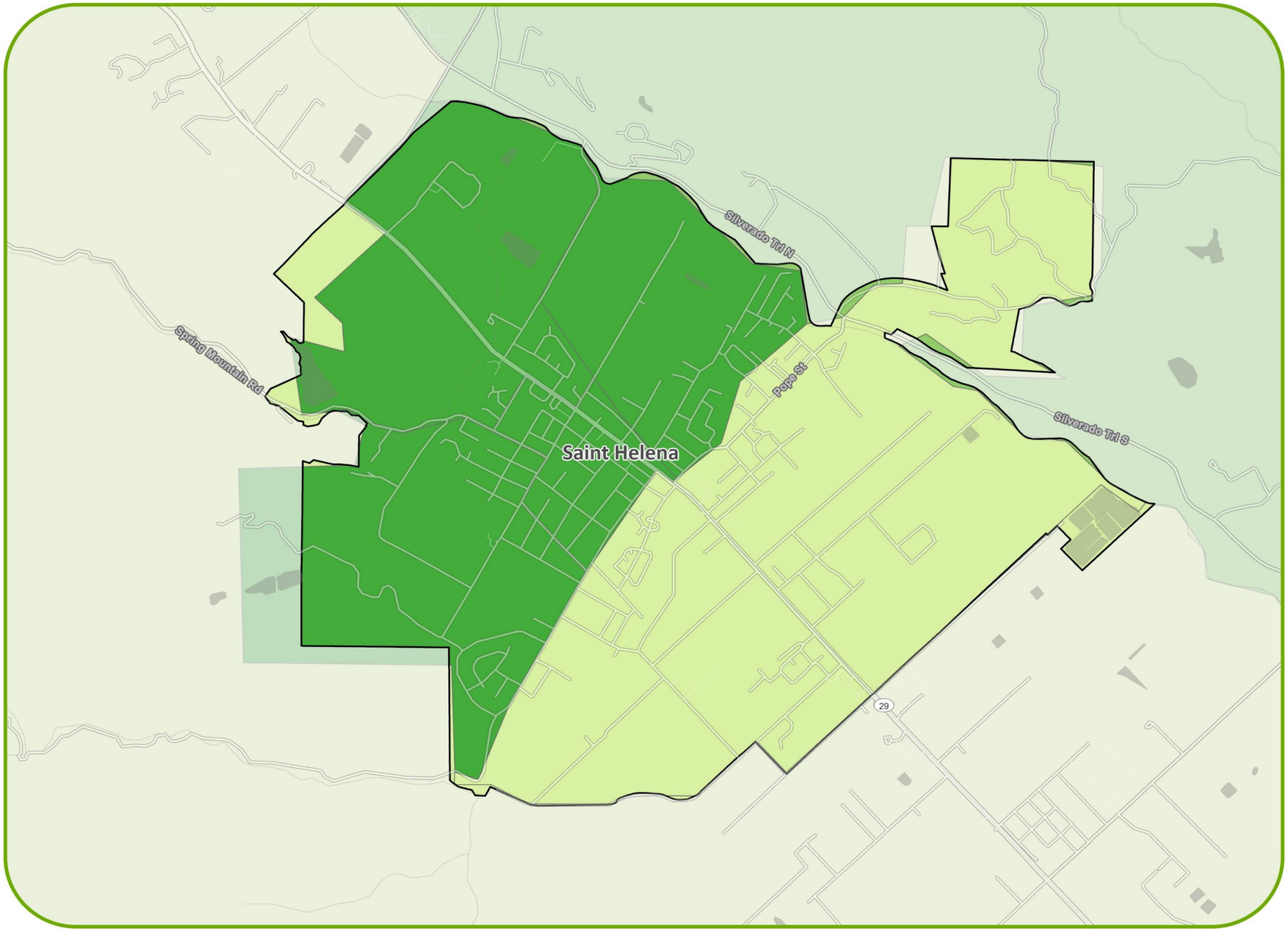


Figure 36:
TCAC Opportunity Areas – Environment (St. Helena)

City Boundary
(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract
Environmental Domain Score
< .25 (Less Positive Environmental Outcomes)
.25 - .50
.50 - .75
.75 - 1 (More Positive Environmental Outcomes)
No Data

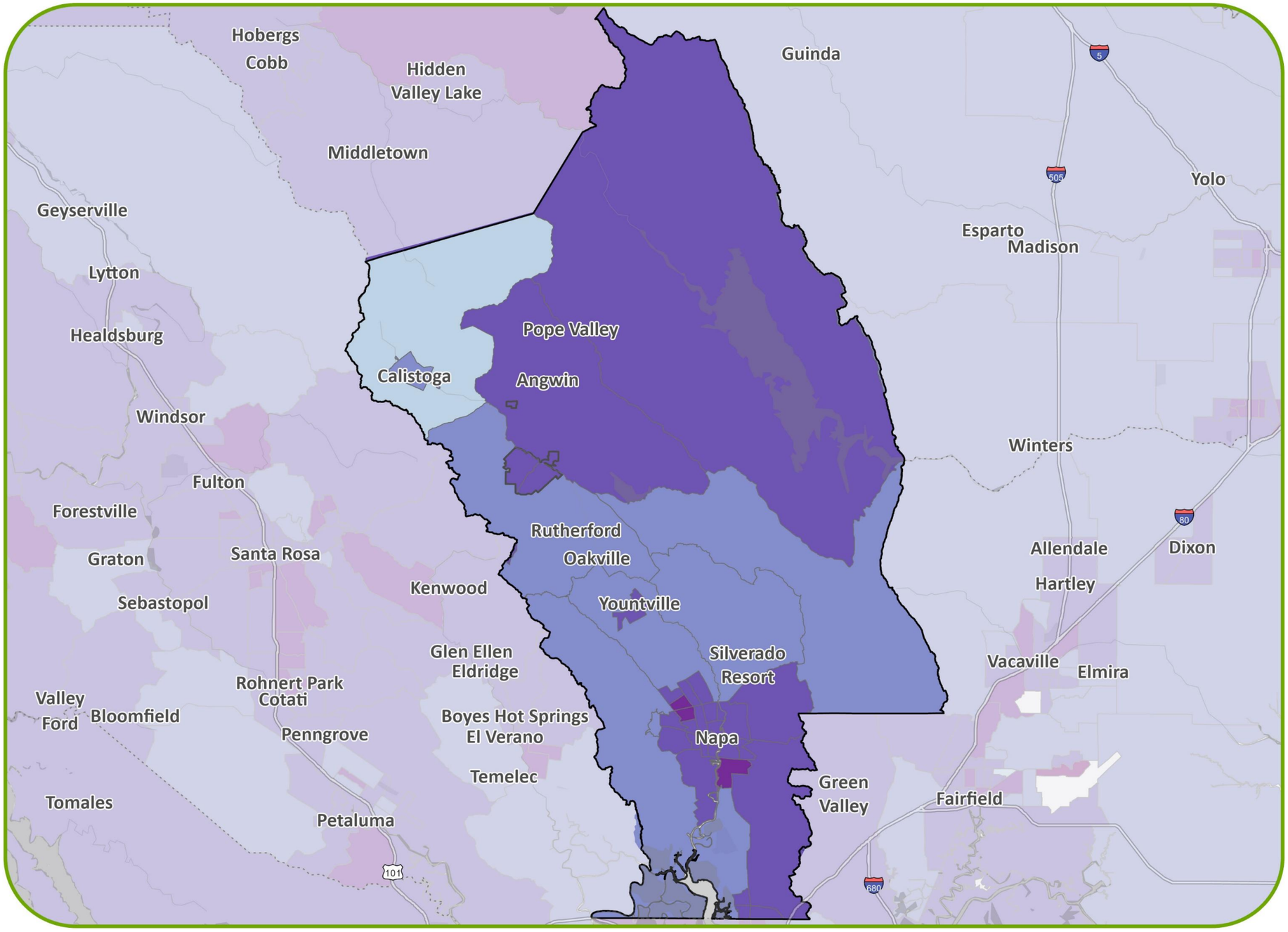


Figure 37: Overpayment By Renters (Napa County)

City Boundary
County Boundary
(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract
Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

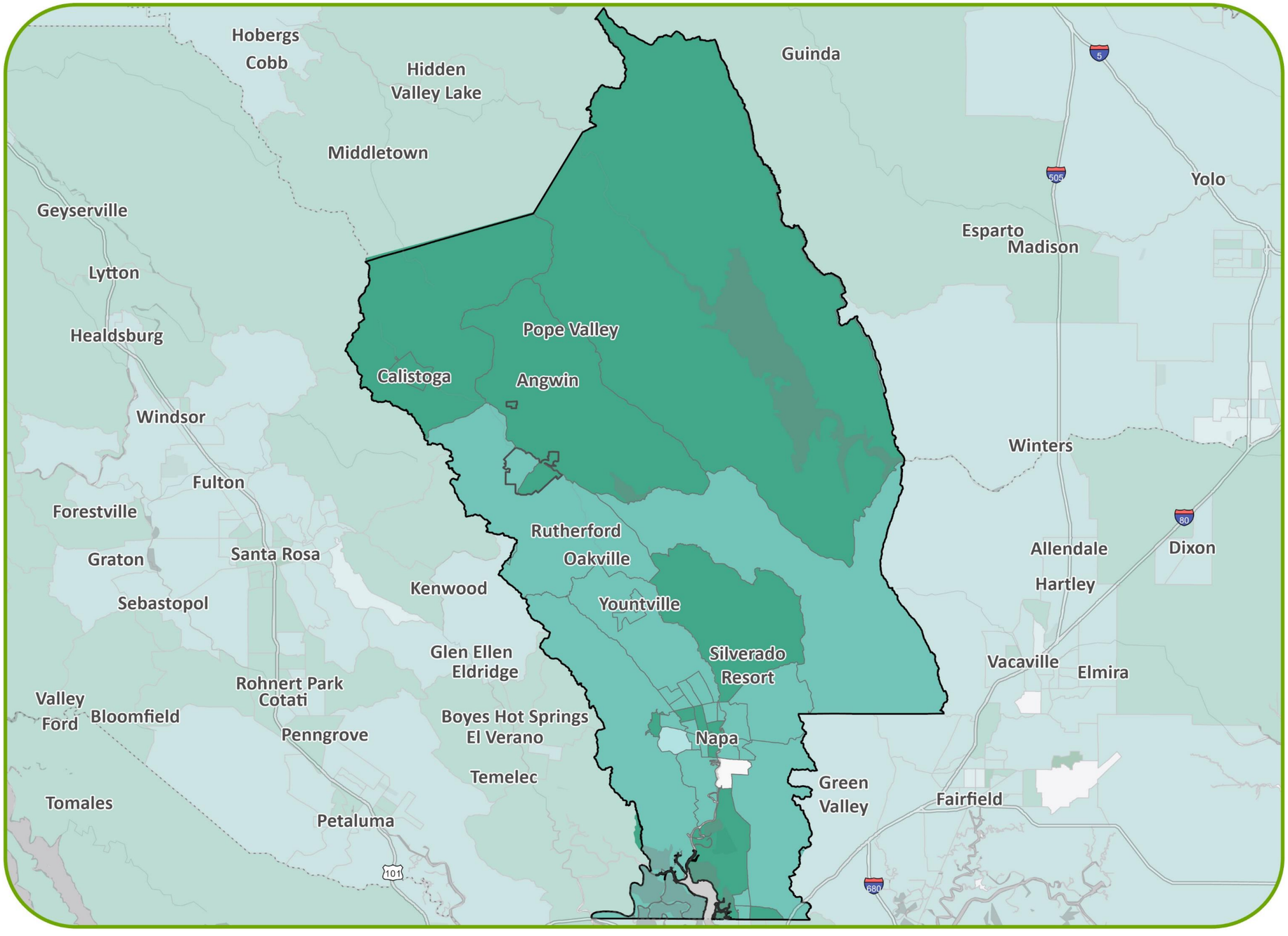


Figure 38: Overpayment By Homeowners (Napa County)

City Boundary
County Boundary
(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract
Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

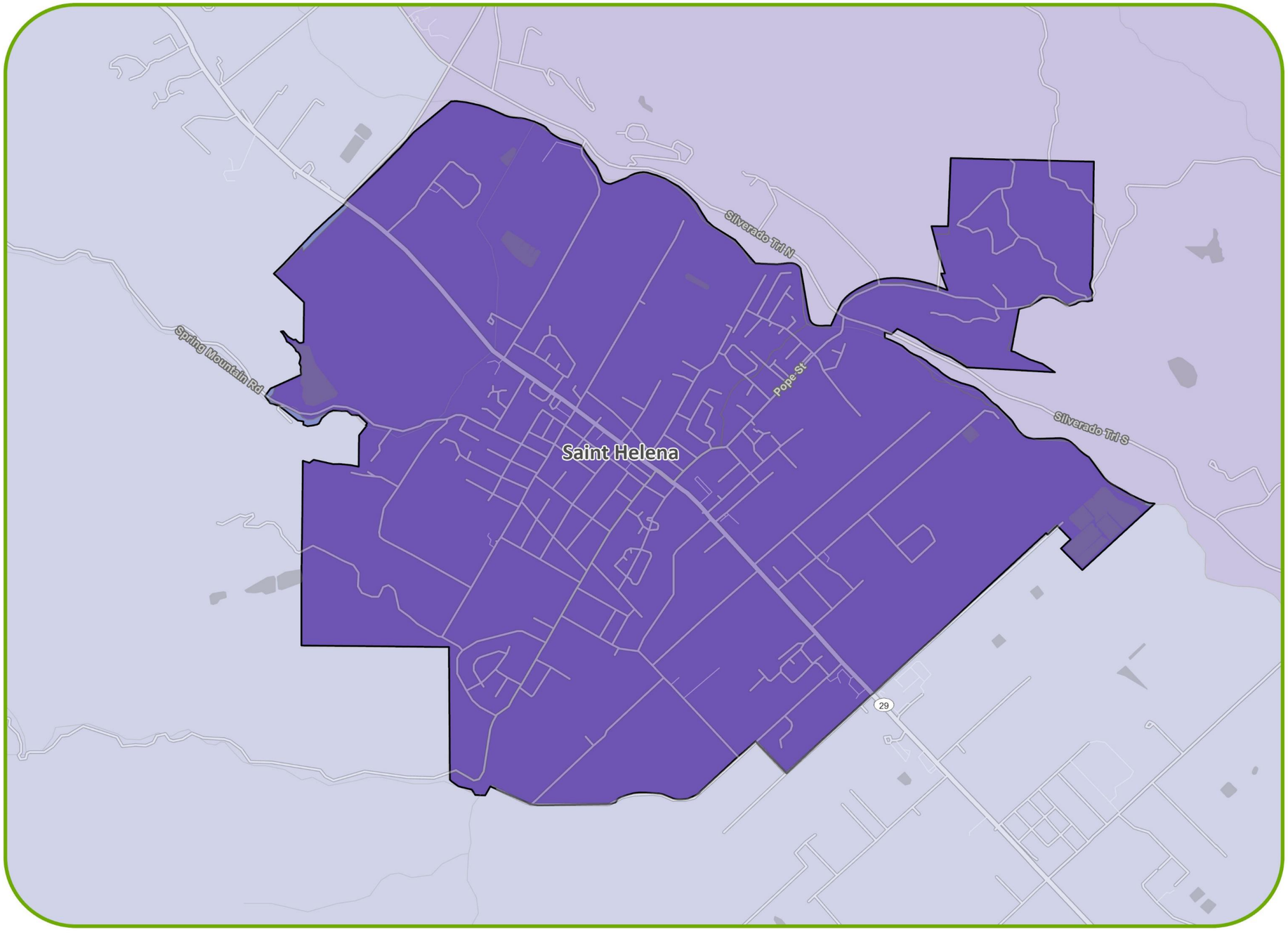


Figure 39: Overpayment By Renters (St. Helena)

City Boundary
(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract
Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.

Page 492 of 1733

Table 7 Housing Cost Burden of Lower-Income Households (2014-2018)

Household by Type, Income, and Housing Problem	Renters	Percent	Owners	Percent	Total Households	
Extremely Low-Income (0-30 % AMI)	185		160		345	
With Cost Burden >30%	100	54.1%	105	65.6%	205	59.4%
With Cost Burden >50%	50	27.0%	90	56.3%	140	40.6%
Very Low-Income (0-30 % AMI)	240		105		345	%
With Cost Burden >30%	195	81.3%	70	66.7%	265	76.8%
With Cost Burden >50%	35	14.6%	40	38.1%	75	21.7%
Low-Income (51-80 % AMI)	145		160		305	%
With Cost Burden >30%	100	69.0%	85	53.1%	185	60.7%
With Cost Burden >50%	40	27.6%	60	37.5%	100	32.8%
Moderate & Above Income (>80% AMI)	500		1,105		1,605	%
With Cost Burden >30%	133	26.6%	205	18.6%	338	21.1%
With Cost Burden >50%	8	1.6%	60	5.4%	68	4.2%
Total	1,070	41.2%	1,530	58.8%	2,600	%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018

3.7.4 Substandard Housing

HUD considers housing units to be "standard units" if they are in compliance with local building codes. Substandard housing is housing that poses a risk to the health, safety, or wellbeing of its occupants or neighbors, includes housing that does not have operable indoor plumbing, electricity, or heat. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Some older housing units may have health risks such as lead paint and asbestos. Housing issues such as mold may elevate health conditions such as asthma.

3.7.5 Regional Trends

In Napa County approximately 73 percent of all housing units were built before 1990. These older units potentially require minor repairs and modernization improvements. Figure 41 shows the approximate break down by age of housing units.

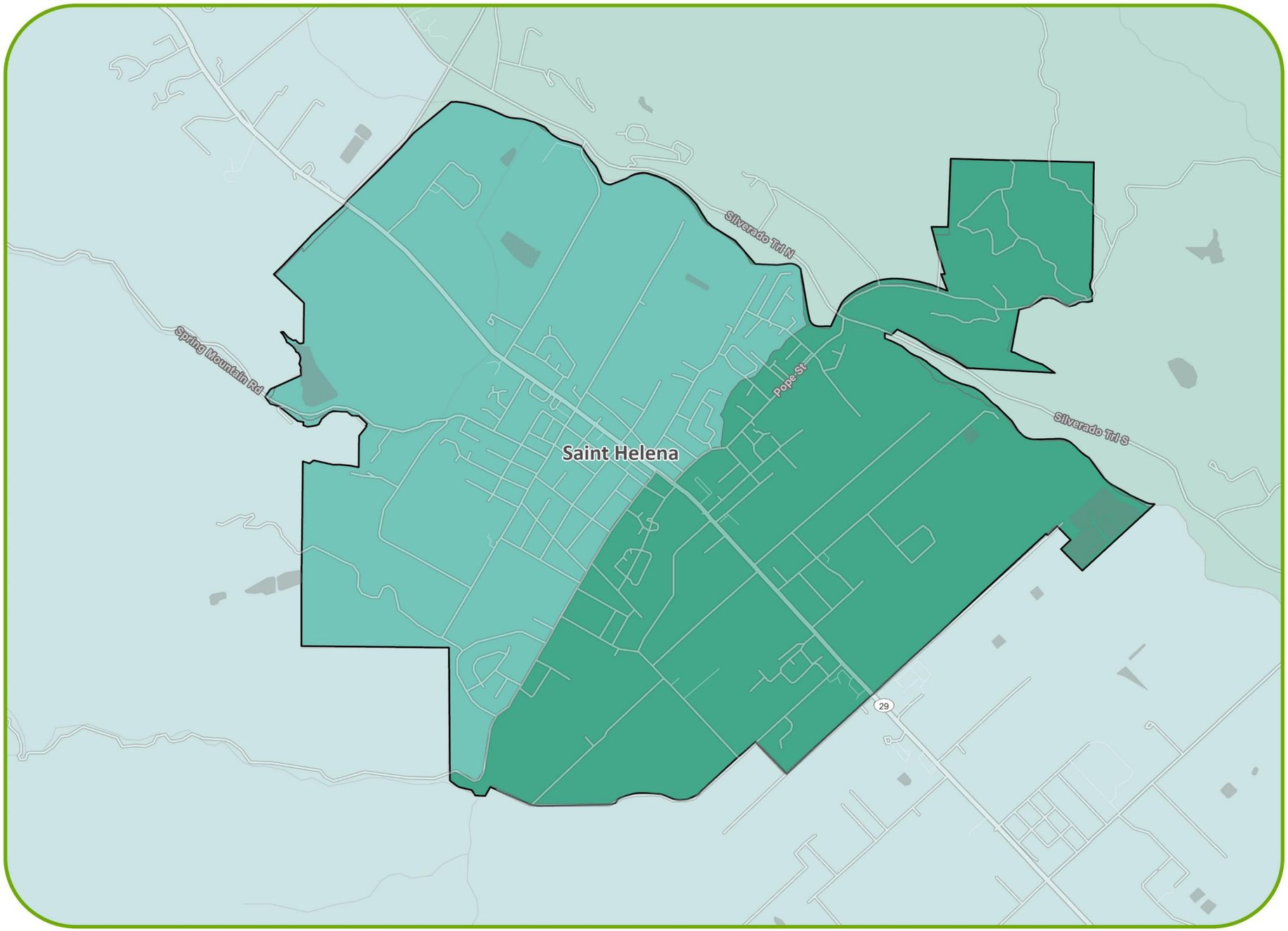


Figure 40: Overpayment By Homeowners (St. Helena)

City Boundary

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

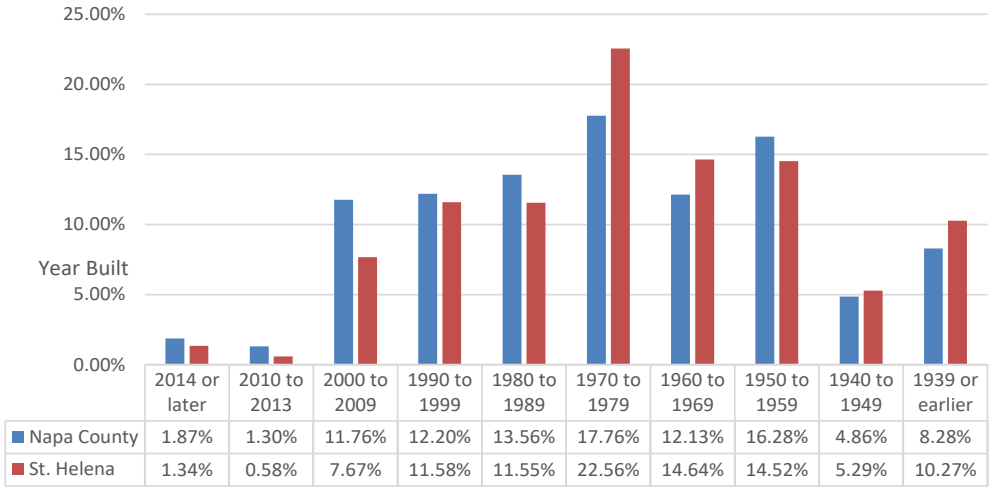
County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.

Page 496 of 1733

Figure 41 Housing Stock Age (2015-2019)



Source: Bureau of the Census, American Community Survey, 2015-2019

The County of Napa has a total of 881 substandard housing units, approximately 2 percent of the total occupied units in the county. A housing unit is considered substandard if it lacks complete plumbing or kitchen facilities. Of the 881 substandard units, approximately 15 percent lacked complete plumbing facilities and 85 percent lacked complete kitchen facilities. Table 8 shows a breakdown of the number of substandard housing units in Napa County and St. Helena. In the past, lack of telephone service was also an indicator of housing conditions. Today, with the widespread availability of cell and internet phone services, many households have chosen not to install land line telephone services, and availability of telephone service is no longer considered an indicator of substandard housing conditions.

Table 8 Substandard Housing Units (2019)

Condition	Napa County		St. Helena	
Lacking complete plumbing facilities	128	0.26%	0	0.00%
Lacking complete kitchen facilities	753	1.55%	83	3.07%
Total	48705		2702	

Source: Bureau of the Census, American Community Survey, 2015-2019.

3.7.6 Local Trends

As shown above in Figure 41, approximately 79 percent of the city's housing stock was built prior to 1990, potentially requiring minor repairs and modernization improvements.

Table 8 shows 83 units, about 3 percent of the St. Helena's housing stock, are considered substandard. All identified substandard units lacked complete kitchen facilities.

3.7.7 Homelessness

"Homelessness," as defined by HUD, describes an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Throughout Napa Country, homelessness has become an increasingly important issue. Factors that contribute to the rise in homelessness include a lack of housing affordable available for low- and moderate-income households, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies, and lack of support for persons with extreme developmental, physical, and mental disabilities.

3.7.8 Regional Trends

Napa County's 2020 Point-In-Time Count indicated there were 464 persons experiencing homelessness in the county on any given night; mostly in the City of Napa. This is an increase from 322 persons in the 2018 Point-In-Time Count.

3.7.9 Local Trends

The number of homeless persons in St. Helena is unknown as the 2020 Point-In-Time Count does not include a breakdown of the homeless population by jurisdiction. Based on St. Helena's share of the countywide population, 3.9 percent, it is estimated the City's homeless population is approximately 18 persons.

3.7.10 Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) and severe overcrowding refers to more than 1.5 persons per room. Large families generally have special housing needs due to lower per capita income, the need for affordable housing, or the need for larger units with three or more bedrooms, resulting in overcrowding. Some households may not be able to accommodate high-cost burdens for housing and accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding.

Household overcrowding is reflective of various living situations such as a housing unit that is inadequately sized to meet a household's needs, the necessity or desire to have extended family members reside in an existing household, or unrelated individuals or families share a single housing unit.

Not only is overcrowding a potential fair housing concern, but it can also potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger households, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

3.7.11 Regional Trends

In Napa County, approximately 6 percent of occupied housing units are overcrowded. As shown in Figure 42, overcrowded housing is most prevalent in the cities of Napa and Calistoga. The City of Napa has the highest percentage of overcrowded units. Certain areas within the city have between 14 and 36 percent of households that are overcrowded. Rural areas experience less overcrowding, and some rural areas have no overcrowded or severely overcrowded units.

Table 9 shows the percentage of housing units that are overcrowded. Renter-occupied households had a larger proportion of overcrowded households in the county.

Table 9 Overcrowding by Tenure

Jurisdiction	Overcrowded (1+ occupants per room)			Severely Overcrowded (1.5+ occupants per room)		
	Renter	Owner	Total	Renter	Owner	Total
St. Helena	9.26%	1.57%	4.74%	1.44%	1.01%	1.18%
Napa County	11.92%	2.99%	6.18%	3.50%	0.64%	1.66%

Source: Table B25014 Tenure by Occupants Per Room 2015-2019 ACS. Bureau of the Census, American Community Survey, 2015-2019.

3.7.12 Local Trends

Based on 2015-2019 ACS estimates, approximately five percent of households in St. Helena are overcrowded, compared to 6 percent for the county as a whole. As shown in Table 9,a higher proportion of renter households are overcrowded than owned households in St. Helena. Figure 43 shows the percent of overcrowded households throughout the city, no concentrated areas overcrowding of households are shown. ACS estimates indicate overcrowding is a more common housing issue for Hispanic/Latino households than White households where approximately 20 percent Hispanic/Latino households in St. Helena are overcrowded compared to three percent of White households.

This page is intentionally left blank.

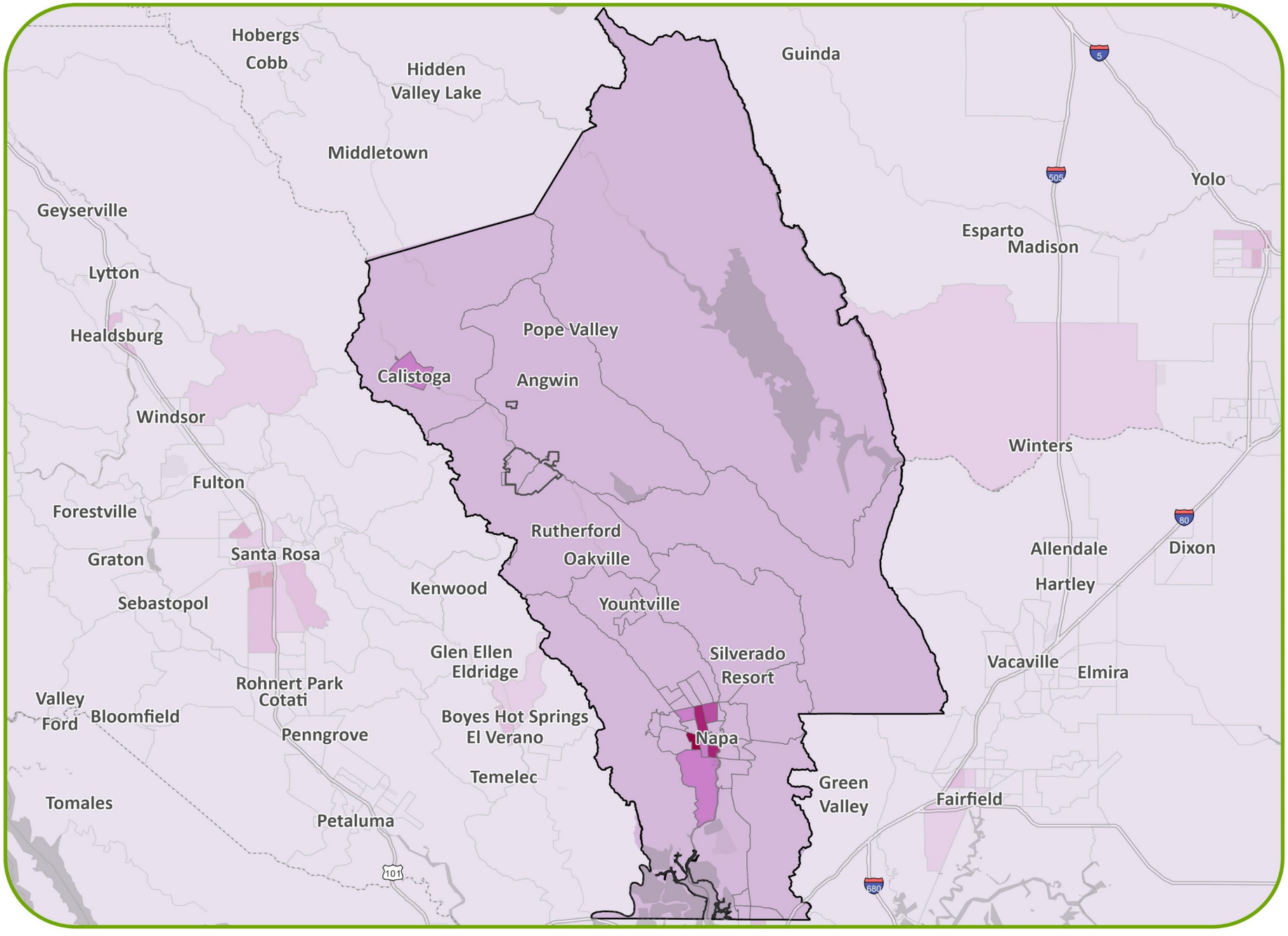


Figure 42: Overcrowded Households (Napa County)

City Boundary
County Boundary
(R) Overcrowded Households (CHHS) - Tract
Percent of Overcrowded Households
≤ 8.2% (Statewide Average)
8.3% - 12%
12.01% - 15%
15.01% - 20%
> 20%

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

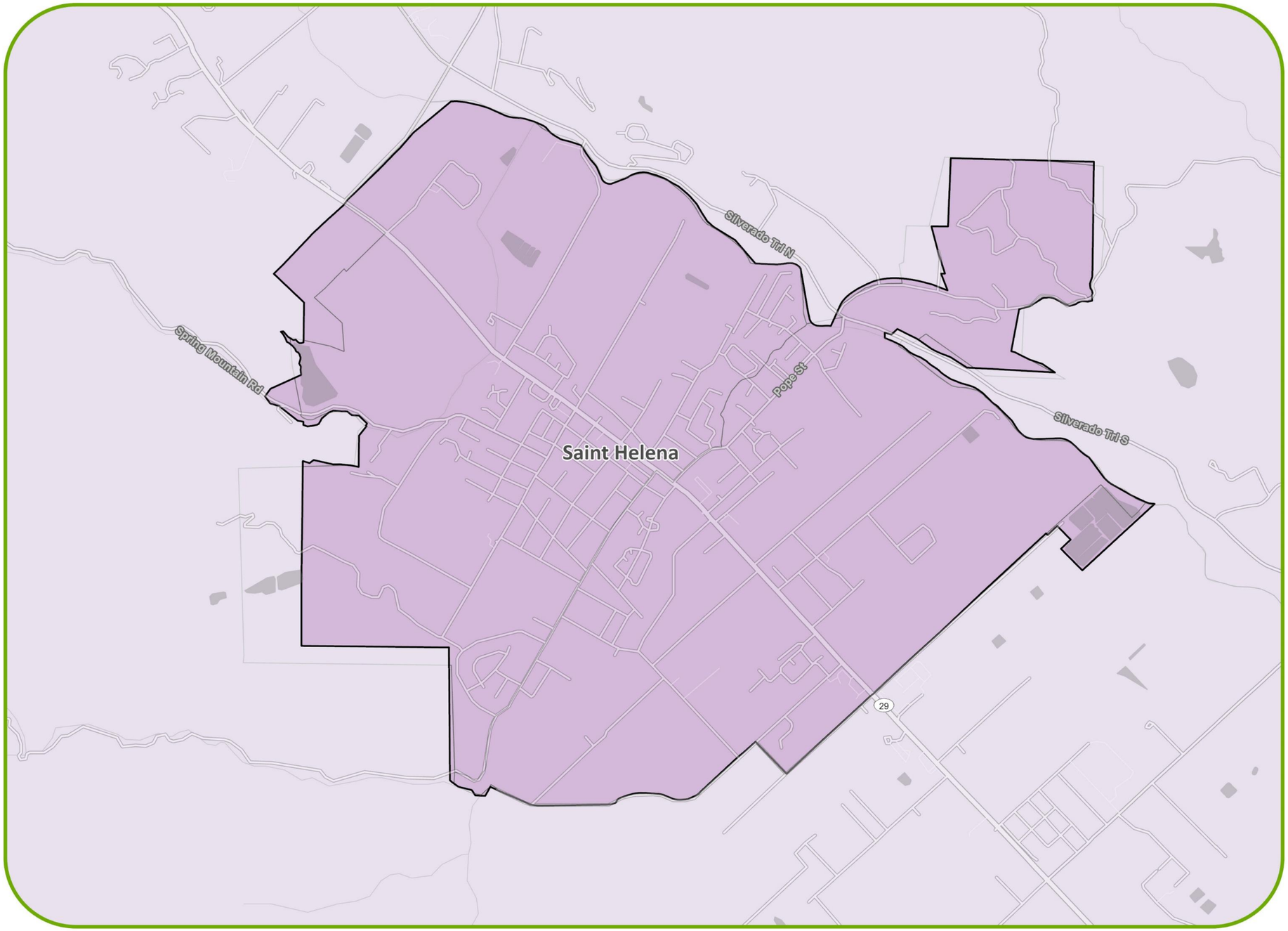


Figure 43: Overcrowded Households (St. Helena)

City Boundary
(R) Overcrowded Households (CHHS) - Tract
Percent of Overcrowded Households
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

3.7.13 Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.[81]

3.7.14 Regional Trends

The Urban Displacement Project (UDP) is an initiative out of the University of California, Berkeley that conducts data-driven research to better understand gentrification and displacement in order to generate more equitable and inclusive cities. UDP provides data to identify "sensitive communities," communities that are vulnerable to displacement caused by housing costs or with market-based displacement pressures within or near the community. As shown in Figure 44 below, portions of the cities of Napa and Calistoga are identified as sensitive communities by UDP. These communities are also more racially/ethnically diverse and have lower household median income compared to other areas of the county.

3.7.15 Local Trends

UDP did not identify any areas within St. Helena that are considered vulnerable to displacement, as shown in Figure 45. However, research from the University of California Berkeley indicates that 42.0 percent of households in St. Helena live in neighborhoods susceptible to or experiencing displacement.

[81] *HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf*

This page is intentionally left blank.

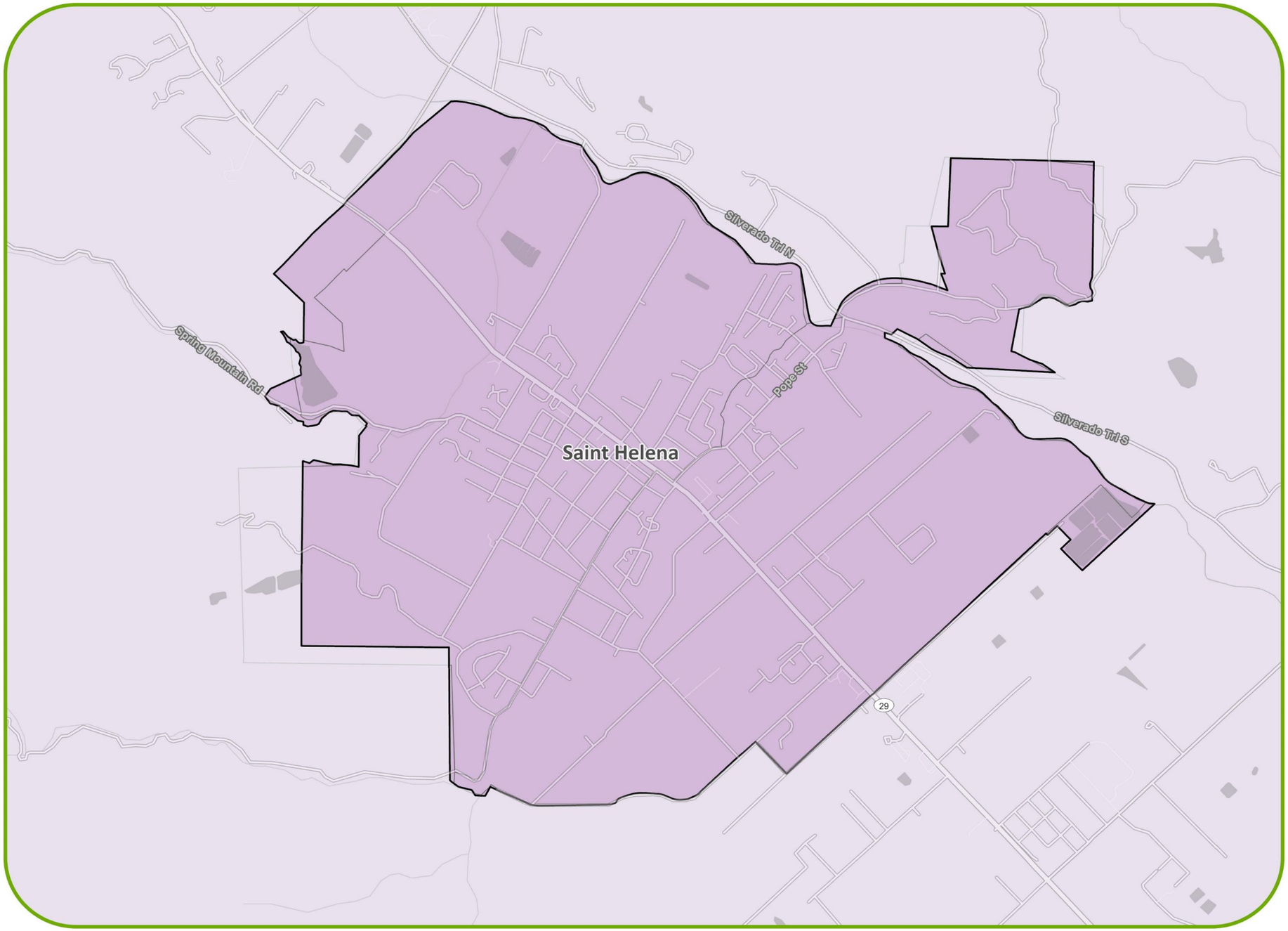


Figure 44: Sensitive Communities (Napa County)

City Boundary

(R) Overcrowded Households (CHHS) - Tract

Percent of Overcrowded Households

- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%

0 0.2 0.4 Miles

N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

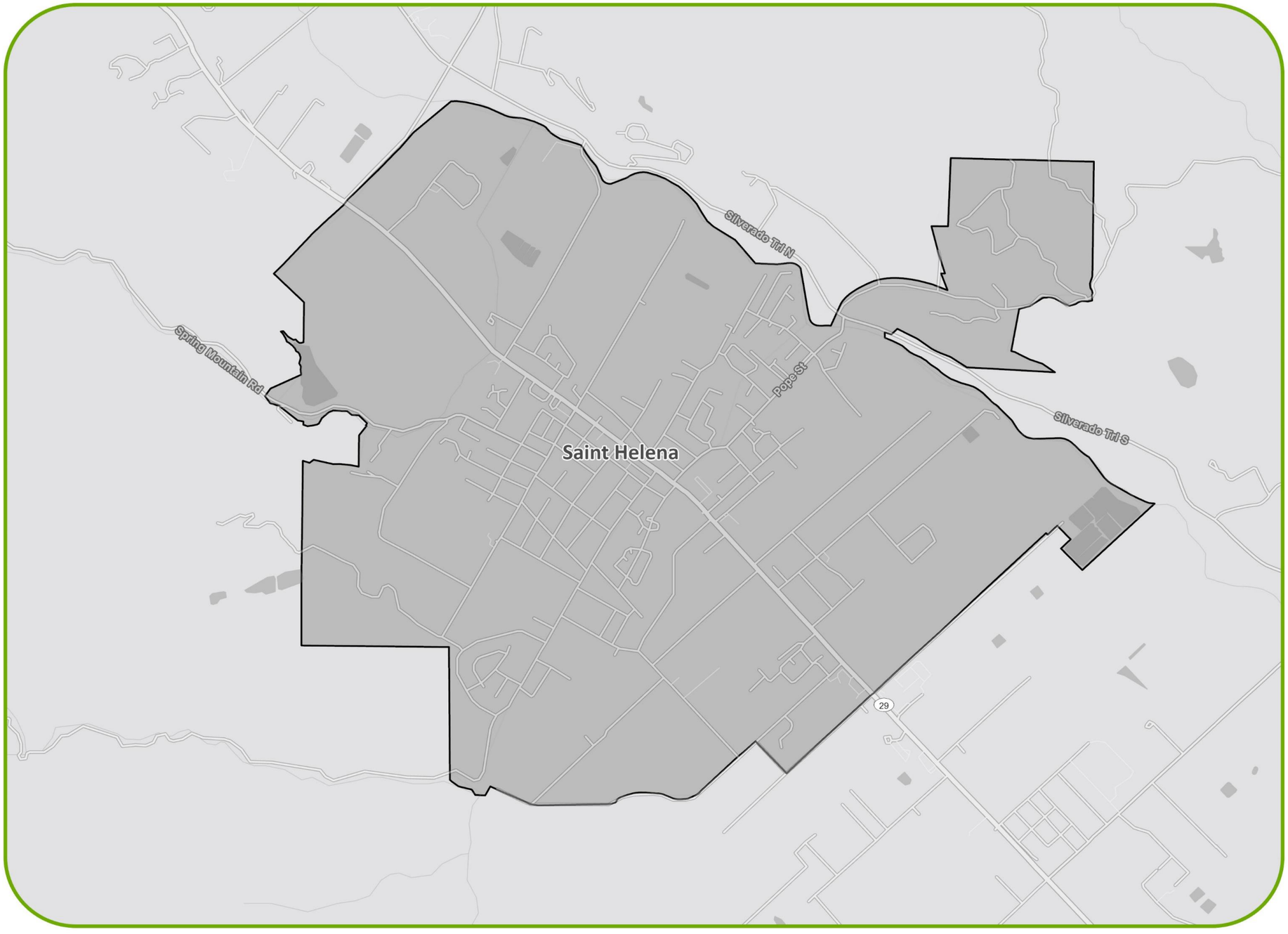


Figure 45: Sensitive Communities (St. Helena)

City Boundary
(A) Sensitive Communities (UCB, Urban Displacement Project)
Vulnerable
Other

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

4. Local Area of Knowledge

The AFFH analysis identified the eastern portion of St. Helena as generally experiencing more fair housing issues than other areas of the city. Fair housing issues in this area include higher levels of minority populations, low and moderate median income, overpayment of housing, higher median rent, and lower economic and environmental outcomes. The predominant population in this area of the city is White, however it has the highest non-White population of all areas within the city. Additionally, this area has a higher proportion of persons living with a disability compared to other areas. Overall, the eastern portion of the city is a moderate resource area, the same as the rest of the city. Some factors that could play into the trends seen in the data could be the location of existing retirement and older adult living facilities. The population living within these communities are, many time, fixed income and more often single-headed households. In addition, most of the city's high density land use and housing is located in this eastern portion of the city, which tends to be the housing type most affordable to lower income residents and single-parent households. As part of the Housing Element, the City is committing to improving the number of affordable units city-wide. In addition, with the recently adopted General Plan, the city envisions the redevelopment of Main Street within the eastern portion of the city with new, mixed-use development to increase economic opportunities and investments in this area.

4.1 Local Actions and Policy Efforts

In 2018, the City funded the 2018 St. Helena Housing Update Report, a housing analysis study that identified contributing factors to housing challenges in St. Helena. The report identified that residents believe new housing development primarily occurs east of Highway 29, however according to the report the majority of new construction was located west of Highway 29. In addition, the report also identified community opposition as a challenge to housing development in the city, leading to delays and increased project costs. Community members often desire to maintain the rural character of the city and are very concerned with how new development will impact surrounding neighborhoods.[82]

In October of 2020, the City Council adopted the Resolution 2020-105: Affirming that Discrimination and Systemic Racism Constitute A Public Health Crisis Causing Disparities in Mental Wellbeing, Language Access, Housing, Economic Development, Health, and Criminal Justice Experience, and Reaffirming Its Commitment to Advancing Justice, Equity, Diversity, and Inclusion in the City. This resolution commits the City to erasing barriers to opportunities to minority populations, including housing. The Staff Report to City Council for Resolution 2020-105 recommends actions to address racial equity and social justice in the community, including providing Spanish translation for City Council and Planning Commission meetings, provide all City communication in Spanish and reviewing adopted by other cities that promote inclusivity and access to affordable housing.

[82] 2018. St. Helena Housing and Community Report. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3395/staff_report-white_paper.pdf

The City also prepared a Diversity, Equity, and Inclusion Strategy to outline the City's efforts towards diversity, equity and inclusion, and social justice. The strategy includes actions such as creating a Diversity, Equity and Inclusion Committee to discuss topics, including housing and racial justice, and offering live Spanish interpretation for regular and special City Council and Planning Commission meetings. The City continues to provide Spanish interpretation for City Council and Planning Commission meetings.

4.2 Stakeholder Input

The City held three housing workshops to receive feedback from the community on housing issues and the Housing Element Update (on September 16, 2021, January 20, 2022, and March 16, 2022). During these workshops, participants frequently brought up concerns regarding the lack of affordable housing for lower income households and the "missing middle" as well as the need to support affordable home ownership. AFFH related concerns included the high cost of housing, transportation accessibility, ADU trends (specifically that ADUs tend to be utilized as vacation rentals and not housing).

4.2.1 Other Relevant Factors

Other factors to fair housing issues in St. Helena that have not been previously discussed in this analysis include lack of sufficient housing for farmworkers, availability of affordable units in a range of sizes, access to transportation, access to home ownership. These contributing factors limit the accumulation of wealth and access to housing resources in historically marginalized communities.

4.2.2 Farmworker Housing

An estimated between 6,000 and 9,000 farmworkers are employed Napa County. Sufficient affordable housing options are lacking for farmworkers who are often lower income and have special housing needs, such as seasonal housing. The number of farmworkers employed in St. Helena is unknown, however the city's central location with regard to vineyards and wineries throughout the county would imply a number of farmworkers are employed in proximity to the city.

4.2.3 Access to Transportation

St. Helena's public transportation system is operated by Vine Transit which operates one bus route (Route 10) in the city. Route 10 has four stops in the city, however all four stops are along the main road, State Route 29. Areas of the city located further north or south are more than 0.25 miles from a bus stop. This bus route connects the City of Napa and the City of Calistoga where connections to destinations further north or south can be made. Residents who live or work in St. Helena have limited options for traveling via public transit, potentially limiting their housing options.

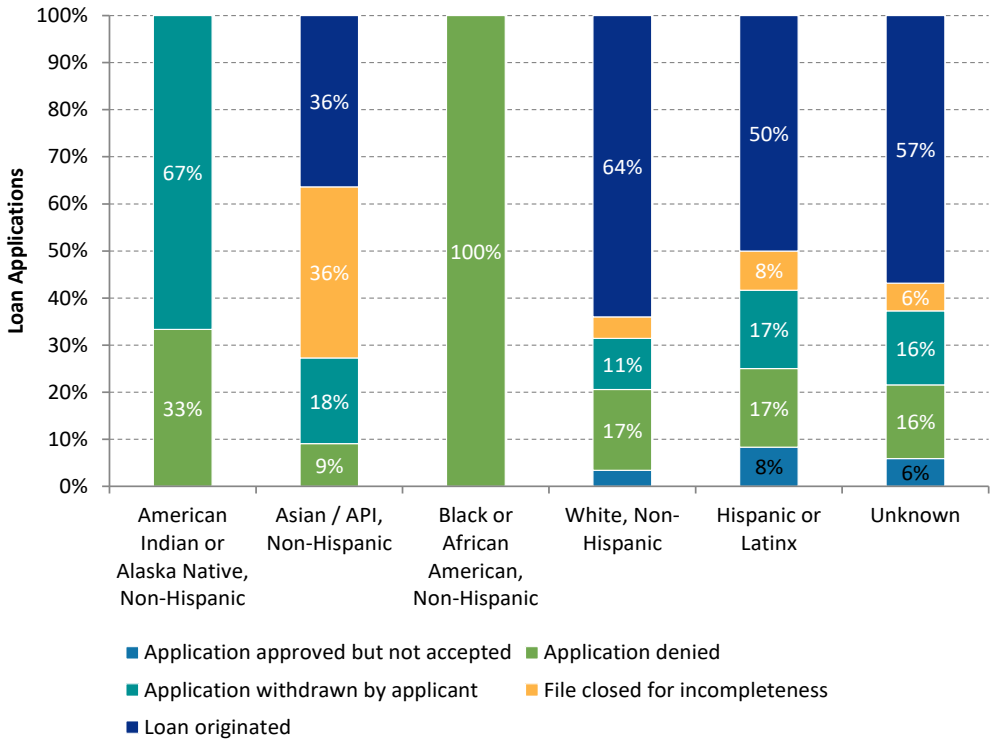
4.2.4 Access to Home Ownership

Increasing housing costs has produced a barrier to home ownership for St. Helena residents. As of December 2020, Zillow reported typical home values in St. Helena were estimated at $1,665,790, much

higher than the typical home value in Napa County, which is estimated at $768,410. Typical home values reflect the value of homes in the 35th to 65th percentile range. Home values have been consistently on the rise since 2000 (with the exception of the recession). This trend has made it more difficult for residents, especially lower income residents, to afford homes. Affordable housing projects in the city generally consist of rental units, which does not provide opportunities for lower income residents to own homes.

Mortgage application filing and acceptance data from 2018-2019 indicates there are racial/ethnic disparities among homeownership opportunities for residents in Napa County. As shown in Figure 46, 64 percent of White, Non-Hispanic applicants and 50 percent of Hispanic/Latinx had their loan originated, compared to 36 percent of Asian/ API applicants, 0 percent of Black/African American, and 0 percent of American Indian/Alaska Native applicants.

Figure 46 Mortgage Applications and Acceptance by Race



Source: Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files

4.2.5 Opposition to New Development

According to the 2018 St. Helena Housing Update Report, city residents are "deeply concerned with maintaining the rural character of town" and therefore residents generally oppose housing projects that are perceived to changing neighborhood character. Many previous and ongoing multi-family housing projects

have been met with comments and concern from community members regarding environmental impacts, such as increases in water demand and increases in traffic as well as impacts to existing neighborhoods and community character.

4.2.6 Location of New Housing

Some residents of the city feel the city is segregated between east and west of Main Street, where the west side of the city consists of a greater percentage of White, affluent residents while the east side of the city has a greater percentage of non-White and low-income residents. In addition, residents have stated that the multi-family housing in the city is located in the eastern area. According to the 2018 St. Helena Housing Update Report, the majority of new construction over the last 10 years has been west of Highway 29.[83] The Magnolia Oaks housing development consists of 44 multi-family housing units, 10 of which are affordable to low-income residents. While this project is located just west of Highway 29, other recently multi-family projects have been constructed on the east along McCorkle Avenue. The City is in the process of adopting a new Zoning Ordinance to be consistent with the 2040 General Plan, which would permit duplexes and triplexes within the MR District (see Program H-N). This would create additional housing choices and affordability levels in the MR Districts on the western side of the city. In addition, Programs H-BB, H-EE, and H-XXwould implement placemaking strategies to outreach and work with the more diverse and older populations living in the east due to the historic development patterns.

5. Sites Inventory Analysis

5.1 Opportunity Areas

HCD and TCAC opportunity maps identify areas throughout the state whose characteristics support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution). A census tract with a designation of high resource would indicate there are strong educational and economic opportunities, meaning opportunity for current and future residents.

According to the 2022 TCAC Opportunity Map, the entire city is considered an area of moderate resource. However, the eastern portion of the city is has a higher percentage of non-White residents, lower household median income., higher percentage of cost burden among renters and owners, and less positive economic and environmental outcomes compared to the rest of the city. These demographic And socio-economic patterns influenced the locations of potential lower income sites in the city.

[83] Erica Skylar. 2018. St. Helena Housing Update Report. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3395/staff_report-white_paper.pdf

5.2 Improved Conditions

According to the 2022 TCAC Opportunity Map, the entire city is considered an area of moderate resource. Demographic and socio-economic spatial patterns show that census blocks with low- and moderate-income households, greater Hispanic/Latino populations, and higher rates of housing problems are located throughout the eastern half of the city. Sites that accommodate housing unit densities appropriate for lower-income units are scattered around the city. Sites that can accommodate most of the lower income units are located in the western and southern part of the city, which has a higher household median income and more positive economic and environmental outcomes. Approximately 38 percent of the total proposed units and 36 percent of the proposed lower-income units planned for in the sites inventory (Appendix B) are located in the eastern part of the city, which has a higher percentage of low- and moderate-income populations and non-White residents. .

Figure 47 shows the site inventory in relation to the TCAC Opportunity Map. Sites proposed within the eastern area of the city, are diverse with a mix of lower income and non-lower income sites. Lower income sites spread across the city. Site 7 (821 Pope Street) and Site 8 (882 and 886 College Avenue) have 50% lower income units and 50% moderate income units. The rest of the proposed lower income sites are 100% lower income units.

5.2.1 Exacerbated Conditions

The northern and eastern parts of the city contain block groups considered moderate resource with a higher concentration of Hispanic/Latino population, higher percent of renter occupied units, higher percentage of overpayment by residents, less positive economic outcomes, and higher pollution burden compared to the moderate and high resource areas of the city. According to California Housing Partnership data, all federal and State subsidized housing within St. Helena is in moderate resource areas in the northern and eastern portions of the city. The Sites Inventory does not exacerbate conditions in vulnerable areas of the city by identifying sites that can accommodate lower income units throughout the city. Additionally, one underutilized site was identified that could accommodate above moderate units in the eastern part of the city, which has a higher percentage of non-White residents and cost burden and lower economic and environmental outcomes.

5.2.2 Racially/Ethnically Concentrated Areas of Poverty and Affluence

There are no racially/ethnically concentrated areas of poverty or affluence identified in St. Helena. However, eastern areas of the city have a larger population of Hispanic/Latino residents as well as LMI populations compared to other areas of the city. In contrast, western areas of the city have higher concentrations of White residents, higher median incomes, and lower concentration of LMI populations. Sites feasible for lower income housing were identified in these affluent areas.

5.2.3 Access to Opportunity

The city is categorized into 2 census tracts, both of which are considered moderate resource. Housing units in the sites inventory are not disproportionately concentrated in different resource areas, and the sites identified in the eastern areas are scattered on vacant and underutilized parcels to facilitate the development of lower- and above moderate-income units.

5.2.4 Disproportionate Housing Needs

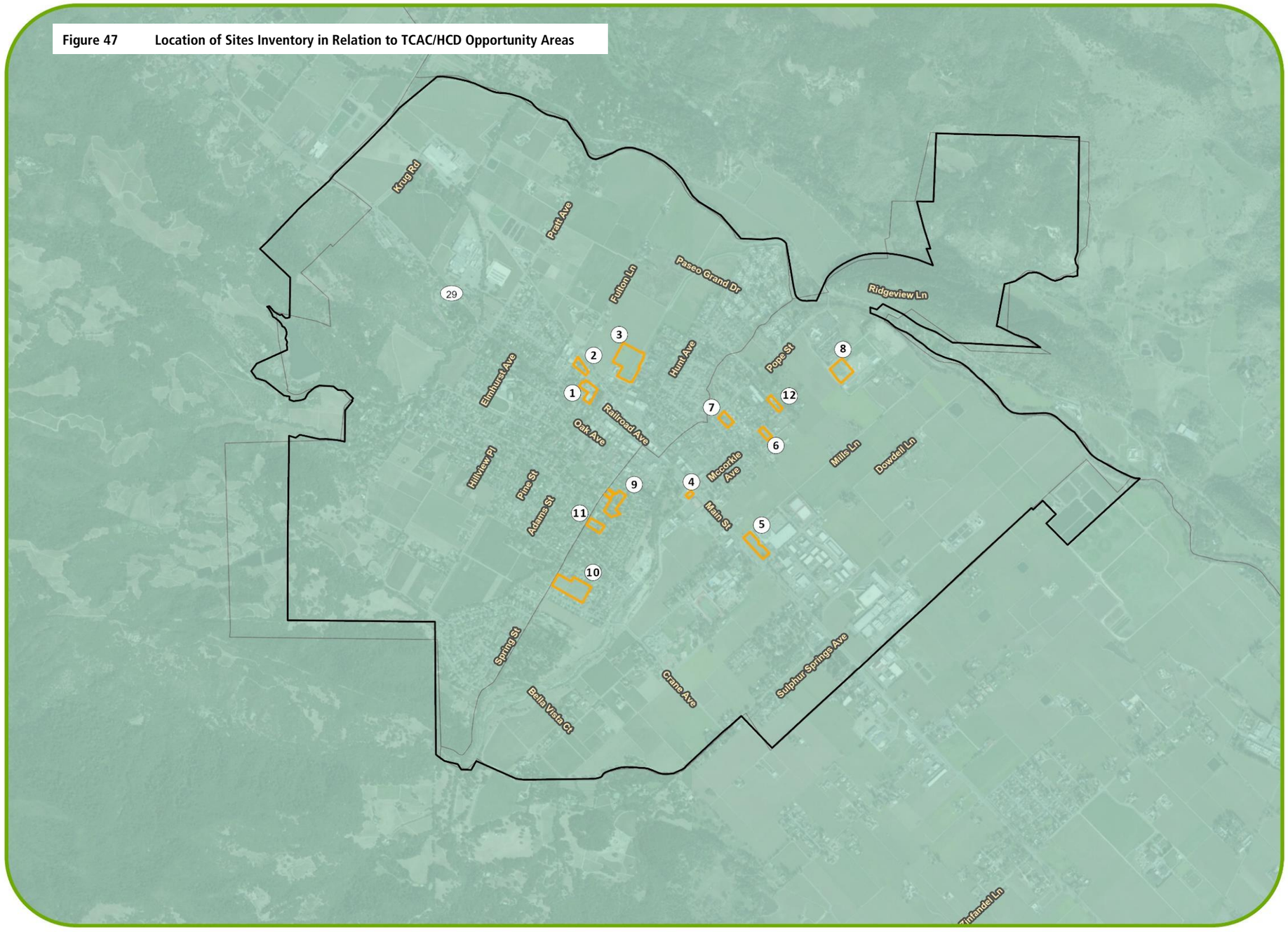
The fair housing assessment found a need for affordable housing for people with disabilities and adequate low-income households. The City incentivizes the development of extremely low-, very low-, low-, and moderate-income housing by reducing development fees and relaxing development standards to incentivize housing development. The City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition.

5.2.5 Subsidized Housing

In 2019, approximately 1,105 households received Housing Choice Vouchers in the County of Napa, with 10 households receiving rental assistance and 6 households on the wait list in St. Helena.[84] The AFFH Data Viewer does not have data on Housing Choice Vouchers for St. Helena.

[84] *City of Napa Housing Authority's Annual Report Housing Services Agreement, 2019, https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3395/2018-2019_housing_services_annual_report.pdf*

Figure 47 Location of Sites Inventory in Relation to TCAC/HCD Opportunity Areas



City Boundary
Selected Sites

TCAC Opportunity Areas (2022)
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

1 - 1480 Main Street
2 - 1572 Railroad Avenue
3 - Adams Street
4 - 905 Main Street
5 - Main Street (between Mills & Dowdell)
6 - 709 McCorkle Avenue
7 - 821 Pope Street
8 - 882 and 886 College Avenue
9 - 1447 and 1515 Spring Street
10 - Spring Street (between Hudson & Valley View)
11 - 1637 Spring Street
12 - 620 McCorkle Avenue

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

Imagery provided by Esri and its licensors © 2023. Additional data provided by County of Napa, 2022; CTCAC, 2022.

This page is intentionally left blank.

Agenda Item #10.1.

Page 514 of 1733

6. Contributing Factors

This assessment of fair housing issues identifies factors that contribute to fair housing issues in the City of St. Helena, as shown in Table 10.

Table 10 Factors that Contribute to Fair Housing Issues

Identified Fair Housing Issue	Contributing Factor	Meaningful Action
Fair housing enforcement and outreach	· Lack of fair housing requirements and information provided to residents · Outreach and communication of services are limited to English · Limited fair housing testing and enforcement	· Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues (Program H-XX)
Lack of affordable housing and displacement of residents	· Increasing rent and house/property costs · Dominance of single family housing · Land use and zoning laws · Availability of affordable units in a range of housing types	· Diversify and expand the housing stock to accommodate the varied housing needs of different groups (Programs H-E, H-H, H-I, H-J, H-W, H-LL) · Pursue down payment and mortgage assistance resources through the Housing Trust Fund or other resources (such as CalHome) for local funding to assist lower and moderate-income residents (Program H-GG) · Development of affordable housing on City-owned sites (Program H-V) · Provide by right approvals for multi-family housing projects that meet objective design and development standards (Program H-V) · At least once annually, provide an information on accessory dwelling units (ADUs) in the city, and target outreach to residents in the high resource

		southwest of Main Street and northeast of Pratt Street (Program H-Q)
Concentration of lower income and minority households in the southeastern areas of the city	· Land use and zoning laws · Location of existing affordable housing	· Prioritize affordable housing in high resource areas southwest of Main Street and northeast of Pratt Street (Program H-V) · Encourage construction and renting of ADUs in high resource areas to increase supply of variety of housing types in the city (Programs H-I, H-R) · Prioritize CIP in the eastern part of the city (Program H-WW) · Revise inclusionary housing ordinance for more lower income units, realistic in-lieu fees, workforce housing, and more on-site housing requirements (Program H-F) · Invest in public infrastructure projects in low and moderate resource areas that improve the quality of life for residents (Program H-WW)
Limited resources for persons with disabilities	· High cost of transportation for persons with disabilities · Lack of ADA compliant sidewalks	· Reduce ridership costs for VineGo paratransit system (Program H-WW) · Work with the County of Napa to carry out the ADA self-Evaluation and transition Plan to remove barriers for persons with disabilities to facilities and programs in Napa County (Program H-WW)

Appendix B: Comments on the Public Review Draft 2023-2031 Housing Element Update

The City received multiple comment letters on the Public Review Draft 2023-2031 Housing Element Update. Comments on the Public Review Draft were received between June 29, 2022, and July 30, 2022. Key changes in response to public input include revisions to various programs and the addition of a new site in the sites inventory.

Response to Comments

In response to these comments, the City has made a number of revisions to the Public Review Draft Housing Element, including:

- 1: Policy Document – Program H-Y: Corrected spelling error and added Voorhees Circle (now program H-Z).
- 1: Policy Document – Policy HE 2.5: Revised language for clarity.
- 1: Policy Document – Program H-C: Urban Limit Line: Deleted program.
- 1: Policy Document – Program H-J: Updated funding sources to include State and Federal programs and grants (now program H-I).
- 1: Policy Document – Program H-M: Zoning to Facilitate Higher Density Housing: Revised for clarity (now program H-N).
- 1: Policy Document – Program H-R: Affordability Requirements for ADU Incentives: Updated text to specify that a regulatory agreement is required (now program H-S).
- 5. Housing Conditions – Key Findings: Added source information for the data presented in the key finding related to Cost Burden
- 5. Housing Conditions – Physical Housing Conditions: Estimated the number of homes in need of rehabilitation.
- 6. Housing Market Conditions – Affordable Home Purchase Prices: Corrected broken references to Table 15.
- 6. Housing Market Conditions – For-Sale Housing: Revised note on Table 15 to clarify that 2021 data was used.

- 11. Housing Resources – Pending and Approved Projects: Revised Table 36 to identify the existing unit at 963 Pope Street as deed restricted.
- 11. Housing Resources – Remaining RHNA: Revised Table 37 to fix incorrect income categorization for 963 Pope Street.
- 11: Housing Resources – Residential Sites Inventory: Added 620 McCorkle (APN 009-502-003) to the available sites inventory.
- 11. Housing Resources – Pending and Approved Projects: Revised Table 36 to identify the existing unit at 963 Pope Street as deed restricted.
- 11. Housing Resources – Remaining RHNA: Revised Table 37 to fix incorrect income categorization for 963 Pope Street.
- 11: Housing Resources – Residential Sites Inventory: Added 620 McCorkle (APN 009-502-003) to the available sites inventory.

July 26, 2022

TO: Members of the City Council and Planning Commission, City of St. Helena

FROM: Jennifer La Liberte, Executive Director

SUBJECT: Housing Element Update, 2023-2031, Public Review Draft

The Board of Directors of Our Town St Helena and I appreciate the opportunity to comment on the draft Housing Element Update (HEU).

General Comments

Pg 1-4 Potential Funding Sources – There does not appear to be consistency among the potential funding sources for the objectives. Some programs list specific potential sources (though the lists should be expanded) and some list only staff time. It appears this could be related to how current programs are funded. Federal, state, county, local, and private funding sources would seem appropriate for each objective that requires development and construction funding. Also, if detailed funding sources are to be included, then US Department of Agriculture Rural Development should be added.

Pg. 1-6 Throughout the document (beginning on page 1-6), much of the cited data is outdated and does not accurately reflect today's market conditions. For example, the HEU states "typical contract rent for an apartment in St. Helena was $1,470 in 2019," and to avoid being cost burdened, a renter would need to earn $59,160. According to the Napa County 2021 Affordable Housing Needs Report (May 2021) produced by the California Housing Partnership, the average asking monthly rent in Napa County is $1,948 and renters need to earn $77,916 to avoid being cost burdened. Since St. Helena tends to be at the top of the market for Napa County, it's safe to assume (and observe) that those figures are even higher. Marcus & Millchap publishes a quarterly Bay Area multi-family market report that identifies mean rents by county by unit type which would be more accurate even if not specific to St Helena. We know that a typical two-bedroom market rate unit in good condition is renting for $2,100-$2,650 plus utilities, and three-bedrooms in very good condition are at approximately $3,000 per month.

Pg.1-11 How were the specific quantified objectives derived under each of the programs and how do they relate to each other? There appears to be significant overlap in

these objectives. Example: farmworker housing and very low-income housing could be the same housing; senior housing could be incorporated into a low-income project. The Quantified Objectives Summary Table on 1-40 page provides the totals but not the logic in how the quantities were broken out.

Pg. 1-17 "The City will explore possible incentives for building attached market rate housing units for rent and for sale" which is great, but it ought not take five years to explore incentives. And what action comes after exploration? Similarly, why will it take four years to study potential modifications to the Zoning Code to facilitate higher density housing, etc., when the City is already updating the Zoning Code and the HE and should be fairly versed in what changes are needed? Is it possible to make incremental changes? For example, an immediate step the City could take is to remove the conditional use permit requirement in multi-family zones to streamline the process for developers.

Page 1-25 Change Murietta to Marietta. Note: Some Voorhees Circle homes that have not changed hands are also at-risk for conversion.

Pp. 2-23 Beginning on page 2-23, Joe is Joe McGrath, Jordan is Jordan Bentley, Mary Stevenson is Mary Stephenson, John is John Sales, Jennifer Le Liberte is Jennifer La Liberte, and Steve is Steve Goldfarb.

Page 2-57 Employment – what did the unemployment rate increase to? Table 3, under 2010 for Napa County, the comma is in the wrong place.

Page 2-82 Vacant units -- It would be useful to state how many people could be housed in these units which comprise 17.4 percent of the housing stock. If the rental vacancy rate is 3.1 percent and ownership vacancy rate is 5.3 percent, what constitutes the delta (17.4 minus 3.1 minus 5.3)?

Page 2-83 Cost burden – for the last paragraph, what is the time period this data represents?

Page 2-84 How does the fact that an overwhelming portion of our existing housing stock is 40 to 80 years old correlate with the City's preservation goals?

Page 2-88 Table 14 – how many of the permitted units from 2015-2019 have been built?

Page 2-96 Home values – how is "typical home value" defined? Zillow is the cited source, which is providing listing prices, not value. Based on current listings in St. Helena, $1.6 million is at the lower end of the range. Local realtors could provide updated

MLS data which would be timelier and more accurate than Zillow. Also, within this section it is not clear whether existing deed-restricted units are included in totals of rent/homeownership units and monthly cost. It could be that these income-qualified units are affecting the total values. Could this be made more explicit?

Page 2-98 Affordable home purchases – some zeroes are at the beginning of the first sentence and middle of the second sentence that don't make sense.

Page 2-99 Table 15 -- The Area Median Income figures are for 2021. HUD has published new figures for 2022, so the footnote to the table should be adjusted accordingly.

Page 2-103 Table 16 – Christine Apartments, 723 Hunt Ave., four units, should be included as a very low and low income; OTSH purchased in June 2021 and recorded 55-year deed restrictions. Also, Grayson Apartments were funded privately through the inclusionary requirements met by 632 McCorkle and references to tax credits, AHP, etc. should be removed. This is an important point because the housing crisis here will not be solved exclusively through non-profits.

Page 2-154 Table 36 – 963 Pope Street, under "Project Description", the existing house is deed restricted and should be noted.

Page 2-155 Table 37 – if the 4 pending or approved units is referring to 963 Pope St, those should be moved to "lower" income.

Policies

HE 2.5 "Allow duplexes in all low-density residential zones" – please clarify whether this allowance is by right and not with a conditional use permit.

HE 4.8 "Give preference to projects providing workforce housing affordable to up to 140 percent of the AMI" – there doesn't appear to be an implementation program associated with this policy. What preference would be given, and would it be at the expense of another affordability level?

Implementation Programs

H-A, H-NN "Concentration of sites for affordable housing" – OTSH supports the City's efforts to ensure affordable housing sites are identified geographically throughout the city. But we caution that land is scarce, and large sites rarely become available that are suitable for multi-unit housing, and, most that do, tend to be located east of Main Street. We support incentivizing affordable housing wherever it can get

built, and don't support the City prioritizing Affordable Housing Trust Fund dollars for affordable projects in the western portion of the city at the expense of projects in the eastern portion.

H-C OTSH believes we should be planning for a more sustainable and less car-dependent future. We should be exploring opportunities to increase infill density and expand height limits and reduce parking requirements. Up and in should be the focus. The block of land from south of White Sulphur Spring Creek to Grayson and west of Highway 29 and east of Crane vineyard is one of the most poorly utilized sections of the City, and we believe a housing task force could explore how to unlock the potential here. Expanding the Urban Limit Line should be the last option as it runs a great risk of negatively impacting what makes this such a great and desirable place to live with vibrant wine and tourism industries.

H-D Water and sewer access should be prioritized for both affordable and missing middle housing. Also, please define "missing middle" in terms of Area Median Income. The water neutrality requirement should be eliminated for any attached affordable and missing middle housing. The City could consider requiring other trade-offs such as no-irrigation landscaping or rain capture systems.

H-J "ADU Workforce Housing Incentive Program" -- broaden the potential funding sources to include grants, state and federal programs. Also, consider working with the County Assessor to allow a property tax reduction on the larger property in exchange for 30-year a deed restriction on an ADU, with proper monitoring to ensure compliance.

H-M OTSH believe the City should immediately remove the Conditional Use Permit requirement on MDR Zoning. At a minimum, it should be removed for any parcel identified in the HE as a Housing Opportunity Site. Discretionary review is the toehold for opposition to these projects and makes developers wary of taking the significant financial risk that is required for this type of development. Also, consider allowing deed restrictions for missing middle projects (as defined by the City) and in exchange grant fee waivers and eliminate the housing impact fee requirement.

H-P We should not incentivize ADUs beyond existing state mandates unless they have a deed restriction and rental occupancy requirements in exchange. While this may be implied it isn't clearly stated.

H-R, H-DD	"Affordability requirements for ADU incentives; reduced fees for affordable housing" – these should include a reference to the mechanism that will restrict affordability (i.e., affordable housing regulatory agreement).
H-S	"Illegal housing units" – these types of policies or programs can be double edged as they often end up displacing households that cannot afford to live in legal units. Consider a companion program that sees to support households displaced by this program.
H-U	Under Objectives – "Support the development of 3 multi-unit housing projects….support the development of five infill projects…." What does "support" mean? As written it implies a maximum the City will "support" during the planning period.
H-??	Under Goal 3, Conservation of Existing Housing – consider adding an implementation program: "The City will work to obtain CDBG or other available funds to create an 'Affordable Housing Conservation Fund' so units can be acquired quickly when they hit the market and preserved at affordable levels."
H-Z	"Vacation Rentals" – the City should consider prohibiting vacation rentals in certain zoning districts if it hasn't already.
H-FF	"Affordable Homeownership" – the City should work with the County's Proximity Housing Program to provide down payment assistance to St. Helena first-time home buyers. If the County is amenable to working with the City to create a funding set-aside for St. Helena, the City could then market the program or work with others to do so.
H-II	"Housing Coordinator" – this is an immediate need, and a specified time frame is encouraged rather than "ongoing". It would be preferable to do this as a City of St Helena position, but a shared position is better than none. OTSH would prefer the City consider a Housing / Economic Development FTE rather than a lower level, part-time Housing Coordinator. Also, meeting with partner jurisdictions twice during the 13-year planning cycle does not appear to be sufficient.

Proposed Sites

Site maps	It would be helpful to add a north arrow to the aerials.

Page 2-162 The last sentence should read, "However, the future property owner intends to develop 36 to 50 units."

Page 2-170 Table 50, Site 5 – change 50 to 36-50 (if possible).

Housing Opportunity Sites

Adams Street What is the rationale for the size and placement of the Opportunity Site on the Adams Street property?

709 McCorkle This site was recently purchased and is intended to function as an estate compound. It has a low to zero probability of being developed for affordable housing.

741 McCorkle This house was recently renovated with significant capital improvements and is unlikely to be further developed in the next HE cycle.

1637 Spring This site has recently been purchased for the intent of turning it into employee housing.

Proposed site We encourage the City to add 620 McCorkle Avenue (APN 009-502-003-000) as a "key housing site". This 0.76-acre site is zoned MDR and is currently on the market. Including it as a key housing site would eliminate the requirement for a conditional use permit and be consistent with the goal to remove barriers to development of multi-unit housing.

Conclusion

OTSH commends the City for its work on this document. Realizing that the HEU is a mandated document that needs to follow strict guidelines, we hope the City will also create an implementation plan that identifies measures, cost analysis, staff and funding resources, and time frames for meeting the goals contained herein.

Aaron Hecock

From: LAURA KEIR <lkeir@me.com>
Sent: Tuesday, July 19, 2022 11:09 AM
To: Aaron Hecock
Subject: [External] Land designation

Hi
It appears numerous parcels sent to the state to meet our quota fir homes are not currently available for sale? Are they going to be for sale? And we are not aware? Or, emanate domain enforcement would be necessary?
I firmly disagree with the high to med density development of Valley View Hudson vineyard property being developed as traffic on the road is already more than a residential area should have to handle between cut threw traffic to avoid Hwy 29 to the school traffic it's impossible to safely get out of your driveway or even ride a bike!
Spring Street is narrow and I notice in addition three sites are designated as possible development.
The government/ Bay Area need to either agree to continue our exempt status. Recognize us as a primary agricultural area or the Napa Vally will be destroyed!

Laura
Sent from my iPhone

City of St Helena, City Hall
Received

JUL 13 2022

1480 Main St.
St Helena, CA 94574

Housing Element for Public Comment
Aaron Hecock, Senior Planner, City of St. Helena
ahecock@cityofsthelena.org

July 10, 2022

Dear Mr. Hecock,

As concerned St. Helena residents, we have read the Housing Element Update and plan to attend the public forum.

We support the city's efforts to identify appropriate sites for potential development to provide additional housing that is badly needed. Yet after reading about proposed rezoning and adding more density, we remain vigilant in pointing out situations where multi-unit projects would negatively impact neighborhoods.

We have shared with several City officials the situation we face after the recent purchase of the parcels at 1521 and 1541 Elmhurst. The owner, Jennifer Mozzetti, and her friend John Bowman, a self-described developer from Napa, have disrupted this peaceful neighborhood with their alleged plans to develop the parcel at 1541 Elmhurst into a multi-unit site with the "cooperation of the City." They initially claimed, as a result of their purchase of the two parcels, they "owned" the Elmhurst Alley from the property at 1521 extending to the end of the alley.

The city, through correspondence from Eric Janzen on 5/17/22 and several other emails, assured us that the Elmhurst Alley was listed by the County Assessors as a public right of way and is not owned by Ms. Mozzetti.

Elmhurst Alley is a single lane, dead-end alley that extends off busy Spring Mountain Road. It provides access to the vehicles of 5 single family homes in addition to the mail truck, delivery trucks and home health care vehicles that service those homes. The tightness of this alley already poses safety questions for Emergency and Fire Department vehicles.

Any development of the property at 1541 Elmhurst from its current single-family residence to a multi-unit would be unwise and unsafe expanding the number of alley users. (Garbage day finds the street with as many as 15 garbage cans as it is!) Certainly, the goal of adding multi-unit housing in St Helena is a laudable one, but to drop a new multi-unit project in an already dense neighborhood with limited access from a single-lane, blind alley, would be ill-conceived.

Our specific questions are these we hope you can answer:

1.The Housing Element mentions an inventory of possible sites, not yet public, that might be used to develop more housing.
Is the parcel at 1541 Elmhurst currently on this site list or being considered?

2. Can individuals, seeking to develop multi-unit housing on their own properties apply to be included on this site list?

If the answer is "yes" to either question, we kindly request a site visit, in person, by a member of the Planning Commission, so that the impact of adding more housing and residents on Elmhurst Alley will be obvious.

Sincerely yours,

Dayna Van Kleeck
1800 Spring Mountain Court

Henry Kistler, M.D.
1781 Spring Mountain Road

Susan Taylor Kistler
1781 Spring Mountain Road

Brenda Hill
1777 Spring Mountain Road

Jim Lampkin
1777 Spring Mountain Road

Terence Ford
1806 Spring Mountain Court

Kathryn Ford
1806 Spring Mountain Court

Polina De-Levi
1809 Spring Mountain Court

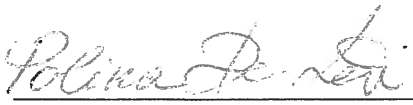
Vladymer De-Levi
1809 Spring Mountain Court

Brenda Hill
1777 Spring Mountain Road

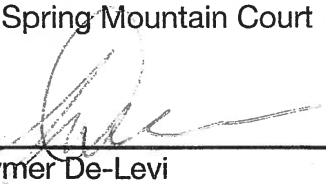
Jim Lampkin
1777 Spring Mountain Road

Terence Ford
1806 Spring Mountain Court

Kathryn Ford
1806 Spring Mountain Court



Polina De-Levi
1809 Spring Mountain Court



Vladymer De-Levi
1809 Spring Mountain Court

Aaron Hecock

From: Nancy Dervin <nancydervin@hotmail.com>
Sent: Friday, July 1, 2022 3:13 PM
To: housingelements@hcd.ca.gov
Cc: office@mintierharnish.com; CityCouncil; Aaron Hecock
Subject: Re: [External] Public Review Draft Housing Element Available Now!

Dear HCD,

I am concerned about the City of St. Helena putting forth a Housing Element Draft that contains at least one property that the City has repeatedly been told is absolutely not available which is 601 Pope Street. There are other properties on the Draft that are also potentially not available but this one site is positively not available.

We have a huge housing shortage problem, like most communities. Knowingly including unavailable sites is unethical as well as contrary to the purpose of identifying housing opportunity sites.

What should be or can be done about this?

Sincerely,
Nancy Dervin
St. Helena, CA

From: St. Helena Housing Element <jim@mintierharnish.ccsend.com> on behalf of St. Helena Housing Element <office@mintierharnish.com>
Sent: Thursday, June 30, 2022 10:31 AM
To: nancydervin@hotmail.com <nancydervin@hotmail.com>
Subject: Public Review Draft Housing Element Available Now!



CITY OF ST. HELENA

Aaron Hecock

From: Mary Wilson <boecoup@gmail.com>
Sent: Wednesday, July 13, 2022 12:54 PM
To: Aaron Hecock
Subject: [External] Housing sites

I wanted to comment on the list of potential sites for housing that was in the St Helena Star. I've taken the time to look at each of the addresses mentioned. With the exception of one, I found all of them viable locations. My one exception is the vineyard location on Spring St.
One of the things that makes St Helena unique are the vineyards still scattered within the city. They are a part of our heritage, displaying the agriculture that has made this valley the world class jewel that it is. Please allow this one to remain as it is.

Respectfully, Mary Wilson

Sent from my iPad

Mary Wilson
1426 Kearney St.
St. Helena, Ca. 94574

707-529-4406

Aaron Hecock

From: Joe McGrath <joe.mcgrath65@gmail.com>
Sent: Thursday, July 14, 2022 12:12 PM
To: Aaron Hecock
Cc: Mary Stephenson; Maya DeRosa; Eric Hall; Lester Hardy; Jennifer La Liberte; Jordan Bentley; Joe Mcgrath
Subject: [External] Re: [External] A Potential New Opportunity Site

Aaron:

Thanks.
Speaking as a private citizen and neighboring property owner (and concurring with Mary as an OTSH Board member), I would also advocate that this lot [620 McCorkle - APN 009-502-003-000] be added to **this** HE cycle as a "Housing Opportunity Site".

In light of the recent multi-family developments on that street I would recommend however that it remain MDR, otherwise it may cause too much opposition with residents on the south side of McCorkle.
The goal would be to eliminate conditional use requirements which become, as you know, major entanglements in entitlement.

However, as MDR it should be explicitly listed under **17.40.020 Permitted Uses (N):**

N. Multiple-family dwellings, apartments, and dwelling groups at a density up to the maximum allowed by the medium density residential district shall be allowed as a permitted use on the following MR zoned parcels, which are identified as "Key Housing Sites" in Table 42 of the city's 2015-2023 housing element, and are identified as follows by street address and assessor's parcel number (APN): 567 Pope St. APN 009-070-002; 591 McCorkle Ave. APN 009-070-003; 1817 Spring St. APN 009-322-009; Sulphur Springs Ave. APN 009-362-015; Spring St. APN 009-441-023 and 009-552-002; 576 Pope St. APN 009-552-003; 1105 Pope St. APN 009-090-003. (Ord. 17-2 § 6 (part); Ord. 16-8 § 1; Ord. 15-2 § 7 (part): Ord. 12-2 § 6: Ord. 07-5 § 2 (part): Ord. 05-4 § 1 (part): Ord. 03-4 § 11: prior code § 27.51)

Please confirm that the above constitutes "public comment".

Thx,

Joe

Aaron Hecock

From: Joe McGrath <joe.mcgrath65@gmail.com>
Sent: Monday, July 18, 2022 4:41 PM
To: Aaron Hecock; Maya DeRosa
Subject: [External] HE Draft Input

Aaron/Maya:

Here are some additional comments/inputs re: Housing Element. Please do not take them as criticism of your hard work. The Housing Element can be a valuable tool to accomplish our municipal housing objectives if we shape it correctly.

Thanks,

Joe

General Comments:

* Current planning meetings should be held in person with a zoom option. It should no longer be acceptable that public meetings are held entirely by Zoom. It also should not be acceptable that participants to Zoom meetings have no idea how many other participants are present, and, if participants "opt-in" to identify themselves, are identified.

* The document and the process are too long, too bureaucratic, and not specific enough with respect to immediate and effective actions and policy changes that will alter the climate in any meaningful way to have a real near-term impact on affordable or missing middle housing.

* The document itself is outdated with may reference to data as far back as 2019 representing "current" data. We lived in a far different world than in 2019.

* A major flaw in the Housing Element process for Above Moderate or Market Rate units. Our State Legislators did not comprehend second home or vacation communities.
So meeting the HE RHNA objective for Above Moderate by enabling, say, the Hunter Project is nonsensical if say 50% of the SFHs ultimately become vacation homes.
Having these types of development consume constrained water, sewer and other valuable resources can impinge on more critical housing needs.

Specific Section / Page Comments:

Page 1-11:

H-C We should be planning for a more sustainable and less car-dependent future. We should be exploring opportunities to increase infill density and explore expanding height limits, and reduce parking requirements. Up and In should be the focus. The block of land from south of White Sulphur Spring Creek to Grayson and West of Highway 29 and east of Crane vineyard is one of the most poorly utilized sections of the City. We should unleash a task force to see if we can unlock

potential here. Expanding the Urban Limit Line should be our last option, and runs great risk of negatively impacting what makes this such a great and desirable place to live with a vibrant wine industry and tourism economy.

Page 1-12:

H-D. Water and sewer access should be prioritized for both affordable and missing middle. Also please define "missing middle" in terms of AMI %. 200%? Water Neutrality Requirement should also be eliminated for any attached affordable and missing middle. Mandate no-irrigation landscaping instead. All new buildings in CA are highly water efficient by California Building Code. It is better that we have new stock than old stock re: environmental sustainability (similar to newer car fleet vs. older regarding emissions).

Page 1-17:

H-M. It should not take 4 more years following 3 years working on the Housing Element to understand what Zoning Ordinances need to be changed to enable housing.

1) Start with removing the Conditional Use Permit requirement in some manner on MDR Zoning. At minimum, it should be reduced for any parcel identified in Housing Element as Housing Opportunity Site (not just Key Housing Opportunity Site") . It is imperative to reduce or eliminate "discretionary" review. Discretionary review is the toehold for opposition on these projects. It is also a toehold for CEQA opposition.
2) Define "Missing Middle" in terms of AMI. 200%?
3) Tradeoff off 2:1 (or some such ratio) of affordability requirements on private developers for below moderate units for moderate to missing middle (200%) cutoff units. Ie a developer can meet "affordable" designation if he/she builds (2) deed-restricted moderate to missing middle (80-200%AMI?) units for every (1) required < moderate unit (<80% AMI unit).
4) Eliminate Water Neutrality requirements for above. This is just one more hurdle.
5) Eliminate Housing Impact Fees for above. By very nature these projects are having a POSITIVE housing impact.
6) Reduce overall permit fee structure for above. (on page 2-142 it calculates 12.3% of multi-family costs on Permits & Fees. This is right after it the HE states that governmental constraints are not a factor?)

Pg 1-15:
H-J. What can we do to entice existing ADUs into a deed-restricted affordable? How about a tradeoff on property tax relief on that unit for 30-yr deed-restriction and rental occupancy rate compliance??

Pg 1-19:
H-P. We should not further incent ADUS beyond existing state mandates unless they have deed-restriction and rental occupancy requirements in exchange.

Pg 1-29:
H-II. What are the accountabilities of the Housing Coordinator? Why would we not do this under existing Departments?

Pg 1-34:
H-UU. We should be considering "no-irrigation" landscaping (at least after plants take hold).
We should eliminate the Water Neutrality Requirement on any deed-restricted affordable < 200% AMI. This is a cumbersome and complex and expensive requirement to comply with. New attached buildings under CBC are highly water efficient and perform well below 65 GPD per capita. Nix the irrigated landscaping as a tradeoff.

Pg 2-38:

HE1.B. This document indicates that because units have been built in last cycle that Growth management System was not an obstacle. This is untrue. 632 McCorkle was "lucky" in that we straddled two years and literally consumed (8) of the (9) available allocation. Had this been a 10 unit project, it is not clear what the City would have done. Had there

been another similar project, it is unclear what the city would have done. Uncertainty is the enemy of Investment and the friend of Risk.

Pg 2-103

Table 16 - Grayson Apartment 2 units funding source were **not** Tax Credits, nor AHP, nor RHCP, nor City funded. These two units were **funded privately** through inclusionary requirements on 632 McCorkle. This is an important point, because we will not solve the housing crisis here exclusively through non-profits.

Pg 2-125:

Saying that Building Codes and Zoning Ordinances are not a "governmental constraint" to development is an entirely untrue statement and somewhat offensive coming from a government agency. While I would not argue that enhancements in the California Building Code are in most cases warranted, they have most definitely affected housing costs and housing production and have contributed to the shortage of affordable housing stock. Enhancements to CBC in ADA, Seismic, Fire, and Environmental requirements have played a significant role in the increase in housing costs. This must be acknowledged. As for Fire Code, nearly all of the costs in the building code are for suppression systems to extinguish a fire that starts inside the building. Most homes in CA are destroyed by fire from outside the building.. The CBC however is very clear and the requirements do not have broad interpretation, so while costly to comply with, is not a great impediment.

Zoning Ordinances however and discretionary reviews are something entirely different. Developers do not like uncertainty. If a Zoning Ordinance can be interpreted differently by different people - that is problematic. And if the outcome of a Design Review Meeting may be different based on the makeup of a Commission that is problematic. Developers do not like uncertainty. This is why discretionary reviews are highly problematic. To bring a complete application to Design Review Submission - let's say 8-12 units - could easily require an investment of $250K. Surveys, Civil Plans, Arch Plans, Elec Plans, Plumbing Plans, Mechanical Plans, etc. This all with the possibility of project Denial.

Lastly. CEQA is a major governmental constraint and should be acknowledged as such. CEQA should have no role in infill projects within ULL unless special circumstances warrant.

2-132:

We should articulate what Design Review is "not". For projects that are entitled, Design Review has no function in determining whether a project can be built or not to its entitlement. It would be much preferable to establish objective design guidelines that should be followed for multi-family rather than subject applications to a highly subjective process.

2-138:
Parking requirements for 2 Bedrooms within the ULL should be reduced to 1.5 spaces for <200% AMI.

Housing Opportunity Sites Input

For the sites listed, the probability that any given site gets developed in the next HE cycle range between 0% and 95% (Phelps Site). Most sites identified have a low probability (< 10%?) chance of being developed.

709 McCorkle: This site has recently been purchased and is intended to function as an estate compound.

741 McCorkle: This house has been recently renovated with significant capital improvements, and is unlikely to be further developed in this HE cycle.

1637 Spring Street: This site has recently been purchased for the intent of turning it into employee housing. My understanding is that the current plan is to convert 1 BRs into 2 BRs through garage conversion.

620 McCorkle: Per prior inputs, this site should be added to the Housing Opportunity Site and Key Housing Opportunity Site list.

Saint Helena Housing Coalition, Inc.

PO Box 988
Saint Helena, CA 94574

July 13, 2022

Mr. Aaron Hecock, AICP Senior Planner
City of Saint Helena
1572 Railroad Avenue
Saint Helena, Ca 94574

RE: 2023-2031 Housing Element Draft
VIA: Email

Dear Mr. Hecock:

First of all ,we would like to thank you for the this very through and professional work product. It is obvious that much research and attention to detail has been taken.

A question. Under the Water Section it is stated that "although the maximum amount of (Bell Canyon) water that is available to the City is 992 acre-feet". Why?

In Section 11. Housing Resources -Future Housing Needs we note the following:

> The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units by income category.(Emphasis added).

Based upon our work in attempting to find suitable land for new "affordable" Essential worker housing our experience, in part, differs from the report's conclusions:

Regarding the City owned Adams Street parcel considerable thought should be given to identifying the Eastern most portion of the parcel, not the Western end for "affordable" housing. SHHC submitted as preliminary site plan so indicating. Thus, leaving the West end for a potential city hall location or other civic functions. To us, it does not make sense to place any type of affordable" housing at the West end.

Site 4: 905 Main Street. When SHHC made inquiries, we were informed that the owner expressed that this for-sale price of this parcel would exceed $1,000,000. Given the suggested density of five units that would make the land cost per unit $200,000. For most "affordable" housing the land cost should be nearer to $50,000 per unit to qualify for the necessary grants and/or financing thus making this parcel financially unfeasible.

Site 7: 81 Pope Street. Zillow estimates that the current price for this property is approximately $2,000,000. Again, that would work out to a land cost of $100,000 per unit of the projected 20 "affordable Units (to say nothing of the cost of demolishing the existing structure). . For most "affordable" housing the land cost should be near to $50,000 per unit to qualify for the necessary grants and/or financing thus making this parcel financially unfeasible.

Site 9: 1447 and 1515 Spring Street. The Zillow estimated sales price for each of the existing residences at $1.6mm to $1.75mm, totally $3.35mm in value. For the estimated 24 units that works out to a land cost of $139,583.00 per unit. For most "affordable" housing the land cost should be near to $50,000 per unit to qualify for the necessary grants and/or financing thus making this parcel financially unfeasible.

Site 10: Spring Street between Hudson Avenue & Valley View. From my notes during the public comment portion, I believe it was Joe McGrath who said that this property had recently been sold and lease-back on a long-term basis. Based upon that it would appear this parcel is not currently available.

Site 11: 601 Pope Street. This property owner declined SHHC's to acquire this parcel under a long-term lease. We offered $200,000 per year for a sixty-five-year lease and their response was "oh, we just like the way it looks".

Site 12: 1637 Spring Street. As recently as this spring this property owner expressed No interest, and the direct quote was "let them try and develop it."

Therefore, Mr. Hecock, unless that City is prepared to use Eminent Domain as in Kelo v. New London, it appears that the identified sites does not fulfill the "must" requirement of available sites to satisfy Saint Helena's 2023-2031 RHNA requirements.

Respectfully submitted:

Rick Crebs

Rick Crebs, CEO
rick@sthelenahc.org
707-580-0418

Saint Helena Housing Coalition, Inc.

PO Box 988
Saint Helena, CA 94574

July 25, 2022
Mr. Aaron Hecock, AICP Senior Planner
City of Saint Helena
1572 Railroad Avenue
Saint Helena, Ca 94574

RE: 2023-2031 Housing Element Draft
VIA: Email

Dear Mr. Hecock:

Again, we would like to thank you for leading this sixth Housing Element 2023-2031 document incredibly rich document full of quite important and relevant data.

However, we have some considerable concerns over facts stated and conclusions reach:

Issue #1:
In this report you state "The Housing Element ***must*** also identify ***adequate*** residential sites ***available*** for a variety of housing types for all income levels; provide assistance in developing ***adequate*** housing to meet the needs of low- and moderate-income households; address governmental constraints on the maintenance, improvement, and development of housing; conserve and improve the condition of the existing stock of affordable housing; and promote housing opportunities for all persons". (Aaron Hecock-Report to the City Council & Planning Commission Meeting -21 July 2022, page 4) (Emphasis added).

Response #1A:
Not being lawyers we referred to recognized authorities on the words contained in the above Issue #1.

Merriam-Webster Dictionary:
Ensure – "We define **ensure** as "to make sure, certain, or safe" and one sense of insure, "to make ***certain*** especially by taking necessary measures and precautions," is quite similar. But insure has the additional meaning "to provide or obtain insurance on or for," which is not shared by **ensure."**

> **Certain** – Ascertained; precise; identified; definitive; clearly known; unambiguous; or in law, capable of being identified or made known, without liability or to mistake or ambiguity, from data already given."

Realistic- means "based upon what is real rather than on what is wanted or hoped for"

> **Real –** means "having objective independent existence; not artificial, fraudulent, or illusory; being precisely what the name means; occurring or existing in actuality"

Black's Legal Dictionary:
Adequate means "Sufficient; proportionate; equally sufficient; equal to what is required; suitable to the case or occasion; satisfactory"
Availability Means "This phrase, among mercantile men, is a term well understood to be anything which can readily be converted into money; but it is not necessarily or primarily money."

Ready means **"**Prepared for what one is about to do or experience; equipped or supplied with what is needed for some act or event; *prepared for immediate movement or action"*(Emphasis added)

Demonstrate means "to prove indubitably"

Indubitable Proof "Evidence of which is not only found creditable but is of such weight and directness as to make out the facts alleged beyond a doubt."

Must "This word, like the word 'shall' is primarily of mandatory effect."

Based upon the above definitions SHHC is perplexed as to how the Housing Element can, in good conscience, or on any legal basis include 601 Pope Street or 1837 Spring Street as both owners have stated that they are not interested.

I just spoke to the owner who has been a dear friend of our families for 37 years and she stated ,"No one contacted me and further had no interest in allowing their back acreage to be developed into 'affordable' housing."?

Response #1B:
During the public comment section of the July 21m, 2022 2023-31 Zoom Housing Element, Rick Crebs, from SHHC, raised the issue of financial feasibility of Sites #4, 905 Main Street is stating "When SHHC made inquiries, we were informed that the owner expressed that this for-sale price of this parcel would exceed $1,000,000. Given the suggested density of five units that would make the land cost per unit $200,000. For most "affordable" housing the land cost should be nearer to $50,000 per unit to qualify for the necessary grants and/or financing thus making this parcel financially unfeasible".

Similar financial analysis was also offered on Site #7 821 Pope Street, (land costs of $100,000 per unit); Site #9 1447 & 1515 Spring Street, (land costs of $139,583 per unit).

Based upon that information provided during the Housing element Zoom meeting of Thursday, July 21, 2022, a question was directed by a city council member to the city's staff relative to the property valuations statements raised by Rick Crebs of SHHC on valuations attributed to Zillow. The response was questioned of the authenticity of the Zillow valuations. This seems odd in that the Housing Element report refers to Zillow eight (8) times as the authority on real estate valuations.

It was further stated that grants or low interest loans would off set the high land costs.

Please allow SHHC to provide a current financial analysis as present in SHHC's Offer to Develop 88 Units (using 2.3 acres at the East end of the Adams Street city owned parcel).

Use of Grants: Adams Street as an example:

Total Construction Costs $43,116,112 or average of $489,956 per unit (Leased, not sold land)

Funding necessary to complete this project: (Projected)

City/County	$2,000,000	(4.4%)
Other Grants	$32,337,084	(75.0%)*
Mortgage or Bond	$ 7,054,364	(16.40%)
Total	**$43,116,112**	**100% (rounded)**

*The largest grants that SHHC has been able to discover are from the California Department of Housing Affordable Housing Sustainable Communities (AHSC) grants which currently has a maximum grant amount of

$35mm, so the Adams Street project comes close to it. This information is supplied to illustrate the extreme difficulty present in realistically financing the Saint Helena community to provide the "Must" in the RHNA requirement.

Issue #2:

In this report you state "The issue of owner consent to being included on the housing opportunity sites list has come up on several occasions. Being listed as a housing opportunity site in no way terminates or otherwise affects existing uses on-site. Furthermore, there are currently no legislative or other means to compel a private property owner in this process, meaning we cannot force or otherwise require that they build housing. That said, owner consent is not a requirement for inclusion in the housing opportunity sites inventory (Government Code 65583.2). The inventory is to show that there are suitable sites to meet the City's RHNA and the programs are there to help housing developers to make that happen. Designating sites as suitable for housing falls within the City's authority to regulate land uses. If the Housing Element were to designate an already developed site."

Response to #2:
Mr. Hecock, it is true that California government Code does not include language requiring "owners Consent". but, by the same logic, it does not exclude requiring the "owners' consent." This, it would seem that your comment is non-responsive. Further, Code 65583.2 refers to Government code 65583 which, in part, states "(3) An inventory of land suitable and available for residential development, including vacant sites and sites having ***realistic*** and ***demonstrated*** potential for development during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing. (Emphasis added).

Further, in referring to the word definitions provided above, that the proposed Saint Helena Housing 2023-2031 Document on a factually basis fails to meet with any degree of accuracy of the meanings of the authenticated meaning of the words; **Adequate**, **Available**, **Demonstratable**, **Ensure**, and **Must.**

In closing, such vagueness in the prior Housing Element Reports may have been tolerated in the past. However, our town is critically deficient in sufficient "affordable" housing for all AMI's. The fact that so many are required to commute to work in the Upper Valley each day clearly contributes to unnecessary Green Housing Gas (GHG) emissions to say nothing of the cost to commute which further contributes multiple well vetted studies that conclude that the majority of those renting are cost burdened. Many in the 50-60% of household income!

Lastly, the lack of a strategy to affirmatively address Saint Helena's housing crisis is to deny, or turn its back, on its pledge to work towards a policy of Diversity, Equity, and Inclusion.

Our town can no longer rely upon the old "Three Card Monty Trick" in addressing the statutory issues the Housing Element requires.

SHHC's First Suggestion:
The city should consider removing Sites 4 (905 Mains Street, Ste 7 (821 Pope Street, Ste 9 1447 & b1515 Springs Street as being financially unrealistic due to associated land costs and instead revise the Adams Street parcel from 30 unit of Lower Income to the recommendations in the following graph:

Table 50 Summary of Housing Units (Extracted)

	Lower Income	Moderate Income	Above Moderate Income	Total

Pending Projects	0	**4**	**88**	**92**
ADU Trends	0	0	72	72
Recommended Changes		**Site Inventory**		
Site 3 (Adams Street)	**-22**	**9**	**76**	**63**
Site 4 (905 Mains Street)	**0**	**0**	**-5**	**-5**
Site 7 (821 Pope Street	**-10**	**-10**	0	**-20**
Site 9 (1447 & 1515 Spring Street)	**-24**	0	**-24**	**-48**
Totals	**-56**	**-1**	**47**	**-10**
Remaining Sites (Consolidated)		**Site Inventory**		
Sites 1, 2, 5, 6, 8, 10, 11,12	152	87	244	483
Color Code -Purple-Doubtful				
Red - Subtractions				
Green -Additions				

The results reached is close to a net neutral on units for each category of AMI housing. And the inclusion of 88 units plus 50 for the OTSG/Phelps's project equates to a realistic 54% of Saint Helena's 2023-31 RHNA required allocation.

SHHC's Second Suggestion:

While draconian, the only true solution SHHC sees to the significant challenges in achieving the forthcoming coming 2023-31 RHNA Site locations allocations is for the city to firmly state that it will undertake, if necessary, Eminent Domain proceeding as in the Kelvo v. New London U.S. Supreme Court Decision.

In closing, it is time to discard the Housing Element word games from the past and boldly put forth only those Opportunity Sites that are ***certain*** and ***available***.

Respectfully submitted:

Rick Crebs

Rick Crebs, CEO
rick@sthelenahc.org
707-580-0418

Ccs: Anil Comelo, City Manager
Maya DeRosa, Director of Planning
Geoff Ellsworth, Mayor
Paul Dohring, Esq. Vice Mayor
Lester hardy, Esq., City Council Member
Eric Hall, City Council Member
Anna Chouteau, City Council Member



City of St. Helena 2023 General Plan Update

Addendum

prepared by

City of St. Helena
Maya DeRosa, Community Development Director
Department of Planning
1088 College Avenue
St. Helena, California 94574

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

April 2023

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

City of St. Helena 2023 General Plan Update

Addendum

prepared by

City of St. Helena
Maya DeRosa, Community Development Director
Department of Planning
1088 College Avenue
St. Helena, California 94574

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

April 2023

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

This report prepared on 50% recycled paper with 50% post-consumer content.

Table of Contents

Acronyms and Abbreviations iii

Executive Summary 1

1 Introduction 3
- 1.1 Project Title 3
- 1.2 Lead Agency Name and Address 3
- 1.3 Contact Person and Phone Number 3
- 1.4 Project Location 3
- 1.5 Project Description 6
- 1.6 Environmental Review 7
- 1.7 Discretionary Action 7
- 1.8 Prior Environmental Document(s) 8
- 1.9 Location of Prior Environmental Document(s) 8

2 Project Context 9
- 2.1 St. Helena General Plan 9
  - 2.1.1 Housing Element 10
  - 2.1.2 Public Health, Safety, and Noise Element 14
  - 2.1.3 2040 General Plan EIR 15

3 Overview of CEQA Guidelines Section 15164 17

4 Environmental Effects & Determination 19
- 4.1 Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR 19
- 4.2 Determination 19

5 Addendum Methodology 21
- 5.1 2040 General Plan Consistency 21
- 5.2 Accommodation of the RHNA 21
- 5.3 Consistency with Horizon Year 2040 Projections 22
- 5.4 Preliminary Environmental Considerations 23

6 Addendum Evaluation 25
- 6.1 Aesthetics 25
- 6.2 Agricultural Resources 29
- 6.3 Air Quality 33
- 6.4 Biological Resources 39
- 6.5 Cultural, Historic, and Tribal Cultural Resources 43
- 6.6 Energy, Greenhouse Gases, and Climate Change 47
- 6.7 Geology, Soils, and Seismicity 51
- 6.8 Hazards and Hazardous Materials 55
- 6.9 Hydrology and Water Quality 59
- 6.10 Land Use, Population, and Housing 65
- 6.11 Noise 69
- 6.12 Public Services and Recreation 73
- 6.13 Transportation and Traffic 77

6.14 Utilities and Service Systems 81
7 Summary of Findings 85
8 References 86
Bibliography 86

Tables

Table 1 City of St. Helena Regional Housing Needs Allocation....12
Table 2 Summary of Areas of Potential Impact under the 2040 General Plan Update EIR....15
Table 3 Housing Unit Yield per Site Category 22

Figures

Figure 1 Regional Location....4
Figure 2 Project Area 5
Figure 3 Housing Element Sites Inventory Locations – Vacant and Underutilized (Nonvacant) Sites....13

Acronyms and Abbreviations

AB	Assembly Bill
ABAG	Association of Bay Area Governments
ADU	Accessory dwelling unit
BAAQMD	Bay Area Air Quality Management District
BMP	Best management practices
CARB	California Air Resources Board
CBC	California Building Code
CEQA	California Environmental Quality Act
DPM	Diesel Particulate Matter
EIR	Environmental impact report
GHG	Greenhouse Gas
HRA	Health risk assessment
NPDES	National Pollutant Discharge Elimination System
PG&E	Pacific Gas & Electric
PM	Particulate matter
ROG	Reactive organic gas
SB	Senate Bill
SHMC	Saint Helena Municipal Code
VMT	Vehicle Miles Traveled
VOC	Volatile organic compounds

This page intentionally left blank.

Executive Summary

The proposed project consists of a comprehensive update to the Housing Element of the City of St. Helena General Plan. State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The project would update the City of St. Helena Housing Element as part of the 6th cycle of updates. For St. Helena, the planning period runs from January 31, 2023 through January 31, 2031. The Housing Element update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The proposed project also includes revisions to the Public Health, Safety, and Noise Elements to be consistent with California law regulating evacuation routes and climate change vulnerability.

The Housing Element update establishes objectives, policies, and programs to assist the City of St. Helena in achieving state-mandated housing goals. The City's implementation of these policies and programs includes amendments to the Public Health, Safety, and Noise Element of the General Plan and the rezoning of several sites in the inventory of potential sites for meeting the city's Regional Housing Needs Allocation (RHNA) obligation. No formal land use changes or physical development is proposed at this time and future changes would require environmental evaluation as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified.

Pursuant to Government Code section 65583(c)(1), these actions will be accomplished within three years of the City of St Helena's adoption of the Housing Element update. As required by Government Code Section 65583(c)(8), the Housing Element update provides a timeline for processing each of the amendments to the General Plan, Zoning Ordinance and other land use documents which implement the Housing Element update.

In considering the potential environmental impacts of the Housing Element update, the City determined that the Final Environmental Impact Report (EIR) certified for the 2040 General Plan update (2040 General Plan update Final EIR, State Clearinghouse Number 2010042001) is of continuing informational value. The City also determined that the potential environmental impacts (both direct and indirect impacts) of the Housing Element update are within the scope of the previously certified Final EIR and that none of the conditions requiring subsequent or supplemental environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. Based on the information and analysis provided below, the City determined that only minor or technical changes to the previously certified Final EIR are necessary and that that preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate.

This page intentionally left blank.

1 Introduction

This document is an Environmental Impact Report Addendum that analyzes the City of St. Helena's (City's) proposed Housing Element update and Public Health, Safety, and Noise Element update Project (hereafter also referred to as the "General Plan update," "proposed project," or "project").

1.1 Project Title

City of St. Helena General Plan Update

1.2 Lead Agency Name and Address

City of St. Helena
Department of Planning
1088 College Avenue
St. Helena, California 94574

1.3 Contact Person and Phone Number

Maya DeRosa, Community Development Director
(707) 967-2783 x 530

1.4 Project Location

The Housing Element update planning boundaries (Plan Area) coincide with the St. Helena city limits. The area encompasses approximately 5 square miles of land in the western portion of Napa County. The city is located northwest of the City of Yountville and southeast of the City of Calistoga, surrounded by unincorporated areas of the County. State Route 29 and 121 provide regional access to the city from the north and south. Figure 1 shows the regional location of the Plan Area, and Figure 2 shows the Plan Area's boundaries in its immediate location. In addition, the project identifies 11 vacant and underutilized sites within the city that can accommodate new housing or rezone. The vacant and underutilized sites to be studied for housing opportunities are shown broadly in Figure 3 and correspond to the list provided in the Housing Resources chapter of the needs assessment of the Housing Element update. Not all parcels have street addresses at this time. With most of the City developed and preservation of open space a priority, all draft vacant and opportunity sites are on currently underdeveloped, underutilized, or vacant lots.

Figure 1 Regional Location

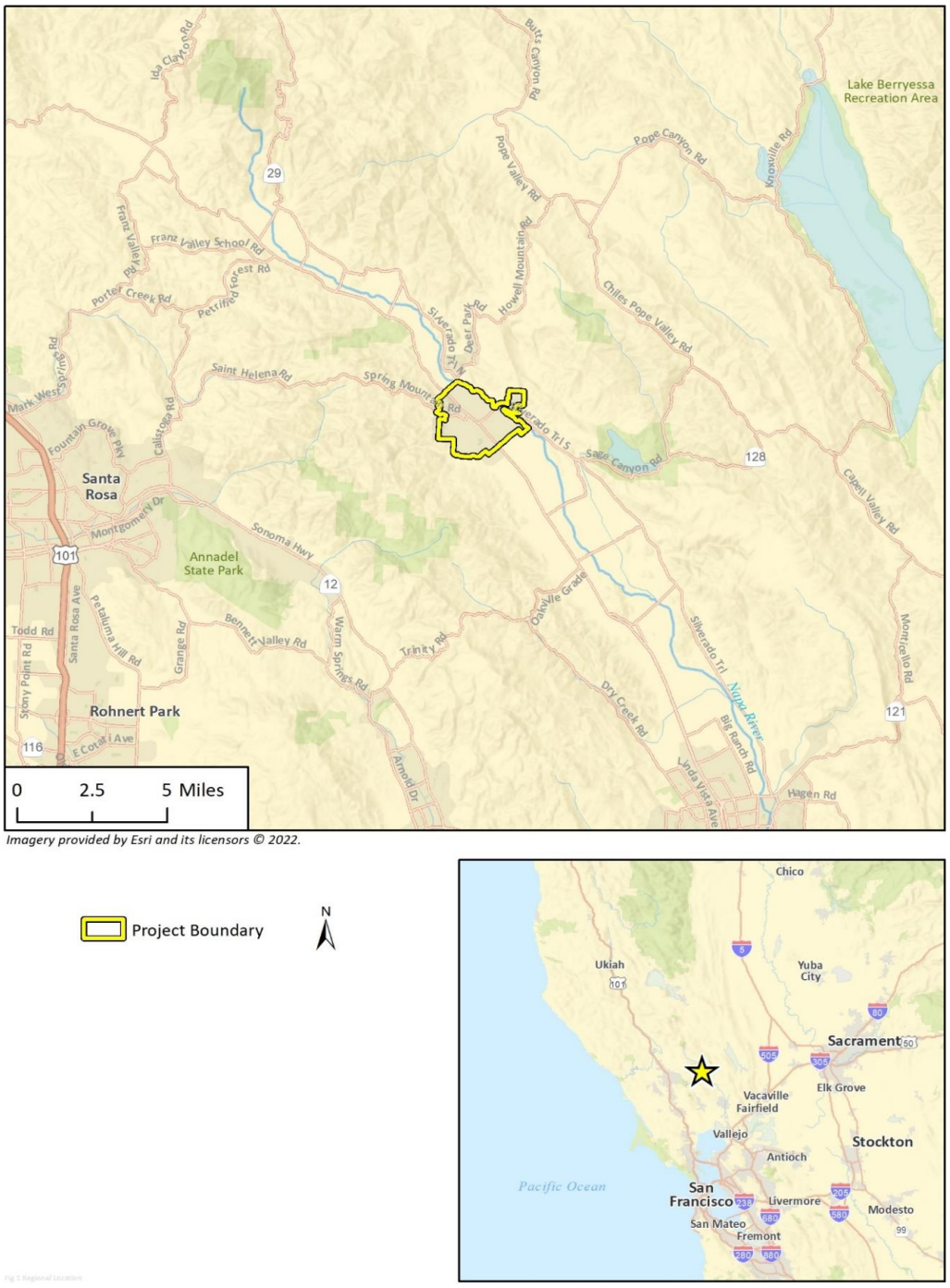
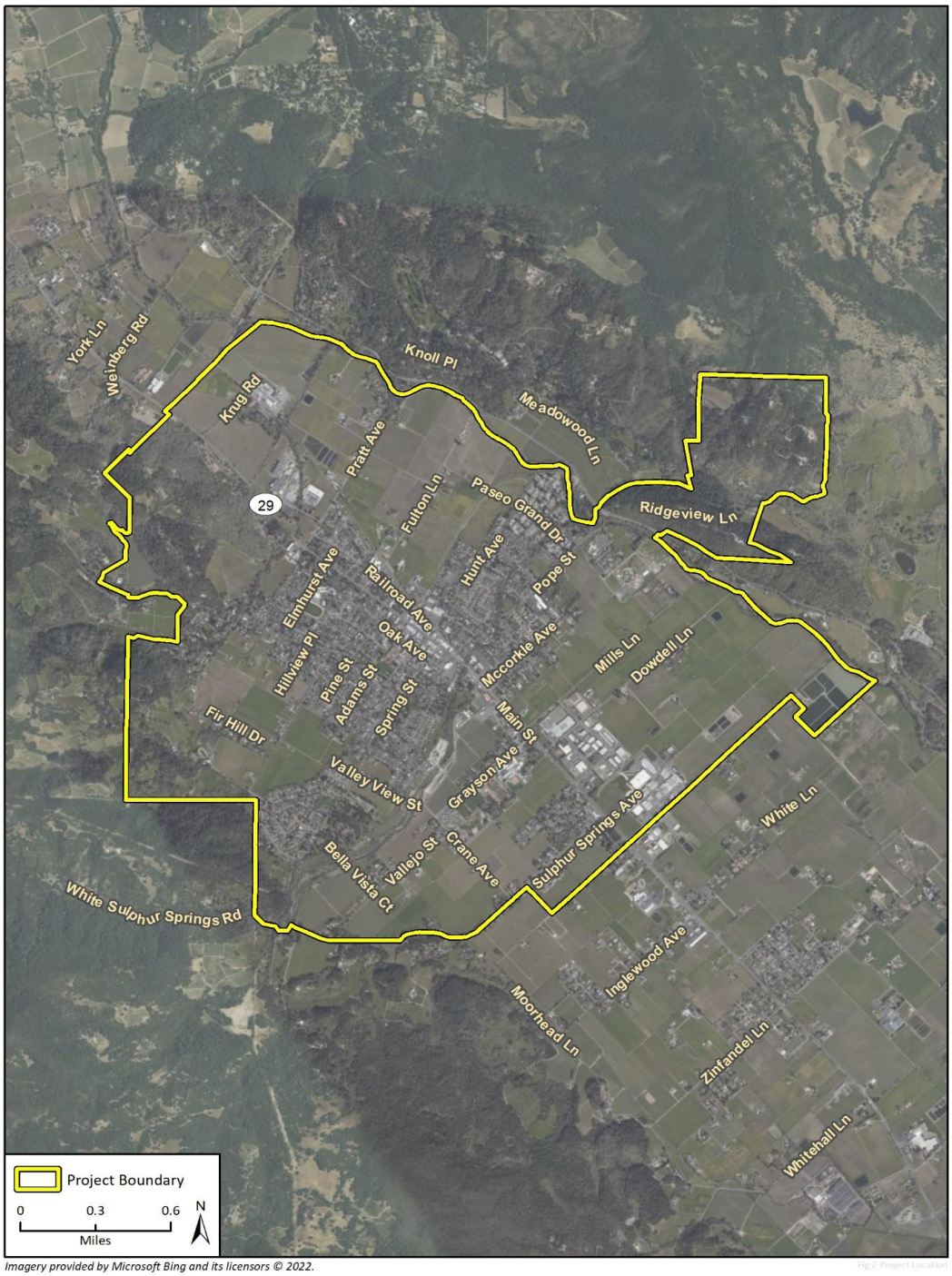


Figure 2 Project Area



Imagery provided by Microsoft Bing and its licensors © 2022.

1.5 Project Description

The project consists of a comprehensive update to the Housing Element of the St. Helena General Plan and update to the existing Public Health, Safety, and Noise Element of the General Plan. These elements are a part of the St. Helena General Plan, which is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over approximately 20 years (i.e., 2040). The General Plan was subject to a comprehensive update as well; it underwent extensive environmental review in the form of an EIR, which was certified in 2019. The EIR for the St. Helena 2040 General Plan includes discussion of alternatives and growth inducing impacts (direct and indirect impacts) associated with urban development in the city.

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The Housing Element update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The project would update the City of St. Helena Housing Element as part of the 6th cycle of updates. For St. Helena, the planning period runs from January 31, 2023 through January 31, 2031.

Additionally, the Housing Element update would bring it into compliance with state legislation passed since the adoption of the 2040 General Plan and 2015-2023 Housing Element. There are multiple main components of the Housing Element update that mirror those of the previous Housing Elements, but that have been updated to reflect current conditions, including:

- An **introduction** to review the requirements of the Housing Element, public participation process, and data sources
- A profile and analysis of the city's demographics, housing characteristics, and existing and future **housing needs**
- An analysis of **constraints** on housing production and maintenance, including market, governmental, and environmental limitations to meeting the City's identified needs
- A review of **resources available** and results of a housing sites inventory analysis conducted to demonstrate the City of St. Helena's ability to satisfy its share of the region's future housing need
- A review of the City's **housing programs** and evaluation of accomplishments under the 2013-2021 Housing Element
- A **Housing Plan** to address the city's identified housing needs, which identifies the City's housing goals, policies, and implementing programs
- An identification of the **goals, policies, and programs** and the city's quantified objectives for the 2023-2031 planning period, by income group, based on growth estimates, past and anticipated development, and income data

The Housing Element update establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. The city's implementation of these policies and programs includes future amendments to other elements of the General Plan and the rezoning of several sites in the inventory of potential sites for meeting the city's RHNA obligation. Pursuant to Government

Code section 65583(c)(1), these actions will be accomplished within three years of the City of St. Helena's adoption of the Housing Element update. As required by Government Code Section 65583(c)(8), the Housing Element update provides a timeline for processing each of the amendments to the General Plan, Zoning Ordinance and other land use documents which implement the Housing Element update.

1.6 Environmental Review

In April 2019, the City of St. Helena certified the St. Helena 2040 General Plan update and Final EIR (City of St. Helena General Plan 2040, State Clearinghouse Number 2010042001) for an update to General Plan, including the Land Use Element. The certified Final EIR discussed the potential environmental impacts (both direct and indirect impacts) associated with future development allowed under the General Plan update and included a thorough analysis of the estimated build out of the City through the horizon year 2040. The EIR estimated new development for residential, commercial, office, industrial, hospital and hotel uses throughout the city and sphere of influence and evaluated the potential environmental impacts associated with an estimated total buildout of 400 new dwelling units. The EIR found that, with implementation of the policies and programs contained in the General Plan and recommended mitigation measures, all impacts (direct and indirect) associated with future development under the General Plan update would be less than significant, except impacts on agricultural resources, air quality, energy, greenhouse gas emissions, and climate change, and transportation and traffic which would be significant and unavoidable.

In considering the potential environmental impacts of the Housing Element update, the City determined that the EIR certified for the 2040 General Plan update is of continuing informational value. The City also determined that the potential environmental impacts (both direct and indirect impacts) of the Housing Element update are within the scope of the previously certified EIR and that none of the conditions requiring subsequent or supplemental environmental review under CEQA Guidelines Section 15162 exists. Based on the information and analysis provided below, the City determined that only minor or technical changes to the previously certified EIR are necessary and that that preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate. Like the 2040 General Plan update, the Housing Element update does not include any development proposal or approval and future development of any specific housing site would be subject to additional environmental review pursuant to CEQA Guidelines Section 15168(c).

1.7 Discretionary Action

Implementation of the Housing Element would require the following discretionary actions by the City of St. Helena City Council:

- Approval of an Addendum to the General Plan EIR
- Adoption of the updated Housing Element and Public Health, Safety, and Noise Element

In addition to the above-mentioned actions, future amendments to the St. Helena Municipal Code (SHMC) consistent with the implementing programs of the updated Housing Element would also be adopted by the City Council.

The California Department of Housing and Community Development reviews the proposed Housing Element in accordance with California law. No other review by outside public agencies is required.

1.8 Prior Environmental Document(s)

The City of St. Helena General Plan 2040 Final EIR, State Clearinghouse Number 2010042001.

1.9 Location of Prior Environmental Document(s)

The location and custodian of the City of St. Helena General Plan 2040 EIR is the City of St. Helena Planning Department, 1088 College Avenue St. Helena, CA 94574. A copy of the EIR also is available online at the City of St. Helena website: https://www.cityofsthelena.org/planning/page/2040-general-plan-update

2 Project Context

The project consists of a comprehensive update to the Housing Element of the St. Helena General Plan and update to the existing Public Health, Safety, and Noise Element of the General Plan (collectively referred to as "project"). These elements are a part of the St. Helena General Plan, which is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over approximately 20 years (i.e., 2040).

2.1 St. Helena General Plan

California law requires that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future demand for services such as sewer, water, roadways, parks, and emergency services. A General Plan is only successful when it reflects the priorities and values of the community and is a key tool for influencing quality of life.

City of St. Helena decision-makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for making decisions on matters such as land use and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing those things that the community values most, such as open space, habitat conservation, economic development, and protecting the character of the community.

California law requires that every general plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, open space, noise, safety, and environmental justice. A general plan may also address other subjects that are of importance to the community's future, such as sustainability, community design, and public art. St. Helena's adopted General Plan includes the following elements which address all state-mandated elements with additional policies and actions to address Environmental Justice issues:

- Land Use and Growth Management
- Economic Sustainability
- Public Facilities and services
- Circulation
- Historic Resources
- Open Space and Conservation
- Public Health, Safety, and Noise
- Climate Change
- Housing
- Parks and Recreation
- Arts, Culture, and Entertainment

2.1.1 Housing Element

2.1.1.1 Purpose of the Housing Element

The Housing Element of the General Plan is designed to provide the City of St. Helena with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both state and local governments, Government Code Section 65580 states that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order."

Pursuant to the state law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs
2. To provide a strategy that establishes housing goals, policies, and programs

The Housing Element is one of the eight General Plan elements the state mandates in Government Code Section 65302. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The City of St. Helena's current Housing Element, adopted in 2015, identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing
2. Maximizing housing opportunities throughout the community
3. Assisting in the provision of affordable housing
4. Removing governmental and other constraints to housing investment
5. Promoting fair and equal housing opportunities

The residential character of St. Helena is largely determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide the City of St. Helena decision making and set forth an action plan to implement these housing programs through an established planning period.

2.1.1.2 Updates to the Housing Element

State law requires that housing elements be updated every eight years (California Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under state law (California Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The previous Housing Element covered an eight-year planning period (January 31, 2015 through January 31, 2023), Government Code Section 65588(e).

The City of St. Helena Housing Element is now being revised as part of the 6th cycle of updates, the period of which runs from January 31, 2023 through January 31, 2031. Therefore, this update is referred to as the "Housing Element update."

The 2023-2031 Housing Element would bring the Element into compliance with California law enacted since the City's adoption of the 2015-2023 Housing Element and with the current Association of Bay Area Governments' (ABAG's) RHNA. The 2023-2031 Housing Element includes the following components, as required by California law:

- An assessment of the City's population, household, and housing stock characteristics, existing and future housing needs by household types, and special needs populations.
- An analysis of resources and constraints related to housing production and preservation, including governmental regulations, infrastructure requirements and market conditions such as land, construction, and labor costs as well as restricted financing availability.
- Identification of the City's quantified objectives for the 2023-2031 RHNA and inventory of sites determined to be suitable for housing.
- Opportunities for Conservation in Residential Development: California law requires cities to identify opportunities for energy conservation in residential development.
- Review of the 2015-2023 Housing Element to identify progress and evaluate the effectiveness of previous policies and programs.
- A Housing Plan to address the City's identified housing needs, including housing goals, policies, and programs to facilitate the 2023 Housing Element update (6th Cycle).

2.1.1.3 Changes in California Law

The following items represent substantive changes to California law since the City's last Housing Element was adopted and certified in 2015. The Housing Element update incorporated and addressed all pertinent housing law changes.

- Affordable Housing Streamlined Approval Process: Senate Bill (SB) 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill (AB) 879 (2017) and AB 1397 (2017)
- Affirmatively Furthering Fair Housing: AB 686 (2017)
- No-Net-Loss Zoning: SB 166 (2017)
- Safety Element to Address Adaptation and Resiliency: SB 1035 (2018)
- By Right Transitional and Permanent Supportive Housing: AB 2162 (2018) and B 101 (2019)
- Accessory Dwelling Units: AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), and AB 671 (2019)
- Density Bonus: AB 1763 (2019)
- Housing Crisis Act of 2019: SB 330
- Surplus Land Act Amendments: AB 1486 and AB 1255 (2019)
- Housing Impact Fee Data: AB 1483 (2019)
- Emergency and Transitional Housing Act of 2019: AB 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: SB 6 (2019)

2.1.1.4 Regional Housing Needs Assessment and Required Buffer

The Housing Element must address the City's fair share of the regional housing need (as determined by ABAG) and specific California statutory requirements. It must also reflect the vision and priorities of the local community. As of December 2021, ABAG determined a final RHNA Allocation of 256 units for the City of which 162 must be affordable to lower-income households, as shown in Table 1.

Table 1 City of St. Helena Regional Housing Needs Allocation

	Income Category (Percent of Napa County Area Median Income)				
	Very Low (<50%)	Low (50-80%)	Moderate (80-120%)	Above Moderate (>120%)	Total Housing Units
RHNA Housing units	104	59	26	67	256
RHNA + 20% Buffer	121	71	31	79	302

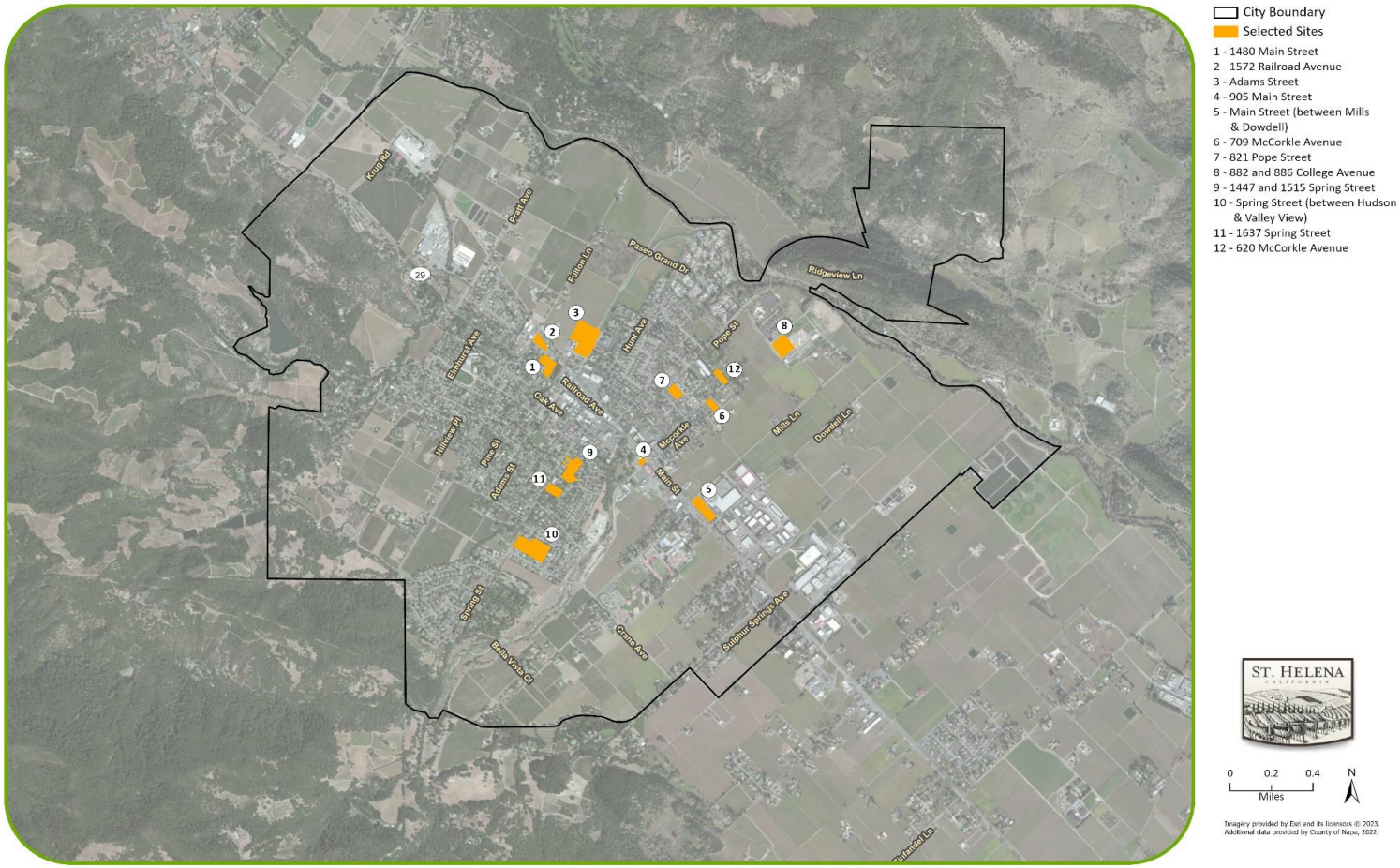
California law requires local jurisdictions to identify enough future housing sites inventory to not only cover the jurisdiction's 6th Cycle RHNA, but to also provide for an additional buffer capacity above the RHNA. The buffer capacity is required to accommodate realistic production rates of affordable housing units. Additionally, the buffer can allow for instances when a smaller residential project must be considered for a given property or when existing units are demolished. The "No Net Loss" Law (Government Code Section 65863) requires maintenance of sufficient sites to meet the RHNA for all income levels throughout the planning period. With this required buffer, the number of housing units identified in the Housing Element is 307.

To meet the objectives of the RHNA and provide sufficient capacity for housing development, the Housing Element identifies sites for residential development. The Housing Element update identifies some sites for land use changes either to be consistent with the existing Land Use Element or to permit or increase residential uses on the sites. However, neither the Housing Element nor the City itself develops housing. Moreover, as described in further detail in Section 5, *Addendum Methodology*, below, the Housing Element update, in and of itself, does not itself implement land use changes, but puts forth goals and policies that support housing efforts. As described in the Housing Element update, the City's RHNA can be accommodated in the following categories:

- Vacant or underutilized sites, where new residential units can be developed under current General Plan regulations;
- Sites to be rezoned to permit residential uses or permit them at a high density
- Planned or pending projects where no rezoning is required; and
- Current accessory dwelling units, also known as "granny flats"

Figure 3 shows the locations of the vacant and underutilized sites identified in sites inventory in the Housing Element update. All sites in the housing sites inventory are within the City's limits.

Figure 3 Housing Element Sites Inventory Locations – Vacant and Underutilized (Nonvacant) Sites



2.1.1.5 Zoning and General Plan Amendments

The project would involve an amendment to the City's Zoning Ordinance to rezone existing land use designations to Mixed-Use, Medium Density Residential, and High Density Residential. Some existing sites are designated as land uses other than a residential land use category and would be rezoned to mixed-use or residential land use categories. Select sites would be upzoned from existing residential land use categories to more dense residential land use categories. Most of these sites are located in the central areas of the City to reflect the intensity of existing nearby higher density parcels. Future development of those sites would require separate CEQA review and compliance with local development standards.

Due to the proposed zoning modifications on particular Draft Housing Element vacant and underutilized sites, a General Plan Amendment would be required to change the land use designations on those sites to be consistent with the zoning.

2.1.2 Public Health, Safety, and Noise Element

The Safety element is one of the eight General Plan elements the state mandates in Government Code Section 65302. The project includes revisions to the Public Health, Safety, and Noise Element which identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the City. The goal of a Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development. The Public Health, Safety, and Noise Element also addresses noise, fire and police protection, hazardous materials, solid waste, and public utility systems. A climate change vulnerability assessment identifying potential impacts from climate change on vulnerable populations and natural and built assets in St. Helena was also conducted for the Public Health, Safety, and Noise Element update.

California law requires specific changes to a safety element when the municipality undergoes an update to the Housing Element. The Public Health, Safety, and Noise Element update includes revisions to be consistent with California law through the following actions:

- Identify and propose policies for residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.
- Update information relating to flood and fire hazards and city assets at risk due to climate change vulnerability.
- Propose and strengthen policies related to risk reduction, emergency preparedness and evacuation, and community and facility resilience infrastructure and strategies.
- Propose additional policies to address climate change hazards, including extreme heat days, extended drought, increased precipitation, and worsening air quality such as investing in backup power sources, funding for weatherization of homes, and providing cooling centers.

2.1.2.1 Changes in State Law

The following represent bills passed by the California State Legislature and approved by the Governor that require substantive changes to a Safety Element when a municipality undergoes an update. The Safety and Community Services Element update has incorporated and addressed all pertinent safety element law changes.

- Residential Emergency Evacuation Routes: SB 99 (2019)
- Evacuation Routes: AB 747 (2019)
- General Plans: SB 1035 (2018)
- Climate Change Adaptation: SB 379 (2015)
- Integration of Local Hazard mitigation Plan: AB 2140 (2006)
- Seismic and Geologic Hazards: SB 926 (2004)
- Flood Mapping: AB 162 (2007)

2.1.3 2040 General Plan EIR

The 2040 General Plan update EIR addressed the potential environmental effects (direct and indirect) of the planned buildout of St. Helena through the year 2040 and concluded that implementation of the General Plan would result in levels of environmental impacts as detailed in Table 2.

Table 2 Summary of Areas of Potential Impact under the 2040 General Plan Update EIR

Issue Area	Highest Level of Impact	Mitigation Proposed in the General Plan EIR
Aesthetics	Less than significant	None
Agricultural Resources	Significant and Unavoidable	None
Air Quality	Significant and Unavoidable	Mitigation Measures AQ-1, AQ-2, AQ-3, AQ-4, AQ-5, and AQ-6
Biological Resources	Less than significant	None
Cultural, Historic, and Tribal Cultural Resources	Less than significant	None
Energy, Greenhouse Gases, and Climate Change	Significant and Unavoidable	Mitigation Measure GHG-1
Geology, Soils, and Seismicity	Less than significant	None
Hazards and Hazardous Materials	Less than significant	None
Hydrology and Water Quality	Less than significant	HYDRO-1
Land Use, Population, and Housing	Less than significant	None
Noise	Significant and Unavoidable	Mitigation Measure NO-1
Public Services and Recreation	Less than significant	None
Transportation and Traffic	Significant and Unavoidable	Mitigation Measures TR-1, TR-2, TR-3, TR-4, TR-5, and TR-6
Utilities and Service Systems	Less than significant	None

The General Plan has an approximate year 2040 horizon, but actual buildout of all planned land uses may occur earlier or later, as long-range demographic and economic trends are difficult to accurately predict. The designation within the proposed General Plan of a site for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development will depend on property owner initiative and market conditions.

This page intentionally left blank.

3 Overview of CEQA Guidelines Section 15164

Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when changes are proposed to a project that has a previously certified EIR. When considering the need for additional environmental review, the fundamental determination a lead agency must make is whether the previously certified EIR retains some informational value or whether changes in the project or circumstances have rendered it wholly irrelevant. If the previously certified EIR has continuing informational value, the lead agency then must determine whether the proposed changes in the Project requires additional environmental review under Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

CEQA Guidelines Section 15164 provides that a lead agency will prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines section 15162(a) states that no Subsequent or Supplemental EIR may be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
   A. The project will have one or more significant effects not discussed in the previous EIR.
   B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
   C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
   D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the

final EIR, and the decision-making body shall consider the addendum with the final EIR prior to deciding on the project.

The City of St. Helena prepared this Addendum, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the General Plan Final EIR). The following Addendum details any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more significant effects to environmental resources.

The responses herein substantiate and support the City of St. Helena's determination that the potential environmental impacts of the Housing Element update and Public Health, Safety, and Noise Element update policies and programs are within the scope of the General Plan EIR, do not require subsequent or supplemental environmental review under CEQA Guidelines Section 15162 and, in conjunction with the EIR, preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate.

4 Environmental Effects & Determination

4.1 Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in Project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

■ None

□ Aesthetics	□ Agricultural Resources	□ Air Quality
□ Biological Resources	□ Cultural, Historic, and Tribal Cultural Resources	□ Energy, Greenhouse Gases, and Climate Change
□ Geology, Soils, and Seismicity	□ Hazards & Hazardous Materials	□ Hydrology and Water Quality
□ Land Use, Population, and Housing	□ Noise	□ Public Services and Recreation
□ Transportation and Traffic	□ Utilities and Service Systems	

4.2 Determination

Based on this analysis, the 2040 General Plan EIR has continuing informational value and:

□ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the preparation of an Addendum to the previously certified EIR (City of St. Helena, 2040 General Plan Environmental Impact Report (2040 General Plan EIR State Clearinghouse Number 2010042001, dated October 2018) is adequate and appropriate.

Signature	April 24, 2023 Date
Maya DeRosa Printed Name	Community Development Director Title

5 Addendum Methodology

5.1 2040 General Plan Consistency

To promote a uniform and compatible vision for the development of the community, California law requires the General Plan be internally consistent in its goals and policies. The Housing Element and the Public Health, Safety, and Noise Element are components of the General Plan, and thus, the Housing Element update and Public Health, Safety, and Noise Element update must be consistent with the vision of the General Plan and supported by goals and policies of the other General Plan elements. General Plan elements and policies that affect housing are summarized below:

The **Land Use and Growth Management Element** directs the location, amount, and type of residential development in St. Helena. It presents the desirable pattern for the ultimate development of the city and reflects the community's evolution and changing demographics over the General Plan horizon. The Land Use Plan details the location and the density of development allowed throughout the city.

The **Community Design Element** guides the form, character, and appearance of the community to preserve the city's history and character in future commercial, industrial, and residential development.

The **Circulation Element** defines a safe, efficient, and adequate circulation system in St. Helena that responds to all circulation needs. Circulation means the actual physical circulation system consisting of freeways, streets, bicycle routes, sidewalks, and trails, as well as modes of transportation, including cars, buses, trucks, trains, bicycles, ridesharing, and walking.

The **Open Space and Conservation Element** and **Parks and Recreation Element** establish goals and polices to protect sensitive resources from development impacts; maintain and improve appropriate access to open space; and ensure park and recreation opportunities are sufficient to meet the needs of future residents.

The **Economic Sustainability Element** establishes goals and policies to guide city efforts to maintain an economically viable community, including providing a range of housing and employment opportunities that meet the needs of residents and workers alike, that attract families and businesses to create demand for planned land uses, and that establish and fund public service levels to preserve St. Helena's quality of life.

The **Climate Change Element** directs the City's response to and plans for climate change by addressing energy and water conservation, renewable energy production, transportation, sustainable business development, and reduction of climate change impacts in the city.

5.2 Accommodation of the RHNA

The City's RHNA for the current planning period is 256 units, which includes 162 very low and low-income housing units, 26 moderate income housing units, and 68 above moderate housing units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units. As shown in Table 3, the City anticipates the development of 72 accessory dwelling units (ADUs) during the eight-year planning period and 93 units would be accommodated from planned and approved (pipeline)

projects, which can count towards the RHNA. A total of 307 units were identified on vacant and nonvacant sites under the existing General Plan land uses, as well as on sites requiring rezoning under Program H-A.

Although the housing sites inventory has been identified for future planning purposes as part of the Housing Element update, the adoption of the Housing Element itself does not change the current zoning or General Plan designations of the properties. California Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the start of the Housing Element planning period to rezone sites, including adoption of minimum density and development standards. Therefore, the City's rezoning program, which is identified as Program H-A of the Housing Element update, would be a separate project and evaluated in accordance with CEQA at the time of its review. Prior to the approval of any changes in land use, the City would evaluate the potential environmental impacts from the rezoning or change in land use.

Table 3 Housing Unit Yield per Site Category

Site Category/Approach	Very Low/Low	Moderate	Above Moderate	Total
RHNA plus buffer	**192**	**31**	**79**	**302**
Vacant or underutilized parcels	203	69	35	307
Planned or Pending Projects, no rezone	4	1	88	93
Accessory Dwelling Units	0	0	72	72
Total	**207**	**70**	**195**	**472**
RHNA Surplus	***(15)***	***(39)***	***(116)***	***(171)***

As shown in Table 3, existing vacant or underutilized residentially zoned properties, planned, and pending projects that require no zone change, and accessory dwelling units would yield four very low and low income housing units under current conditions. Therefore, the City of St. Helena needs to account for the additional 188 very low and low income housing units through a combination of the remaining approaches. The 188 very low and low income housing units fall within the projected horizon year buildout and housing unit assumptions addressed in the General Plan and General Plan EIR.

5.3 Consistency with Horizon Year 2040 Projections

The General Plan EIR reports that in 2018 there were 2,735 existing housing units in St. Helena and predicts that by horizon year 2040, St. Helena will have 3,067 units (Chapter 2, Project Description), assuming an addition of 332 new housing units citywide between 2018 and horizon year 2040. As discussed above, the City of St. Helena's RHNA for the current planning period is 256 units. In addition, the Housing Element includes a required buffer which plans for a total of approximately 302 units during the planning period. Including the pending and approved projects, ADU trends, and vacant and nonvacant sites, the Site Inventory would accommodate approximately 472 units as shown in Table 3 which would exceed the 332 units by an additional 140 units. Therefore, additional environmental analysis would be required prior to the implementation of the rezoning program identified as Program H-A in the Housing Element.

5.4 Preliminary Environmental Considerations

The Housing Element update, in and of itself, does not propose specific development projects, but rather puts forth goals, policies, and programs that support housing efforts in St. Helena. Each future housing development project and housing program adopted in the Housing Element would be subject to separate review to determine potential impacts on the environment related to each project as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified. When a specific development proposal is considered for approval, that project would be subject to adopted development guidelines and standards and be required to incorporate applicable mitigation measures and alternatives developed in the 2040 General Plan EIR certified in 2019 (in accordance with CEQA Guidelines Section 15168(c)(3)). If a subsequent activity (in this case a specific development proposal) would have effects not identified in the program EIR (the 2040 General Plan EIR and this Addendum), the lead agency must prepare additional CEQA documentation.

Similarly, the goals, policies and programs in the updated Public Health, Safety, and Noise Element, in and of themselves, do not propose specific projects that result in a physical change to the environment. Should a project associated with implementation of the Public Health, Safety, and Noise Element have the potential to result in a physical change in the environment, it would be subject to separate review under CEQA.

This Addendum Evaluation, therefore, includes the analysis of the changes and potential impacts related to the adoption of Housing Element and Public Health, Safety, and Noise Element updates. No physical development or changes in land use are addressed or evaluated. The City would analyze any future development or changes in land use separate from the adoption of the Housing Element. This Addendum Evaluation is intended to demonstrate the project's consistency with the existing St. Helena 2040 General Plan update Final EIR to satisfy the requirements of CEQA. In particular, and pursuant to Public Resources Code Section 21083.3, this Addendum Evaluation assesses whether the updated Housing Element and Public Health, Safety, and Noise Element, as a policy and programs document, includes impacts not addressed or analyzed as significant effects in the St. Helena 2040 General Plan update Final EIR.

This page intentionally left blank.

6 Addendum Evaluation

6.1 Aesthetics

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the General Plan update:							
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	None	No	No	No	Yes	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant	None	No	No	No	Yes	Yes
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Less Than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Aesthetics Findings

The 2040 General Plan EIR determined that impacts to aesthetic resources would be less than significant for scenic vistas, scenic highways, visual quality, and light and glare (Section 3.1, *Aesthetics*). It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to goals and policies in the Land Use and Growth Management Element and Community Design Element related to urban design and visual quality. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources such as those that address architectural design, lighting, landscaping, building setbacks, and visual compatibility.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The City would evaluate any proposed land use changes for potential environmental impacts prior to approval of the proposed land use change. Furthermore, future development proposals could be subject to further environmental analysis, pursuant to CEQA Guidelines Section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts to scenic vistas, scenic resources, or visual character, and would not create new sources of substantial light or glare which adversely affects views. The sites are located on vacant as well as non-vacant properties such as those with existing buildings or vineyards. However similar to the analysis within the 2040 General Plan EIR, any individual development projects consistent with the Housing Element would be subject to project-specific development and planning review, including adherence to goals and policies in the Land Use and Growth Management Element and Community Design Element related to urban design and visual quality. As such, all projects proposed under the Housing Element implementation would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources such as those that address architectural design, lighting, landscaping, building setbacks, and visual compatibility.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. None of the implementation items would cause impacts to scenic vistas or resources or directly develop new structures which would impact views and create substantial glare. Any potential updates to structures to mitigate potential risks to wildfire or other climate safety hazards would be subject to project-specific development and planning review, including adherence to goals and policies in the Land Use and Growth Management Element and Community Design Element related to urban

design and visual quality. Therefore the Public Health, Safety, and Noise Element update would not result in significant adverse impacts related to aesthetics.

Conclusion

Based on the analysis above, the project would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR and no additional environmental assessment of aesthetics is required.

6.2 Agricultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Significant and Unavoidable	None	No	No	No	Yes	Yes
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Less than Significant	None	No	No	No	Yes	Yes
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Less than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Agricultural Resources Findings

The 2040 General Plan EIR determined that there would be significant and unavoidable impacts to agricultural resources (Section 3.2, Agricultural Resources). The EIR found that implementation of the 2040 General Plan could result in the loss of up to 118 acres of land identified as Important Farmland, including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. The 2040 General Plan EIR found the loss of farmland is not directly mitigable, without preventing development altogether. No feasible mitigation measures were identified for agricultural land conversion that would fulfill the objectives of and implement the 2040 General Plan update. Therefore, and implementation of the plan would result in significant and unavoidable impacts to Important Farmlands.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. .

The General Plan goals and policies support continued farming and restrict uses that would interfere with farming and open space uses in certain areas. Most of the sites identified within the Housing Element update are located on sites with existing development and on sites zoned for residential or commercial uses. The Housing Element update includes one site identified for housing which is located on prime farmland. However, the site has a land use designation of Public and Quasi-Public and housing development would not result in any more severe impacts to agricultural resources than were a public facility developed on the site as currently shown in the General Plan. In addition, the 2040 General Plan EIR determined that there would be significant and unavoidable impacts to farmland (Section 3.2, Agricultural Resources). Therefore, the Housing Element update would not result in new or more severe impacts than those identified in the General Plan EIR. .

There would also be no new impacts to Williamson Act contracts, as none of the identified sites in the sites inventory are under Williamson Act contract.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. These updates would not convert existing farmland or forested land and would not impact any land under Williamson Act contract. Therefore, the Public Health, Safety, and Noise Element update would have no impact related to agricultural resources.

Conclusion

The Housing Element Update does not propose the development on housing on any areas of the City not already analyzed for development in the 2040 General Plan EIR. The Public Health, Safety, and Noise Element update would update information and goals, policies, and objectives to be consistent with the State legislation and would not change growth assumptions or buildout assessed

in the 2040 General Plan EIR. Therefore, the project would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR and no additional environmental assessment of agricultural resources is required.

This page intentionally left blank.

6.3 Air Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Conflict with or obstruct implementation of the applicable air quality plan?	Less than significant	None	No	No	No	Yes	Yes
b. Violate air quality standards or contribute substantially to an existing or projected air quality violation?	Significant and Unavoidable	AQ-1, AQ-2, and AQ-3	No	No	No	Yes	Yes
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Significant and Unavoidable	AQ-1, AQ-2, and AQ-3	No	No	No	Yes	Yes
d. Expose sensitive receptors to substantial pollutant concentrations?	Less than significant with Mitigation	AQ-4, AQ-5, and AQ-6	No	No	No	Yes	Yes
e. Create objectionable odors affecting a substantial number of people?	Less than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Air Quality Findings

As discussed under in Section 3.3, *Air Quality,* of the 2040 General Plan EIR, impacts related to consistency with applicable air quality plans would be less than significant. The 2040 General Plan would support the goals of Bay Area Air Quality Management District's (BAAQMD's) 2017 Clean Air Plan, include all applicable control measures, and would not conflict with its implementation.

The 2040 General Plan EIR concluded that impacts related to criteria pollutants would be significant and unavoidable. Construction emissions associated with a potential level of annual development that is consistent the General Plan's 2040 growth projections could result in reactive organic gas (ROG), NO_x, CO, and particulate matter (PM) emissions construction activity that exceeds BAAQMD-recommended CEQA significance thresholds. All other potential construction emissions would be below BAAQMD-recommended CEQA significance thresholds. In addition, maximum daily operational emissions associated with potential 2040 growth under the General Plan would result in ROG and PM_{10} emissions that could exceed BAAQMD-recommended CEQA significance thresholds. All other potential operational emissions would be below BAAQMD-recommended CEQA significance thresholds. To reduce impacts related to air quality emissions of criteria air pollutants, the 2040 General Plan EIR required implementation of Mitigation Measures AQ-1, AQ-2, and AQ-3 which would reduce ROGs from architectural coating, and PM from construction, as well require all development with the potential to create point-source air quality impacts to receive BAAQMD review prior to approval. In addition, any development under the 2040 General Plan would be required to comply with all applicable air quality plans, California Air Resources Board (CARB) and BAAQMD regulations, Title 24 energy efficiency standards, and policies within the 2040 General Plan aimed at reducing air pollution emissions. However, because the detail of future projects under the General Plan cannot be known, the 2040 General Plan EIR concluded impacts would be significant and unavoidable.

Mitigation Measure AQ-1: Require construction projects in the City of St. Helena to implement best management practices (BMPs) to reduce fugitive dust emissions. BMPs may include:

- Watering all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) three times per day using recycled water.
- Covering all haul trucks transporting soil, sand, or other loose material.
- Removing all visible mud or dirt track-out onto adjacent public roads using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- Limiting all vehicle speeds on unpaved roads to 15 mph.
- Completing all roadways, driveways, and sidewalks to be paved as soon as possible. Laying building pads soon as possible after grading unless seeding or soil binders are used.
- Minimizing idling times either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- Maintaining and properly tuning all construction equipment in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation. • Staging construction equipment as far as possible from existing sensitive receptors (away from the southeast property line and surrounding residences).

- Posting a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- Where warranted, the project sponsors shall incorporate the following language into construction specifications if significant risk is anticipated based on design level construction schedule, duration and concurrent construction activities:
- Powering portable equipment by electricity if available or if electricity is not available, using propane or natural gas if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.
- Ensuring that all mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously or 20 hours cumulative meets, at a minimum, U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent and be equipped with diesel particulate matter filters that meet CARB-certified Level 2 or 3 Diesel Particulate Filters. Alternatively-fueled equipment (i.e., non-diesel) would meet this requirement.

Mitigation Measure AQ-2: Require that applicants proposing development of projects within the City of St. Helena require contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that low-volatile organic compounds (VOC) coatings that have a VOC content of 10 grams/liter (g/L) or less be used during construction. All project applicants shall submit evidence of the use of low-VOC coatings to BAAQMD prior to the start of construction.

Mitigation Measure AQ-3: Require all development applications with the potential to create point-source air quality impacts be referred to the Bay Area Air Quality Management District (BAAQMD) for review and comment to ensure compliance with BAAQMD requirements prior to approval of the project.

Mitigation Measure AQ-4: Require development projects to meet CARB setback recommendations from air contaminant sources for sensitive uses, or conduct specific air quality and health risk impact analyses and identify project specific mitigation measures.

Mitigation Measure AQ-5: To protect sensitive receptors require discretionary projects in proximity to Highway 29, Silverado Trail and the Rail Corridor to include an analysis of mobile source toxic air contaminant health risks. The analysis, if necessary, shall identify feasible mitigation measures to reduce health risks to acceptable levels.

Mitigation Measure AQ-6: All applicants proposing development of projects within 1,000 feet of existing sensitive receptors, as defined by BAAQMD, shall prepare a site-specific construction health risk assessment (HRA) taking into account both project-level and cumulative health risks (including existing toxic air contaminant sources). If the HRA demonstrates, to the satisfaction of the City, that the health risk exposures for adjacent receptors will be less than BAAQMD project level and cumulative thresholds (as appropriate), then additional mitigation would be unnecessary. However, if the HRA demonstrates that health risks would exceed BAAQMD project-level and/or cumulative thresholds (as appropriate), additional feasible on- and offsite mitigation shall be analyzed by the applicant to help reduce risks to the greatest extent practicable.

The 2040 General Plan EIR determined that impacts to sensitive receptors regarding pollutant concentrations by the General Plan would be less than significant. Although implementation of the General Plan could result in new sensitive residential receptors and new non-residential land uses that would potentially be emissions sources, permitted stationary sources in St. Helena are primarily located in commercial or semi-rural areas while most of the sensitive receptors, such as schools, residences, and retirement homes, are located in the downtown area of the city. In addition, individual development projects would be evaluated through the BAAQMD permit process and the CEQA process to identify and mitigate any significant exposures. Implementation of Mitigation Measures AQ-1 through AQ-6 would reduce potential impacts to sensitive receptors to less than significant.

Buildout under the General Plan would not cause or significantly contribute to CO concentrations that exceed State or federal ambient air quality standards for CO. Regulatory mechanisms, including asbestos National Emission Standards for Hazardous Air Pollutants regulations for demolition and renovation outlined in BAAQMD Regulation XI, Rule 11-2, would ensure impacts from asbestos containing materials present during demolition of existing structures would be less than significant. Heath risks associated with receptor exposure to Diesel Particulate Matter (DPM) would be less than significant because the use of off-road heavy-duty diesel equipment would be temporary and would combine with the highly dispersive properties of DPM, additional reductions in exhaust emissions would occur in the future, and construction-related activities would be short-term, incremental through time, and would occur at scattered locations throughout the city such that an individual receptor location would not be exposed to DPM exposure for a prolonged period of time. However, without specific details on the locations of building footprints or their construction schedules, a quantitative evaluation of potential health risk impacts is not possible. Mitigation Measures AQ-1, AQ-4, AQ-5, and AQ-6 would mitigate air quality impacts from construction to reduce health related impacts.

The 2040 General Plan EIR determined impacts related to objectionable odors affecting a substantial number of people would be less than significant.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards.

While potential air quality-related impacts of future projects cannot be assessed in a meaningful way until the project site and development design is known, including the number of units, potential number of residents, and potential vehicle miles traveled, operational impacts would be addressed by provisions in the General Plan, the Green Building Code, and other regulations and standards that govern air quality in St. Helena. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers would be subject to BAAQMD rules and protocols Further General Plan goals

and policies support reduction of air quality impacts. Mitigation measures identified in the General Plan EIR will be implemented to help reduce impacts to the greatest extent possible. These measures would remain in practice with implementation of the Housing Element update.

Consistent with buildout under the 2040 General Plan, implementation of the proposed Housing Element update could contribute to impacts related to criteria pollutants. Annual development under the Housing Element update could increase construction emissions from indirect land use changes. Potential impacts caused by more development would be reduced through implementation of Mitigation Measures AQ-1 through AQ-6 identified in the General Plan EIR. However, impacts would remain significant and unavoidable even with implementation of mitigation, the same as impacts identified in the General Plan EIR. Implementation of the proposed Housing Element update could impact sensitive receptors. However, the Housing Element update does not proposed new land use changes which would place new sensitive receptors in areas with emission sources.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update would not directly result in development or activities that would generate air pollutants, cause an increase in VMT, or generate objectionable odors. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would not allow for more housing units or increase projected growth forecasts in the city. In addition, the updates would be subject to all applicable air quality plans, CARB and BAAQMD regulations, Title 24 energy efficiency standards, and policies within the 2040 General Plan aimed at reducing air pollution emissions. Therefore, the Public Health, Safety, and Noise Element update would have less than significant impacts related to air quality.

Conclusion

Based on the above, the Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

This page intentionally left blank.

6.4 Biological Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the Housing Element update:							
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	None	No	No	No	Yes	Yes
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant	None	No	No	No	Yes	Yes
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than significant	None	No	No	No	Yes	Yes
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	None	No	No	No	Yes	Yes
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	No Impact	None	No	No	No	Yes	Yes

2040 General Plan EIR Biological Resources Findings

The 2040 General Plan EIR determined that impacts to biological resources would be less than significant for effects to listed species or their habitats, loss of significant populations of sensitive species, protected wetlands, wildlife migration or movement corridors, local policies or ordinances protecting biological resources, or conflicts with conservation plans and habitat management plans and habitat groups identified therein (Chapter 3.4 Biological Resources). Individual development projects would be subject to project-specific development and planning review. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning the protection of biological resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources. Furthermore, future development would be required to comply with State and federal law and policies within the Open Space Element of the General Plan that protect biological resources. The General Plan is consistent with the SHMC and Open Space and Conservation Element policies and standards for tree preservations. The General Plan does not include any policies that would interfere with the Pacific Gas & Electric (PG&E) Habitat Conservation Plan for PG&E facilities, rights-of way, buffer lands, owned lands and easements, access routes and mitigation areas.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan that identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031).

Most sites identified in the sites inventory are located in previously developed areas with limited potential for disruption to undeveloped habitat areas, including sites that have previously been developed or infill sites in well developed areas. The sites inventory also includes vacant sites, although these sites have been previously disturbed and are in proximity to developed areas. Consistent with the 2040 General Plan EIR, the project would not adversely affect biological resources, including special-status species, riparian habitats or wetlands, or migratory species and wildlife corridors, to a greater extent than buildout under the General Plan, and impacts would remain less than significant. Build out under the Housing Element update would be subject to all applicable requirements of the SHMC and Open Space and Conservation Element policies as well as the PG&E Habitat Conservation Plan for PG&E facilities, rights-of way, buffer lands, owned lands and easements, access routes and mitigation areas.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. Policies contained within the update include vegetation management and maintenance and debris removal in stream channels that are designed to mitigate wildfire, erosion, and flood risk. These policies also stipulate that such activities must use best practices to protect wildlife and habitat. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review, including zoning, design standards, and other regulations concerning the protection of biological

resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources. Therefore, the Public Health, Safety, and Noise Element update would not result in significant adverse impacts related to biological resources.

Conclusion

The Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.5 Cultural, Historic, and Tribal Cultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the Housing Element update:							
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA § 15064.5?	Less than significant	None	No	No	No	Yes	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA § 15064.5?	Less than significant	None	No	No	No	Yes	Yes
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant	None	No	No	No	Yes	Yes
d. Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native Tribe and that is: ▪ Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or ▪ A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Cultural Resources Findings

As discussed under Impact CUL-1 in Section 3.4, *Cultural, Historic, and Tribal Cultural Resources,* of the 2040 General Plan EIR, impacts related to historic, cultural, and tribal cultural resources would be less than significant. Future development under the General Plan could result in demolition, deconstruction, relocation, or alteration of historic resources. The SHMC establishes procedures for archaeological surveys and mitigation measures for archaeological and paleontological resources and protections for significant architectural or historical buildings. Policies within the Historic Resources Element would further mitigate potential impacts on historic districts and buildings. Implementation of the 2040 General Plan would be less than significant with implementation of existing regulations and the proposed policies and implementation actions within the Historic Resources Element.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031).

Consistent with buildout under the 2040 General Plan, implementation of the proposed Housing Element update, including associated construction activities would result in less than significant impacts to historic, cultural, and tribal cultural resources within the Plan Area. Buildout under the Housing Element update would adhere to State and local development guidelines that govern historical, cultural, and tribal cultural resources, including AB 52 and SB 18 and policies in the City's Historic Resources Element. Native American tribes requesting consultation will be notified of projects when project-specific environmental review begins, according to AB 52 and SB 18 (if applicable), and tribal representative requests will be included into project approval, including notification, monitoring, and consultations in accord with federal and state requirements. Any evidence of cultural resources that might be unearthed in the process of construction would be required to comply with SHMC which establishes mitigation measures for archaeological resources. Compliance with existing regulations would ensure impacts related to archaeological resources and human remains would remain less than significant, the same as impacts identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and comply with relevant policies and standards within the General Plan Historic Resources Element and the SHMC previously adopted to protect archaeological and paleontological resources and significant architectural or historical buildings. Therefore, the Public Health, Safety, and Noise Element update would not result in significant adverse impacts related to cultural resources.

Conclusion

The 2040 Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.6 Energy, Greenhouse Gases, and Climate Change

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and Unavoidable	GHG-1	No	No	No	Yes	Yes
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Significant and Unavoidable	GHG-1	No	No	No	Yes	Yes
c. Cause wasteful, inefficient, and unnecessary consumption of energy during project construction, operation, and/or maintenance?	Less than Significant	None	No	No	No	Yes	Yes
d. Conflict with the CBC Energy Efficiency Standards, the CARB passenger vehicle GHG emission reduction targets for 2020 and 2035, or any other applicable energy conservation regulations?	Less than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Energy, Greenhous Gas Emissions, and Climate Change Findings

The 2040 General Plan EIR determined impacts related to greenhouse gas (GHG) emissions would be significant and unavoidable, Section 3.6, *Energy, Greenhouse Gas Emissions, and Climate Change*. Buildout under the 2040 General Plan would result in a substantial increase in GHG emissions from baseline conditions by 2040 and would not make substantial progress towards meeting the State's 2050 goal of 80 percent reduction from 1990 levels pursuant to Executive Order S-03-05. The primary source of GHG emissions under the General Plan would be from the transportation sector and the second largest source of emissions would be from the commercial/industrial sector. To reduce impacts related to greenhouse gas emissions, the 2040 General Plan EIR required Mitigation Measure GHG-1. However, even with implementation of the mitigation measure and policies within the 2040 General Plan aimed at reducing GHG emissions, the 2040 General Plan EIR concluded that impacts would remain significant and unavoidable.

> **Mitigation Measure GHG-1**: The City of St. Helena shall adopt and begin to implement a Climate Action Plan within a goal of 18 months, but no later than 36 months, of adopting the Proposed Plan update to address the GHG reduction goals of Executive Order B-30-15 and Executive Order S- 03-05 for GHG sectors that the City has direct or indirect jurisdictional control over. The Climate Action Plan shall include a community inventory of GHG emission sources, and quantifiable GHG emissions reduction targets for 2030 and 2050, and an interim target for the General Plan buildout year 2040, that are consistent with the statewide GHG reduction targets. The City shall monitor progress toward its GHG emissions reduction goals and prepare reports every five years detailing that progress.

In addition, the 2040 General Plan EIR concluded that impacts related to consistency with applicable plans, policies, and regulation regarding GHG reductions would be significant and unavoidable. Under buildout of the 2040 General Plan, per capita emissions would exceed the significance threshold of 2.3 metric tons of carbon dioxide equivalent per service population in 2040, which would conflict with CARB's 2017 Scoping Plan, AB32, and Executive Order S-03-05, and BAAQMD's CEQA Guidelines. Mitigation Measure GHG-1 would help reduce GHG emissions, however further action at the State and federal level would be necessary to achieve State reduction targets. At the time, there were no post-2030 State or federal measures that would assist the city in achieving the efficiency target in 2040, even with implementation of Mitigation Measure GHG-1. Therefore, the General Plan could potentially conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs, meaning impacts would remain significant and unavoidable.

The 2040 General Plan EIR concluded that impacts related to energy resources would be less than significant for energy consumption and consistency with state or local plans for renewable energy or energy efficiency. The General Plan EIR determined that implementation of the General Plan would decrease net energy consumption and per service population energy consumption due to delivery of energy through Marin Clean Energy which has higher goals for renewable energy than PG&E and through an increase in fuel efficiency for vehicles. Furthermore, policies within the General Plan aim to reduce energy consumption of natural gas, electricity, and gasoline and diesel fuels by fostering an increase in energy efficiency and renewable energy, encouraging bicycle and pedestrian transit, and decreasing use of cars. All future development under the Proposed Plan would be required to comply with the latest California Building Code (CBC) requirements, including CBC Energy Efficiency

Standards, as well as all federal, State, and local rules and regulations pertaining to energy consumption and conservation.

By decreasing demand for energy- and fuel-related energy resources both overall and on a per service population basis and complying with applicable federal, State, and local regulations, impacts to energy consumption and consistency with state or local plans for renewable energy or energy efficiency would be less than significant.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031).

Implementation of the Housing Element update could increase the demand for electricity and natural gas. However, new development would be required to comply with statewide mandatory energy requirements outlined in CALGreen, which could decrease energy consumption in new and retrofitted structures. In addition, consistent with the General Plan, the Housing Element supports higher density that would reduce vehicle miles traveled (VMT) and fuel consumption compared to existing lower-density development. Therefore, energy consumption would not be wasteful, inefficient, or unnecessary, and the Housing Element update would not conflict with nor obstruct a State or local plan for increasing renewable energy or energy efficiency. Impacts would be less than significant, the same as those identified in the 2040 General Plan EIR.

Consistent with buildout under the 2040 General Plan, implementation of the proposed Housing Element update could increase the frequency and/or severity of GHG emissions or otherwise conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gases. Annual development under the Housing Element update could exceed the GHG significance threshold applied in the 2040 General Plan EIR and conflict with the 2017 Climate Change Scoping Plan. Potential impacts caused by development allowed under the Housing Element would be reduced through implementation of Mitigation Measure GHG-1, identified in the General Plan EIR. However, impacts would remain significant and unavoidable even with implementation of mitigation, the same as impacts identified in the General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update would not increase built out or population increases in the city and would not directly result in development or activities that would increase demand for energy or increase VMT. Policies within the update encourage use of renewable back-up power sources and storage that would support the City's a more reliable and less wasteful source of energy for use during emergencies. In addition, any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk from climate safety hazards would be subject to project-specific development and planning review and comply with the CBC Energy Efficiency Standards, policies within the General Plan aimed at reducing energy consumption of natural gas, electricity, and gasoline and

diesel fuels, and all federal, State, and local rules and regulations pertaining to energy consumption and conservation. Therefore, the Public Health, Safety, and Noise Element update would have less than significant impacts related to GHG emissions, energy or climate change.

Conclusion

Based on the above, the Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.7 Geology, Soils, and Seismicity

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the Housing Element update:							
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			No	No	No	Yes	Yes
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other substantial evidence of a known fault?	Less than significant	None	No	No	No	Yes	Yes
2. Strong seismic ground shaking?	Less than significant	None	No	No	No	Yes	Yes
3. Seismic-related ground failure, including liquefaction?	Less than significant	None	No	No	No	Yes	Yes
4. Landslides?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Result in substantial soil erosion or topsoil loss?	Less than significant	None	No	No	No	Yes	Yes
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant	None	No	No	No	Yes	Yes
d. Be located on expansive soil, as defined in Section 1803.5.3, Expansive Soil, of the California Building Standards Code (2013), creating substantial risks to life or property?	Less than significant	None	No	No	No	Yes	Yes
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Geology, Soils, and Seismicity Findings

The 2040 General Plan EIR determined that impacts to geology, soils, and seismicity would be less than significant for adverse effects related to rupture of a known fault, strong ground shaking, seismic-related ground failure, or landslides; soil erosion; landslide, lateral spreading, subsidence, liquefaction, or collapse; locating development on expansive soils; and installing septic tanks and alternative waste water disposal systems in expansive soils, Section 3.7, *Soils, Geology, and Seismicity*. It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for geology, soils, and seismicity impacts. Implementation of the 2040 General Plan would be less than significant in regard to impacts to geology, soils, and seismicity.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Consistent with buildout under the 2040 General Plan, buildout under the Housing Element update could result in impacts related to geologic hazards, including seismic activity, faults, liquefaction, landslides, erosion, and unstable soils. However, new development would be required to comply with local and state codes and requirements related to geologic hazards, including the CBC, the National Pollutant Discharge Elimination System (NPDES) program, and applicable General Plan policies. Compliance with these requirements would ensure impacts would remain less than significant. In addition, consistent with buildout allowed under the General Plan, new development under the Housing Element update would connect to the existing sewer system and not include septic tanks or other alternative wastewater disposal systems. Therefore, impacts related to geology and soils would be less than significant, the same as those identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update contains policies and implementation actions that would mitigate potential impacts related to geology and soils by requiring soils and geology reports for new development, prohibiting development on instable slopes, and limiting development in hillside areas with potential for slope failure. None of the implementation items would directly result new structures that would be exposed to seismic activity, faults, liquefaction, landslides, erosion, or unstable soils or involve septic tanks. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and any impacts would be mitigated through compliance with all applicable General Plan policies, the CBC, the NPDES program, and all other applicable local and state codes and requirements. Therefore, the Public Health, Safety, and Noise Element update would not result in significant adverse impacts.

Conclusion

The Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.8 Hazards and Hazardous Materials

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant	None	No	No	No	Yes	Yes
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant	None	No	No	No	Yes	Yes
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than significant	None	No	No	No	Yes	Yes
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	No	No	No	Yes	Yes
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Less than significant	None	No	No	No	Yes	Yes
g. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport, or private airstrip, would the project result in a safety hazard for people residing or working in the Planning Area?	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Hazards and Hazardous

The 2040 General Plan EIR determined that impacts for hazards and hazardous materials would be less than significant for transport, use, and disposal of hazardous materials; upset and accident conditions involving the release of hazardous materials into the environment; emissions or handling of hazardous materials within one-quarter mile of a school; location of development projects on hazardous materials sites such that the new use would create a hazard to the public or the environment; interference with an adopted emergency response or evacuation plan; and risk from wildland fire in lands adjacent to urbanized or residential areas, Section 3.8, *Hazards and Hazardous Materials*. It further stated that the Plan Area. The 2040 General Plan EIR described that individual development projects would be subject to project-specific development and planning review, including adherence to state, regional, and local regulations and standards related to hazards. There are no airport land use compatibility plans within the planning area or public airports, public use airports, or private airstrips within two miles of affecting any portion of the General Plan planning area.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Consistent with buildout under the 2040 General Plan, construction and operation of the development allowed under the Housing Element update would be subject to existing regulations related to use, storage, handling, and disposal of hazardous materials. Applicable regulations would include those set forth by the California Department of Toxic Substances Control, State Water Resources Control Board, Regional Water Quality Control Board, California Highway Patrol and California Department of Transportation, and BAAQMD. Compliance with these existing regulations would ensure impacts related hazardous materials would remain less than significant, consistent with the 2040 General Plan EIR. The proposed Housing Element update would not include circulation changes and is not located within the planning boundaries of any airports. Therefore, impacts would be less than significant, the same as those identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update contains policies and implementation actions to enhance emergency response and evacuation procedures through testing of response exercises and maintaining the City's emergency response plan. In addition, policies and implementation actions address risk associated with the use, transport, and disposal of hazardous materials and wildfire prevention and response. The update is would not directly result in development that would have the potential to impact hazards or hazardous materials. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and would be required to comply with relevant

policies within the General Plan California, as well as applicable standards from the Department of Toxic Substances Control, State Water Resources Control Board, Regional Water Quality Control Board, California Highway Patrol and California Department of Transportation, and BAAQMD. Therefore, the Public Health, Safety, and Noise Element update would not result in significant adverse impacts.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.9 Hydrology and Water Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Violate any water quality standards or waste discharge requirements?	Less than significant	None	No	No	No	Yes	Yes
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less than significant	None	No	No	No	Yes	Yes
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Less than Significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than significant	None	No	No	No	Yes	Yes
e. Otherwise substantially degrade water quality?	Less than significant	None	No	No	No	Yes	Yes
f. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than significant with Mitigation	HYDRO-1	No	No	No	Yes	Yes
g. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Less than significant	None	No	No	No	Yes	Yes
h. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami, or mudflow?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
i. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than significant	None	No	No	No	Yes	Yes

Page 610 of 1733
Agenda Item #10.1.

2040 General Plan EIR Hydrology and Water Quality Findings

The 2040 General Plan EIR determined that impacts to hydrology and water quality would be less than significant for water quality standards and waste discharge requirements, depletion of ground water, drainage, runoff, erosion, and siltation. It further stated that new development under the General Plan would primarily result in redevelopment of previously developed sites with residential, commercial, and public uses, which would have a limited effect on local drainage or runoff characteristics. The 2040 General Plan EIR also concluded that on-going compliance with the NPDES requirements, including required implementation of BMPs to treat storm water runoff and protect water quality, the Bay Area Stormwater Management Agencies Association's Manual design guidance for stormwater treatment, Title 16 of the SHMC, and General Plan policies would reduce potential impacts related to water quality, runoff, and flooding. Buildout of the General Plan would generate a small increase in impervious surfaces, although the planning area is already largely developed. However, it would not be anticipated that new development would contribute to a significant impact on water quality, groundwater recharge, or runoff.

The 2040 General Plan EIR determined that impacts related to placement of housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map would be less than significant with mitigation. Implementation of the General Plan could result in development on sites partially or fully within the 100-year flood zone or construction of new housing within flood hazard zones. Policies within the General Plan and compliance with the SHMC regulate development in flood hazard areas, consistent with standards from the Federal Emergency Management Agency. To further reduce impacts related to development within flood zones, the 2040 General Plan EIR required Mitigation Measure HYDRO-1, which would reduce impacts to a less than significant level.

> **Mitigation Measure HYDRO-1:** Any proposed development or redevelopment on land designated as regulatory floodway on current Federal Emergency Management Agency maps shall, prior to issuance of a construction permit, obtain and submit to the City a Letter of Map Revision from the Federal Emergency Management Agency, demonstrating that a hydrologic and hydraulic analysis showed that grading modifications were performed such that the proposed development would no longer be within the floodway. These modifications shall be completed without raising the base flood level or impacting other properties.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Development allowed under the Housing Element update would be subject to existing regulations, including NPDES requirements, required BMPs, San Francisco Bay Area Stormwater Management Agencies Association 's Manual design guidance for stormwater treatment, Title 16 of the SHMC, and General Plan policies related to water quality, runoff, and erosion, siltation, and flooding control. Compliance with these existing regulations would ensure

impacts related to water quality, drainage, erosion, siltation, runoff, and flooding would remain less than significant, the same as impacts identified in the 2040 General Plan EIR.

Consistent with buildout under the General Plan, implementation of the proposed Housing Element update, including associated construction activities could result in impacts to groundwater supply. Individual projects allowed under the Housing Element update would be subject to Mitigation Measure HYDRO-1 identified in the General Plan EIR and project-level environmental review, which would identify potential impacts and reduce impacts to a less than significant level, the same as under the General Plan.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update contains policies and implementation actions that reduce risk of floods and impacts related to flood hazards. None of the policies or implementation actions would impact hydrology or water quality or directly result in development that would alter existing drainage patterns, contribute to runoff, degrade water quality, impact groundwater supply and recharge, or expose people or structures to flood hazards. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and would be required to comply with NPDES requirements, including required implementation of BMPs to treat storm water runoff and protect water quality, the Bay Area Stormwater Management Agencies Association's Manual design guidance for stormwater treatment, Title 16 of the SHMC, and applicable General Plan policies. Therefore, the Public Health, Safety, and Noise Element update would not have an adverse impact and hydrology and water quality.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

This page intentionally left blank.

6.10 Land Use, Population, and Housing

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Physically divide an established community?	No Impact	None	No	No	No	Yes	Yes
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	No Impact	None	No	No	No	Yes	Yes
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	No Impact	None	No	No	No	Yes	Yes
d. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
e. Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Land Use Planning, Housing, and Population Findings

The 2040 General Plan EIR determined that impacts to land use and planning would be less than significant as they pertain to dividing established communities, conflicts with applicable land use plans, habitat conservation plan or natural community conservation plan, and displacing substantial numbers of existing housing or people, Section 3.10 *Land Use, Population, and Housing*. The 2040 General Plan EIR further found that General Plan implementation would not physically divide an established community and would beneficially increase connectivity throughout the city. The 2040 General Plan EIR further stated that individual development projects under the General Plan would be subject to project-specific development and planning review, which would ensure adherence to standards for land use planning, housing, and population.

Addendum Analysis

The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies a range of sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites may differ from those identified in the General Plan EIR. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031Consistent with development under the General Plan, the Housing Element update would not involve circulation changes to the Plan Area, and individual development projects would occur within private and City-owned property in already developed areas. In addition, projects under the Housing Element update would be subject to General Plan policies related to increased connectivity for pedestrians, bicycles, and drivers in the City. Therefore, development under the Housing Element update would not physically divide a community, and impacts would remain less than significant. Moreover, consistent with the General Plan, development under the Housing Element update would be subject to existing zoning and development regulations in the SHMC and policies in the General Plan. Compliance with these regulations and policies and required development and planning review would ensure individual projects would not conflict with applicable land use policies, plans, and regulations. Therefore, impacts would be less than significant, the same as those identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. None of the policies or implementation actions would result in new structures that would physically divide a community or change existing land uses. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would not displace people or housing or result in population growth. would not result in significant adverse impacts related to land use, population, and housing.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

This page intentionally left blank.

6.11 Noise

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the General Plan update:							
a. Expose persons to or generate noise levels in excess of standards established in the proposed General Plan Noise Element, or applicable standards of other agencies?	Less than significant	None	No	No	No	Yes	Yes
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	Less than significant with mitigation	NO-1	No	No	No	Yes	Yes
c. Result in a substantial permanent increase in ambient noise levels in the vicinity of the Planning Area above levels existing without the project?	Significant and unavoidable	None	No	No	No	Yes	Yes
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the Planning Area to excessive noise levels?	No Impact	None	No	No	No	Yes	Yes
f. For a project within the vicinity of a private airstrip, expose people residing or working in the Planning Area to excessive noise levels?	No Impact	None	No	No	No	Yes	Yes

2040 General Plan EIR Noise Findings

As discussed under in Section 3.11, *Noise*, of the 2040 General Plan EIR, impacts related to construction, traffic, railway, and stationary noise sources would be less than significant. Policies within the Public Health, Safety, and Noise Element address construction operation noise, noise compatibility along the rail line, traffic noise impacts, and stationary noise sources. Impacts from to traffic-related vibration and rail vibration was determined to be less than significant with mitigation.

The 2040 General Plan EIR concluded that impacts related to vibration during construction would be less than significant with mitigation. Impacts related to traffic vibration and rail vibration were less than significant. Construction of new development under the 2040 General Plan could result in use of heavy duty equipment that could produce vibration that may be felt by adjacent uses. Construction equipment operating within 25 feet of sensitive land uses could generate distinctly perceptible vibration, non-pile driving construction activities occurring within 25 feet of sensitive uses could result in significant vibration impacts. In addition, pile driving occurring within approximately 175 feet or 300 feet of sensitive uses for vibratory/sonic pile drivers and impact pile drivers, respectively, could also result in significant vibration impacts. As the specific future projects to be developed under the General Plan are not known at this time, and as the level of construction activity that would occur at various locations for future projects is also not known, it is possible the future construction activities could result in significant vibration impacts in portions of the Planning Area near historic structures and sensitive receptors such as schools and residences. To reduce construction related vibration impacts, the General Plan EIR required Mitigation Measure NO-1 which would reduce impacts to less than significant.

> **Mitigation Measure NO-1:** Where vibration impacts have the potential to cause structural damage or distinctly perceptible human response (reference Tables 3.11-12 to 3.11-14, or more recent sources), require a vibration study, prepared by a qualified vibration consultant. The study should include a site-specific engineering assessment of potential vibration impacts to structures and sensitive receptors from construction activities and specify a mitigation plan to minimize the impacts using all reasonable and feasible means available. The mitigation plan should include a procedure for establishing threshold and limiting vibration values for potentially affected structures, based on an assessment of each structure's ability to withstand the loads and displacements due to construction vibrations and a commitment to develop a vibration monitoring plan during the engineering phase and to implement a compliance monitoring program during construction.

The 2040 General Plan EIR reported there would be no noise impacts related to exposure of people residing or working in the Planning Area to excessive noise levels related to use of a public airport or private airstrip since the Planning Area is not in proximity to either a public airport or private airstrip. The nearest public airport to St. Helena is Angwin-Parrett Field located 4 miles northeast of the Planning Area and the nearest private airstrip is the Pope Valley Airport located 7 miles northeast of the Planning Area.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element,

change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Consistent with buildout under the General Plan, construction of individual projects under the proposed Housing Element update could increase the frequency and/or severity of noise levels within the city. Individual projects allowed under the Housing Element update would be subject to Mitigation Measure NO-1, which would reduce construction vibration impacts to a less than significant level. Operation of individual projects under the proposed Housing Element update could increase the frequency and/or severity of traffic-related noise levels within the city but they would be less than significant. Individual projects allowed under the Housing Element update would be subject to policies identified in the Public Health, Safety, and Noise Element and standards within the SHMC related to noise. Compliance with these requirements would ensure impacts related to increases in noise levels from construction, traffic, rail, and stationary sources would remain less than significant. Consistent with development allowed under the General Plan, the proposed project would not be located within the vicinity of a private air strip or an airport land use plan and would not expose people residing or working in the area to excessive airport-related noise levels. Therefore, impacts would be less than significant, the same as those identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update contains policies and implementation actions aimed at minimizing noise, including noise generated by construction and traffic. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and would be required to comply with noise standards within the SHMC and General Plan. Therefore, the Public Health, Safety, and Noise Element update would have no impact related to noise.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.12 Public Services and Recreation

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Implementation of the Proposed Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks, or other public facilities?	Less than significant	None	No	No	No	Yes	Yes
b. Implementation of the Proposed Plan would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Implementation of the Proposed Plan would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Public Services and Recreation Findings

As discussed in Section 3.12, *Public Services*, of the 2040 General Plan EIR, buildout under the 2040 General Plan would not result in significant impacts to local fire and police agencies or other public facilities within the City of St. Helena. Projected new development under the 2040 General Plan could result in population and employment increase but would not result in substantial increase demand for fire services, police services, schools, parks, recreation, and library facilities. The increase in service population would not require construction of new or expansion of existing facilities for fire service, police service, schools, parks or other public facilities. Policies within the General Plan monitor the need for additional public facilities, pursue sites for future facilities, require Fire Department and Police department review of individual development projects, and implement public safety impact fees. In addition, potential new or expanded public service facilities would be subject to additional CEQA review. Therefore, impacts were found to be less than significant.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Consistent with buildout under the General Plan and analyzed in the 2040 General Plan EIR, buildout under the Housing Element update could increase the demand for fire, police, schools, parks, and library services within the city but is not anticipated to generate a need for the construction of new facilities or expansion of existing ones. Most sites are urban infill sites where development already exists and public services are already being provided. New development would be required to pay safety impact fees and subject to review by the Fire Department and Police Department. Additionally, General Plan policies governing public services would remain in effect for the Housing Element update and future development projects. Compliance with General Plan goals and policies regarding public services and recreation would ensure that new housing would not result in a substantial demand to public services. These goals and policies would continue to apply to projects implemented under the Housing Element update. Therefore, potential impacts to public services associated with implementation of the updated Housing Element are within the scope of impacts analyzed in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update would not result in development that would increase demand for public services or governmental or recreational facilities. The update includes policies and implementation actions that would ensure adequate provisions of public services, including fire and police protection, and protect of City facilities from potential natural and made-made hazards which would improve response times and safety. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would increase service ratios, response times, and other performance objectives for public services and facilities. Potential development

would be subject to project-specific development and planning review and comply with General Plan goals and policies regarding public services and recreation. Therefore, the Public Health, Safety, and Noise Element update would have no impact related to public services or recreation.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.13 Transportation and Traffic

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	Significant and unavoidable	None	No	No	No	Yes	Yes
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Not discussed	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Less than significant	None	No	No	No	Yes	Yes
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant	None	No	No	No	Yes	Yes
e. Result in inadequate emergency access?							
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?							

2040 General Plan EIR Transportation Findings

The 2040 General Plan EIR concluded that impacts related to transportation would be significant and unavoidable regarding consistency with policies and regulations related to roadway, transit, pedestrian, and bicycle facilities, Section 3.13, *Transportation.* The 2040 General Plan EIR determined 7 out of 27 analyzed intersections would have significant impacts. Policies and actions within the General Plan aim to reduce single occupancy vehicle trips, improve circulation throughout the city, and promote options for alternate forms of transportation. To reduce impacts to intersections, the 2040 General Plan EIR required Mitigation Measures TR-1, TR-2, TR-3, TR-4, TR-5, and TR-6. However, even with implementation of the mitigation measures, the 2040 General Plan EIR concluded that impacts would remain significant and unavoidable. Main Street is a State highway (State Route 29), therefore mitigation measures along Main Street are subject to Caltrans approval and cannot be guaranteed by the City. In addition, improvements to accommodate future traffic volumes may not be implemented due to lack of funds. Therefore, because the City cannot guarantee that needed improvements would be implemented, impacts to intersection traffic operations are significant and unavoidable.

The 2040 General Plan EIR determined that other transportation impacts would be less than significant, including potential to conflict with applicable congestion management programs, change in air traffic patterns, increase in hazards due to a design feature or incompatible uses, emergency access, and potential to conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031), including urban infill sites and sites with existing development.

Pursuant to CEQA Guidelines Section 5064.3, subdivision(b), a project's transportation impact is now based on VMT instead of an level of service analysis as conducted under the 2040 General Plan EIR. Under the updated State requirements, VMT are derived based on location and the amount and distance of vehicle travel attributable to a project, including induced automobile travel. Significance criteria used to determine VMT impact include questions as to whether the project would cause substantial additional VMT, or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (e.g., by adding new mixed flow travel lanes) or by adding new roadways to the network.

The Housing Element update would facilitate development of 307 units to meet the City of St. Helena's RHNA for the current planning period. The proposed housing sites in the Housing Element update would concentrate housing development in the City, which would reduce overall VMT. Furthermore, the policies within the General Plan encourage the use of transit, bicycling and pedestrian routes and work to reduce VMT. Buildout under the Housing Element update would be subject to comply with these policies. Therefore, potential transportation impacts associated with

implementation of the updated Housing Element are within the scope of impacts analyzed in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update includes policies and implementation actions to alleviate evacuation constraints for residential developments with less than two emergency evacuation routes and would strengthen emergency preparedness and evacuation procedures. None of the policies or implementation actions would impact congestion management programs, change air traffic patterns, increase hazards due to a design feature or incompatible use, impair emergency access, or conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and comply with applicable policies in the General Plan aimed at reducing VMT and transportation impacts. Therefore, the Public Health, Safety, and Noise Element update would have no adverse impacts related to transportation.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.14 Utilities and Service Systems

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less Than Significant	None	No	No	No	Yes	Yes
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than Significant with Mitigation	UTS-1	No	No	No	Yes	Yes
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant	None	No	No	No	Yes	Yes
d. Have insufficient water supplies available to serve the project from existing entitlements and resources such that new or expanded entitlements needed?	Less than Significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than Significant	None	No	No	No	Yes	Yes
f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less than Significant	None	No	No	No	Yes	Yes
g. Not comply with federal, State, and local statutes and regulations related to solid waste?	Less than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Utilities and Service Systems Findings

The 2040 General Plan EIR concluded that impacts related to wastewater, water supply, and solid waste would be less than significant provided that proposed projects would comply with federal, State, and local statutes and regulations and the policies and actions within the General Plan addressing wastewater capacity, stormwater runoff, water conservation, waste management, recycling, and composting. The City plans to increase the wastewater treatment plant permitted capacity from 0.5 million gallons per day to 0.65 million gallons per day by 2030, which would have sufficient capacity to accommodate buildout under the General Plan. Any new stormwater facilities would comply with all applicable environmental regulations, including project-level environmental review and NPDES permits regulations. The City's Water Neutral Policy for Development would ensure future water demand does not exceed current demand by requiring any new water demand be offset by water conservation retrofits or in-lieu payments for the City to conduct retrofits. Buildout under the General Plan would not require exceed the capacity of the Clover Flat Landfill which has significant remaining capacity. Therefore, the General Plan EIR determined there would be no significant impacts to the city's utilities or service systems.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, evaluated previously for potential environmental impacts in the General Plan EIR that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. Many of these sites have existing connections to utility and service systems as they are infill sites or already developed. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). . All future development accommodated under the Housing Element update would be required to adhere to the General Plan, adopted master plans, and other regulatory requirements concerning water, wastewater, storm drains, solid waste, and other infrastructure; water supply; and wastewater treatment systems.

Consistent with buildout under the General Plan, implementation of the proposed Housing Element update could increase population such that new or expanded wastewater facilities would be required to provide utilities and service systems to new development. In addition, future development for new or expanded facilities would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update includes policies and implementation actions that aim to enhance and protect the City's utilities and service system, such as improving efficiency of stormwater drainage systems and ensuring adequate water supply. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would work to address these goals and would be subject to project-specific development and planning review and comply with applicable policies in the General Plan, NPDES permits regulations, and the City's Water Neutral Policy for

Development. Therefore, the Public Health, Safety, and Noise Element update would have no adverse impacts related to utilities and service systems.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

7 Summary of Findings

The Housing Element update is part of the City's General Plan, and like other elements within the General Plan, includes goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is unique from the other elements within the General Plan in that it is required to be periodically updated to align with the State's allocation of the RHNA. Also, the Housing Element includes Housing Programs that are required to be implemented within the planning period established for the Housing Element. These programs are usually implemented over time as a separate project after the Housing Element is adopted. The Housing Element update does not involve site-specific projects but does include identified sites that could undergo land use changes through Program H-A to facilitate development of RHNA housing units during the 6th cycle. The sites inventory (provided in the Housing Resources chapter of the Housing Element update) yields housing units that exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3.

The General Plan Program EIR is accompanied the City's 2040 General Plan update. Future development and zoning changes associated with the Housing Element's Housing Programs will be subject to applicable development standards and reviews established by City ordinances.

The Public Health, Safety, and Noise Element update does not involve site-specific projects but proposes policies and implementation actions that are aimed at enhancing emergency response and evacuation procedures and minimizing impacts to people and structures from natural and man-made disasters. Any potential updates to structures or development of climate resilient infrastructure would be designed to mitigate potential impacts associated with climate safety hazards. Potential updates and development would not generate population growth or additional VMT or result in an increase in demand for services or facilities.

This analysis demonstrates that adoption of the Housing Element and Public Health, Safety, and Noise Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR, nor does the General Plan update present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the General Plan update and no additional environmental assessment is required.

This analysis was performed pursuant to CEQA Guidelines Sections 15162 and 15164 and is intended to determine if additional environmental review is required or if the changes proposed by the project are within the scope of the previously certified 2040 General Plan EIR. This analysis determined that the 2040 General Plan EIR is of continuing informational value, the proposed changes in the General Plan update are within the scope of that previously certified EIR, and none of the conditions requiring the preparation of subsequent or supplemental environmental review under CEQA Guidelines section 15162 exists. Therefore, the City of St. Helena, as lead agency, has determined that this Addendum to the EIR is sufficient to meet the requirements of CEQA and no additional environmental review is required. Pursuant to CEQA Guidelines section 15164, this Addendum does not need to be circulated for public review and can be included in or attached to the final EIR. The decision-making body shall consider the Addendum with the Final EIR prior to deciding upon the Project.

8 References

Bibliography

St. Helena, City of. 2018. *St. Helena General Plan Update 2040 Draft Environmental Impact Report SCH#2010042001.* St. Helena, CA. October, 2018.

St. Helena, City of. 2019. *General Plan Update 2040.* St. Helena, CA. April, 2019.

List of Preparers

Rincon, Consultants, Inc. prepared this Addendum under contract to the City of St. Helena. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Darcy Kremin, AICP, Director
Ryan Russell, Project Manager
Leeza Segal, Associate Planner

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

December 6, 2022

Maya DeRosa, Planning & Building Director
Planning Department
City of St. Helena
1572 Railroad Avenue
St. Helena, CA 94574

Dear Maya DeRosa:

RE: City of St. Helena's 6th Cycle (2023-2031) Draft Housing Element

Thank you for submitting the City of St. Helena's (City) draft housing element received for review on October 5, 2022. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. In addition, HCD considered comments from Holland & Knight, Generation Housing, and Nancy Dervin pursuant to Government Code section 65585, subdivision (c).

The draft element addresses many statutory requirements; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), then any rezoning to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) shall be completed no later than one year from the statutory deadline pursuant to Government Code sections 65583, subdivision (c) and 65583.2, subdivision (c). Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until these rezones are completed.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly

available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jamillah Williams, of our staff, at Jamillah.Williams@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

Enclosure

APPENDIX
CITY OF ST. HELENA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at https://www.hcd.ca.gov/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Review and Revision

Review the previous element to evaluate the appropriateness, effectiveness, and progress in implementation, and reflect the results of this review in the revised element. (Gov. Code, § 65588 (a) and (b).)

As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness).

B. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   Enforcement: While the element includes analysis of fair housing complaints, it must describe the City's compliance with existing fair housing laws and regulations. For additional information, please see pages 28-30 on HCD's Affirmatively Furthering Fair Housing (AFFH) Guidance Memo at https://www.hcd.ca.gov/community-development/affh/index.shtml.

   Concentration of Fair Housing Issues: The assessment of fair housing (AFH) demonstrated that there is a concentration of several fair housing issues within the east and southeast quadrant of the City. For example, this area has the highest concentrations of lower-income households, highest percentage of single-headed households, greatest percentage living below the poverty line, high exposure to environmental burdens, and is considered the only low-resourced area in the City. As a result, the analysis should address trends, past and current policy efforts, and their effectiveness, neighborhood investment or disinvestment, local data and knowledge, and other relevant factors, particularly relative to equitable quality of life, resources, and strategies to address any inequities in quality of life.

2. *Include an analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition. (Gov. Code, § 65583, subd. (a)(2).)*

   Housing Costs (For Sale and Rental Prices): While the element includes estimated rents and for sale housing costs for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge) to better reflect current market conditions.

3. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

   Progress towards Regional Housing Needs Allocation (RHNA): The element is crediting 87 above moderate-income units from the Hunter Subdivision Project towards the RHNA. However, HCD has received public comment indicating that the Hunter Subdivision project has been pending since 2010 and there are concerns about the City's ability to process and approve this project during the planning period. The element should provide an analysis demonstrating the likelihood of these units being built during the planning period.

   Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of nonvacant sites. In addition, the element could analyze the extent that existing uses may impede additional residential development. The element included a site-by-site description along with some general information about the characteristics for each site. While the element included an analysis of some sites existing uses, it did not provide an analysis for all sites. For example, Sites 1, 2, 3, 11, and 13 included information on the existing use but provided no analysis on the likelihood for redevelopment. For example, Site 1 and 2 stated that development will occur upon the removal of the existing uses and structures. However, the element did not include any information on the likelihood that this will occur during the planning period. Additionally, Site 6 includes two parcels with separate owners and states that one of the owners is interested in developing pursuant to Senate Bill 9, however provides no description or analysis about the likelihood that the second parcel will redevelop. Sites 7 and 9 do not include any analysis of the existing uses or information about the likelihood for redevelopment. Lastly, Sites 5, 6, 10, and 12 analysis is entirely dependent on property owner interest. The element should either provide additional information on these sites such as the nature of meetings with property owners, the likelihood that the owner will redevelop during the planning period or additional information that indicates the likelihood for redevelopment.

   To facilitate a complete analysis, the element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the

sites identified. The element could also consider indicators such as age and condition of the existing structure expressed developer interest, low improvement to land value ratio, and other factors. Based on a complete analysis, the element may need to add or modify programs to further encourage and incentivize redevelopment of sites.

Lastly, HCD received a number of comments concerning sites identified in the inventory that have a low likelihood of redevelopment due to existing buildings in commercial districts and on privately-owned property. As noted above, the element should provide additional analysis and information demonstrating the likelihood of redevelopment on these sites.

Realistic Capacity: The element is generally assuming 75-80 percent of maximum allowable densities on most sites. However, while the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element mentions realistic capacity assumptions were taken into account for sites selection but should demonstrate what specific criteria, trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities.

The element also assumes that Site 5 will be developed for 50 lower-income units. However, this site allows a maximum allowable density of 26 units per acre and the site size is 1.8 acres equating to a total capacity of 46 units. While the site may have owner interest to develop beyond the maximum allowable densities, the element must either revise the capacity assumptions within the allowable densities or include a program to increase the sites allowable density.

The element also should analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow 100 percent nonresidential uses. This analysis should consider the likelihood of nonresidential development, performance standards, and development trends supporting residential development. For additional information, see the Building Blocks at https://www.hcd.ca.gov/analysis-of-sites-and-zoning.

Publicly-Owned Sites: The element must include additional discussion on each of the City-owned sites identified to accommodate the RHNA. Specifically, the analysis should provide support for residential capacity assumptions, existing uses and any known conditions that preclude development in the planning period and the potential schedule for development. If zoning does not currently allow residential uses at appropriate densities, then the element must include programs to rezone sites pursuant to Government Code section 65583.2, subdivisions (h) and (i). In addition, the housing element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.

Replacement Housing Requirements: If the sites inventory identifies sites with existing residential uses, it must include a program to provide for replacement. Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program has the same requirements as set forth in Gov. Code section. 65915, subdivision (c)(3).

Infrastructure Availability: The element included a capacity analysis for water, sewer and dry utilities. The analysis noted that there are some deficiencies in the current infrastructure system and additional upgrades will be needed to meet current demand such was the water distribution system, wastewater collection system, and storm drainage system. The element must include a program committing to actions and a timeline to make sufficient infrastructure available to accommodate the RHNA. Additionally, while the element included an analysis of infrastructure capacity, the element must specifically indicate if total infrastructure capacity (existing and planned) is available to accommodate the RHNA.

Environmental Constraints: The element describes a few environmental conditions within the City and indicates that the City certified a FEIR with the 2040 General Plan Update that described environmental constraints and mitigation measures. However, the element must specifically describe any known environmental constraints or any other conditions that preclude development on identified sites within the planning period.

Sites Inventory Electronic Form: Please note, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Zoning for a Variety of Housing Types:

- *Emergency Shelters* – The element states that emergency shelters are required to provide sufficient parking for employees and one space per two beds pursuant to AB 139 (Statutes of 2019). However, pursuant to Government Code section 65583, subdivision a)(4)(A), parking for emergency shelters should only be the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones. The element should discuss compliance with this requirement or include a program, if necessary. Additionally, the element should describe any siting or spacing requirements imposed on emergency shelters. Lastly, the element must include an analysis of the suitability and capacity of the zone(s) identified to accommodate emergency shelters. Specifically, the analysis should demonstrate whether the I and SC zone have sufficient capacity to accommodate the identified housing need for emergency shelters. For example, identifying the number of parcels, typical parcels sizes, whether the sites are nonvacant, and the potential capacity for adaptive reuse. Lastly, in analyzing the

suitability of these zones, the element should address proximity to transportation and services and any conditions inappropriate for human habitability.

- *Transitional and Supportive Housing* - While the element indicates that the City permits supportive housing by-right in all residential zones, the element must specifically demonstrate compliance with AB 2162 (Statutes of 2018). Specifically, supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs, if necessary.

- *Accessory Dwelling Unit (ADU)* – The element notes that ADUs are allowed in most residential zones. However, ADUs must be permitted in all zones that allow for residential uses including the AP Zone, mixed-use and commercial zones. The element should analyze consistency with this requirement and include a program, if appropriate. Additionally, after a cursory review of the City's ordinance, HCD discovered several areas which were not consistent with State ADU Law. This includes, but is not limited to, the definition of a cooking facility, definition of an efficiency kitchen, allowing both an ADU and JADU for conversions on a lot with an existing or proposed single-family dwelling, separate conveyance of an ADU or JADU, and restricting bedroom count. The element must include a program to update the City's ADU ordinance in compliance with state law.

4. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures... (Gov. Code, § 65583, subd. (a)(5).)*

   Land-Use Controls: The element must identify and analyze all relevant land use controls impacts as potential constraints on a variety of housing types (e.g., multifamily rental housing, mobilehomes, transitional housing), as follows:

   - *Zoning* – The element must include an analysis of all residential zones, especially those identified to accommodate a variety of housing types and the regional housing needs allocation (RHNA) i.e., mixed-use, central business, overlay zones, etc., As part of the analysis, the element should identify all applicable land use controls including development standards, allowable densities, zoning, and any other relevant requirements. The analysis should evaluate these requirements for impacts on achieving maximum densities, cost, feasibility and supply (number of units) of housing. Lastly, the element should identify and analyze any minimum unit size requirements.

   - *Parking* – The element notes that mobile home units are required to provide two spaces per mobile home unit in addition to centralized parking and multifamily housing is required to provide 1.5 – 2 parking spaces per unit. The element should

analyze these requirements and their impacts on cost, supply, housing choice and affordability and include programs to address identified constraints.

Local Processing and Permit Procedures: The element briefly discusses the required permits for a typical single family, subdivision, and multifamily project. This is not a complete analysis and does not address the requirements. The element must describe and analyze the City's permit processing and approval procedures by zone and housing type (e.g., multifamily rental housing, mobilehomes, housing for agricultural employees, supportive housing. The analysis should consider processing and approval procedures and time for typical single-family and multifamily developments, including type of permit, level of review, approval findings and any discretionary approval procedures. The analysis must evaluate the processing and permit procedures' impacts as potential constraints on approval certainty, feasibility, and housing supply and affordability. For additional information and sample analysis, see the *Building Blocks* at https://www.hcd.ca.gov/processing-permitting-procedures.

Additionally, the element indicates that multifamily requires a conditional use permit (CUP) and design review, however the element also states that multifamily is allowed by right and subject only to "routine approvals" and design review. The element must clearly detail the approval process for multifamily housing by zone. For your information, subjecting multifamily housing to an exception process such as a CUP in zones where multifamily housing is already allowed is generally considered a constraint. As noted above, the element must clarify what type of discretionary process and identify and evaluate any approval findings or decision-making criteria for this requirement. The analysis should address impacts on housing cost, supply, timing and approval certainty. Based on a complete analysis, the element should include programs to address or remove the identified constraints.

Design Review: The element's analysis of the design review process states that every development including an individual single-family home and multifamily housing must go through design review and approvals from planning commission which can take an average of three months processing time. In addition, the various approval criteria include subjective language related to the compatibility of design with the neighborhood and surrounding areas, compatibility with historical character, and designs that promote harmonious transitions. Design review processes that have little to no guidance or clarity and requiring findings related to character are generally considered a constraint. The element must analyze this process and the approval criteria for potential constraints on approval certainty, feasibility, supply and affordability. Based on a complete analysis, the element may need to include or modify a program to address and remove or mitigate any identified constraints.

Local Ordinances: While the element included a discussion of the City's inclusionary requirement, it must specifically identify and analyze any other locally adopted ordinances such as short-term rental ordinances that directly impact the cost and supply of residential development.

On/Off-Site Improvements: While the element indicates on and off-site improvements are listed in St. Helena's municipal code, it must specifically identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width) and analyze their impact as potential constraints on housing supply and cost. For additional information and a sample analysis, see the Building Blocks at http://www.hcd.ca.gov/community-development/building-blocks/constraints/codes-and-enforcement-on-offsite-improvement-standards.shtml.

Fees: The element includes a hypothetical example of fees for single family and a multifamily project that focuses on detailing impact fees for each project type. However, a complete analysis should identify all fees and costs including permit processing and planning fees, development fees, exactions, and any other applicable fees and analyze as potential constraints on housing supply and affordability. For more information, please visit: https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks/fees-and-exactions.

Building Codes and Enforcement: While the element states that the City has authority to deem any structure unsafe, it should specifically discuss the City's code enforcement process (e.g., whether code enforcement activities are compliant-based or proactive).

Constraints on Housing for Persons with Disabilities:

- *Reasonable Accommodation* – The element identifies approval findings for granting a reasonable accommodation including finding related to impacts on surrounding uses – essentially a CUP finding. However, reasonable accommodation should be a unique exception process from a CUP, especially given its importance in addressing barriers to housing for persons with disabilities. The element should include a program to amend the Reasonable Accommodation Ordinance and remove constraints, namely the "potential impact on surrounding uses" approval finding. Additionally, the element should also indicate whether the City charges any fees to applicants filing reasonable accommodation requests.

- *Other Requirements* – The element must also include an analysis of zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities. Specifically, the analysis must describe any zoning code definitions of family and any spacing or concentration requirements for housing for persons with disabilities.

- *Residential Care Facilities of Seven or More* – The element states that these uses are permitted with a CUP in high-density residential zones. For your information, excluding these uses from residential zones and/or subjecting the uses to a CUP is generally considered a constraint and programs should be modified as appropriate with specific commitment to allow the use in residential zones with objectivity and certainty.

- *Residential Care Facilities of Six or Fewer* – The element indicates that group homes of six or fewer are excluded from some residential zones. For your

information, these uses must be allowed in any area zoned for residential use. The element should include or modify a program to address this requirement committing to allowing these uses in any zone that permits residential uses.

5. *An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including… …the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Government Code section 65584... (Gov. Code, § 65583, subd. (a)(6).)*

   Permit Times: The element must include an analysis of the length of time between receiving approval for a housing development and submittal of an application for building permits that potentially hinder the construction of a locality's share of the regional housing need.

6. *Analyze any special housing needs such as elderly; persons with disabilities, including a developmental disability; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. (Gov. Code, § 65583, subd. (a)(7).)*

   Special Needs Households: While the element includes data and a general discussion of housing challenges faced by special needs households, it still must provide an analysis of the existing needs and resources for each special needs group including extremely low-income households, persons with disabilities including developmental disabilities, female headed households, and farmworkers. For example, the element should discuss the existing resources to meet housing needs (availability of shelter beds, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.

C. Housing Programs

1. *Include a program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element... (Gov. Code, § 65583, subd. (c).)*

   To address the program requirements of Government Code section 65583, subdivision (c)(1-6), and to facilitate implementation, programs should include: (1) a description of the City's specific role in implementation; (2) definitive implementation timelines; (3) objectives, quantified where appropriate; and (4) identification of responsible agencies and officials. Programs to be revised include the following:

   - *Ongoing Programs*: Numerous programs continue to indicate an "ongoing" implementation status. While this may be appropriate for some programs, programs

with quantified objectives or specific implementation actions must include completion or initiation dates resulting in beneficial impacts within the planning period. This includes but is not limited to Programs H-U, H-X, H-KK and H-P.

- *Timelines*: The element includes two programs with timelines for implementation towards the end of the planning period (Programs H-S and H-I). Given the importance of these programs and to achieve beneficial impact throughout the planning period, the element should revise these programs to be implemented earlier in the planning period.

2. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding B3, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised as follows:

   Shortfall of Sites (Program H-A): The element notes that several sites do not currently permit residential uses or have appropriate densities and will need to be rezoned to accommodate the RHNA. While the element included Program H-A to rezone sites, the program should identify acreage, allowable densities, and anticipated units to be rezoned and must specifically commit to meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i). For example, the program must commit to permit owner-occupied and rental multifamily uses by-right for developments in which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.

   Replacement Housing Requirements: The housing element must include a program to provide replacement housing. Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c)(3).

   Sites Identified in Multiple Planning Periods: While the element includes Program H-A to maintain an inventory to comply with Government code section 65583.2 (c), this program must commit to zone and allow for the following:

- sites must meet the density requirements for housing for lower income households, and
- allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower income households (Gov. Code, § 65583.2, subd. (c).).

Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development of those sites. The program could commit to provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards. For additional information, see the Building Blocks at https://www.hcd.ca.gov/identify-adequate-sites.

Publicly-Owned Sites: The element identified publicly-owned sites to accommodate a portion of the RHNA. The element should include a program with numerical objectives that ensures compliance with the Surplus Land Act, provides incentives and actions along with a schedule to facilitate development of publicly- owned sites. Actions should include outreach with developers, issuing requests for proposals, incentives, fee waivers, priority processing and financial assistance.

Senate Bill 9 Implementation: The element relies on the implementation and usage of Senate Bill 9 to accommodate a portion of the RHNA, promote a variety of housing types and choices, and implement affirmatively furthering fair housing requirements. While the element included program H-T to support lot splits, the element must include specific actions to implement and incentive the usage of SB 9. This includes but is not limited to establishing a compliant ordinance, development standards, incentives, and marketing and outreach to developers and property owners.

Program H-C – Water Sewer Priority: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) While the element commits to granting priority water and sewer to developments with units affordable to lower income households, local governments are also required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a program, policy, or commitment to deliver the adopted housing element to water and sewer providers and include a cover memo describing the City's housing element, including the City's housing needs and regional housing need. For additional information and sample cover memo, see the Building Blocks at https://www.hcd.ca.gov/priority-for-water-and-sewer.

3. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)*

As noted in Findings B4 and B5, the element requires a complete analysis of potential governmental and non-governmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints. In addition, the element should be revised as follows:

Program H-B (Growth Management System): The element notes that the City implemented a growth management system which likely violates SB 330 (Housing Crisis Act, 2019, Gov. Code, § 66300). The element included a program to remove the growth management system, however included the timeline has "ongoing." The element should include a specific implementation timeline for when this system will be removed and implementation should happen earlier in the planning period (e.g., one year).

4. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding B1, the element requires a complete AFFH analysis. Depending upon the results of that analysis, the City may need to revise or add programs. Additionally, while the element did include programs to address fair housing issues and contributing factors, several programs will need to be revised with increased metrics, geographic targeting for place-based strategies, and implementation steps to facilitate meaningful change. Additionally, while the element included some programs for place-based strategies, these programs must include geographic targeting for the Southeast quadrant of the City, include actions that improve one's quality of life related to housing, transportation, safety, education, recreation, infrastructure, etc., and quantified metrics that target beneficial impacts for people, households and neighborhoods (e.g., number of people or households assisted, number of housing units built, number of parks or infrastructure projects completed). HCD will follow-up under a separate cover with additional information.

D. Public Participation

Local governments shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the element shall describe this effort. (Gov. Code, § 65583, subd.(c)(9).)

While the element described various efforts to achieve public participation in the preparation of the housing element update, it should also describe how comments were considered and incorporated into the element.

City of St. Helena 2023-2031 Housing Element Update
Responses to HCD's 90-day Comment Letter

Section	HCD Comment	Revision
A	As part of the evaluation of programs in the past cycle, the element must provide an explanation of the effectiveness of goals, policies, and related actions in meeting the housing needs of special needs populations (e.g., elderly, persons with disabilities, large households, female-headed households, farmworkers, and persons experiencing homelessness).	We have added the required evaluation under the new heading "Effectiveness in Meeting the Needs of Special Needs Populations" to page 2-39 of the track changed version.
B	Enforcement: While the element includes analysis of fair housing complaints, it must describe the City's compliance with existing fair housing laws and regulations.	We have added a paragraph under the heading Local Resources on page A-12.
B	Concentration of Fair Housing Issues: The assessment of fair housing (AFH) demonstrated that there is a concentration of several fair housing issues within the east and southeast quadrant of the City. For example, this area has the highest concentrations of lower-income households, highest percentage of single-headed households, greatest percentage living below the poverty line, high exposure to environmental burdens, and is considered the only low-resourced area in the City. As a result, the analysis should address trends, past and current policy efforts, and their effectiveness, neighborhood investment or disinvestment, local data and knowledge, and other relevant factors, particularly relative to equitable quality of life, resources, and strategies to address any inequities in quality of life.	We have expanded the analysis under the heading 4. Local Area of Knowledge on page A-101 of the track change version. We have also expanded the analysis under heading "5. Sites Inventory Analysis," on pages A-103 to A-105 of the track changed version.
B	2. Housing Costs (For Sale and Rental Prices): While the element includes estimated rents and for sale housing costs for residents, it utilizes American Community Survey (ACS) data. The element should supplement census data with other sources (e.g., local knowledge) to better reflect current market conditions.	We have expanded the analysis of for sale housing under the new heading "Current Market Rate For-Sale Housing" on page 2-101 of the track changed version; and "Current Market Rate Rental Housing" on page 2-107 of the track-changed version.
B	Progress towards Regional Housing Needs Allocation (RHNA): The element is crediting 87 above moderate-income units from the Hunter Subdivision Project towards the RHNA. However, HCD has received public comment indicating that the Hunter Subdivision project has been pending since 2010 and there are concerns about the City's ability to process and approve this project during the planning period. The element should provide an analysis demonstrating the likelihood of these units being built during the planning period.	We have clarified the analysis under the heading Pending or Approved/Entitled Projects on pages 2-194 and 2-195 of the track change version.
B	Nonvacant Sites: The element must include an analysis demonstrating the potential for redevelopment of	We have added an analysis of nonvacant sites under the new

	nonvacant sites. In addition, the element could analyze the extent that existing uses may impede additional residential development. The element included a site-by-site description along with some general information about the characteristics for each site. While the element included an analysis of some sites existing uses, it did not provide an analysis for all sites. For example, Sites 1, 2, 3, 11, and 13 included information on the existing use but provided no analysis on the likelihood for redevelopment. For example, Site 1 and 2 stated that development will occur upon the removal of the existing uses and structures. However, the element did not include any information on the likelihood that this will occur during the planning period. Additionally, Site 6 includes two parcels with separate owners and states that one of the owners is interested in developing pursuant to Senate Bill 9, however provides no description or analysis about the likelihood that the second parcel will redevelop. Sites 7 and 9 do not include any analysis of the existing uses or information about the likelihood for redevelopment. Lastly, Sites 5, 6, 10, and 12 analysis is entirely dependent on property owner interest. The element should either provide additional information on these sites such as the nature of meetings with property owners, the likelihood that the owner will redevelop during the planning period or additional information that indicates the likelihood for redevelopment. To facilitate a complete analysis, the element can summarize past experiences converting existing uses to higher density residential development, include current market demand for the existing use, provide analysis of existing leases or contracts that would perpetuate the existing use or prevent additional residential development and include current information on development trends and market conditions in the City and relate those trends to the sites identified. The element could also consider indicators such as age and condition of the existing structure expressed developer interest, low improvement to land value ratio, and other factors. Based on a complete analysis, the element may need to add or modify programs to further encourage and incentivize redevelopment of sites. Lastly, HCD received a number of comments concerning sites identified in the inventory that have a low likelihood of redevelopment due to existing buildings in commercial districts and on privately-owned property. As noted above, the element should provide additional analysis and	heading "Suitability of Nonvacant Sites" beginning on page 2-201 of the track change version. The nonvacant site analysis was included in Site 7, 9, 10, and 12 Sites 1-3 are City-owned sites and the existing uses would not impede redevelopment as the City has authority over its uses. Added timeline for City goals for these sites on page 2-196 and in Program H-L. Removed one parcel on Site 6 to only include parcel with owner interest (page 2-205) and removed Site 11 based on public comment (page 2-213) Clarified on Site 5 that there is on-going discussions and plans being prepared for affordable housing (page 2-204)

	information demonstrating the likelihood of redevelopment on these sites.	
B	Realistic Capacity: The element is generally assuming 75-80 percent of maximum allowable densities on most sites. However, while the element provides assumptions of buildout for sites included in the inventory, it must also provide support for these assumptions. For example, the element mentions realistic capacity assumptions were taken into account for sites selection but should demonstrate what specific criteria, trends, factors, and other evidence led to the assumptions. The estimate of the number of units for each site must be adjusted as necessary, based on the land use controls and site improvements, typical densities of existing or approved residential developments at a similar affordability level in that jurisdiction, and on the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The element also assumes that Site 5 will be developed for 50 lower-income units. However, this site allows a maximum allowable density of 26 units per acre and the site size is 1.8 acres equating to a total capacity of 46 units. While the site may have owner interest to develop beyond the maximum allowable densities, the element must either revise the capacity assumptions within the allowable densities or include a program to increase the sites allowable density. The element also should analyze the likelihood that the identified units will be developed as noted in the inventory in zones that allow 100 percent nonresidential uses. This analysis should consider the likelihood of nonresidential development, performance standards, and development trends supporting residential development.	We have expanded the analysis under sites 4-12 beginning on page 2-203 of the track change version. We have adjusted the capacity assumptions for Site 5 to 46 units.
B	Publicly-Owned Sites: The element must include additional discussion on each of the City-owned sites identified to accommodate the RHNA. Specifically, the analysis should provide support for residential capacity assumptions, existing uses and any known conditions that preclude development in the planning period and the potential schedule for development. If zoning does not currently allow residential uses at appropriate densities, then the element must include programs to rezone sites pursuant to Government Code section 65583.2, subdivisions (h) and (i). In addition, the housing element must include a description of whether there are any plans to sell the property during the planning period and how the jurisdiction will comply with the Surplus Land Act	We have expanded their analysis under the heading City-Owned Sites on page 2-196 of the track change version, as well as in the Site 1 summary on page 2-197. New Program H-L has been added to address City' Owned Sites. – Rezone requirements have been added.

	Article 8 (commencing with Section 54220) of Chapter 5 of Part 1 of Division 2 of Title 5.	
B	Replacement Housing Requirements: If the sites inventory identifies sites with existing residential uses, it must include a program to provide for replacement. Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program has the same requirements as set forth in Gov. Code section. 65915, subdivision (c)(3).	The sites inventory does not assume demolition or replacement of any units that meet the State criteria, including any parcel that: • currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and • was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or • subject to any other form of rent or price control through a public entity's valid exercise of its police power, or • occupied by low or very low-income households
B	Infrastructure Availability: The element included a capacity analysis for water, sewer and dry utilities. The analysis noted that there are some deficiencies in the current infrastructure system and additional upgrades will be needed to meet current demand such was the water distribution system, wastewater collection system, and storm drainage system. The element must include a program committing to actions and a timeline to make sufficient infrastructure available to accommodate the RHNA. Additionally, while the element included an analysis of infrastructure capacity, the element must specifically indicate if total infrastructure capacity (existing and planned) is available to accommodate the RHNA.	We have expanded the analysis under the heading Available of Infrastructure and Services on page 2-221 of the track change version.
B	Environmental Constraints: The element describes a few environmental conditions within the City and indicates that the City certified a FEIR with the 2040 General Plan Update that described environmental constraints and mitigation measures. However, the element must specifically describe any known environmental constraints or any other conditions that preclude development on identified sites within the planning period.	We have expanded the analysis under the heading Environmental Constraints, beginning on page 2-223 of the track change version.
B	Sites Inventory Electronic Form: Please note, pursuant to	We will provide an updated sites

	Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory.	inventory form at the time of submission.
B	Emergency Shelters – The element states that emergency shelters are required to provide sufficient parking for employees and one space per two beds pursuant to AB 139 (Statutes of 2019). However, pursuant to Government Code section 65583, subdivision a)(4)(A), parking for emergency shelters should only be the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones. The element should discuss compliance with this requirement or include a program, if necessary. Additionally, the element should describe any siting or spacing requirements imposed on emergency shelters. Lastly, the element must include an analysis of the suitability and capacity of the zone(s) identified to accommodate emergency shelters. Specifically, the analysis should demonstrate whether the I and SC zone have sufficient capacity to accommodate the identified housing need for emergency shelters. For example, identifying the number of parcels, typical parcels sizes, whether the sites are nonvacant, and the potential capacity for adaptive reuse. Lastly, in analyzing the suitability of these zones, the element should address proximity to transportation and services and any conditions inappropriate for human habitability.	We have added an action for compliance with AB 139 in the municipal code update program (HE-F). We have added the required capacity analysis to pages 2-127 and 2-182 of the track changed version.
B	Transitional and Supportive Housing - While the element indicates that the City permits supportive housing by-right in all residential zones, the element must specifically demonstrate compliance with AB 2162 (Statutes of 2018). Specifically, supportive housing shall be a use by-right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses pursuant to Government Code section 65651. The element must demonstrate compliance with this requirement and include programs, if necessary.	As required, the City allows transitional and supportive housing in all residential, commercial, and mixed use districts, subject only to the requirements of residential uses. We have updated pages 2-10, 2-13, 2-129, and 2-190 of the track changed version.
B	Accessory Dwelling Unit (ADU) – The element notes that ADUs are allowed in most residential zones. However, ADUs must be permitted in all zones that allow for residential uses including the AP Zone, mixed-use and commercial zones. The element should analyze consistency with this requirement and include a program, if appropriate. Additionally, after a cursory review of the City's ordinance, HCD discovered several areas which were not consistent with State ADU Law. This includes, but is not limited to, the definition of a cooking facility,	We have revised the analysis on page 2-10, 2-192, and 2-193 to reflect the needed revisions to the code, as identified here. We have added the necessary actions to the municipal code update program (HE-F).

	definition of an efficiency kitchen, allowing both an ADU and JADU for conversions on a lot with an existing or proposed single-family dwelling, separate conveyance of an ADU or JADU, and restricting bedroom count. The element must include a program to update the City's ADU ordinance in compliance with state law.	
B	Zoning – The element must include an analysis of all residential zones, especially those identified to accommodate a variety of housing types and the regional housing needs allocation (RHNA) i.e., mixed-use, central business, overlay zones, etc., As part of the analysis, the element should identify all applicable land use controls including development standards, allowable densities, zoning, and any other relevant requirements. The analysis should evaluate these requirements for impacts on achieving maximum densities, cost, feasibility and supply (number of units) of housing. Lastly, the element should identify and analyze any minimum unit size requirements.	We have expanded our analysis within the governmental constraints section to include analysis of density and development standards in the CB, SC, and BPO zones, the HP, MHP, PD, RR, and SP overlay zones, the new Mixed-Use zone (currently part of the Draft Zoning Code Update, October 2022). We have also expanded our analysis to include discussion of minimum unit size requirements, which are only regulated for commercial parcels. Please see the heading "Zoning Code" in the "Governmental Constraints" section beginning on page 2-136 of the track changed version.
B	Parking – The element notes that mobile home units are required to provide two spaces per mobile home unit in addition to centralized parking and multifamily housing is required to provide 1.5 – 2 parking spaces per unit. The element should analyze these requirements and their impacts on cost, supply, housing choice and affordability and include programs to address identified constraints.	We have expanded our analysis of parking requirements on pages 2-152 through 2-154 of the track changed version. We could not provide a direct cost analysis, but have provided a comparison to neighboring jurisdictions and an evaluation of how these requirements would impact a site in the inventory.
B	Local Processing and Permit Procedures: The element briefly discusses the required permits for a typical single family, subdivision, and multifamily project. This is not a complete analysis and does not address the requirements. The element must describe and analyze the City's permit processing and approval procedures by zone and housing type (e.g., multifamily rental housing, mobilehomes, housing for agricultural employees, supportive housing. The analysis should consider processing and approval procedures and time for typical single-family and multifamily developments, including	We have completely overhauled the Governmental Constraints section to respond to these comments. Please see the new headings "Processing and Permit Procedures," "Procedures for Selected Housing Types," and beginning on page 2-160 of the track changed version.

	type of permit, level of review, approval findings and any discretionary approval procedures. The analysis must evaluate the processing and permit procedures' impacts as potential constraints on approval certainty, feasibility, and housing supply and affordability.	
B	Design Review: The element's analysis of the design review process states that every development including an individual single-family home and multifamily housing must go through design review and approvals from planning commission which can take an average of three months processing time. In addition, the various approval criteria include subjective language related to the compatibility of design with the neighborhood and surrounding areas, compatibility with historical character, and designs that promote harmonious transitions. Design review processes that have little to no guidance or clarity and requiring findings related to character are generally considered a constraint. The element must analyze this process and the approval criteria for potential constraints on approval certainty, feasibility, supply and affordability. Based on a complete analysis, the element may need to include or modify a program to address and remove or mitigate any identified constraints.	We have revised the document under the heading "Design Review" beginning on page 2-163 of the track changed version. We have updated program H-F to include actions related to codifying objective design standards, as well as a by-right ministerial review process for affordable housing developments meeting state affordability thresholds, in compliance with SB 35 and SB 330.
B	Local Ordinances: While the element included a discussion of the City's inclusionary requirement, it must specifically identify and analyze any other locally adopted ordinances such as short-term rental ordinances that directly impact the cost and supply of residential development.	We have revised the Governmental Constraints section to include analysis of additional locally adopted ordinances (17.132, 17.134, 17.138, 17.144, and 17.146) associated with residential development or commercial uses in residential zones. Please see the analysis under the heading "Locally Adopted Ordinances" beginning on page 2-174 of the track changed version.
B	On/Off-Site Improvements: While the element indicates on and off-site improvements are listed in St. Helena's municipal code, it must specifically identify subdivision level improvement requirements, such as minimum street widths (e.g., 40-foot minimum street width) and analyze their impact as potential constraints on housing supply and cost.	We have expanded our analyses. Please see the changes to the On/Offsite Improvement Standards section beginning on page 2-148 of the track changed version.
B	Fees: The element includes a hypothetical example of fees for single family and a multifamily project that focuses on detailing impact fees for each project type. However, a complete analysis should identify all fees and	We have updated our analysis accordingly. Please see the revised information under the heading "Fees and Exactions"

	costs including permit processing and planning fees, development fees, exactions, and any other applicable fees and analyze as potential constraints on housing supply and affordability.	beginning on page 2-156.
B	Building Codes and Enforcement: While the element states that the City has authority to deem any structure unsafe, it should specifically discuss the City's code enforcement process (e.g., whether code enforcement activities are compliant-based or proactive).	We have updated our analysis accordingly. Please see the revised information under the heading "Building Codes and Enforcement" beginning on page 2-147 of the track-changed version.
B	Reasonable Accommodation – The element identifies approval findings for granting a reasonable accommodation including finding related to impacts on surrounding uses – essentially a CUP finding. However, reasonable accommodation should be a unique exception process from a CUP, especially given its importance in addressing barriers to housing for persons with disabilities. The element should include a program to amend the Reasonable Accommodation Ordinance and remove constraints, namely the "potential impact on surrounding uses" approval finding. Additionally, the element should also indicate whether the City charges any fees to applicants filing reasonable accommodation requests.	We have revised the analysis accordingly. Please see information under the heading "Reasonable Accommodation" beginning on page 2-170 of the track changed version. We have also added an action to the Municipal Code Update program (H-F) committing the City to update Chapter 173.200 (Reasonable Accommodation) to remove discretionary finding requirements that constrain development, including finding #5, which considers impacts to surrounding properties or uses.
B	Other Requirements – The element must also include an analysis of zoning, development standards, building codes, and process and permit procedures as potential constraints on housing for persons with disabilities. Specifically, the analysis must describe any zoning code definitions of family and any spacing or concentration requirements for housing for persons with disabilities.	We have expanded our analysis of constraints to housing for persons with disabilities to include subsections for "Zoning and Land Use," "Permits and Processing," "Building Codes," and "Definition of family," beginning on page 2-170 of the track changed version.
B	Residential Care Facilities of Seven or More – The element states that these uses are permitted with a CUP in high-density residential zones. For your information, excluding these uses from residential zones and/or subjecting the uses to a CUP is generally considered a constraint and programs should be modified as appropriate with specific commitment to allow the use in residential zones with objectivity and certainty.	We have revised the analysis of small and large residential care facilities in the chapter on "Zoning for a Variety of Housing Types," beginning on page 2-188. We have also made associated revisions in the section "Constraints to Housing for Persons with Disabilities" under the headings, "Zoning and Land

		Use" and "Permits and Processing" beginning on page 2-170 of the track changed version. We have updated the Municipal Code Update program (H-F) to commit the City to "allow residential care homes facilities of six or fewer in zones allowing single-family uses, subject only to the requirements of single-family uses, in compliance with State law (HSC § 1568.0831); and facilities with seven or more beds in zones allowing multifamily uses, subject only to the requirements multifamily uses."
B	Residential Care Facilities of Six or Fewer – The element indicates that group homes of six or fewer are excluded from some residential zones. For your information, these uses must be allowed in any area zoned for residential use. The element should include or modify a program to address this requirement committing to allowing these uses in any zone that permits residential uses.	We have revised the analysis of small and large residential care facilities in the chapter on "Zoning for a Variety of Housing Types," beginning on page 2-188. We have updated the Municipal Code Update program (H-F) to commit the City to "allow residential care homes facilities of six or fewer in zones allowing single-family uses, subject only to the requirements of single-family uses, in compliance with State law (HSC § 1568.0831); and facilities with seven or more beds in zones allowing multifamily uses, subject only to the requirements multifamily uses." We have also made associated revisions in the section "Constraints to Housing for Persons with Disabilities" under the headings, "Zoning and Land Use" and "Permits and Processing" beginning on page 2-170 of the track changed version.
B	Permit Times: The element must include an analysis of the length of time between receiving approval for a housing development and submittal of an application for	We have updated the section "Processing and Permit Procedures" with an analysis of

	building permits that potentially hinder the construction of a locality's share of the regional housing need.	the length of time between receiving approval for a housing development and submittal of an application for building permits. Please see the subheading "Actual Project Times" beginning on page 2-162 of the track changed version.
B	Special Needs Households: While the element includes data and a general discussion of housing challenges faced by special needs households, it still must provide an analysis of the existing needs and resources for each special needs group including extremely low-income households, persons with disabilities including developmental disabilities, female headed households, and farmworkers. For example, the element should discuss the existing resources to meet housing needs (availability of shelter beds, number of large units, number of deed restricted units, etc.), an assessment of any gaps in resources, and proposed policies, programs, and funding to help address those gaps.	We have updated Chapter 7: Special Housing Needs extensively, including a new subsection on Extremely Low-Income Households. We have added analyses of existing resources as well as gaps in resources and actions items to all subsections. Please Chapter 7: Special Housing Needs, beginning on page 2-109 of the track changed version.
C	Ongoing Programs: Numerous programs continue to indicate an "ongoing" implementation status. While this may be appropriate for some programs, programs with quantified objectives or specific implementation actions must include completion or initiation dates resulting in beneficial impacts within the planning period. This includes but is not limited to Programs H-U, H-X, H-KK and H-P.	We have updated the timeframe of all programs previously marked "ongoing."
C	Timelines: The element includes two programs with timelines for implementation towards the end of the planning period (Programs H-S and H-I). Given the importance of these programs and to achieve beneficial impact throughout the planning period, the element should revise these programs to be implemented earlier in the planning period.	We have updated these programs to be implemented earlier in the planning period.
C	Shortfall of Sites (Program H-A): The element notes that several sites do not currently permit residential uses or have appropriate densities and will need to be rezoned to accommodate the RHNA. While the element included Program H-A to rezone sites, the program should identify acreage, allowable densities, and anticipated units to be rezoned and must specifically commit to meet all requirements pursuant to Government Code section 65583.2, subdivisions (h) and (i). For example, the program must commit to permit owner-occupied and rental multifamily uses by-right for developments in	I've updated the Program H-A with program text provided by HCD in the Sites Inventory Guidelines.

	which 20 percent or more of the units are affordable to lower-income households. By-right means local government review must not require a CUP, planned unit development permit, or other discretionary review or approval.	
C	Replacement Housing Requirements: The housing element must include a program to provide replacement housing. Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c)(3).	The sites inventory does not include any sites that currently have residential uses, or within the past five years have had residential uses that have been vacated or demolished, and: • Were subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or • Subject to any other form of rent or price control through a public entity's valid exercise of its police power, or • Occupied by low or very low-income households
C	Sites Identified in Multiple Planning Periods: While the element includes Program H-A to maintain an inventory to comply with Government code section 65583.2 (c), this program must commit to zone and allow for the following: • sites must meet the density requirements for housing for lower income households, and • allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower income households (Gov. Code, § 65583.2, subd. (c).).	We have updated Program H-A to commit to these requirements.
C	Nonvacant Sites Reliance to Accommodate RHNA: As the element relies upon nonvacant sites to accommodate the regional housing need for lower-income households, it should include a program(s) to promote residential development of those sites. The program could commit to provide financial assistance, regulatory concessions, or incentives to encourage and facilitate new, or more intense, residential development on the sites. Examples of incentives include identifying and targeting specific financial resources and reducing appropriate development standards.	We have added a new program, which appears as H-K, related non-vacant sites. The program commits to adopting incentives to encourage new or more intense development on non-vacant lower-income sites.

City of St. Helena 2023-2031 Housing Element Update
Responses to HCD's 90-day Comment Letter

C	Publicly-Owned Sites: The element identified publicly-owned sites to accommodate a portion of the RHNA. The element should include a program with numerical objectives that ensures compliance with the Surplus Land Act, provides incentives and actions along with a schedule to facilitate development of publicly- owned sites. Actions should include outreach with developers, issuing requests for proposals, incentives, fee waivers, priority processing and financial assistance.	We have added a new program, which appears as H-L, related to publicly owned sites. The program commits to engaging local affordable housing developers, conducting studies of the sites, and implementing an action, all by 2025. Rezone requirements have also been included in the program, based on HCD's previous comment.
C	Senate Bill 9 Implementation: The element relies on the implementation and usage of Senate Bill 9 to accommodate a portion of the RHNA, promote a variety of housing types and choices, and implement affirmatively furthering fair housing requirements. While the element included program H-T to support lot splits, the element must include specific actions to implement and incentive the usage of SB 9. This includes but is not limited to establishing a compliant ordinance, development standards, incentives, and marketing and outreach to developers and property owners.	We have updated program H-U (formerly H-S) to include incentives and outreach related to SB 9 development generally. Program H-V (formerly H-U) includes an additional layer by further incentivizing affordable multi-unit developments in high resource areas specifically. We have committed the City to adoption these additional incentives by 2026 (as part of the current zoning code update)
C	Program H-C – Water Sewer Priority: For your information, water and sewer service providers must establish specific procedures to grant priority water and sewer service to developments with units affordable to lower-income households. (Gov. Code, § 65589.7.) While the element commits to granting priority water and sewer to developments with units affordable to lower income households, local governments are also required to immediately deliver the housing element to water and sewer service providers. HCD recommends including a program, policy, or commitment to deliver the adopted housing element to water and sewer providers and include a cover memo describing the City's housing element, including the City's housing needs and regional housing need.	We have updated Program H-C accordingly.
C	Program H-B (Growth Management System): The element notes that the City implemented a growth management system which likely violates SB 330 (Housing Crisis Act, 2019, Gov. Code, § 66300). The element included a program to remove the growth management system, however included the timeline has "ongoing." The element should include a specific implementation timeline for when this system will be removed and	We have updated Program H-B to commit the City to implement these changes immediately and to update the revised zoning code prior to the sunset of SB 330 in 2025.

	implementation should happen earlier in the planning period (e.g., one year).	
D	While the element described various efforts to achieve public participation in the preparation of the housing element update, it should also describe how comments were considered and incorporated into the element.	We have expanded our analysis, to include this info under Workshop #1, each of the Focus Group Meetings, and the Joint Study Sessions. For other events and efforts, this information is already included in the Draft. Please note that Workshops #2 and #3 include information related to the city response to each commentor. Additionally, each subheading *under Other Outreach Activities* identifies how input was incorporated. Finally, in Appendix B, the City has outlined the changes that were made to the Housing Element based on the public comments on the Public Review Draft (which are also included in the Appendix), including changes to programs, corrected data, and the addition of a new site (620 McCorkle).

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov

April 7, 2023

Maya DeRosa, Planning & Building Director
Planning Department
City of St. Helena
1572 Railroad Avenue
St. Helena, CA 94574

Dear Maya DeRosa:

RE: City of St. Helena's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the City of St. Helena's (City) revised draft housing element that was received for review on February 7, 2023. Pursuant to Government Code section 65585, subdivision (b), the California Department of Housing and Community Development (HCD) is reporting the results of its review. HCD considered comments from Holland and Knight; David Kellogg and Generation Housing; pursuant to Government Code section 65585, subdivision (c).

The revised draft element addresses many statutory requirements described in HCD's December 6, 2022 review; however, revisions will be necessary to comply with State Housing Element Law (Article 10.6 of the Gov. Code). The enclosed Appendix describes the revisions needed to comply with State Housing Element Law.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. During the housing element revision process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available while considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), if a local government fails to adopt a compliant housing element within 120 days of the statutory deadline (January 31, 2023), then any rezoning to make prior identified sites available or accommodate the regional housing needs allocation (RHNA) (Program H-A) shall be completed no later than one year from the statutory deadline pursuant to Government Code sections 65583, subdivision (c) and 65583.2, subdivision (c).

Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i). Please be aware, if the City fails to adopt a compliant housing element within one year from the statutory deadline, the element cannot be found in substantial compliance until these rezones are completed.

Please be aware Chapter 654, Statues of 2022 (AB 2339), adds specificity on how cities and counties plan for emergency shelters and ensure sufficient and suitable capacity. Future submittals of the housing element may need to address these statutory requirements. For additional information and timing requirements, please see HCD's memo at https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/ab2339-notice.pdf.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: https://www.opr.ca.gov/planning/general-plan/guidelines.html.

We are committed to assisting the City in addressing all statutory requirements of State Housing Element Law. If you have any questions or need additional technical assistance, please contact Jamillah Williams, of our staff, at Jamillah.Williams@hcd.ca.gov.

Sincerely,

Paul McDougall
Senior Program Manager

APPENDIX
CITY OF ST. HELENA

The following changes are necessary to bring the City's housing element into compliance with Article 10.6 of the Government Code. Accompanying each recommended change, we cite the supporting section of the Government Code.

Housing element technical assistance information is available on HCD's website at https://www.hcd.ca.gov/planning-and-community-development/hcd-memos. Among other resources, the housing element section contains HCD's latest technical assistance tool, *Building Blocks for Effective Housing Elements (Building Blocks),* available at https://www.hcd.ca.gov/planning-and-community-development/housing-elements/building-blocks and includes the Government Code addressing State Housing Element Law and other resources.

A. Housing Needs, Resources, and Constraints

1. *Affirmatively further[ing] fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2…shall include an assessment of fair housing in the jurisdiction. (Gov. Code, § 65583, subd. (c)(10)(A).)*

   Enforcement: While the element discussed compliance with existing fair housing laws, it must also address any past or current findings, lawsuits, enforcement actions, settlements or judgements related to fair housing or civil rights. For additional information, please see HCD's prior review and pages 28-30 on HCD's Affirmatively Furthering Fair Housing (AFFH) Guidance Memo at https://www.hcd.ca.gov/community-development/affh/index.shtml.

   Concentration of Fair Housing Issues: The element was revised to briefly indicate that the east side of the City's fair housing conditions are attributed to types of uses and zoning. However, to better formulate appropriate policies and programs, the element must still analyze trends, past and current policy efforts, and their effectiveness, neighborhood investment or disinvestment, local data and knowledge, and other relevant factors, particularly relative to equitable quality of life, resources, and strategies to address any inequities in quality of life. Please see HCD's prior review for more information.

2. *An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites. (Gov. Code, § 65583, subd. (a)(3).)*

Progress towards the Regional Housing Needs Allocation (RHNA): The element is crediting 87 units from the Hunter Subdivision Project towards the RHNA. HCD's prior review found that the City must analyze the likelihood that this project will be built and units will be available during the planning period. Additionally, the prior review found that HCD has received public comments regarding the City's ability to process and approve this project in a timely manner. Further, this analysis is particularly important given that the project has been pending since the 4th cycle planning period and the project will help the City provide housing and build a portion of their RHNA. The element was revised to state that the project will receive "planning approvals in the near future" and the next planning commission hearing is in February. This does not address HCD's prior review. The element should clearly indicate timelines and remaining steps to fully entitle this project and demonstrate the likelihood these units will become available during the planning period. Lastly, the revised element is now crediting these units towards the City's above moderate-income RHNA. However, HCD received public comments from the applicant indicating that 20 percent of the project will be affordable via deed restrictions in line with the City's inclusionary requirements. The element could be revised to credit a portion of these units towards the City's lower-income RHNA. Based on the outcomes of a complete analysis, the element should include a program to monitor the progress of the project and take alternative action if the project is not entitled and permit are not issued in a timely manner.

Realistic Capacity: The element was revised to state that sites are assumed to develop at an average of 80 percent of maximum allowable densities and noted three projects that have developed between 50-100 percent of maximum allowable densities. First, while the element states that most sites were assumed to develop at 80 percent of maximum allowable densities, Sites 2, 4 and 5 have higher build out assumptions (e.g., 85-100 percent). The element should either adjust calculations in the inventory based on the analysis or provide a specific analysis supporting the higher assumptions. Second, the analysis indicates that realistic capacity was based on past trends and notes three projects. However, the element should include all recent residential or multifamily projects to analyze all development activity by zone, size, allowable density, built density and affordability.

The element was revised to indicate that sites in the mixed-use zone do allow 100 percent commercial and that the City will implement Program H-P to incentivize residential development. However, to account for the likelihood of 100 percent nonresidential development, the analysis should discuss recent trends for development in the pertinent zone, including how often 100 percent nonresidential uses occur, then, adjust residential capacity assumptions and add or modify programs, if appropriate.

Nonvacant Sites: The element was revised with additional site characteristics, including owner interest and referenced past projects that redeveloped to residential development with similar existing uses. However, in addition to property owner interest and development trends, the analysis should consider additional factors that are indicative of redevelopment potential. For example, several sites seem to have low underutilization e.g., existing densities vs. allowable densities, floor area ratio (FAR), low lot coverage,

etc., The element could quantify this factor for applicable sites and include additional local or regional examples supporting the trend that underutilized sites will redevelop at the densities and uses identified in the inventory.

Lot Consolidation: The revised element now indicates that Sites 8 and 9 are made up of several parcels. The element should include an analysis evaluating whether these sites will need be consolidated to develop at the densities that were identified in the inventory. Based on a complete analysis, the element may need to add or modify programs with a commitment to facilitate and incentivize lot consolidation.

City-Owned Sites: HCD's prior review found that the element must include an analysis supporting residential capacity assumptions, existing uses and any known conditions that would preclude development. The element was not revised to address this finding. The element did reference that the City conducted feasibility studies for these sites. Where appropriate, the analysis should incorporate more information regarding the outcomes of these feasibility studies to support the likelihood of development on these sites. Please see HCD's prior review for additional information.

Sites Inventory Electronic Form: Please note, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.

Infrastructure: The element was revised to state that adequate infrastructure is available contingent upon the implementation of infrastructure improvements identified in the City's Integrated Utility master plan. However, the element must still include a program committing to actions and a timeline to make sufficient infrastructure and implement the necessary improvements to accommodate the RHNA. Please see HCD's prior review for additional information.

3. *An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.. (Gov. Code, § 65583, subd. (a)(5).)*

   Land Use Controls: While the element was revised to include a list of all development standards by zone, it must evaluate lot coverage requirements and heights for impacts on achieving maximum densities, cost, feasibility and supply (number of units) of housing.

Parking: The element was revised with an analysis evaluating the 1.5 parking space requirement for smaller bedroom types (i.e., studio and one-bedrooms). While the analysis found that these requirements are not a constraint on development due to the lack of available public transportation, requiring 1.5 parking spaces for a studio apartment is generally considered a constraint and can impact a project's cost, supply (number of units), feasibility and ability to achieve maximum densities. The element should be revised with a program committing to reducing parking requirements.

Local Permit and Processing Procedures: HCD's prior review found that multifamily housing is subject to a conditional use permit (CUP) and it is considered a constraint. Additionally, HCD's certification of the 5th cycle housing element on May 29, 2015 explicitly stated that for the City to remain in compliance, it must complete Program HE1.D which committed to eliminating use permit requirements for multifamily projects in the medium density residential district. Further, HCD's records indicate that the City utilized state funding to remove or lessen discretionary review for multifamily housing (SB2 Planning Grants) and removing the use permit requirements for multifamily housing in certain zones (LEAP Planning Grants).

However, the element provides conflicting information. For example, the element's review and revise section indicates that the City removed the CUP requirement for multifamily housing. Additionally, page 2-162 indicates that a CUP is a required permit, while page 2-160 notes that multifamily is only subject to design review. The element must reconcile this information and clearly indicate if multifamily housing is subject to CUP requirements and whether this constraint has been removed. If this constraint has not been fully addressed, the element must include a program committing to removing this constraint early in the planning period (e.g., one year).

Additionally, the element should address public comments on this revised draft submittal and discuss compliance with the Permit Streamlining Act and intersections with CEQA and timing requirements, including streamlining determinations and add or modify programs as appropriate.

Fees and Exactions: While the element now includes a listing of fees for a typical single family and multifamily development, the element should specifically evaluate impact fees e.g., parks and public safety for impacts on housing cost, supply, and feasibility.

Constraints on Housing For Persons with Disabilities: While the element now includes Program H-F committing to allowing group homes for seven or more persons similarly to multifamily uses, it must also commit to 1) allowing group homes of seven or more in all zones allowing residential uses and 2) permit these uses with objectivity and certainty similar to other residential uses of the same form.

B. Housing Programs

1. *Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Government Code section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing. (*Gov. Code, § *65583, subd. (c)(1).)*

   As noted in Finding A2, the element does not include a complete site analysis, therefore, the adequacy of sites and zoning were not established. Based on the results of a complete sites inventory and analysis, the City may need to add or revise programs to address a shortfall of sites or zoning available to encourage a variety of housing types. In addition, the element should be revised, as follows:

   Replacement Housing Requirements: The housing element must include a program to provide replacement housing. Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c)(3).

   City-Owned Sites: While the element includes Program H-L (City-Owned Sites), the Program should be revised based on the outcomes of a complete analysis as noted in Finding A2. In addition, the Program should include steps and milestones beyond a request for proposal, including complying with the Surplus Land Act, facilitating all necessary entitlements, assisting with funding, issuing permits and alternative actions to identify other sites within a specified time if development does not proceed as anticipated. Finally, the program should include numeric objectives, including affordability, consistent with the assumptions in the sites inventory.

   Permanent Supportive Housing: The element now includes Program H-F (Municipal Code Updates) to incorporate objective design standards for ministerial design review of multifamily uses. However, the Program should clarify permanent supportive housing pursuant to Government Code section 65651 will also be permitted without discretionary action.

2. *Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable*

accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. (Gov. Code, § 65583, subd. (c)(3).)

As noted in Finding A3 the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.

3. *Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics... (Gov. Code, § 65583, subd. (c)(5).)*

   As noted in Finding A1, the element requires a complete AFFH analysis. Depending upon the results of that analysis, the City will need to add or revise programs. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends.

   Additionally, as found in HCD's prior review, programs still should be revised with increased metrics and significant and meaningful actions (beyond the RHNA) to promote housing mobility (more choices and affordability across geographies) and new housing choices and affordability in higher opportunity and relatively higher income areas (e.g., missing middle housing types). Further, as found in HCD's prior review, the element still must include significant and meaningful place-based strategies for community revitalization with actions targeting the southeast quadrant of the City to improve quality of life related to housing, transportation, safety, education, recreation, infrastructure, etc., and quantified metrics that target beneficial impacts for people, households and neighborhoods (e.g., number of people or households assisted, number of housing units built, number of parks or infrastructure projects completed). HCD will follow-up under a separate cover with additional information.

City of St. Helena 2023-2031 Housing Element Update
Responses to HCD's 60-day Comment Letter
Please note: All page numbers reference the track change version of the Housing Element

Comment Section	Comment	Revision
A-1	Enforcement: While the element discussed compliance with existing fair housing laws, it must also address any past or current findings, lawsuits, enforcement actions, settlements or judgements related to fair housing or civil rights. For additional information, please see HCD's prior review and pages 28-30 on HCD's Affirmatively Furthering Fair Housing (AFFH) Guidance Memo at https://www.hcd.ca.gov/community-development/affh/index.shtml.	We have added information on a previous settlement between the City and Esvin Calderon in 2021 [page A-13] and claim filed in the city in 2016 [page A-13] both based on fair housing concerns.
A-1	Concentration of Fair Housing Issues: The element was revised to briefly indicate that the east side of the City's fair housing conditions are attributed to types of uses and zoning. However, to better formulate appropriate policies and programs, the element must still analyze trends, past and current policy efforts, and their effectiveness, neighborhood investment or disinvestment, local data and knowledge, and other relevant factors, particularly relative to equitable quality of life, resources, and strategies to address any inequities in quality of life. Please see HCD's prior review for more information.	We have added information on City efforts to address fair housing concerns, including the 2018 St. Helena Housing Update Report [page A-100] and Diversity, Equity, and Inclusion Strategy [page A-101]., as well as additional information under headings 4.2.5 and 4.2.6 on page A-103.
A-2	Progress towards the Regional Housing Needs Allocation (RHNA): The element is crediting 87 units from the Hunter Subdivision Project towards the RHNA. HCD's prior review found that the City must analyze the likelihood that this project will be built and units will be available during the planning period. Additionally, the prior review found that HCD has received public comments regarding the City's ability to process and approve this project in a timely manner. Further, this analysis is particularly important given that the project has been pending since the 4th cycle planning period and the project will help the City provide housing and build a portion of their RHNA. The element	We have included additional information on progress and timelines for the Hunter Subdivision Project [page 2-197]. We have also added an objective to Program H-A, which commits the City to supporting the timely completion of the Hunter Subdivision Project and alternative actions.

	was revised to state that the project will receive "planning approvals in the near future" and the next planning commission hearing is in February. This does not address HCD's prior review. The element should clearly indicate timelines and remaining steps to fully entitle this project and demonstrate the likelihood these units will become available during the planning period. Lastly, the revised element is now crediting these units towards the City's above moderate-income RHNA. However, HCD received public comments from the applicant indicating that 20 percent of the project will be affordable via deed restrictions in line with the City's inclusionary requirements. The element could be revised to credit a portion of these units towards the City's lower-income RHNA. Based on the outcomes of a complete analysis, the element should include a program to monitor the progress of the project and take alternative action if the project is not entitled and permit are not issued in a timely manner.	
A-2	Realistic Capacity: The element was revised to state that sites are assumed to develop at an average of 80 percent of maximum allowable densities and noted three projects that have developed between 50-100 percent of maximum allowable densities. First, while the element states that most sites were assumed to develop at 80 percent of maximum allowable densities, Sites 2, 4 and 5 have higher build out assumptions (e.g., 85-100 percent). The element should either adjust calculations in the inventory based on the analysis or provide a specific analysis supporting the higher assumptions. Second, the analysis indicates that realistic capacity was based on past trends and notes three projects. However, the element should include all recent residential	We have added the following information: Site 2 [page 2-201]: Added details regarding the 2015 site feasibility and capacity analysis which found the site can accommodate the proposed number of housing units on the site. Site 4 [page 2-207]: Revised to propose a total of four housing units on the site, equaling 80 percent of the maximum allowed density. Site 5 [page 2-209]: Added details regarding non-profit ownership's plans to develop an affordable housing development on the site that is equal to greater than 100 percent of the maximum allowed density of the site, including referencing the allowed density bonus for a 100 percent affordable housing project and the feasibility analysis conducted by the non-profit.

	or multifamily projects to analyze all development activity by zone, size, allowable density, built density and affordability. The element was revised to indicate that sites in the mixed-use zone do allow 100 percent commercial and that the City will implement Program H-P to incentivize residential development. However, to account for the likelihood of 100 percent nonresidential development, the analysis should discuss recent trends for development in the pertinent zone, including how often 100 percent nonresidential uses occur, then, adjust residential capacity assumptions and add or modify programs, if appropriate.	
A-2	Nonvacant Sites: The element was revised with additional site characteristics, including owner interest and referenced past projects that redeveloped to residential development with similar existing uses. However, in addition to property owner interest and development trends, the analysis should consider additional factors that are indicative of redevelopment potential. For example, several sites seem to have low underutilization e.g., existing densities vs. allowable densities, floor area ratio (FAR), low lot coverage, etc., The element could quantify this factor for applicable sites and include additional local or regional examples supporting the trend that underutilized sites will redevelop at the densities and uses identified in the inventory.	We have added additional regional examples of redevelopment of nonvacant sites for current projects in the cities of Calistoga and Napa [page 2-205]. We have also, added additional statements of other underutilized factors for each of the non-vacant sites [page 2-211 to 2-223]
A-2	Lot Consolidation: The revised element now indicates that Sites 8 and 9 are made up of several parcels. The element should include an analysis evaluating whether these sites will need be consolidated to develop at the densities that were identified in the inventory. Based on a complete analysis, the element may need to add or modify programs	We have added a statement clarifying that the parcels making up Site 8 and Site 9 are under single ownership and development would not be dependent upon lot consolidation [pages 2-215 and 2-217]. We have added program H-ZZ as follows: **H-ZZ Lot Consolidation** To expand opportunities for additional

	with a commitment to facilitate and incentivize lot consolidation.	affordable housing, the City will encourage the consolidation of small parcels to accommodate larger-scale and higher density developments that are compatible with existing neighborhoods. The sites inventory includes five parcels equating to 39 lower- and 39 moderate-income RHNA units. These sites were identified based on common ownership and contiguous lots. While all five parcels are within moderate resource areas, two of these parcels (site 9) are located on the western portion of the city, an area with fewer fair housing issues, and adjacent to Spring Street in proximity to high-quality transit opportunities. While these parcels will be processed by-right pursuant to Gov. Code section 65583(c)), the City will also implement other efforts to facilitate and encourage lot consolidation. **Objectives:** Post the sites on the City's website by October 2023 and provide list to interested developers when requested, and review annually for accuracy Develop and implement incentives for lot consolidation by January 2024 such as fee waivers, reduced development fees, expedited permit processing, greater density bonus incentives, and modifications to parking, height, or setback standards Facilitate lot consolidation for high density residential developments by providing appropriate assistance to developers to encourage negotiations between property owners Encourage the development of 39 lower- and 39 moderate income units during the planning period. To increase housing mobility and opportunities in areas where fair housing issues are less concentrated, encourage the development of 15 lower- and 15 moderate-income units on the western portion of the City
A-2	City-Owned Sites: HCD's prior review found that the element must include an analysis supporting residential capacity assumptions, existing uses and any known conditions that would preclude development. The element	We have added details of the 2015 site feasibility and capacity analysis which evaluated site capacity for all three of the proposed City-owned sites. We have also Incorporated information for each of the three sites on total housing unit capacity, lot

	was not revised to address this finding. The element did reference that the City conducted feasibility studies for these sites. Where appropriate, the analysis should incorporate more information regarding the outcomes of these feasibility studies to support the likelihood of development on these sites. Please see HCD's prior review for additional information.	coverage, parking, environmental sensitives on site, and service connection obstacles from the 2015 analysis [pages 2-199 to 2-204].
A-2	Sites Inventory Electronic Form: Please note, pursuant to Government Code section 65583.3, subdivision (b), the City must utilize standards, forms, and definitions adopted by HCD when preparing the sites inventory. Please see HCD's housing element webpage at https://www.hcd.ca.gov/community-development/housing-element/index.shtml for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance. Please note, upon adoption of the housing element, the City must submit an electronic version of the sites inventory with its adopted housing element to sitesinventory@hcd.ca.gov.	Noted
A-2	Infrastructure: The element was revised to state that adequate infrastructure is available contingent upon the implementation of infrastructure improvements identified in the City's Integrated Utility master plan. However, the element must still include a program committing to actions and a timeline to make sufficient infrastructure and implement the necessary improvements to accommodate the RHNA. Please see HCD's prior review for additional information.	We have clarified that the RHNA allocation is within buildout of the Master Plan and that all improvements would not impede housing construction and would be constructed on the adopted CIP schedule. [2-227 to 2-230]
A-3	Land Use Controls: While the element was revised to include a list of all development standards by zone, it must evaluate lot coverage requirements and heights for impacts on achieving maximum densities,	We have revised our analysis to include an analysis of height and lot coverage [beginning on page 2-137 just before the development standards table], as well as new program actions in Program H-N.

	cost, feasibility and supply (number of units) of housing.	**New Text, page 2-137 to 2-138** Development standards related to maximum lot coverage and height pose potential constraints to multifamily affordable housing development. Currently the City allows 45 percent lot coverage and a maximum height of 30 feet in the MR and HR zones. Due to the potential to constraint affordable housing development, the City has included actions in Program H-N: Zoning to Facilitate Higher Density Housing that commit the City to increasing lot coverage to 55 percent and maximum height to 42' (three stories) in the HR zone and on multifamily sites in the MR zone. Please note that the MR zone is a single-family zone, but the zoning code has been updated to allow multifamily uses on housing opportunity sites identified in the 5th Cycle Housing Element Update. Additionally, the program commits the City to allowing minor modifications to these standards that can be approved by the Community Development Director without a public hearing. Minor modifications should include up to 10 percent modification to maximum lot coverage and up to five percent (or two feet, whichever is greater) modification in maximum height. **New Actions: Program H-N: Zoning to Facilitate Higher Density Housing** The City shall revise maximum lot coverage to 55 percent and maximum height to 42 feet in the HR zone and on multifamily sites in the MR zone. The City shall revise the zoning code to allow minor modifications of up to 10 percent increase in lot coverage standards and 5 percent (or two feet, whichever is greater) in maximum height. Minor modifications shall be approved by the Community Development Director without a public hearing.
A-3	Parking: The element was revised with an analysis evaluating the 1.5 parking space requirement for smaller bedroom types (i.e., studio and one-bedrooms). While the analysis found that these requirements are not a constraint on development due to the lack of available public transportation,	We have revised our analysis to identify parking for multifamily developments with small unit sizes as a constraint. The revisions are shown in track changes below. We have also included a new program action related to parking standards in Program H-N. **Revised text, page 2-153, above Table 35** The City of St. Helena's parking standards do

	requiring 1.5 parking spaces for a studio apartment is generally considered a constraint and can impact a project's cost, supply (number of units), feasibility and ability to achieve maximum densities. The element should be revised with a program committing to reducing parking requirements.	not impose undue constraints to development of multifamily uses with two or more bedrooms. As shown in **Error! Reference source not found.**~~Table 35~~, when compared to other nearby jurisdictions, St. Helena's housing requirements are not only less restrictive, but much less complex. ~~Additionally, the City is currently reevaluating its parking requirements for residential uses as part of the ongoing Comprehensive Zoning Code Update.~~ However, parking standards for multifamily uses with three or more studio or one-bedroom units require 1.5 parking spaces per unit. This requirement is a constraint to development of smaller unit multifamily uses. Program H-N commits the City to limiting parking requirements for these uses to one space per unit. **Program H-N: Zoning to Facilitate Higher Density Housing [new action]** The City shall reduce parking requirements for multifamily uses with three or more units to require one parking space for studio or one-bedroom units.
A-3	**Local Permit and Processing Procedures:** HCD's prior review found that multifamily housing is subject to a conditional use permit (CUP) and it is considered a constraint. Additionally, HCD's certification of the 5th cycle housing element on May 29, 2015, explicitly stated that for the City to remain in compliance, it must complete Program HE1.D which committed to eliminating use permit requirements for multifamily projects in the medium density residential district. Further, HCD's records indicate that the City utilized state funding to remove or lessen discretionary review for multifamily housing (SB2 Planning Grants) and removing the use permit requirements for multifamily housing in certain zones (LEAP Planning Grants). However, the element provides conflicting information. For example, the element's review and revise section indicates that the City removed	We have revised our analysis to summarize allowed uses in the MR zone, and to clear up confusion related to implementation of the 5th cycle program discussed (see below). We have also included a new program action committing the City to allowing duplexes and triplexes, as well as density ranges from 5.1 to 16 du/ac in the MR zone without a CUP. We have added information that the City is in the process of adopting a new Zoning Ordinance (hearings in Fall 2023) to be consistent with the 2040 General Plan, which would permit duplexes and triplexes within the MR District (see Program H-N). This would create additional housing choices and affordability levels in the MR Districts on the western side of the city. In addition, several programs, including H-BB, H-EE, and H-XX would implement place-based strategies to engage and work with the more diverse and older populations in the eastern portion of the city due to the historic development patterns. **New text page 2-166 to 2-167:** Currently (2023) the MR zone does not allow for multifamily uses without a conditional use

	the CUP requirement for multifamily housing. Additionally, page 2-162 indicates that a CUP is a required permit, while page 2-160 notes that multifamily is only subject to design review. The element must reconcile this information and clearly indicate if multifamily housing is subject to CUP requirements and whether this constraint has been removed. If this constraint has not been fully addressed, the element must include a program committing to removing this constraint early in the planning period (e.g., one year). Additionally, the element should address public comments on this revised draft submittal and discuss compliance with the Permit Streamlining Act and intersections with CEQA and timing requirements, including streamlining determinations and add or modify programs as appropriate.	permit (CUP), with the exception of 5th Cycle Housing Element opportunity sites. Although the MR zone is primarily a single-family zone, the requirement for a CUP in this zone constrains the development of smaller multifamily uses. Program H-N commits the City to allowing duplexes and triplexes and a density range of 5.1 to 16 dwelling units per acre in the MR zone without a CUP. Please note: the City implemented 5th Cycle Housing Element program HE1.D which committed the City to eliminating use permit requirement for multifamily projects on Housing Opportunity sites (Key Housing Sites) in the medium density residential zone. Section 17.40.020 was amended to permit the following: *N. Multiple-family dwellings, apartments, and dwelling groups at a density up to the maximum allowed by the medium density residential district shall be allowed as a permitted use on the following MR zoned parcels, which are identified as "Key Housing Sites" in Table 42 of the city's 2015-2023 housing element, and are identified as follows by street address and assessor's parcel number (APN): 567 Pope St. APN 009-070-002; 591 McCorkle Ave. APN 009-070-003; 1817 Spring St. APN 009-322-009; Sulphur Springs Ave. APN 009-362-015; Spring St. APN 009-441-023 and 009-552-002; 576 Pope St. APN 009-552-003; 1105 Pope St. APN 009-090-003. (Ord. 17-2 § 6 (part); Ord. 16-8 § 1; Ord. 15-2 § 7 (part): Ord. 12-2 § 6: Ord. 07-5 § 2 (part): Ord. 05-4 § 1 (part): Ord. 03-4 § 11: prior code § 27.51)* Further, The City has received SB 2 and LEAP grants from the State of California to assist with encouraging and streamlining affordable housing development in the city. The City has applied these funds to the Comprehensive Zoning Code Update currently underway. The Draft Update works to overcome constraints and encourage development by incorporating objective design standards for residential development and removing CUP requirements for duplexes and triplexes and densities of 5.1 to 16 du/ac in the MR zone, among other efforts.

City of St. Helena 2023-2031 Housing Element Update
Responses to HCD's 60-day Comment Letter
Please note: All page numbers reference the track change version of the Housing Element

		Revised text, page 2-41, Evaluation of 5th Cycle program HE1.D: In an effort to implement this Goal, the City has removed the Use Permit requirement for multi-family housing in the High Density Residential (HR) ~~land use designation~~zone and all of the Housing Opportunity Sites (Key Housing Sites, see Section 17.40.020(N)) located within the Medium Density Residential (MR) zone~~other designations~~ and has established a streamlined approval process consistent with SB35 and SB330. Further, as mentioned above, affordable housing units are not subject to the GMS Ordinance limitations. **Program H-N: Zoning to Facilitate Higher Density Housing [new action]** The City shall revise Section 17.40.020 to allow duplexes and triplexes and densities of 5.1 to 16 dwelling units per acres in the MR zone without a conditional use permit. We have also added program H-AAA to address compliance with the Permit Streamlining Act as follows: **H-AAA Permit Streamlining Act** The City shall amend the Municipal Code to specify who is responsible for making CEQA determinations and within the timeframes of PRC 21080.1 and PRC 21080.2; and determination of when the PSA is triggered per Government Code 65950(a)(5) the Permit Streamlining Act (PSA). **Objective:** Amend the municipal code for compliance with State law within 18 months of adoption of the Housing Element **Timeframe:** Within 18 months of adoption of the 2023-2031 Housing Element
A-3	Fees and Exactions: While the element now includes a listing of fees for a typical single family and multifamily development, the element should specifically evaluate impact fees e.g., parks and public safety for impacts on housing cost, supply, and feasibility.	We have revised the summary of fees and exactions to include the following analysis immediately following Table 36 on page 2-159. **New Text, page 2-159** City impact fees are included in Table 36 above. Among these, the costliest fee is the Parks fee of $7.16 per square foot. These funds are used

		to develop and maintain City parks, a critical resource in the community. The City's wastewater impact fee ($0.45 per square foot), drainage system fee ($0.73 per square foot) and public safety fee ($1.04 per square foot) are particularly low. Further, the City's civic facilities and transportation fees are both under $2 per square foot. Importantly, City impact fees for multifamily listed in Table 36 are based on an eight-unit development, as explained previously, and have a lower per unit cost than City impact fees shown for a typical single-family use. These impact fees are based on the City's actual costs and are reevaluated and revised each year. The City's impact fees do not impose undue impacts to housing cost, supply, and feasibility, and are not a constraint to the development of housing.
A-3	Constraints on Housing For Persons with Disabilities: While the element now includes Program H-F committing to allowing group homes for seven or more persons similarly to multifamily uses, it must also commit to 1) allowing group homes of seven or more in all zones allowing residential uses and 2) permit these uses with objectivity and certainty similar to other residential uses of the same form.	We have revised the relevant action in Program H-F to include this specific language. Revisions are shown in track changes below. **Revised Action, Program H-F**<br ~~Define and a~~Allow for residential care ~~homes~~ facilities of six or fewer in zones allowing single-family uses, subject only to the requirements of single-family uses, in compliance with State law (HSC § 1568.0831); ~~California Government Code Section 65583~~and permit facilities with seven or more beds in ~~zones allowing~~all ~~multifamily~~residential ~~uses~~zones ~~,~~ with objectivity and certainty similar to other residential uses of the same form~~subject only to the requirements multifamily uses~~.
B-1	**Replacement Housing Requirements:** The housing element must include a program to provide replacement housing. Absent a replacement housing program, these sites are not adequate sites to accommodate lower-income households. The replacement housing program must adhere to the same requirements as set forth in Government Code section 65915, subdivision (c)(3).	We have added a new program, H-YY, as follows: **Replacement Unit Program** The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: • currently has residential uses or within the past five years has had residential uses that have been vacated or

		demolished, and • was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or • subject to any other form of rent or price control through a public entity's valid exercise of its police power, or • occupied by low or very low-income households **Objectives:** In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development. **Implements policies:** HE3.1 HE6.1 **Who is responsible:** Planning Department **Funding:** General Fund **Timeframe:** Implement: immediately Adopt policy: by January 31, 2024
B-1	**City-Owned Sites:** While the element includes Program H-L (City-Owned Sites), the Program should be revised based on the outcomes of a complete analysis as noted in Finding A2. In addition, the Program should include steps and milestones beyond a request for proposal, including complying with the Surplus Land Act, facilitating all necessary entitlements, assisting with funding, issuing permits and alternative actions to identify other sites within a specified time if development does not proceed as anticipated. Finally, the program should include numeric objectives, including affordability, consistent with the assumptions in the sites inventory.	We have revised program H-L as follows: **H-L City- ~~O~~owned Sites** The City will maintain compliance with the Surplus Land Act throughout the 2023-2031 Housing Element planning period. The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority processing, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on City-owned sites. The City plans to make 3 properties available through the Surplus Land Act process over the next two years for a potential development of 57 lower-income units. The City shall conduct

		studies of City owned sites included in the sites inventor to determine the most efficient use for housing. These include sites 1, 2, and 3. Through this process, the City shall engage local affordable housing developers to determine site constraints and potential policies to ~~meaningful~~meaningfully incentivize affordable housing development on these sites. The City shall proceed with the findings for housing development by ~~2025~~2026. The City anticipates two-and-a-half years to enter into an Exclusive Negotiation Agreement (Fall 2026), and one-and-a-half additional years for land use entitlements and development agreements (Spring 2028). City owned sites included in the inventory (sites 1-3) shall be rezoned incompliance with Govt. Code Section 65583.2(h) and (i) within three years of the adoption deadline (by January 31, 2026. **Objectives:** Engage local affordable housing developers immediately Study city owned sites to determine the most efficient use for affordable housing development within the first year following adoption By 2026, implement an action plan to sell, or release an RFP to develop, City owned land for affordable housing development based on the findings of the conducted studies. Through the action plan, establish and implement a variety of incentives to facilitation housing development. Maintain compliance with the Surplus Land Act throughout the 2023-2031 Housing Element Planning Period Make properties available through the Surplus Land Act process Target Exclusive Negotiating Agreement by Fall 2026 Target land use entitlements issuance by Spring 2028 Encourage the development of 57 lower-income units in the northeast quadrant of the city near transit opportunities, and where fair housing issues are less concentrated and

		walkability and environmental scores are more positive
B-1	Permanent Supportive Housing: The element now includes Program H-F (Municipal Code Updates) to incorporate objective design standards for ministerial design review of multifamily uses. However, the Program should clarify permanent supportive housing pursuant to Government Code section 65651 will also be permitted without discretionary action.	We have included a new program action in Program H-F with this language, as shown below. **New Action, Program H-F** Allow permanent and supportive housing pursuant to Government Code section 65661 without discretionary action.
B-2	As noted in Finding A3 the element requires a complete analysis of potential governmental and nongovernmental constraints. Depending upon the results of that analysis, the City may need to revise or add programs and address and remove or mitigate any identified constraints.	See response to A3 above.
B-3	As noted in Finding A1, the element requires a complete AFFH analysis. Depending upon the results of that analysis, the City will need to add or revise programs. Goals and actions must specifically respond to the analysis and to the identified and prioritized contributing factors to fair housing issues and must be significant and meaningful enough to overcome identified patterns and trends. Additionally, as found in HCD's prior review, programs still should be revised with increased metrics and significant and meaningful actions (beyond the RHNA) to promote housing mobility (more choices and affordability across geographies) and new housing choices and affordability in higher opportunity and relatively higher income areas (e.g., missing middle housing types). Further, as found in HCD's prior review, the element still must include significant and meaningful place-based strategies for community revitalization with actions targeting	To respond the HCD's AFFH evaluation of the Housing Element implementation programs, we have added actions, place-based strategies, and/or metrics and milestones to the following programs: H-XX: Fair Housing Provider H-E: Streamline Special Needs Housing H-H: Workforce and Farmworker Housing H-I: ADU Workforce Housing Incentive Program H-W: Missing Middle Housing H-LL: Special Needs Housing Opportunities H-GG: Affordable Homeownership H-V: Multi-unit Development in High Resource Areas H-Q: Direct Assistance for ADU Development H-R: Place-based ADU Strategy H-A: Sites Inventory H-K: Nonvacant Sites H-JJ: Housing Coordinator H-BB: Special Housing Needs Rehabilitation H-AA: Vacation Rentals H-X: Condominium Conversions

	the southeast quadrant of the City to improve quality of life related to housing, transportation, safety, education, recreation, infrastructure, etc., and quantified metrics that target beneficial impacts for people, households and neighborhoods (e.g., number of people or households assisted, number of housing units built, number of parks or infrastructure projects completed). HCD will follow-up under a separate cover with additional information.	













City of St. Helena

2023-2031 Housing Element Update

Public Hearing Draft

April 2023

ST. HELENA
CALIFORNIA
HOUSING ELEMENT
2023 - 2031



Table of Contents

Introduction iii

1. Policy Document

Policy Document Contents 1-1

Organization of the Policy Document 1-3

Key Findings and Recommendations 1-5

Goals, Policies, and Implementation Programs 1-9

Quantified Objectives ..... 1-49~~43~~

2. Needs Assessment

Needs Assessment Contents 2-1

1. Introduction 2-7
2. Review of the Existing Housing Element ..... 2-35~~35~~
3. Demographic and Economic Trends ..... 2-59~~58~~
4. Population and Employment Projections ..... 2-81~~80~~
5. Housing Conditions ..... 2-85~~84~~
6. Housing Market Conditions ..... 2-98~~97~~
7. Special Housing Needs ..... 2-109~~108~~
8. Non-governmental and Governmental Constraints ..... 2-131~~130~~
9. Opportunities for Energy Conservation ..... 2-190~~169~~
10. Zoning for a Variety of Housing Types ..... 2-192~~171~~
11. Housing Resources ..... 2-198~~177~~

Appendix A: Affirmatively Further Fair Housing (AFFH)

AFFH Contents A-1

1. Introduction A-5
2. Summary of Fair Housing Issues A-9
3. Segregation and Integration Patterns and Trends A-14
4. Local Area of Knowledge ..... A-100~~99~~
5. Sites Inventory Analysis ..... A-103~~101~~
6. Contributing Factors ..... A-110~~107~~

Appendix B: Comments on the Public Review Draft Housing Element B-1


Private Property
STONEBRIDGE
900-1078 COLLEGE AVENUE

Introduction

Purpose of the Element

Since 1969, California has required that all local governments (cities and counties) adequately plan to meet the housing needs of everyone in the community. California's local governments meet this requirement by adopting housing plans as part of their "general plan" (also required by the state). General plans serve as the local government's "blueprint" for how the city and/or county will grow and develop and include seven required elements: land use, transportation, conservation, noise, open space, safety, and housing. The law mandating that housing be included as an element of each jurisdiction's general plan is known as "housing-element law."

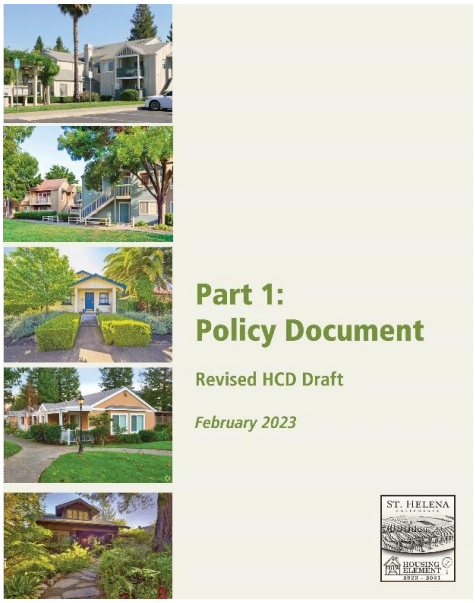
California's housing-element law acknowledges that, in order for the private market to adequately address the housing needs and demand of Californians, local governments must adopt plans and regulatory systems that provide opportunities for (and do not unduly constrain), housing development. As a result, housing policy in California rests largely upon the effective implementation of local general plans and, in particular, local housing elements.

Although the Housing Element is one of seven required elements of the general plan, it has several unique requirements that set it apart from the other six. State law (Government Code Section 65580 (et seq.)) specifies in detail the topics that the housing element must address and sets a schedule for required updates every eight years. The housing element is also the only element reviewed and certified by the State for compliance with State law. Every jurisdiction in the State of California is required to submit a Housing Element to the Department of Housing and Community Development (HCD) for review and certification.

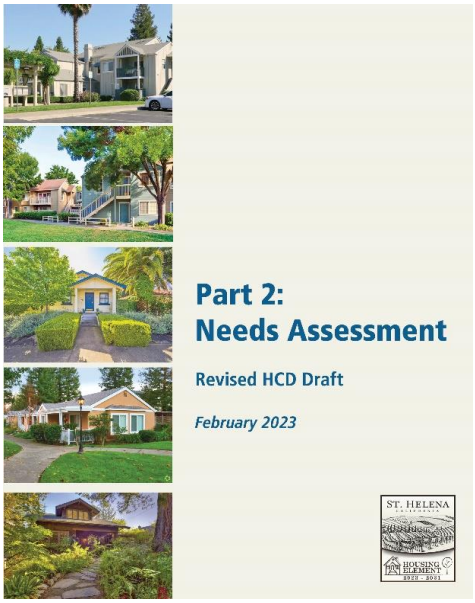
The 2023-2031 Housing Element establishes a comprehensive plan to address housing needs in St. Helena over the eight-year planning period between January 31, 2023 and January 31, 2031. The Housing Element sets the community goals and policies surrounding the development, rehabilitation, and preservation of housing units to meet the needs of St. Helena residents (present and future. St. Helena is a member of the Association of Bay Area Association of Governments and, therefore, is required submit an updated Housing Element to HCD by January 31, 2023.

Housing Element Update Components

The 2023-2031 Housing Element Update consists of two parts; the Housing Needs Assessment, and this Housing Element Policy Document.



1. The **Policy Document** states goals, policies, implementing program, and quantified objectives for the development, rehabilitation, and preservation of housing. The Policy Document is the action plan that reacts directly to the findings of the Housing Needs Assessment and input from the community. The City will implement the actions specified in the Policy Document throughout the planning period.



2. The **Needs Assessment** identifies and analyzes the existing and projected housing needs, provides a list of sites for housing development that are adequate to accommodate the City's regional housing needs allocation, documents constraints to housing production, and analyzes fair housing. In short, the Needs Assessment provides the context for the City's housing action plan.











Part 1: Policy Document

Public Hearing Draft

April 2023

ST. HELENA
CALIFORNIA
HOUSING ELEMENT
2023 - 2031


1426

Policy Document Contents

Organization of the Policy Document 1-3

Key Findings and Recommendations 1-5

Review of Existing Housing Element 1-5

Demographic and Economic Trends 1-5

Housing Conditions 1-5

Special Housing Needs 1-6

Non-governmental and Governmental Constraints 1-7

Sites Inventory and Zoning for a Variety of Housing Types 1-7

Affirmatively Furthering Fair Housing 1-8

Goals, Policies, and Implementation Programs 1-9

Goal 1 A Diversity of Housing to Meet Local Needs 1-9

Goal 2 High-Quality Neighborhoods with a Balance of Housing Types ..... 1-21~~19~~

Goal 3 Conservation of Existing Housing ..... 1-30~~26~~

Goal 4 Assistance to Support Affordable Housing ..... 1-34~~30~~

Goal 5 Resource Conservation ..... 1-41~~37~~

Goal 6 Affirmatively Furthering Fair Housing ..... 1-44~~40~~

Quantified Objectives ..... 1-49~~43~~

Quantified Objectives by Type ..... 1-49~~43~~

Quantified Objectives Summary Table ..... 1-50~~44~~







Organization of the Policy Document

The 2023-2031 Housing Element Policy Document includes six goals, supported by policies and implementation programs that aim to address identified housing needs during the planning period. The goals, policies, and programs of the Housing Element establish a policy framework to guide city decision-making to meet identified housing needs. The Policy Document is organized under the following goal titles:

1. A Diversity of Housing to Meet Local Needs
2. High-Quality Neighborhoods with a Balance of Housing
3. Conservation of Existing Housing
4. Assistance to Support Affordable Housing
5. Resource Conservation
6. Affirmatively Further Fair Housing

Goals

The housing goals are articulated as general "end condition statements," which describe a desired outcome or end state. The goals do not contain an action verb as they reflect a final statement of what the city hopes to achieve. Goals describe ideal future conditions for a topic and tend to be general and broad in nature. How the goal will be achieved is established via the applicable policies and programs.

Policies

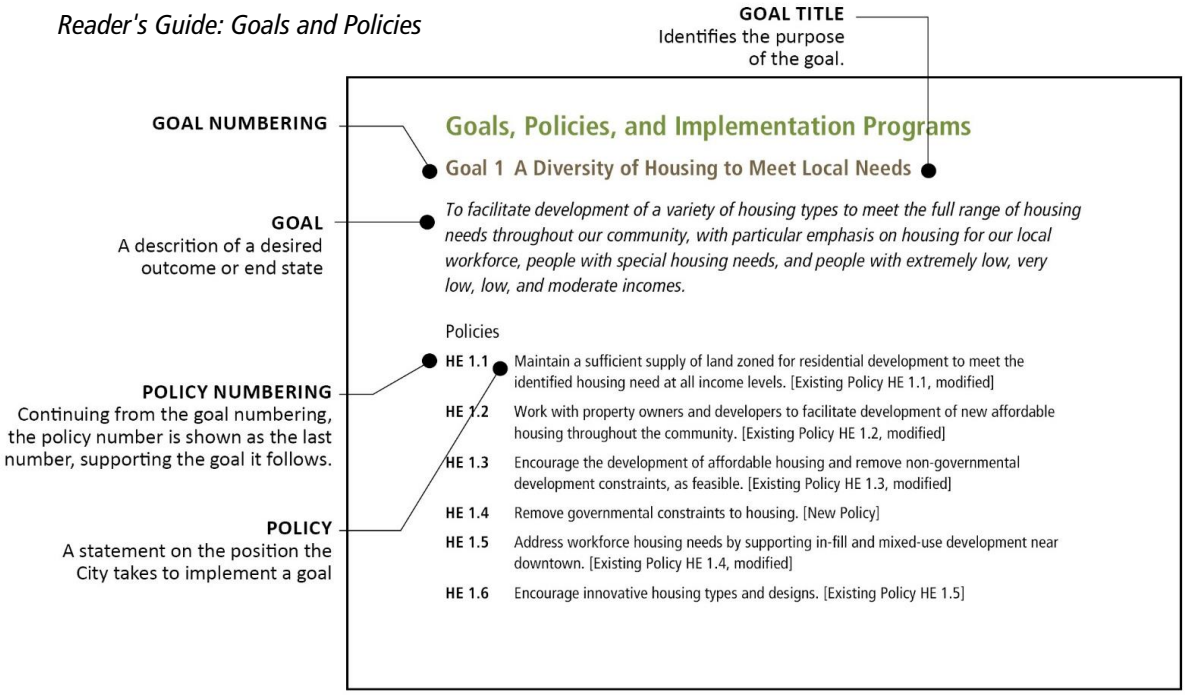
Policies are statements on the position the City takes to implement a goal. Policies contained in the Housing Element are important statements as they provide a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal. Future actions and development must be consistent with these policies.

Programs

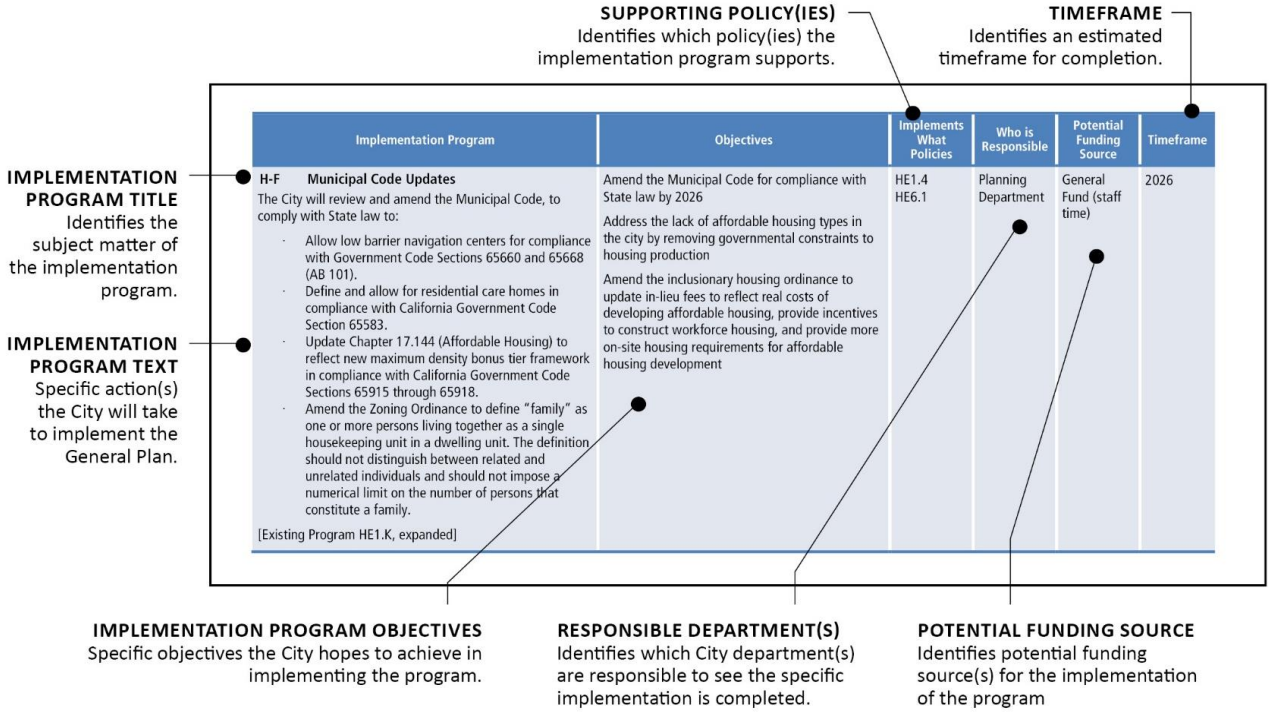
While many policies can be implemented as part of standard City operations, some policies require specific programs to assure their implementation. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies.

For more information, please see the Policy Document Reader's Guide diagrams on the following page.

Reader's Guide: Goals and Policies



Reader's Guide: Implementation Programs



Key Findings and Recommendations

The following section summarizes the key findings in the Housing Needs Assessment and references the resulting programs.

Review of Existing Housing Element

Since the City of St. Helena adopted the Housing Element Update in 2014, the City successfully implemented a majority of the Housing Element implementation programs. Between 2014 and 2021, the City was successful in obtaining additional funding for affordable housing production, preserving existing affordable housing units, and promoting the expansion of multifamily and mixed use housing through the recent 2040 General Plan Update. The City also successfully implemented programs incentivizing and streamlining affordable housing development and revised development standards related to second units for state compliance. While the 2040 General Plan Update process required significant staff time and delayed implementation of some Municipal Code amendments, the City is currently (2022) undertaking a zoning code update that will address the remaining code amendments implementation measures during the 6th cycle. As the code update draws to its conclusion, the City will have more resources available to implement the remaining implementation actions, which have been continued and expanded in the 2023-2031 Housing Element.

Demographic and Economic Trends

Generally, the population of the Bay Area continues to increase because of natural growth and the strong economy drawing new residents to the region. The population of St. Helena increased by 2.1 percent from 2000 to 2020, which is lower than the growth rate of the Bay Area. In 2019, St. Helena's youth population under the age of 18 was 1,050 and senior population 65 and older was 1,636. These age groups represent 17.2 percent and 26.8 percent, respectively, of St. Helena's population. Program H-A commits the City to providing sufficient housing sites to meet the needs of the population and Programs H-H and H-I address workforce housing.

Housing Conditions

Number of Homes. The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in St. Helena increased, 4.4 percent from 2010 to 2020, which is above the growth rate for Napa County and below the growth rate of the region's housing stock during this time period. Program H-N, H-O work to facilitate higher density development, and H-P works to provide residential development opportunities in commercial areas through the implementation of mixed-use zoning.

Home Prices. A diversity of homes at all income levels creates opportunities for all St. Helena residents to live and thrive in the community.

- **Ownership.** The largest proportion of homes had a value in the range of $1 million-$1.5 million in 2019. Home prices increased by 118.2 percent from 2010 to 2020. Program H-GG works to increase affordable homeownership opportunities in St. Helena through the pursuit of mortgage credit certificates.

- **Rental Prices.** The typical contract rent for an apartment in St. Helena was $1,470 in 2019. Rental prices increased by 15.7 percent from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $59,160 per year. Programs H-DD, H-EE, H-FF, and H-HH work to assist the development of affordable housing. Program H-II includes a commitment to support the Housing Choice Voucher program and to support efforts to expending funding for the program.

Housing Type. It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 63.9 percent of homes in St. Helena were single family detached, 6.1 percent were single family attached, 6.2 percent were small multifamily (2-4 units), and 18.4 percent were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in St. Helena, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region. Programs aimed at addressing the lack of affordable housing types include H-A, H-B, H-E, H-H, H-I, H-J, H-M, H-P, and H-W.

Cost Burden. A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." In St. Helena, 21.1 percent of households spend 30-50 percent of their income on housing, while 16.6 percent of households are severely cost burden and use the majority of their income for housing. Lower-income, Latinx, and large households are disproportionally impacted by housing cost burdens. Programs including H-E, H-H, H-M, H-DD, H-EE, and H-FF work to reduce the costs of production or create more affordable housing opportunities by streamlining development approvals, incentivizing affordable housing types, generating funds, and reducing fees.

Special Housing Needs

People with Disabilities. In St. Helena, people with disabilities make up around 12 percent of the total population. Children (under 18) make up around 38 percent of the developmentally disabled population, while adults make up around 62 percent. Most of the developmentally disabled population reside with their parent, family, or guardian.

Senior Households. Senior households represent a higher percentage of the total households in St. Helena, at about 39 percent of households in the city. There is a large income disparity between seniors who rent housing and seniors who own their home. Most seniors who rent make 0 to 30 percent of AMI, and sixty-eight percent of senior households in this income category have housing cost burdens. By contrast, most seniors who own make greater than 100 percent of AMI; thirteen percent of senior households in this category experience housing cost burdens.

Farmworkers. The number of permanent farm workers in Napa County has increase from 2,916 in 2002 to 4,290 in 2017, while the number of seasonal farm workers decreased from 7,855 to 5,734. In St. Helena, the migrant worker student population totaled 20 during the 2019-20 school year, an increase of two students since the 2016-17 school year.

Persons Experiencing Homelessness. According to a Point in Time Count provided by the Chief of Police, there is one homeless person who resides in St. Helena. Countywide, many of the persons experiencing homelessness report chronic substance abuse or mental illness.

Programs H-E, H-H, H-I, H-BB, H-FF, H-KK, H-LL, H-NN, H-OO respond to the city's special housing need by streamlining development review, incentivizing development, or providing directly funding for construction or rehabilitation of housing for those with special needs.

Non-governmental and Governmental Constraints

The non-governmental constraints that restrict building in St. Helena include the price of land, cost of construction, flooding, conservation easements and long-term vineyard leases, and a lack of rental accessory dwelling units. The governmental controls analyzed in this section were land use controls, codes and enforcements, on-and off-site improvements, fees and exactions, processing and permit procedures, and regulations affecting housing for persons with disabilities. The land use controls including zoning and current General Plan land use designations do not constrain residential development; however, some changes are necessary to streamline the design review process. Additionally, water and sewer access are constrained, and the City must prioritize service for proposed development that includes housing for lower-income households (Program H-C). Additionally, St. Helena must also amend the Zoning Code to allow for low barrier navigation centers, consistent with State law. See Program H-F for more information.

Sites Inventory and Zoning for a Variety of Housing Types

Sites Inventory. In combination with the City's pending projects and ADU development trends, the sites inventory provides adequate sites to meet the City's RHNA allocation and buffer requirements. St. Helena received a RHNA of 256 total units distributed across very low-income (104 units), low-income (59 units), moderate-income (26 units), and above moderate-income (67 units) categories. A total of 83 lower income housing units can be accommodated on City-owned properties and 332 total housing units can be accommodated on vacant and non-vacant sites. Multiple property owners of vacant and non-vacant sites are supportive of and interested in housing development on their properties. See Program H-A for more information.

Zoning for a Variety of Housing Types. St. Helena's Zoning Code allows for a variety of housing types in the City including multiple-family units, transitional and supportive housing, single-room occupancy units, manufactured and mobile homes, and accessory dwelling units. However, to comply with Section 65915 through 65918 of the California Government Code, St. Helena should amend the Zoning Code to reflect the new

maximum density bonus provisions that were adopted by the State in 2020. Program H-F commits the City to updating the Zoning Code for compliance with State law.

Affirmatively Furthering Fair Housing

Concentrations of Lower- and Moderate-Income Earning Populations. In St. Helena, residents with low and moderate household incomes are concentrated in the eastern portion of the city. The Housing Element ensures available land to accommodate all income levels on sites located across the city. Efforts to combat this impediment are outlined in Programs H-A, H-B, H-N, H-O, H-R, H-S, H-U, H-V, H-W, and H-AA.

Insufficient Housing Stock for Farmworkers. Farmworker housing is a critical need in Napa County and St. Helena due to the presence of year-round agricultural production. The migratory and sometimes seasonal nature of farm work poses housing challenges for the community and are seen as an impediment for St. Helena. Efforts to combat this impediment are outlined in Programs H-E, H-H, H-I, and H-KK.

Lack of Affordable Housing Types. There is a lack of diversity in housing types that restricts development of affordable housing in St. Helena. Local land use and zoning regulations perpetuate this deficiency by limiting the form of housing that can be developed on a particular site. Much of the residentially zoned parcels within the city are zoned low and medium density residential and are not compatible with the construction of duplexes, triplexes, quadplexes and multifamily housing developments. The City is upzoning a number of parcels as a part of the Housing Element Update to allow higher density residential development. Efforts to further combat this impediment are outlined in Programs H-A, H-B, H-E, H-H, H-I, H-J, H-M, H-N, H-P, H-R, H-S, H-V, H-W, H-AA, H-DD, H-EE, H-FF, H-GG, H-LL, and H-NN.

Goals, Policies, and Implementation Programs

Goal 1 A Diversity of Housing to Meet Local Needs

To facilitate development of a variety of housing types to meet the full range of housing needs throughout our community, with particular emphasis on housing for our local workforce, people with special housing needs, and people with extremely low, very low, low, and moderate incomes.

Policies

HE 1.1 Maintain a sufficient supply of land zoned for residential development to meet the identified housing need at all income levels. [Existing Policy HE 1.1, modified]

HE 1.2 Work with property owners and developers to facilitate development of new affordable housing throughout the community. [Existing Policy HE 1.2, modified]

HE 1.3 Encourage the development of affordable housing and remove non-governmental development constraints, as feasible. [Existing Policy HE 1.3, modified]

HE 1.4 Remove governmental constraints to housing. [New Policy]

HE 1.5 Address workforce housing needs by supporting in-fill and mixed-use development near downtown. [Existing Policy HE 1.4, modified]

HE 1.6 Encourage innovative housing types and designs. [Existing Policy HE 1.5]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-A Available Sites Inventory The City will prepare a sites inventory and suitability analysis that identifies suitable sites for housing development that allows targeted income housing developers to have a clear idea of what sites are suitable for meeting the Regional Housing Needs of the City. To accommodate the remaining lower-income RHNA of 156 units, the City of St. Helena will identify and rezone a minimum of 14 acres to the HDR zoning district, allowing exclusively residential uses and a minimum of 20 units per acre to a maximum of 28 units per acre by January 31, 2026. Rezoned sites will permit owner-occupied and rental multifamily uses by right pursuant to Government Code section 65583.2(h) and (i) for developments in which 20 percent or more of the units are affordable to lower income households and will be selected from sites 2, 3, 5, 8, and 10 in the parcel listing (Table 58). As reflected in *11: Housing Resources*, each site has the capacity to accommodate at least 16 units and will be available for development in the planning period where water, sewer, and dry utilities can be provided.~~Sites included in the inventory with a proposed zoning change shall be rezoned as proposed in 11: Housing Resources, incompliance with Govt. Code Section 65583.2(h) and (i). The City shall complete this rezoning effort within three years of the adoption deadline. The City will monitor progress toward program objectives and implement additional measures as necessary if the metrics are not being met.~~ The City will maintain an inventory of parcels meeting the requirements of Government Code Section 65583.2(c); that is, vacant sites identified in two or more consecutive	Identify housing sites suitable to accommodate: · Very low income: 104 units · Low income: 59 units · Moderate income 26 units · Above Moderate income: 67 units · Total: 256 units Provide sites that proactively work to overcome concentrations of lower- and moderate-income earning populations; with the goal of facilitating the development of 82 lower income units in the western portion of the city Provide sites appropriate for affordable housing types Commit to streamlining review of Hunter Subdivision project to completion with the goal of Building Permit applications in 2025. Evaluate timeline at the end of 2025 and if determined necessary, identify additional housing sites to meet the City's 6th Cycle RHNA requirements.	HE1.1	Planning Department	General Fund (staff time)	Within three years of the adoption deadline Publicly-available inventory: by 2024 **Hunter Subdivision** Building permits: 2025 Evaluate timeline by end of 2025

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
housing elements or nonvacant sites identified in a prior housing element, that are identified to accommodate housing for lower income households. This inventory shall be made available online. All previously used lower-income sites currently meet the lower-income density threshold (20 du/ac), however the City shall update the zoning code to allow by-right approval for housing developments that include 20 percent or more of its units affordable to lower income households (Gov. Code, § 65583.2, subd. (c).) on these sites. The City will consider AFFH in the identification of sites within the inventory and will work to provide sites that proactively work to overcome concentrations of lower- and moderate-income earning populations on the eastern portion of the city. [New Program]					
H-B Growth Management System The City will remove the Growth Management System (GMS) from the Zoning Code. Due to Senate Bill 330, the GMS cannot currently be enforced. The City shall remove the GMS from the zoning code through the current ~~c~~Comprehensive ~~z~~Zoning ~~c~~Code U~~u~~pdate currently underway. The GMS has been removed from the Draft Zoning Code, which is scheduled for adoption in summer/fall 2023. [Existing Program HE1.A, modified]	During the planning period, encourage the development of: · 4 very low-income units · 4 low-income units · 10 moderate-income units · 10 above moderate-income units Address the city's lack of affordable housing by removing governmental constraints	HE1.1 HE1.4	Planning Department	General Fund (staff time)	~~Ongoing~~ Implementation: immediate Revised Zoning Code: by 2025 (prior to sunset of SB 330)

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-C Water and Sewer Access The City will continue to give priority access to water and sewer infrastructure to projects that include affordable housing units. As required by State law, the City shall deliver the adopted housing element to water and sewer providers, including a cover memo describing the City's housing element, as well as the City's housing needs and regional housing need. [Existing Program HE1.C, modified]	~~During the planning period, encourage the development of:~~ ~~· 8 very low-income units~~ ~~· 8 low-income units~~ Establish specific procedures providing priority access to water and sewer infrastructure to developments with units affordable to lower-income households, as required by State law. ~~-~~ Provide water and sewer providers with the adopted housing element, including cover memo, as required by State law.	HE1.3 HE1.4	Planning and Public Works Departments	General Fund (staff time) Water and Sewer Enterprise Funds	~~Ongoing~~Establish procedure: by 2025 Provide providers with housing element: immediately upon adoption
H-D Road and Utility Improvement Coordination The City will continue to work with private property owners/developers to plan for road and utility improvements necessary to support housing on sites identified for lower-income housing, in the event these sites are developed. Funding for off-site improvements will be provided through development impact fees. The City shall annually evaluate funding levels and potential opportunities for use of the funds in line with this program. [Existing Program HE1.E]	During the planning period, encourage the development of: · 4 very low-income units · 4 low-income units · 4 units identified for seniors, farmworkers, or persons with disabilities	HE1.2 HE1.3	Planning Department	General Fund (staff time)	~~Ongoing~~Throughout the planning period, as needed Evaluate funding levels and opportunities: annually

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-E Streamline Special Needs Housing The City will apply streamlined ministerial review to housing developments that meet the needs of lower income households and special needs groups, such as seniors, people with disabilities, farmworkers, and homeless families and individuals. The City shall evaluate the streamlined review policy every two years to identify constraints on special needs housing production. The City shall provide priority processing to development applications that work to provide housing for residents with special housing needs. The City shall also support these applicants by providing technical support through the entitlement process and shall provide additional density bonuses and modifications to development standards (beyond State law) to special needs housing projects proposed on the western half of the city, where fair housing issues are less concentrated. [Existing Program HE1.F, modified]	During the planning period, encourage the development of: · 15 very low-income units · 8 low-income units · 6 units identified for seniors, farmworkers, or persons with disabilities Address the lack of affordable housing types in the city Address the lack of farmworker housing in the city Provide incentives that work to overcome concentrations of affordable housing on the eastern portion of the city.	HE1.4	Planning Department	General Fund (staff time)	Evaluate constraints: every two years~~Ongoing~~ Apply streamlined review: throughout planning period

H-F Municipal Code Updates The City will review and amend the Municipal Code, to comply with State law to: · Allow low barrier navigation centers for compliance with Government Code Sections 65660 and 65668 (AB 101). · ~~Define and a~~Allow for residential care ~~homes~~ facilities of six or fewer in zones allowing single-family uses, subject only to the requirements of single-family uses, in compliance with State law (HSC § 1568.0831); ~~California Government Code Section 65583~~and permit facilities with seven or more beds in ~~zones allowing~~all ~~multifamily~~residential ~~uses~~zones , ~~with objectivity~~ and certainty similar to other residential uses of the same form~~subject only to the requirements multifamily uses~~. · Update Chapter 17.144 (Affordable Housing) to reflect new maximum density bonus tier framework in compliance with California Government Code Sections 65915 through 65918. · Amend the Zoning Ordinance to define "family" as one or more persons living together as a single housekeeping unit in a dwelling unit. The definition should not distinguish between related and unrelated individuals and should not impose a numerical limit on the number of persons that constitute a family. · Update parking requirements related to emergency shelters for compliance with Government Code section 65583, subdivision (a)(4)(A) to require only be the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones.	Amend the Municipal Code for compliance with State law by ~~2026~~2025 Address the lack of affordable housing types in the city by removing governmental constraints to housing production Amend the inclusionary housing ordinance to update in-lieu fees to reflect real costs of developing affordable housing, provide incentives to construct workforce housing, and provide more on-site housing requirements for affordable housing development	HE1.4 HE6.1	Planning Department	General Fund (staff time)	By ~~2026~~2025

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
· Allow accessory dwelling units in all zones allowing residential uses, including the AP Zone, mixed-use and commercial zones. · Update Chapter 17.116.030 (Accessory Dwelling Units) for compliance with Government Code section 65852.2. · Update Chapter 173.200 (Reasonable Accommodation) to remove discretionary finding requirements that constrain development, including finding #5, which considers impacts to surrounding properties or uses. · Incorporate objective design standards for single-family, small lot, and multifamily developments that provide a ministerial design review process · Provide a by-right streamlined review process for affordable housing developments meeting state affordability thresholds, in compliance with SB 35 and SB 330. · Allow permanent and supportive housing pursuant to Government Code section 65661 without discretionary action. [Existing Program HE1.K, expanded]					

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-G Safety Element Update The City will, in accordance with SB 1035, update the General Plan Safety Element to include any new information on fire and flood hazards, as well as climate adaptation and resiliency strategies. In accordance with SB 99 and AB 747, the updated Safety Element will also include evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. [New Program]	Update the Safety Element by 2024	HE1.4	Planning Department	General Fund (staff time)	2024

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-H Workforce and Farmworker Housing The City will ~~explore~~identify~~,~~ and adopt, as appropriate, incentives for development to address the housing needs of "workforce" and farmworker households, with priority given to projects in lower-density higher income on the western half of the city.~~that overcome geographic concentrations of lower- and moderate-income earners~~. As part of this effort, the City will explore the feasibility of adding an above moderate-income workforce housing component to the Inclusionary Housing Ordinance requirements and amend the Ordinance as appropriate. [Existing Program HE1.H, modified]	~~Explore~~ Identify and adopt, as appropriate, development incentives such as higher density and height allowances, a streamlined design review process, and financial incentives, including fee reductions and waivers and contributions from the City's Housing Trust Fund, to encourage the development of workforce and farmworker housing, including additional incentives for those projects in low-density high-income areas Encourage the development of: · 10 units identified for workforce or farmworker housing during the planning period · 2 workforce housing developments in low-density high-income areas Address the lack of affordable housing types in the city Address the lack of farmworker housing in the city	HE1.4	Planning Department	General Fund (staff time)	~~Ongoing~~By 2025

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-I ADU Workforce Housing Incentive Program The City will implement a program to provide financial assistance for the development of accessory dwelling units in exchange for affordability restrictions that will provide workforce housing. Potential funding sources include, but are not limited to, Housing Trust Funds and Transient Occupancy Tax revenues. To encourage housing mobility and housing choice, the City shall provide marketing of the ADU Workforce Housing Program (and financial incentives) targeted at low-density areas of the city, with particular emphasis on the western half of the city where fair housing issues and existing affordable units are less concentrated. As part of this effort, the City shall hold up to two multi-lingual engagement events. [Existing Program HE1.I]	Establish an ADU Workforce Housing incentive program Market financial incentives to residents in LR and MR zones, particularly on the western portion of the City ~~E~~in combination with Programs H-Q and H-R, encourage the development of: · 80 accessory dwelling units, targeting 60 on the western portion of the city · 20 ADUs with affordability restrictions during the planning period, including ~~10~~ 15 within the western portion of the city~~, consistent with AFFH~~. · 15 ADUs near downtown Address the lack of affordable housing types in the city Address the lack of farmworker housing in the city	HE1.4	Planning Department	Housing Trust Funds Transient Occupancy Tax State and Federal workforce housing programs State and Federal grant funding	~~Ongoing~~ Establish program: by 2025~~8~~ Provide marketing and engagement events: 2025

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-J Non-traditional Housing Types The City will encourage development of co-housing, ecohousing, a 'green' manufactured home, and other forms of housing, and will ensure these housing types are considered in the city's streamlined approval process. The City will evaluate and update, as appropriate, current zoning practices to remove constraints to non-traditional housing types. The City will also amend the zoning code to provide objective standards for residential development that work for a variety of housing types, including non-traditional housing types. [Existing Program HE1.J, modified]	Evaluate current zoning practices to identify constraints to non-traditional housing types by 2025. Amend the zoning code to remove constraints and provide objective design standards by 2026. Encourage the development of: · 10 missing middle units on infill parcels or in areas within the western portion of the city, consistent with AFFH. · 4 non-traditional housing units during the planning period. Address the lack of affordable housing types in the city	HE1.5	Planning Department	General Fund (staff time)	~~Ongoing~~Encourage non-traditional housing types: ~~T~~throughout the planning period Evaluate zoning: by 2025 Amend zoning: by 2026
H-K Non-Vacant Sites The City shall adopt a policy(ies) to incentivize new or more intense development on sites included in the sites inventory as lower-income capacity, including sites 7, 9, and 11 (for sites 1 and 2, see Program H-L. Incentives may include, but are not limited to, reducing development standards, providing flexible parking standards, priority processing, or deferred fees. The City shall engage property owners within six months of adoption to discuss constraints and potential incentives.	Adopt policies that Incentivize the development of new or more intense uses on non-vacant sites identified as lower-income capacity to meet the RHNA. Encourage the construction of 42 new lower-income units on sites 7, 9, and 11, including 32 on the western portion of the city	HE 1.1 HE 1.2 HE 1.3	Planning Department	General Fund (staff time)	Engage property owners: within six months of adoption Adopt incentives: 2024

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-L City-Owned Sites The City will maintain compliance with the Surplus Land Act throughout the 2023-2031 Housing Element planning period. The City will assess the appropriateness of and consider implementing the following: outreach opportunities with housing developers, requests for proposals, development incentives, fee waivers, priority processing, and financial assistance (when available) to facilitate and incentivize developers to develop housing units on City-owned sites. The City plans to make 3 properties available through the Surplus Land Act process over the next two years for a potential development of 57 lower-income units. The City shall conduct studies of City owned sites included in the sites inventor to determine the most efficient use for housing. These include sites 1, 2, and 3. Through this process, the City shall engage local affordable housing developers to determine site constraints and potential policies to ~~meaningful~~meaningfully incentivize affordable housing development on these sites. The City shall proceed with the findings for housing development by 2026. The City anticipates two-and-a-half years to enter into an Exclusive Negotiation Agreement (Fall 2026), and one-and-a-half additional years for land use entitlements and development agreements (Spring 2028). City owned sites included in the inventory (sites 1-3) shall be rezoned incompliance with Govt. Code Section 65583.2(h) and (i) within three years of the adoption deadline (by January 31, 2026.	Engage local affordable housing developers immediately Study city owned sites to determine the most efficient use for affordable housing development within the first year following adoption By 2026, implement an action plan to sell, or release an RFP to develop, City owned land for affordable housing development based on the findings of the conducted studies. Through the action plan, establish and implement a variety of incentives to facilitation housing development. Maintain compliance with the Surplus Land Act throughout the 2023-2031 Housing Element Planning Period Make properties available through the Surplus Land Act process Target Exclusive Negotiating Agreement by Fall 2026 Target land use entitlements issuance by Spring 2028 Encourage the development of 57 lower-income units in the northeast quadrant of the city near transit opportunities, and where fair housing issues are less concentrated, and walkability and environmental scores are more positive	HE 1.1 HE 1.2 HE 1.3	Planning Department	General Fund (staff time)	Engage developers: immediately upon adoption Conduct studies: by July 2025 Implement action plan and incentives for City owned sites: by 2026 Rezone sites: by Jan. 31, 2026

Goal 2 High-Quality Neighborhoods with a Balance of Housing Types

To plan for a balance of housing types throughout the community. [Existing Goal, modified]

Policies

HE 2.1 Encourage higher density development. [Existing Policy HE 2.1, modified]

HE 2.2 Promote higher density development opportunities in low density, high resource areas. [New Policy]

HE 2.3 Promote mixed-use developments. [Existing Policy HE 2.3]

HE 2.4 Promote accessory dwelling unit (ADU) production. [Existing Policy HE 2.4, modified]

HE 2.5 Allow duplexes to the extent required by State law in all single-family residential zones consistent with SB 9. [New Policy]

HE 2.6 Promote the development of missing middle housing with an area median income target of 120 percent (moderate income). [New Policy]

HE 2.7 Promote a balance of housing types and unit sizes throughout the community. [Existing Policy HE 2.6, modified]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
~~H-K~~H-M**Incentives for Lower-Cost Housing Types** The City will continue to provide incentives for higher density housing and will explore possible incentives for building attached market rate housing units for rent and for sale. Incentives ~~to~~ may include, but are not restricted to, fast tracking development applications, deferred development fees, reduced parking and/or other city standards, and density bonuses. [Existing Program HE2.A]	Encourage the development of 20 lower income units during the planning period Study potential incentives for attached market rate units by 2027 Address the lack of affordable housing types in the city	HE2.1	Planning Department	General Fund (staff time)	~~Ongoing~~Throughout the planning period Attached market-rate housing study by 2027

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
~~H-L~~H-N **Zoning to Facilitate Higher Density Housing** The City will modify the Zoning Code to facilitate higher density housing, consistent with the 2040 General Plan Update and Housing Sites Analysis, and discourage the construction of oversize homes, particularly within the western portion of the city, consistent with AFFH. The City shall revise maximum lot coverage to 55 percent and maximum height to 42 feet in the HR zone and on key housing sites in the MR zone (see Section 17.40.020(N)). The City shall revise the zoning code to allow minor modifications of up to 10 percent increase in lot coverage standards and 5 percent (or two feet, whichever is greater) in maximum height. Minor modifications shall be approved by the Community Development Director without a public hearing. The City shall reduce parking requirements for multifamily uses with three or more units to require one parking space for studio or one-bedroom units. The City shall revise Section 17.40.020 to allow duplexes and triplexes and densities of 5.1 to 16 dwelling units per acres in the MR zone without a conditional use permit. [Existing Program HE2.B, modified]	Modify the development standards within the Zoning Ordinance to encourage higher density developments by 2026 Develop land use patterns that work to overcome geographic concentrations of lower-and moderate-income earning populations Address the lack of affordable housing types in the city	HE2.1 HE2.2	Planning Department	General Fund (staff time)	By 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
~~H-M~~H-O **Exemptions from Minimum Density** The City will amend zoning regulations to prohibit exemptions from minimum density requirements. [Existing Program HE2.C]	Prohibit exemptions from minimum density requirements Encourage development patterns that work to overcome geographic concentrations of lower-and moderate-income earning populations	HE2.1 HE2.2	Planning Department	General Fund (staff time)	By 2026
~~H-N~~H-P **Mixed-use Development Types** The City will amend the Zoning Code to create and implement the development criteria set for mixed use development within St Helena. [Existing Program HE2.G, modified]	Amend the Zoning Ordinance to create and implement the development criteria set for mixed use development by 2026 Encourage the development of 20 housing units in mixed-use projects during the planning period Explore and adopt, as appropriate, development incentives such as higher density and height allowances, a streamlined design review process, and financial incentives, including fee reductions and waivers and contributions from the City's Housing Trust Fund, to encourage employers to provide on-site employee housing Address the lack of affordable housing types in the city	HE2.3	Planning Department	General Fund (staff time)	By 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
~~H-O~~H-Q **Direct Assistance for ADU Development** The City will continue to provide financial incentives, such as fee waivers and pre-approved plans, for ADU development. ~~.~~ The City will also explore additional options such as covering the cost of a feasibility consult or the license fee for pre-approved plans, or capping total fees. The City will work with Napa Sonoma ADU to provide public information regarding ADUs on the City website, including a guide for homeowners explaining the benefits and procedures for adding an ADU and links to resources, including the ADU Feasibility Calculator, Home Match Program, and Standard ADU Plans Program. [Existing Program HE2.J, modified]	Provide direct financial incentives to 10 ADU projects in the planning period Explore additional financial incentives by 2025 Provide informational materials and technical assistance regarding the development of ADUs to 30 households ~~primarily~~ in ~~high resource areas~~low-density western portions of the city within the planning period Address the lack of affordable housing types in the city	HE2.4	Planning Department	Housing Trust Fund General Fund (staff time)	~~Ongoing~~Explore additional incentives: by 2025 Provide informational materials: by 2025 Engage Napa Sonoma ADU: annually

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
~~H-P~~H-R **Place-based ADU Strategy** The City will target specific areas for ADU incentives and will create incentives to construct ADUs in the low- and medium-density areas near downtown as well as in ~~areas with lower concentrations of lower- and moderate-income earning households~~low-density higher-income areas of the city, particularly on the western portion of the city. Potential incentives include, but are not restricted to, fast tracking development applications, deferred development fees, and reduced parking and/or other city standards. [Existing Program HE2.K, modified]	Establish place-based ADU strategies and incentives by 2026 In combination with Program H-I and H-Q, ~~Encourage~~ the development of: · 80 accessory dwelling units, targeting 60 on the western portion of the city · 20 ADUs with affordability restrictions during the planning period, including 15 within the western portion of the city. · 15 ADUs near downtown ~~· 5 ADUs in high resource areas~~ Proactively work to overcome concentrations of lower- and moderate-income earning households Proactively work to relieve displacement pressures on multifamily zones	HE2.2 HE2.4	Planning Department	General Fund (staff time)	~~Ongoing~~ Establish program: by 2026
~~H-Q~~H-S **Affordability Requirements for ADU Incentives** The City will link financial incentives and development standard variances to affordability requirements for ADUs. Whenever the City assists in the development of an ADU through financial incentives or by granting a variance, the City will require that either the main house or the ADU is used as a rental unit affordable to lower- and moderate-income households for a minimum of five years through an affordable housing regulatory agreement with the City. [Existing Program HE2.M, modified]	Update the zoning ordinance to include affordability requirements for ADU projects receiving financial or regulatory incentives by 2026 Incentivize the development of: · 12 very low-income units · 14 low-income units · 6 moderate income units	HE2.4	Planning Department	Housing Trust Fund General Fund (staff time)	~~Ongoing~~By 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
~~H-R~~H-T **Illegal Housing Units** The City will continue to respond to complaints regarding illegal units. Additionally, the City will work with the property owners to help bring illegal units up to code and to abate the use of non-habitable buildings as living units. [Existing Program HE2.N]	Respond to complaints regarding illegal units Provide technical and financial support to assist five lower income units to be brought up to code within the planning period	HE2.4	Planning and Building Department	General Fund (staff time) Housing Trust Fund	~~Ongoing~~Throughout the planning period
~~H-S~~H-U **Place-based Density Increases** The City will revise the Zoning Code to allow urban lot splits, duplexes, and other two-unit projects in single-family residential zones in accordance with Senate Bill 9. The City will also ~~explore~~ adopt incentives, which may include fee reductions, deferrals, or waivers; flexible development standards; priority processing, or ~~to allow~~allowing triplexes on single-family lots if one unit ensures affordability to lower- or moderate-income renters by deed restriction. The City shall publicize informational materials outlining policies and incentives on the City website and through mailing lists and social media outlets. [New Program]	Adopt incentives for small multi-unit SB 9 projects in single-family zones by 2024 Publicize informational materials by 2024; update within 30-days of changes Revise the Zoning Code by 2026 Proactively work to overcome concentrations of lower- and moderate-income populations Proactively work to relieve displacement pressures in multifamily zones	HE2.2 HE2.5	Planning Department	General Fund (staff time)	~~Ongoing~~ Allow duplexes: by 2024~~6~~ ~~Explore~~ Adopt incentives: ~~2028~~by 2024
~~H-T~~H-V **Multi-unit Development in Low-density Higher-income ~~High Resource~~ Areas** The City will encourage the development of affordable housing on in-fill parcels and in ~~high-resource areas~~low-density areas in the western portion of the city, in line with the City's commitment to affirmatively further fair housing. As part of this effort, the City will explore and adopt,	Post an inventory of potential housing sites on the City's web site immediately following adoption of the Housing Element Explore revisions to development standards to encourage multi-unit infill development (as part of comprehensive zoning code update) by 2026	HE2.2, HE2.6	Planning Department City Council	General Fund (staff time)	~~Ongoing~~ Housing sites posted to website in 2023

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
revisions to development standard to encourage multi-unit developments within existing neighborhoods throughout the city. The City will also explore additional incentives to encourage affordable multi-unit projects in high resource areas, including, but not limited to priority permit processing, reduced or waived development fees, reduced parking and/or other city standards, and an additional density bonus. [Existing Program HE2.P, modified]	~~Support~~ Facilitate the development of three multi-unit ~~affordable~~ lower-income housing projects on City-owned properties in the planning period ~~Support~~ Facilitate the development of five lower- or moderate-income infill projects in the planning period Address disproportionate housing needs in infill areas, including overpayment, overcrowding, and displacement risk by increasing housing opportunities; ~~support~~ facilitate seven SB9 lot splits to increase housing opportunities in single family neighborhoods in the planning period, with a goal of facilitating development of five lower-income units on these properties Explore additional incentives for affordable multi-unit projects in ~~high resource areas~~low-density areas on the western portion of the city by 202~~68~~ Encourage the development of eight lower- and eight moderate income multi-family units in high resource areas or on infill parcels within the planning period Proactively work to overcome concentrations of lower- and moderate-income ~~populations~~households on the eastern portion of the city Address the lack of affordable housing types in the city				Standards update: 2026 Explore potential addition incentives: by 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timing
~~H-U~~H-W **Missing Middle Housing** The City will review and amend the zoning code and applicable development standards to encourage and promote a mix of dwelling types and sizes, specifically missing middle-density housing types (e.g., triplexes, courtyard buildings, townhomes, live/work) to create a diversity of housing types and densities and increase the availability of affordable housing to reduce displacement risk for residents overpaying for housing. Specifically, the City will add a new mixed use zone, consistent with the 2040 General Plan Update, and will evaluate and revise minimum lot sizes and parking ratios, particularly in high resource, low-density areas. [New Program]	Revise zoning standards to encourage missing middle housing by 2026 To enhance housing mobility and housing choice, encourage the development of a variety of missing middle housing types in infill projects; support the development of three missing middle housing developments between three and 20 units To enhance housing mobility, encourage the development of 15 lower- and 15 moderate-income units in low-density high-income ~~resource~~ areas	HE2.2 HE2.6 HE2.7	Planning Department	General Fund (staff time)	~~Ongoing~~Revise Zoning Code: by 2026

Goal 3 Conservation of Existing Housing

Improve and conserve existing housing, with particular attention to the rehabilitation and retention of existing affordable units. [Existing Goal]

Policies

HE 3.1 Protect the existing stock of affordable and market rate housing. [Existing Policy HE 3.1]

HE 3.2 Support the conservation of existing housing units for those with special housing needs, including seniors and others with special housing needs. [New Policy]

HE 3.3 Monitor housing conditions. [Existing Policy HE 3.2]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-V~~H-X **Condominium Conversion** The City will continue to restrict the conversion of rental units to condominiums. Current policy allows conversion to condominiums under certain circumstances when the vacancy rate is high. Because the presence of second homes within the community results in an inflated vacancy rate, the City will update the current policy to eliminate the linkage to vacancy rates. To work to reduce displacement pressures in lower-resourced areas, the revised policy will completely restrict all conversions in the eastern portion of the city. [Existing Program HE3.A]	Preserve existing affordable housing stock Update current policy to remove linkage to vacancy rates Completely restrict condominium conversion in the eastern portion of the City Address the lack of affordable housing types in the city	HE3.1	Planning Department	General Fund (staff time)	~~Ongoing~~ Update policy by 2026~~.~~
~~H-W~~H-Y**Affordable Housing Impact Fee** The City will continue to charge an affordable housing impact fee whenever housing units are converted to other uses. The City will exempt conversion projects that create affordable for-sale housing from this impact fee. Collected affordable housing impact fees will be used for the preservation and development of housing opportunities affordable to lower- and moderate-income households, and will give priority to projects in the eastern portion of the city where fair housing issues, and displacement risks exist in greater concentrations. [Existing Program HE3.B]	Evaluate the impact fee against the real cost of affordable housing development every two years~~.~~ Discourage the conversion of residential uses to nonresidential uses Address the lack of affordable housing types in the city by working to retain existing units or generating funding for future affordable units	HE3.1	Planning Department	General Fund (staff time)	~~Ongoing~~Throughout the planning period Evaluate impact fee: every two years

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-X~~H-Z **At-Risk Assisted Affordable Housing Units** Although there are no assisted affordable units currently at-risk of conversion to market rate in St. Helena, the City with the assistance of the Napa Housing Authority, shall continue to monitor assisted properties. If units are identified as at-risk of conversion, the City will work with the property owners and/or other parties to ensure that they are conserved as affordable housing. The City will also engage with owners of deed-restricted moderate--income for-sale units (Marietta Townhomes and Voorhees Circle) at-risk of conversion to market rate within the planning period. The City will work with owners to find solutions to extend affordability requirements. [Existing Program HE3.C, modified]	Unless consistent with the terms of an affordable housing agreement with the City of St. Helena, prohibit the conversion of assisted affordable units to market rate Retain all assisted affordable units during the planning period Immediately (by 2024) engage homeowners with expiring deed-restrictions	HE3.1	Planning Department	General Fund (staff time)	~~Ongoing~~Engage at-risk property owners: immediately, and twice annually thereafter
~~H-Y~~H-AA **Vacation Rentals** The City will continue to limit the conversion of market rate housing to vacation rentals and will abate the use of illegal vacation rentals, including time shares and fractional interests. To preserve existing affordable housing and reduce displacement pressures, the City shall adopt a policy restricting conversion of units occupied by lower- and moderate- income households in the southeast quadrant of the city to vacation rentals. [Existing Program HE3.D]	Maintain the current stock of market rate housing Restrict the conversion of housing units to vacation rentals occupied by lower- and moderate-income households in the southeast quadrant of the city where fair housing issues exist in greater concentrations Discourage the conversion of market rate housing units to vacation rentals, particularly in ~~high resource areas~~low-density higher-resourced areas~~, consistent with AFFH~~ Address the lack of affordable housing types in the city	HE3.1	Planning Department	General Fund (staff time)	~~Ongoing~~Throughout the planning period

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-Z~~H-BB **Special Housing Needs Rehabilitation Program** The City shall actively pursue federal and State funding sources, including CDBG, Affordable Housing and Sustainable Communities (AHSC), Permanent Local Housing Allocation (PLHA), CalHome funds, HOME, and other grant sources to establish a program to support the rehabilitation needs of seniors and others with special housing needs, particularly on the eastern portion of the city where affordable units are generally concentrated and displacement risks are increased.~~-~~ [Source: New Program]	Pursue funding to assist with rehabilitation costs for lower income households and seniors During the Planning Period, encourage the ~~conservation~~ rehabilitation/conservation of: · 20 units accessible to seniors · 10 units accessible to persons with a disability	HE3.2	Planning and Finance Departments	CDBG, AHSC, PLHA, CalHome, HOME	Annually and as notices of funding availability are released.
~~H-AA~~H-CC **Annual Progress Report** The City will continue to review housing needs, conditions, achievements and challenges as part of the City's regular General Plan review and Annual Housing Element Progress Report, as required by State law. [Existing Program HE3.E]	Submit the Annual Progress Report to the State Department of Housing and Community Development and the Governor's Office of Planning and Research by April 1st of each year Provide transparency on housing-related actions and programs	HE3.3 HE4.6	Planning Department	General Fund (staff time)	Annually

Goal 4 Assistance to Support Affordable Housing

To provide technical and financial resources to support development of affordable housing in our community, especially housing that meets the needs of our local workforce, people with special housing needs, and people with moderate, low, and very low incomes.

Policies

HE 4.1 Develop permanent local sources of funding to support affordable housing. [Existing Policy HE 4.1]

HE 4.2 Aggressively pursue and 'leverage' State and Federal housing funds. [Existing Policy HE 4.2]

HE 4.3 Address farmworker housing needs. [Existing Policy HE 4.3]

HE 4.4 Support housing that meets special needs, including senior citizens and persons with disabilities. [Existing Policy HE 4.4]

HE 4.5 Explore methods to increase Housing Trust Fund money. [Existing Policy HE 4.5]

HE 4.6 Provide transparency regarding information on housing-related actions, fees, and programs. [New Policy]

HE 4.7 Provide local preference in the procurement process when municipal funds may be used for housing. [New Policy]

HE 4.8 Give preference to projects providing workforce housing affordable to up to 140 percent of the AMI. [New Policy].

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-BB~~H-DD **Revenue Generation for Affordable Housing** The City will continue to generate revenues for affordable housing through the Affordable Housing Trust Fund and Transient Occupancy Tax and will continue to use the revenue to support the development or rehabilitation of affordable housing. [Existing Program HE4.B, modified]	Support the development or preservation of five extremely low or very low-income units Address the lack of affordable housing types in the city	HE4.1 HE4.5	Planning Department	General Fund (staff time) Housing Trust Fund Transient Occupancy Tax	~~Ongoing~~Throughout the planning period
~~H-CC~~H-EE **Reduced Fees for Affordable Housing** The City will continue to reduce, defer, or waive fees for affordable housing developments and will explore and adopt as appropriate higher incentives for affordable housing developments with units affordable to extremely low- and very low-income households. [Existing Program HE4.C, modified]	Reduce fees for 30 extremely-low or very low-income units Address the lack of affordable housing types in the city	HE4.1	Planning Department	General Fund Housing Trust Fund	~~Ongoing~~Evaluate and adopt, as appropriate, potential additional incentives: by 2026
~~H-DD~~H-FF **Extremely Low-Income Units** The City will continue to prioritize the use of the Affordable Housing Trust Fund in support of the development and preservation of regulated affordable units for extremely low-income households. The City will immediately engage with developers interested in creating or preserving housing for extremely low-income households to discuss available incentives and any financial or technical assistance the City can provide. [Existing Program HE4.D]	Support the development or preservation of six units for extremely low-income households Address the lack of affordable housing types in the city	HE4.1	Planning Department	Housing Trust Fund	~~Ongoing~~Engage prospective developers: immediately upon identification

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-EE~~H-GG **Affordable Homeownership** The City will continue to pursue mortgage revenue bonds and/or mortgage credit certificates to promote affordable homeownership opportunities for moderate- and lower-income households. The City shall evaluate these opportunities and engage with potential partnering jurisdictions or institutions annually. The City shall also engage with local mortgage brokers and real estate agents to identify existing programs providing downpayment loans or direct assistance to first-time homebuyers and shall make this information available on the city's website, as well as through up to two multi-lingual engagement events targeting the eastern portion of the city. [Existing Program HE4.E]	Research and identify potential funding sources in 2024 and annually thereafter with the goal of establishing a homeownership assistance program in 2026 Collect and publicize information on existing programs available to first-time and lower-income prospective homeowners through State, Federal, or non-profit agencies within 18 months of adoption of the Housing Element; hold up to two multi-lingual events on the eastern portion of the City by 2026 Assist three lower- or moderate-income households transition from rental housing to homeownership Address the lack of affordable housing types in the city	HE4.2	Planning and Finance Departments	General Fund (staff time)	~~Ongoing~~Annually Identify funding for City led program: in 2024 and annually thereafter Collect and publicize information on existing programs: within 18 months of adoption Targeted engagement events: by 2026
~~H-FF~~H-HH **Additional Funding** The City will continue to pursue additional funding for affordable housing and will explore new options for affordable housing funding. [Existing Program HE4.F, modified]	Explore new funding sources ~~bi-annually~~ every two years to support housing for lower- and moderate-income households, seniors, and residents with special housing needs Address the lack of affordable housing types in the city	HE4.1	Planning and Finance Departments	General Fund (staff time)	~~Ongoing~~ Explore new opportunities: ~~biannually~~Every two years

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-GG~~H-II **Section 8 Subsidies** The City will continue to partner with the City of Napa Housing Authority to provide rental assistance to low-, very low-, and extremely low-income households through Housing Choice Voucher (Section 8) rent subsidy certificates. [Existing Program HE4.G]	Support the City of Napa Housing Authority rental assistance efforts; engage the Housing Authority annually to explore ~~opportunities~~opportunities. Provide informational materials regarding Housing Choice Voucher subsidies on the City website by 2024 Address the lack of affordable housing types in the city	HE4.2	Planning Department	General Fund (staff time)	~~Ongoing~~Engage the Housing Authority: annually Informational materials: by 2024
~~H-HH~~H-JJ **Housing Coordinator** While the City currently contracts with the City of Napa for Housing Authority services, the City will explore the possibility of establishing a full-time, shared Housing Coordinator for the up-valley communities to: promote development of new affordable housing in low-density higher-resourced areas, assist lower-income households obtain housing in higher resourced areas, and preserve existing affordable units. The City shall ~~and~~ enter into a cost-sharing agreement, if feasible. The position would serve all of the up-valley communities, including Napa County. [Existing Program HE4.H]	Meet with potential partner jurisdictions a minimum of two times during the planning period to explore options Identify and procure funds to establish a shared Housing Coordinator for the up-valley communities to promote affordable development in low-density higher resourced areas, assist lower-income households obtain housing in higher-resourced areas, and preserve existing lower- and moderate-income units	HE4.2	City Manager Planning Department	General Fund (staff time) CDBG, AHSC, PLHA), CalHome, HOME, and other grant sources	~~Ongoing~~Engage potential partners: by 2026 Identify potential funding: by 2026

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-II~~H-KK **Farmworker Housing Needs** The City will contribute staff time and City resources, as appropriate, to countywide farmworker housing efforts that may occur during the Housing Element planning period. The City will reach out to affordable housing developers to support regional and City efforts to develop farmworker housing, including assisting with financing or applications, incentives and concessions, expedited review or other strategies to encourage the development of housing for farmworkers. [Existing Program HE4.I]	Support local and regional efforts to develop farmworker housing Assist in the development of one farmworker housing project during the planning period Address the lack of farmworker housing in the city	HE4.3	Planning Department	General Fund (staff time) Housing Trust Fund	Outreach to affordable housing developers by 2024 and ~~biannually~~ every two years thereafter
~~H-JJ~~H-LL **Special Needs Housing Opportunities** The City will encourage new developments to provide a portion of units to meet the special housing needs of seniors and persons with disabilities, including developmental disabilities, throughout the city. The City will provide information on available incentives on the City website and shall immediately engage individuals or agencies interested in special needs production to discuss opportunities and constraints specific to the parcel(s) being considered. [Existing Program HE4.J]	During the Planning Period, encourage the development of: · 10 units accessible to seniors · 5 units accessible to persons with disabilities Address the lack of affordable housing types ~~in~~ throughout the city	HE4.4	Planning Department	General Fund (staff time)	~~Ongoing~~Information to website: by 2025 Engage potential developers: immediately upon identification

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-KK~~H-MM **Housing Information Transparency** The City will, in accordance with AB 1483 (2019), obtain, maintain, update, and make publicly available information related to zoning ordinances, development standards, fees, exactions, affordability requirements, and fair housing laws from the Department of Housing and Community Development, State Fair Employment, and Housing Commission's enforcement program, as well as programs and funding sources for homeowners at risk of foreclosure, the State Historic Building Code, and information on energy conservation opportunities. The City will, as appropriate, share this information on the City website and/or in hard copy form at City offices. Any changes to such information shall be made public within 30 days of changes. The City will provide these items in Spanish, as funding and staff time allows. [New Program]	Create and share a digital information database in compliance with AB 1483 by 2024 Updated information is made publicly available within 30 days of changes Provide information in Spanish, as funding allows	HE4.6	Planning Department	General Fund (staff time)	~~Ongoing~~Data base: By 2024 and annually thereafter Update information: within 30-days of any changes
~~H-LL~~H-NN **Funding for New Special Housing Needs** The City shall actively pursue federal and State funding sources, including CDBG, Affordable Housing and Sustainable Communities (AHSC), Permanent Local Housing Allocation (PLHA), CalHome funds, HOME, and other grant sources to support the construction of housing for seniors and those with special housing needs. The City shall periodically review available housing programs to identify additional funding sources. [Source: New Program]	Pursue funding to assist with construction and rehabilitation needs of lower income households and seniors During the Planning Period, encourage the development of: · 20 units accessible to seniors · 10 units accessible to persons with disabilities	HE3.1 HE 4.1 HE4.2 HE4.4	Planning and Finance Departments	CDBG, AHSC, PLHA, CalHome, HOME	Annually and as notices of funding availability are release.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-MM~~H-OO **Unit Conversion for Extremely Low-Income Households** The City will continue to explore the potential of using Affordable Housing Trust Fund money to purchase existing housing for conversion to restricted affordable housing and will commit funding as appropriate. Priority for use of Affordable Housing Trust Fund monies will be given to the creation of housing affordable to extremely-low-income households, particularly within the western portion of the city, consistent with the commitment to overcome geographic income disparities. [Existing Program HE4.L]	Identify potential funding Engage with owners of local market rate multifamily units to discuss opportunities, if funding allows Assist in the conversion of two units from market rate to extremely low-income during the planning period Proactively work to overcome concentrations of lower- and moderate-income populations Address the lack of affordable housing types in the city	HE4.1	Planning Department	Housing Trust Fund General Fund (staff time)	~~Ongoing~~Identify potential funding: annually Engage owners: immediately as funding and potential properties are identified
~~H-NN~~H-PP **Surplus and Excess Public Land** The City will, in accordance with AB 1486 (2019) and AB 1255 (2019), annually identify and inventory a list of sites owned by the City that have been sold, leased, or otherwise disposed of in the prior year. This inventory shall be publicly available and be included in the Housing Element annual report presented to the City Council and submitted to HCD. [New Program]	Regularly maintain an inventory of publicly-owned surplus or excess land on the City website Annually release information regarding publicly-owned sites that have been sold, leased, or disposed of	HE4.6	Planning Department	General Fund (staff time)	~~Ongoing~~ 2023, with annual updates

Goal 5 Resource Conservation

To promote resource conservation by encouraging housing types and designs that use fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long-term housing affordability.

Policies

HE 5.1 Encourage alternative energy sources. [Existing Policy HE 5.1]

HE 5.2 Encourage energy and resource conservation. [Existing Policy HE 5.2]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-QQ~~H-QQ **Green Building Ordinance** The City shall update the Green Building Ordinance, as necessary, to meet or exceed periodic updates to the State's Green Building Standards Code (CalGreen). [Existing Program HE5.A, modified]	Ensure compliance with CalGreen throughout the planning period	HE5.1	Planning and Building Department	General Fund (staff time)	~~Ongoing~~Throughout the planning period, as necessary
~~H-PP~~H-RR **Alternative Energy Technologies** The City will continue to encourage the use of alternative energy technologies and will explore incentives for the use of solar energy in new and rehabilitated housing. Incentives to adopt as appropriate include, but are not restricted to, ensuring a streamlined review process for applications, allowing applications to be submitted via email and paid by phone, deferred fees, and reduced applicable city standards. [Existing Program HE5.B, modified]	Encourage alternative energy technologies in new and existing developments Explore additional incentives for solar installation	HE5.1	Planning and Building Department	General Fund (staff time)	~~Ongoing~~Explore and adopt incentives, as appropriate: by 2026
~~H-QQ~~H-SS **Alternative Energy Technology Information** The City will continue to provide public information on energy conservation and alternative energy technologies to residential developers, contractors, and property owners. [Existing Program HE5.C]	Provide information on the City website and at City Hall regarding energy conservation, alternative energy technology options, possible sources of financing, and any applicable information regarding necessary local permits	HE5.1	Planning and Building Department	General Fund (staff time)	~~Ongoing~~2023; updated annually thereafter

Implementation Program	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-RR~~H-TT **Cost-Effective Energy Conservation** The City will continue to require cost-effective energy conservation measures in all new and rehabilitated housing to promote long-term affordability for occupants. The City will adopt the State's new Energy Efficiency Standards as part of any update to the California Building Standards Code and ensure that all new housing units constructed in the City meet or exceed these standards. [Existing Program HE5.D]	Promote long-term affordability Adopt updated State energy efficiency and building code standards, as necessary, throughout the planning period	HE5.2	Planning and Building Department	General Fund (staff time)	~~Triennially~~ Every three years beginning in 2023
~~H-SS~~H-UU **Energy Conservation Measures** The City will continue to participate in AB-811 programs and will explore additional state and federal sources of funding to finance local energy conservation measures. Sources of state and federal funds include, but are not limited to, the California Energy Commission State Energy Program and Energy Efficiency and Conservation Block Grant Program, and the Low-Income Home Energy Assistance Program. [Existing Program HE5.E]	Identify and procure additional funding to support energy conservation measures Provide information on available assistance programs on the City website by 2024 Assist three households, through financial or technical assistance, with the implementation of energy conservation measures	HE5.2	Planning and Finance Departments	General Fund (staff time) State and Federal Grant Funds	~~Ongoing~~Throughout the planning period Explore funding: annually Provide information on assistance programs: by 2024
~~H-TT~~H-VV **Water Conservation** The City will continue to apply Municipal Code provisions pertaining to water resources, including requirements for water-efficient landscaping for new residential and commercial construction, as well as implementing the "Water Neutrality" policy for all new development. [Existing Program HE5.H]	Reduce water consumption Require water-efficient landscaping Implement the "Water Neutral" policy Implement the Water Efficient Landscape Ordinance (WELO)	HE5.2	Planning and Public Works Departments	General Fund (staff time)	~~Ongoing~~Throughout the planning period

Goal 6 Affirmatively Furthering Fair Housing

To assure that housing programs maximize opportunity and housing choice throughout the city and proactively work to overcome patterns of economic segregation and discrimination based upon age, sex, race, sexual orientation, religion, familial status, ethnic background, or disability. [Existing Goal, modified]

Policies

HE 6.1 Support equal housing opportunities for all residents of St. Helena. [Existing Policy HE 6.1]

HE 6.2 Support the fair housing services provider. [New Policy]

HE 6.3 Support regional efforts to affirmatively further fair housing. [New Policy]

HE 6.4 Ensure public investments are equitably distributed throughout the community. [New Policy]

HE 6.5 Consider affirmatively furthering fair housing goals in all housing related decisions. [New Policy]

Implementation Programs

Implementation programs for this goal have been included in a table beginning on the following page.

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
~~H-UU~~H-WW **Affirmatively Furthering Fair Housing** The City shall address disparities in housing needs and access to opportunity for all persons regardless race, color, religion, sex, national origin, familial status, disability gender, gender identify, gender expression, sexual orientation, marital status, ancestry, veteran or military status, source of income, and genetic information as protected categories by the California Fair Employment and Housing Act (Part 2.8 [commencing with Section 12900] of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law. The City identified barriers to fair housing through the Affirmatively Furthering Fair Housing Assessment. Actions the City will take to address the identified barriers and foster an inclusive community, include: · Concentrations of Lower- and Moderate-income Earning Populations: H-A, H-B, H-N, H-O, H-R, H-U, H-V, H-W and H-OO. · Insufficient Housing Stock for Farmworkers: H-E, H-H, H-I, and H-KK. · Lack of Affordable Housing Types: H-A, H-B, H-E, H-H, H-I, H-J, H-M, H-N, H-P, H-Q, H-V, H-X, H-AA, H-DD, H-EE, H-FF, H-GG, H-LL, H-NN, and H-OO. · Fair Housing Enforcement and Outreach: H-T, H-II, H-JJ, H-WW, and H-XX. · Limited Resources for Persons with Disabilities: H-BB, H-LL, and H-NN; as well as objectives D, F and G in this program.	A) Work to coordinate annual meetings with jurisdictions and fair housing providers in the county to assist with and participate in promoting fair housing opportunities through pursing potential funding opportunities and joint efforts aimed at educating the community about fair housing issues and resources B) Promote the availability of bi-lingual resources by ensuring that City-provided services and materials are available in Spanish and that information is included regarding the availability of interpretation or translation services C) ~~Encourage~~ Facilitate development of multifamily housing ~~in high resource areas~~on the western portion of the city by providing developers with information on incentives for affordable multifamily development and maintaining a list of available sites (for metrics, see Program H-V) D) Use local permitting and approval processes to ensure all new multifamily construction, as well as ADUs, meet the accessibility requirements of the federal and state fair housing acts; with the goal of facilitating the development of 30 units accessible to seniors and other residents with special housing needs E) Affirmatively recruit a diverse and multi-lingual staff, as positions become available	HE6.1 HE6.2 HE6.3 HE6.4 HE6.5	City Council City Manager Planning Department	General Fund (staff time)	~~Ongoing~~ A and H: annually C: engage with developers twice within the planning period D: by 2027 F and G: ~~biannually~~Every two years

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
· Place-based Strategies for Community Preservation and Revitalization and Displacement Protection: H-A, H-I, H-J, H-N, H-Q, H-R, H-U, H-V, H-W, and H-WW. The City has included additional objectives with this program. The City shall monitor progress toward these objectives annually in the Annual Progress Report and shall implement additional measures as necessary. [New Program]	F) Work with Napa Valley Transportation Authority to explore lowering ridership costs for the VineGo paratransit system G) Work with the County of Napa to carry out an ADA self-eEvaluation and transition plan to remove barriers for persons with disabilities to facilities and programs in Napa County H) Prioritize capital improvement projects for public infrastructure improvements that facilitate affordable housing development in low and moderate resource areasin the eastern portion of the city				
H-VVH-XX **Fair Housing Provider** The City will continue to utilize and support Fair Housing Napa Valley as the City's fair housing service provider, responsible for implementing fair housing programs, receiving complaints, and providing referrals to available resources when necessary. The City will work with the Fair Housing Napa Valley to provide educational materials to educate real estate professionals, property owners and tenants on their rights and responsibilities and the resources available to address fair housing issues. [Existing Program HE6.A, modified]	Provide direct funding to Fair Housing Napa Valley with of goal of providing up to $80,000 over the planning perioddand Ssupport fair housing investigations with a goal of assisting with five investigations of existing affordable developments for rent in the southeast quadrant of the city and fair housing issues are more concentrated and displacement risk is higher Provide multi-lingual informational materials to the public regarding tenant rights, fair housing issues, and resources on the City's websitewebsite and hold one multi-lingual engagement event to present the information targeting residents in the eastern portion of the city Provide a link to Fair Housing Napa Valley on the City's website	HE6.2	City Manager Planning Department	General Fund	OngoingEngage Fair Housing Napa Valley: annually Informational materials to City website: by 2024 Engagement event: 2025

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-YY Replacement Unit Program The City will adopt a policy and will require replacement housing units subject to the requirements of Government Code section 65915, subdivision (c)(3) on sites identified in the site inventory when any new development (residential, mixed-use or nonresidential) occurs on a site that is identified in the inventory meeting the following conditions: • currently has residential uses or within the past five years has had residential uses that have been vacated or demolished, and • was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very low-income, or • subject to any other form of rent or price control through a public entity's valid exercise of its police power, or • occupied by low or very low-income households	In order to mitigate the loss of affordable housing units, require new housing developments to replace all affordable housing units lost due to new development.	HE3.1 HE6.1	Planning Department	General Fund	Implement: immediately Adopt policy: by January 31, 2024

Implementation Programs	Objectives	Implements What Policies	Who is Responsible	Potential Funding Source	Timeframe
H-ZZ Lot Consolidation To expand opportunities for additional affordable housing, the City will encourage the consolidation of small parcels to accommodate larger-scale and higher density developments that are compatible with existing neighborhoods. The sites inventory includes five parcels equating to 39 lower- and 39 moderate-income RHNA units. These sites were identified based on common ownership and contiguous lots. While all five parcels are within moderate resource areas, two of these parcels (site 9) are located on the western portion of the city, an area with fewer fair housing issues, and adjacent to Spring Street in proximity to high-quality transit opportunities. While these parcels will be processed by-right pursuant to Gov. Code section 65583(c)), the City will also implement other efforts to facilitate and encourage lot consolidation.	Post the sites on the City's website by October 2023 and provide list to interested developers when requested, and review annually for accuracy Develop and implement incentives for lot consolidation by January 2024 such as fee waivers, reduced development fees, expedited permit processing, greater density bonus incentives, and modifications to parking, height, or setback standards Facilitate lot consolidation for high density residential developments by providing appropriate assistance to developers to encourage negotiations between property owners Encourage the development of 39 lower- and 39 moderate income units during the planning period. To increase housing mobility and opportunities in areas where fair housing issues are less concentrated, encourage the development of 15 lower- and 15 moderate-income units on the western portion of the City	HE 1.3 HE 4.6 HE6.1	Planning Department	General Fund Housing Trust Fund	Post sites to website: by Oct. 2023 Implement incentives: by 2024
H-AAA Permit Streamlining Act The City shall amend the Municipal Code to specify who is responsible for making CEQA determinations and within the timeframes of PRC 21080.1 and PRC 21080.2; and determination of when the PSA is triggered per Government Code 65950(a)(5) the Permit Streamlining Act (PSA).	Amend the municipal code for compliance with State law within 18 months of adoption of the Housing Element	HE 1.3 HE 4.6	Planning Department	General Fund (staff time)	Within 18 months of adoption of the 2023-2031 Housing Element

Quantified Objectives

Quantified Objectives by Type

One of the requirements of State law (California Government Code, Section 65583[b]) is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances, the quantified objectives need not be identical to the total housing needs, however, the quantified objectives shall establish the number of housing units by income category that can be realistically constructed, rehabilitated, and conserved. The City has established quantifiable objectives in implementation programs throughout the policy document. This section summarizes new construction, conservation, and special needs housing objectives for the 2023-2031 planning period.

New Construction Objectives

Extremely low-income	33 units	166 lower-income units	30~~2~~23 total units
Very low-income	73 units		
Low-income	60 units		
Moderate-income	4~~5~~45 units	13~~6~~67 moderate and above-moderate units	
Above moderate-income	92 units		

Rehabilitation and Conservation Objectives

- Conservation of all existing affordable housing units.
- Conserve 200 manufactured homes at manufactured home parks.
- Rehabilitation of 20 units for seniors and 10 units for persons with a disability

Assistance for Special Needs Households

- 35 units of senior housing
- 18 units for persons with a disability
- 12 units for farmworkers
- Assist in the conversion of two units from market rate to extremely low-income during the planning period.
- Assist three lower- or moderate-income households transition from rental housing to homeownership

Quantified Objectives Summary Table

The City will strive to exceed the following targets for affordable housing development in St. Helena.

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
New Construction	33	73	60	4~~5~~45	92	30~~2~~23
Rehabilitation	10	10	5	5	0	30
Conservation/Preservation	0	120	100	231	0	451

This page is intentionally left blank.











Part 2: Needs Assessment

Public Hearing Draft

April 2023

ST. HELENA
CALIFORNIA
HOUSING ELEMENT
2023 - 2031



Needs Assessment Contents

1. Introduction 2-7

Housing Element Purpose 2-7

Authority 2-7

Status 2-7

Consistency with the General Plan 2-8

Changes to State Law 2-8

Public Participation 2-13

2. Review of the Existing Housing Element 2-3535

Housing Production During the 2015-2023 Planning Period 2-3535

Progress in Implementation 2-3636

3. Demographic and Economic Trends 2-5958

Key Findings 2-6059

Population Trends 2-6059

Household Trends 2-6160

Demographic Trends 2-6867

Extremely Low-Income Households 2-7473

Employment Trends 2-7473

4. Population and Employment Projections 2-8180

Key Findings 2-8180

Population 2-8180

Households 2-8281

5. Housing Conditions 2-8584

Key Findings 2-8584

Existing Housing Conditions 2-8685

6. Housing Market Conditions 2-9897

Key Findings 2-9897

For-Sale Housing 2-9897

Rental Housing 2-103101

7. Special Housing Needs 2-109108

Key Findings 2-109108

People with Disabilities 2-110109

People Living with Developmental Disabilities 2-111110

Seniors 2-113112

Large Households 2-117115

Female-Headed Households 2-119118

Farmworkers 2-122121

Extremely Low-Income Households 2-124123

Persons Experiencing Homelessness 2-125124

Non-English Speakers 2-129128

8. Non-governmental and Governmental Constraints 2-131130

Key Findings 2-131130

Non-governmental Constraints 2-132131

Governmental Constraints 2-135134

9. Opportunities for Energy Conservation 2-190169

10. Zoning for a Variety of Housing Types 2-192171

Key Findings 2-192171

Multiple-Family Rental Housing 2-192171

Density Bonuses for Affordable Housing 2-192171

Housing for Permanent and Seasonal Agricultural Employees 2-193172

Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing 2-193172

Residential Care Facilities 2-194173

Low Barrier Navigation Centers 2-195174

Single Room Occupancy (SRO) 2-195174

Factory Built Housing and Mobile Homes 2-196175

Accessory Dwelling Units 2-197175

11. Housing Resources 2-198177

Future Housing Need 2-198177

Residential Site Inventory 2-200179

Availability of Infrastructure and Services ..... 2-229~~204~~

Environmental Constraints ..... 2-231~~206~~

References ..... 2-232~~207~~

Figures

Figure 1 Population Growth Trends, Indexed to 1990 ..... 2-61~~60~~

Figure 2 Housing Tenure ..... 2-63~~62~~

Figure 3 Housing Tenure by Race of Householder ..... 2-64~~63~~

Figure 4 Housing Tenure by Age ..... 2-65~~64~~

Figure 5 Housing Tenure by Housing Type ..... 2-66~~65~~

Figure 6 Households by Displacement Risk and Tenure ..... 2-67~~66~~

Figure 7 Population Growth Trends ..... 2-68~~67~~

Figure 8 Senior and Youth Population by Race ..... 2-69~~68~~

Figure 9 Population by Race, St. Helena, 2000-2019 ..... 2-70~~69~~

Figure 10 Households by Household Income Level ..... 2-71~~70~~

Figure 11 Household Income Level by Tenure ..... 2-72~~71~~

Figure 12 Poverty Status by Race ..... 2-73~~72~~

Figure 13 Jobs in St. Helena ..... 2-75~~74~~

Figure 14 Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence ..... 2-76~~75~~

Figure 15 Jobs-Worker Ratios, By Wage Group ..... 2-77~~76~~

Figure 16 Jobs-Household Ratio ..... 2-78~~77~~

Figure 17 Resident Employment by Industry ..... 2-79~~78~~

Figure 18 Unemployment Rate ..... 2-80~~79~~

Figure 19 Bay Area, Population Totals and Projections, 1990-2050, Plan Bay Area 2050. ..... 2-82~~81~~

Figure 20 Housing Type Trends ..... 2-87~~86~~

Figure 21 Housing Units by Year Structure Built ..... 2-88~~87~~

Figure 22 Occupancy Status ..... 2-89~~88~~

Figure 23 Vacant Units by Type ..... 2-90~~89~~

Figure 24 Overcrowding by Tenure and Severity ..... 2-91~~90~~

Figure 25 Overcrowding by Income Level and Severity ..... 2-92~~91~~

Figure 26 Overcrowding by Race ..... 2-93~~92~~

Figure 27 Cost Burden by Tenure ..... 2-94~~93~~
Figure 28 Cost Burden by Income Level ..... 2-95~~94~~
Figure 29 Cost Burden by Race ..... 2-96~~95~~
Figure 30 Substandard Housing Issues, St. Helena, 2019 ..... 2-97~~96~~
Figure 31 Home Values of Owner-occupied Units ..... 2-99~~98~~
Figure 32 Zillow Home Value Index (ZHVI) ..... 2-99~~98~~
Figure 33 Contract Monthly Rents for Renter-occupied Units ..... 2-103~~102~~
Figure 34 Median Contract Monthly Rent ..... 2-104~~103~~
Figure 35 Map of Affordable Housing Units, St. Helena ..... 2-106~~105~~
Figure 36 Disability by Type ..... 2-110~~109~~
Figure 37 Senior Households by Income and Tenure ..... 2-114~~113~~
Figure 38 Cost-Burdened Senior Households by Income Level ..... 2-115~~114~~
Figure 39 Household Size by Tenure ..... 2-117~~116~~
Figure 40 Housing Units by Number of Bedrooms ..... 2-118~~117~~
Figure 41 Cost Burden by Household Size ..... 2-119~~118~~
Figure 42 Household Type ..... 2-120~~119~~
Figure 43 Female-Headed Households by Poverty Status ..... 2-121~~120~~
Figure 44 Farm Labor by County, Napa County ..... 2-123~~122~~
Figure 45 Racial Group Share of General and Homeless Populations, Napa County ..... 2-126~~125~~
Figure 46 Hispanic or Latinx Share of General and Homeless Populations, Napa County ..... 2-127~~126~~
Figure 47 Population with Limited English Proficiency ..... 2-130~~129~~
Figure 48 Discretionary Permit Process Flowchart ..... 2-162~~153~~
Figure 49 Residential Site Inventory Map ..... 2-227~~202~~

Tables

Table 1 Progress Toward the 5th Cycle RHNA ..... 2-35~~35~~
Table 2 Program Implementation Status pursuant to GC Section 65583 ..... 2-40~~40~~
Table 3 Population Growth Trends ..... 2-60~~59~~
Table 4 Household Trends ..... 2-62~~61~~
Table 5 Average Household Size, St. Helena and Napa County ..... 2-62~~61~~
Table 6 St. Helena Regional Housing Needs Allocation ..... 2-74~~73~~
Table 7 St. Helena, Population Totals and Projections, 2010-2040, Plan Bay Area 2040 ..... 2-81~~80~~

Table 8	Department of Finance Population Projections, Napa County, 2010-2050	2-8~~80~~
Table 9	Plan Bay Area 2050 Population Projections, Bay Area, 2015-2050	2-8~~281~~
Table 10	Table 2: St. Helena, Household Totals and Projections, 2010-2040, Plan Bay Area 2040	2-8~~382~~
Table 11	Household Projections by Region, 2015-2050	2-8~~382~~
Table 12	Job Totals and Projections, St. Helena and Napa County, 2010-2040	2-8~~382~~
Table 13	Job Totals and Projections, North Napa County and the Bay Area, 2015-2050	2-8~~483~~
Table 14	Housing Permitting from 2015-2019 St. Helena	2-8~~786~~
Table 15	Affordable Home Purchase Prices by Income Level, Napa County	2-101~~100~~
Table 16	Residential Properties for Sale, January 2023	2-102~~101~~
Table 17	Affordable Rental Housing Units, St. Helena	2-106~~105~~
Table 18	Affordable For-Sale Housing Units, St. Helena	2-107~~106~~
Table 19	Residential Properties for Rent, January 2023	2-107~~106~~
Table 20	Assisted Affordable Housing Developments by Conversion Risk Status, St. Helena	2-108~~107~~
Table 21	People with Developmental Disabilities by Age, St. Helena	2-111~~110~~
Table 22	People with Developmental Disabilities by Residence	2-113~~111~~
Table 23	Households by Age	2-114~~112~~
Table 24	Senior Housing Units, St. Helena.	2-116~~115~~
Table 25	Migrant Worker Student Population	2-122~~121~~
Table 26	Farm Labor, Napa County	2-122~~121~~
Table 27	Homelessness by Household Type and Shelter Status, Napa County	2-125~~124~~
Table 28	Characteristics for the Population Experiencing Homelessness, Napa County	2-128~~127~~
Table 29	Students in Local Public Schools Experiencing Homelessness	2-128~~127~~
Table 30	Price of Vacant Land, March 2022	2-132~~131~~
Table 31	Zoning Districts that Permit Residential Uses	2-136~~135~~
Table 32	Density/Intensity Standards by Zoning District	2-138~~136~~
Table 33	Development Standards by Zone	2-139~~137~~
Table 34	Residential Street Width Requirements	2-149~~143~~
Table 35	Parking Requirements, St. Helena, Napa, Yountville	2-154~~147~~
Table 36	Planning and Development Fees	2-158~~150~~
Table 37	Construction Cost Summary, Cost Per Unit and Cost Per Square-Foot	2-159~~151~~
Table 38	Planning Application Fees – Surrounding Jurisdictions, Single-Family and Multiple-Family	2-161~~152~~

Table 39 Typical Processing Procedures by Project Type ..... 2-163~~154~~
Table 40 Timelines for Permit Procedures ..... 2-163~~154~~
Table 41 Timelines for Permit Procedures ..... 2-164~~155~~
Table 42 Housing Types Permitted by Base Zoning District ..... 2-168~~158~~
Table 43 Pending and Entitled Projects ..... 2-199~~178~~
Table 44 Progress Towards RHNA ..... 2-200~~178~~
Table 45 Site 1 Summary ..... 2-201~~180~~
Table 46 Site 2 Summary ..... 2-203~~182~~
Table 47 Site 3 Summary ..... 2-205~~183~~
Table 48 Site 4 Summary ..... 2-209~~186~~
Table 49 Site 5 Summary ..... 2-211~~187~~
Table 50 Site 6 Summary ..... 2-213~~188~~
Table 51 Site 7 Summary ..... 2-215~~190~~
Table 52 Site 8 Summary ..... 2-217~~192~~
Table 53 Site 9 Summary ..... 2-218~~193~~
Table 54 Site 10 Summary ..... 2-220~~195~~
Table 55 Site 11 Summary ..... 2-223~~198~~
Table 56 Site 12 Summary ..... 2-224~~199~~
Table 57 Summary of Housing Units ..... 2-226~~201~~
Table 58 Vacant and Nonvacant Sites ..... 2-228~~203~~

.

1. Introduction

Since 1969, California Housing Element Law has required that local governments develop plans to accommodate and facilitate housing for current and future residents, at all income levels.

Housing Element Purpose

The purpose of the Housing Element is to establish a comprehensive plan to address housing needs in St. Helena over the eight-year planning period between January 31, 2023, through January 31, 2031. The Housing Element sets the policies surrounding the development, rehabilitation, and preservation of housing units that meet the needs of St. Helena residents.

The Housing Element consists of two parts, the Housing Needs Assessment and a Housing Element Policy Document. The Housing Needs Assessment identifies and analyzes the existing and projected housing needs for St. Helena and also identifies sites for housing development that are adequate to accommodate the City's regional housing needs allocation. The Housing Policy document will state goals, policies, quantified objectives, and implementation programs for the development, rehabilitation, and preservation of housing, based upon the findings of the Housing Needs Assessment and input received through public outreach. Then, throughout the eight-year planning period, St. Helena will implement a set of programs to meet the goals included in the Housing Element Policy Document.

Authority

Housing Elements are required by section 65302(c) of the California Government Code. Housing Elements are one of seven mandatory General Plan Elements. Specific requirements for Housing Elements are set forth beginning at section 65580 of the Government Code, with additional guidance provided by the State Department of Housing and Community Development (HCD). The combination of the Housing Needs Assessment and the Housing Element Policy Document will address all applicable requirements of state law.

Status

The St. Helena City Council adopted the prior Housing Element in 2015 for the planning period ranging from January 31, 2015 through January 31, 2023. Upon review of the adopted Housing Element, HCD sent the City of St. Helena a letter of compliance on May 29, 2015.[1] The 2023-2031 Housing Element Update will plan for St. Helena's housing needs through the 8-year planning period of January 31, 2023, through January 31, 2031. While the City's policies and programs guide housing development during the planning period, the City receives

[1] *California Department of Housing and Community Development. Housing Element Review Letters. http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_letters/. Accessed on March 11, 2014.*

credit for housing units that are built during the Regional Housing Need Assessment (RHNA) projection period, which is June 20, 2022, through December 31, 2030, a period of 8.5 years. [2]

Consistency with the General Plan

California Government Code Section 65300.5 requires that a general plan be internally consistent, meaning that no conflicts exist among the elements of the plan. Government Code section 65583(c) requires that a housing element describe how consistency has been achieved among the general plan elements. The most important aspect of consistency among general plan elements is that policies and implementation measures do not conflict but support one another to achieve the overall goals and vision of a general plan.

In preparing the 2023-2031 Housing Element, the City reviewed goals and policies in the various elements of the 2040 St. Helena General Plan. With the passage of SB 1035 in 2018, the City will need to update its Safety Element to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies. Program H-G ~~H-H~~ commits the city to updating the Safety Element. Additionally, the City has committed to remove the Growth Management System through Program H-B, and will need to update the Zoning Code for consistency. Consistency with the remaining components of the 2040 General Plan has been achieved through the adoption of complementary policies in each of the elements that support the goals and policies of the other elements.

Changes to State Law

The following items represent substantive changes to State housing law since the City's last Housing Element was adopted and certified. While this is not an exhaustive list, these items are state mandates that must be addressed in the Housing Element.

Affordable Housing Streamlined Approval Process: Senate Bill 35 (2017)

SB 35 requires a streamlined, ministerial review process, or objective design standards, for qualifying multifamily, urban infill projects in jurisdictions that have failed to approve housing projects sufficient to meet their State-mandated RHNA. Among other requirements, to qualify for streamlining under SB 35, a project must incorporate one of two threshold levels of affordable housing: (1) 10 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for above moderate-income housing or have failed to submit an annual progress report as required under state law; or (2) 50 percent of the project units in jurisdictions that have not approved housing projects sufficient to meet their RHNA for below moderate-income housing. Additionally, the Housing Element must describe the City's processing procedures related to SB 35.

The City is not subject to the requirements of SB 35 as it has successfully met its fair share of local housing needs for the fifth cycle, an accomplishment only shared with a small handful of ~~California local~~ jurisdictions

[2] *California Department of Housing and Community Development. Housing Element Update Schedule. https://www.hcd.ca.gov/community-development/housing-element/docs/6th-web-he-duedate.pdf. Accessed November 2021.*

statewide. The City has not adopted a ~~has adopted a~~ streamlined approval process for multi-family units ~~within the community~~ ~~to comply with~~related to SB 35 or SB 330, however, it has drafted a process to comply with the law which is being codified as a part of the ongoing Zoning Code Update~~, in compliance with SB 35/SB 330~~. The process incorporates ~~an~~ objective design ~~checklist~~ standards ~~and does not impose~~and ministerial review free of discretionary processes. Program H-F commits the City to amending the Zoning Code to provide a by-right streamlined review process for affordable housing developments meeting state affordability thresholds, in compliance with SB 35 and SB 330.~~to adopt the SB 330 streamlining process for objective design standards for residential developments~~.

Additional Housing Element Sites Analysis Requirements: Assembly Bill 879 (2017) and Assembly Bill 1397 (2017)

These bills require additional analysis and justification of the sites included in the sites inventory of the City Housing Element. The Housing Element may only count non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Additionally, the bills require additional analysis of non-vacant sites and additional analysis of infrastructure capacity, and by place size restrictions on all sites. The Housing Element sites inventory has been prepared in compliance with AB 879 and AB 1397.

Affirmatively Furthering Fair Housing: Assembly Bill 686 (2017)

AB 686 requires the City to administer its housing programs and activities in a manner to affirmatively further fair housing and not take any action that is inconsistent with this obligation. The City must take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. The Housing Element must include an assessment of fair housing practices, an examination of the relationship of available sites to areas of high opportunity, and actions to affirmatively further fair housing. This Housing Element includes Program H-WW addressing fair housing and AFFH directly, and objectives to affirmatively further fair housing in programs throughout the Element. Appendix A: Affirmatively Furthering Fair Housing includes an analysis of fair housing in St, Helena.

No-Net-Loss Zoning: Senate Bill 166 (2017)

SB 166 amended the No-Net-Loss rule to require that the land inventory and site identification programs in the Housing Element include sufficient sites to accommodate the unmet RHNA. When a site identified in the Housing Element as available to accommodate the lower-income portion of the RHNA is actually developed for a higher income group, the City must either (1) identify, and rezone if necessary, an adequate substitute site or (2) demonstrate that the land inventory already contains an adequate substitute site. This Housing Element has been prepared in accordance with the No-Net-Loss rule and identifies sites that can accommodate 241 units in addition to the City's RHNA requirement of 256. Chapter 11 includes a detailed discussion of the sites inventory process.

Safety Element to Address Adaptation and Resiliency: Senate Bill 1035 (2018)

SB 1035 requires the General Plan Safety Element to be reviewed and revised to include any new information on fire hazards, flood hazards, and climate adaptation and resiliency strategies with each revision of the housing element. Program H-G of this Housing Element commits the City to updating the Safety Element within three years of certifying this Housing Element.

By Right Transitional and Permanent Supportive Housing: Assembly Bill 2162 (2018) and Assembly Bill 101 (2019)

AB 2162 requires the City to change its zoning to provide a "by right" process and expedited review for supportive housing. The bill prohibits the City from applying a conditional use permit or other discretionary review to the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater. The change in the law applies to sites in zones where multifamily and mixed uses are permitted, including in nonresidential zones permitting multifamily use. The City currently permits transitional and supportive housing within all residential, commercial, and mixed-use zones, subject only to the same conditions as residential uses, in compliance with State law. ~~zones~~.

Additionally, AB 101 requires that a Low Barrier Navigation Center development be a use allowed by right in mixed-use zones and nonresidential zones permitting multifamily uses if it meets specified requirements. The City does not currently comply with this requirement. Program H-F commits the City to update the zoning code to allow low barrier navigation centers by right in areas zoned for mixed use as well as nonresidential zones permitting multifamily uses.

Accessory Dwelling Units: Assembly Bill 2299 (2016), Senate Bill 1069 (2016), Assembly Bill 494 (2017), Senate Bill 229 (2017), Assembly Bill 68 (2019), Assembly Bill 881 (2019), Assembly Bill 587 (2019), Senate Bill 13 (2019), and Assembly Bill 671 (2019)

In recent years, multiple bills have added requirements for local governments related to Accessory Dwelling Unit (ADU) regulation. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days and remove lot size and replacement parking space requirements. AB 68 allows an ADU and a junior ADU to be built on a single-family lot, if certain conditions are met. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, and prohibits fees on units of less than 750 square feet. In addition, AB 671 requires the Housing Element to include plans to incentivize and encourage affordable ADU rentals. In 2020, the City adopted updated ADU regulations which streamlined the review process for ADU construction and conversion~~, in compliance with the requirements of State law.~~

The St. Helena Zoning Code allows ADUs in all residential zoning districts, however, to achieve compliance with California Government Code Sections 65852.2 and 65852.22, the City must allow ADUs in all zones that allow for residential uses, including the AP Zone, and any mixed-use, and commercial zones. Additionally, ~~the~~ several

areas of Chapter 17.116.030 need to be revised for compliance with State law. This includes, but is not limited to, the definition of a cooking facility, definition of an efficiency kitchen, allowing both an ADU and JADU for conversions on a lot with an existing or proposed single-family dwelling, separate conveyance of an ADU or JADU, and restricting bedroom count.

The City is currently undertaking a comprehensive zoning code update that will address these compliance issues. Program H-F in this Housing Element commits the City to revising the code for compliance with State law by 2026.

Density Bonus: Assembly Bill 1763 (2019) and AB 2345 (2020)

AB 1763 amended California's density bonus law to authorize significant development incentives to encourage 100 percent affordable housing projects, allowing developments with 100 percent affordable housing units to receive an 80 percent density bonus from the otherwise maximum allowable density on the site. If the project is within half a mile of a major transit stop, a jurisdiction may not apply any density limit to the project. AB 2345 further amended California's density bonus law to allow residential projects with some on-site affordable housing to receive a density bonus of up to 50 percent. Specifically, a residential development is eligible for a 50 percent density bonus if 11 percent of the units are very low-income, 20 percent are low-income units, or 40 percent are moderate-income units. The affordable units must remain affordable for a minimum of 55 years. In addition to the density bonus, qualifying projects will receive four regulatory incentives or concessions, depending on how much of the development includes affordable units. Specifically:

- One incentive or concession for projects that include at least 10 percent of the total units for lower-income households, at least five percent for very low-income households, or at least 10 percent for persons and families of moderate-income in a common interest development.
- Two incentives or concessions for projects that include at least 17 percent of the total units for lower-income households, at least 10 percent for very low-income households, or at least 20 percent for persons and families of moderate-income in a common interest development.
- Three incentives or concessions for projects that include at least 24 percent of the total units for lower-income households, at least 15 percent for very low-income households, or at least 30 percent for persons and families of moderate-income in a common interest development.
- Four incentives or concessions for projects where one hundred percent of all units in the development, including total units and density bonus units, but exclusive of a manager's unit or units, are for lower income households, as defined by Section 50079.5 of the Health and Safety Code, except that up to 20 percent of the units in the development, including total units and density bonus units, may be for moderate-income households, as defined in Section 50053 of the Health and Safety Code. For these projects, if it is located within one-half mile of a major transit stop, the applicant also receives a height increase of up to three additional stories (33 feet).

The City of St. Helena currently establishes density bonus provisions for affordable housing in Chapter 17.144 (Affordable Housing). The provisions in that Chapter do not reflect the new maximum density bonus tier framework that was adopted by the State in 2020. Because of this, the City is not currently in compliance and has included Program H-F to commit the City to amend the Zoning Code for compliance with California Government Code Sections 65915 through 65918~~.~~. The City is currently undertaking a Zoning Code Update. The Draft Zoning Code includes density bonus provisions that comply with State law. The Zoning Code Update is currently scheduled for adoption in summer/fall 2023.

Housing Crisis Act of 2019: Senate Bill 330

SB 330 enacts changes to local development policies, permitting, and processes that will be in effect through January 1, 2025. SB 330 places new criteria on the application requirements and processing times for housing developments; prevents localities from decreasing the housing capacity of any site, such as through downzoning or increasing open space requirements, if such a decrease would preclude the jurisdiction from meeting its RHNA housing targets; prevents localities from establishing non-objective standards; and requires that any proposed demolition of housing units be accompanied by a project that would replace or exceed the total number of units demolished. Additionally, any demolished units that were occupied by lower-income households must be replaced with new units affordable to households with those same income levels. The Housing Element must describe the City's processing procedures related to SB 330. Please see Chapter 8: Nongovernmental and Governmental Constraints for more information.

The City has adopted an SB 330 process and checklist to streamline the design and approval of by-right multi-family units within the community, in compliance with SB 330.

Surplus Land Act Amendments: Assembly Bill 1486 and AB 1255 (2019)

AB 1486 refines the Surplus Land Act to provide clarity and further enforcement to increase the supply of affordable housing. The bill requires the City to include specific information relating to surplus lands in the Housing Element and Housing Element Annual Progress Reports, and to provide a list of sites owned by the county that have been sold, leased, or otherwise disposed of in the prior year. AB 1255 requires the City to create a central inventory of surplus and excess public land each year. The City is required to transmit the inventory to the Department of Housing and Community Development and to provide it to the public upon request. The City has committed to transmitting the required information to HCD each year with their annual report in Program H-CC.

Housing Information Transparency: Assembly Bill 1483 (2019)

AB 1483 requires the City to publicly share information about zoning ordinances, development standards, fees, exactions, surplus public lands, fair housing resources, and affordability requirements. The City is also required to update such information within 30 days of changes. The Housing Element will report on the City's compliance with these requirements. Program H-NN specifically commits the City to providing updated information on a range of housing issues through their website and at City offices.

Emergency and Transitional Housing Act of 2019: Assembly Bill 139 (2019)

AB 139 established new criteria for evaluating the needs of the homeless population. The analysis must assess the capacity to accommodate the most recent homeless point-in-time count by comparing that to the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage of those in emergency shelters that move to permanent housing (see Chapter 7: subsection Persons Experiencing Homelessness). The bill also established new parking standards for emergency shelters. Lastly, the bill requires the Housing Element to include a review of the effectiveness of the housing element goals, policies, and related actions to meeting the jurisdiction's special housing needs (see Chapter 2: Review of Previous Element).

The City is in compliance with State laws related to emergency shelters, supportive housing, and transitional housing. The City currently permits transitional and supportive housing within all residential, commercial, and mixed-use zones, subject only to the same conditions as residential uses, in compliance with State ~~law.~~law. ~~Currently, the Zoning Code allows both supportive and transitional housing by-right in all residential zoning districts.~~ Additionally, emergency shelters are identified as a by-right use in the I and SC zoning districts.

Standardization of Sites Inventory Analysis and Reporting: Senate Bill 6 (2019)

SB 6 requires the City to electronically submit the sites inventory to HCD. The City will submit the final sites inventory to HCD with the adopted Housing Element. Program H-A commits the City to submitting an electronic copy of the inventory to HCD.

Evacuation Routes: Senate Bill 99 and AB 747 (2019)

Two recent bills, AB 747 and SB 99, require the General Plan Safety Element to be updated to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios and to include information identifying residential developments in hazard areas that do not have at least two emergency evacuation routes. The bill requires these updates to occur with the 2023-2031 Housing Element Update. Program H-G commits the City to updating to the Safety Element as necessary for compliance with SB 99 and AB 747 during the 6th Housing Element cycle.

Public Participation

Section 65583(c)(5) of the Government Code states that "The local government shall make diligent effort to achieve public participation of all the economic segments of the community in the development of the housing element, and the program shall describe this effort." Public participation played a critical role in the formulation and refinement of the County's housing goals and policies.

Housing issues affect the entire community – residents, employers, and the public and private sectors. The public participation requirement of housing element law presents an opportunity to engage constituents in a dialogue – defining problems and creating solutions. The inclusion of community stakeholders in the housing

element public participation process helps ensure appropriate housing strategies are more efficiently and effectively evaluated, developed, and implemented. An inadequate public participation process may lead to community conflict or in worse case scenarios, anti- development initiatives, and NIMBYism. Successful public participation is important because a diverse cross section of the population can be engaged in defining the housing problem and in crafting community sensitive solutions. Another benefit of broad participation and true engagement of the public is that when it is time to adopt housing strategies and approve housing developments, a greater portion of the community has been involved and participated in the plan and more frequently will support its implementation. Meaningful participation creates stakeholders in the ultimate outcome of the process.

In response to the need for public participation, City planning staff worked with consultants to develop a robust community engagement program tailored to ensure the community and other stakeholders are engaged in the process and are given ample opportunities to provide input. The key objective of the community engagement program is to maximize opportunities for everyone interested in the Housing Element to participate. The engagement program includes branding, a project website, business cards, newsletters and eblasts, announcements on the City website and social medial, multiple workshops, a Housing Element Focus Group, and Planning Commission and City Council study sessions and hearings. This section summarizes our engagement program.

In an effort to Affirmatively Further Fair Housing (AFFH), the City reached out to a broad range of stakeholders, including not just housing developers and residents, but also to Spanish speakers and those working to address fair housing issues and the lack of affordable housing citywide. Throughout the Update, the Project team asked focus group members, workshop participants, the Planning Commission, and the City Council about fair housing issues in the community. The City has incorporated this feedback into Program H-WW~~H-VV~~: Affirmatively Further Fair Housing, as well as into a variety of programs throughout the Policy Document.

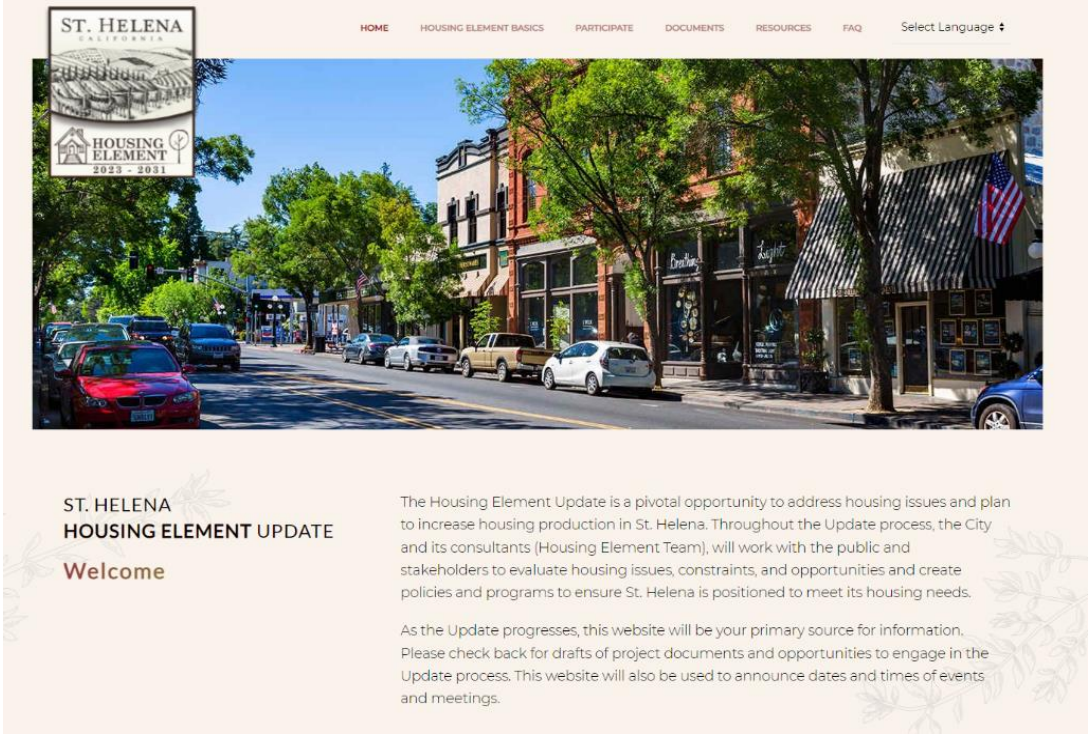
Branding

A branding package was prepared for the project. This included a project logo and style templates for all work products, maps, presentations, and publicity materials. The common branding helps to build recognition for the project and ensure that this effort is distinct in the minds of the community. The logo to the right will be used on all materials developed as part of the Housing Element Update.

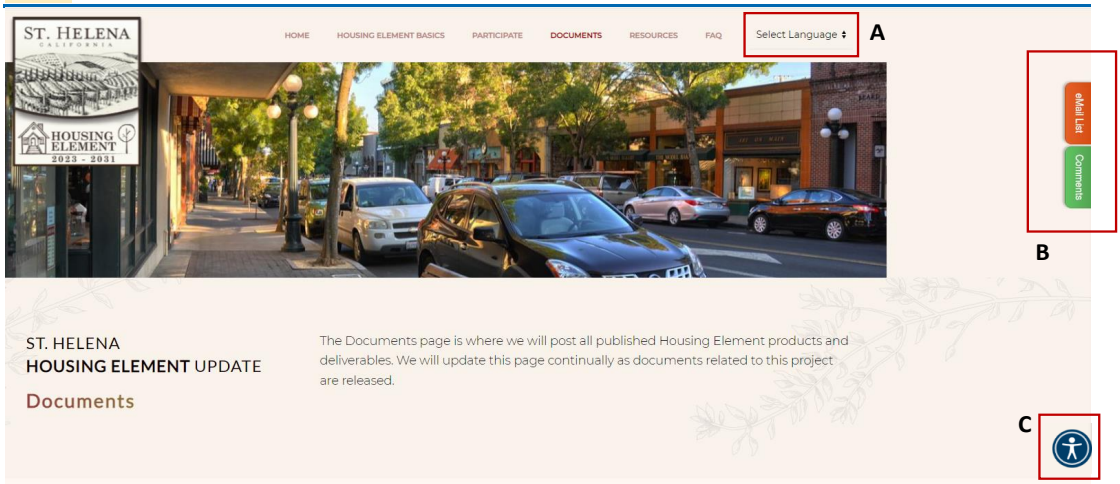
Housing Element Website

During the development and review of the Housing Element, the City created and maintained a website dedicated to the 2023-2031 Housing Element Update. This website provided easy access to information on the project, including the Housing Element information/Frequently Asked Questions, the project newsletters, and Zoom meeting info. Project documents were posted to the website and comments were encouraged through the provided "Comments" button on each page. A link on the website allowed residents to sign up for the email list. The website also featured a Google Translate menu allowed readers to translate the website into Spanish. Lastly, an accessibility widget was incorporated into the website allowing readers to adjust text size and spacing, contrast, and a number of other aspects of the website to suit the reader's needs.

https://sthelenahousing.com



https://sthelenahousing.com/documents



A: Google Translate Tool: This tool allows users to translate the entire website into Spanish.

B: Email and Contact Buttons: These buttons allow users to join the project email list or provide a comment to the project Team.

C: Accessibility Widget: This widget allows users to choose visibility options for greater accessibility

https://sthelenahousing.com/basics

The project website features a Housing Element 101 video, presented in English and Spanish.

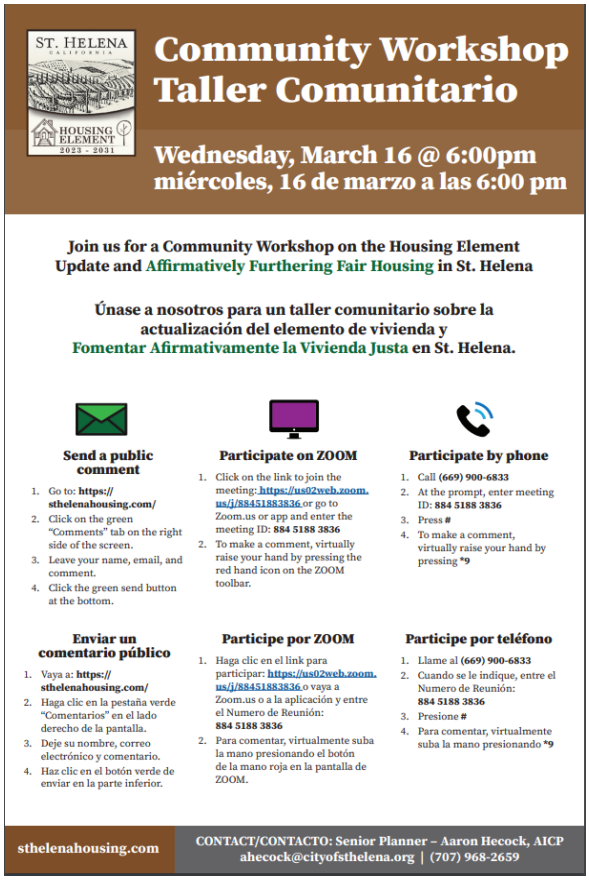
VIDEO: ST. HELENA HOUSING ELEMENT 101



English



Spanish



ST. HELENA CALIFORNIA
HOUSING ELEMENT 2023 - 2031

Community Workshop
Taller Comunitario

Wednesday, March 16 @ 6:00pm
miércoles, 16 de marzo a las 6:00 pm

Join us for a Community Workshop on the Housing Element Update and Affirmatively Furthering Fair Housing in St. Helena

Únase a nosotros para un taller comunitario sobre la actualización del elemento de vivienda y Fomentar Afirmativamente la Vivienda Justa en St. Helena.

Send a public comment
1. Go to: **https://sthelenahousing.com/**
2. Click on the green "Comments" tab on the right side of the screen.
3. Leave your name, email, and comment.
4. Click the green send button at the bottom.

Participate on ZOOM
1. Click on the link to join the meeting: **https://us02web.zoom.us/j/88451883836** or go to Zoom.us or app and enter the meeting ID: **884 5188 3836**
2. To make a comment, virtually raise your hand by pressing the red hand icon on the ZOOM toolbar.

Participate by phone
1. Call **(669) 900-6833**
2. At the prompt, enter meeting ID: **884 5188 3836**
3. Press **#**
4. To make a comment, virtually raise your hand by pressing ***9**

Enviar un comentario público
1. Vaya a: **https://sthelenahousing.com/**
2. Haga clic en la pestaña verde "Comentarios" en el lado derecho de la pantalla.
3. Deje su nombre, correo electrónico y comentario.
4. Haz clic en el botón verde de enviar en la parte inferior.

Participe por ZOOM
1. Haga clic en el link para participar: **https://us02web.zoom.us/j/88451883836** o vaya a Zoom.us o a la aplicación y entre el Numero de Reunión: **884 5188 3836**
2. Para comentar, virtualmente suba la mano presionando el botón de la mano roja en la pantalla de ZOOM.

Participe por teléfono
1. Llame al **(669) 900-6833**
2. Cuando se le indique, entre el Numero de Reunión: **884 5188 3836**
3. Presione **#**
4. Para comentar, virtualmente suba la mano presionando ***9**

sthelenahousing.com

CONTACT/CONTACTO: Senior Planner – Aaron Hecock, AICP
ahecock@cityofsthelena.org | (707) 968-2659

In addition to eblasts and Facebook posts, meetings were announced via the website. Flyers were posted for each event in English and Spanish.



MEETINGS

COMMUNITY WORKSHOPS −

Title	Date	Flyer	Presentation	Agenda	Other Materials	Video
Workshop #3	March 16, 2022 6 pm, via Zoom					
Workshop #2	Janaury 20, 2022 6 pm, via Zoom					
Workshop #1	September 16, 2021 6 pm, via Zoom					

FOCUS GROUPS +

PLANNING COMMISSION +

CITY COUNCIL +

For those unable to attend, event materials, presentations, and videos are posted to the Participate page.

Project Business Cards

To encourage the use of the project website, business cards were made up for the Project. The cards were provided to the City and can be handed out to those looking for additional information on the Housing Element Update. Each card lists the project website address and a QR Code that can direct users to that website.



Newsletters and Email Notifications (eBlasts)

During the Housing Element development, two newsletters will be developed and distributed. The newsletters will be designed to give the community a better understanding of the Update process and the draft Housing Element. Both newsletters will be published in both English and Spanish and made available from the project website.

Newsletter #1: Housing Element Update Overview

Newsletter #1 describes what a housing element is, how and why it is being updated, the project schedule, and how to get involved in the Update process. The newsletter also describes the other components of the project, including General Plan amendments, Safety Element update, and the environmental analysis. The newsletter will publicize upcoming community engagement opportunities and the project website.

Newsletter #2: HCD Review Draft Housing Element

Newsletter #2 will provide a summary of the key findings and changes in the HCD Review Draft Housing Element, particularly key changes to policies and programs, any proposed changes to land use designations (locations or density ranges), and what these changes mean for their community.

Email notifications (eblasts) are sent out to announce upcoming events and the release of project-related documents. Email addresses were compiled from those requesting notification from the City and from those signing up on the project website and at project events. As of May 2022, the Housing Element email list has 32 subscribers.

Images of Newsletter #1 and an eBlast are included on the following page.



NEWSLETTER #1: HOUSING ELEMENT OVERVIEW

St. Helena Housing Element Update!

We are excited to announce that in February 2021, the City of St. Helena kicked off the update to the City's Housing Element. The update is scheduled to take approximately two years, and throughout the process, we invite the public to be part of the planning process and provide input on how St. Helena should provide housing over the planning period (2023-2031).

What is a Housing Element?

Since 1969, every jurisdiction in California has been required to have a Housing Element as part of their General Plan. Unlike other mandatory General Plan elements, the Housing Element must be updated every eight years and is subject to review and approval by the California Department of Housing and Community Development (HCD). Major components of the Housing Element include a housing needs assessment, the identification of sites for housing at all income levels, a review of constraints to housing, and updated policies and programs to carry out the goals of the updated element.

The City's current 2014-2022 Housing Element was adopted in 2015 and was part of the 5th Cycle of housing element updates in the State. This update for the 2023-2031 Housing Element is part of the 6th Cycle of housing element updates. Between the 5th and 6th Cycles, the State has passed over a dozen of new housing laws, many of which aim to lower barriers to building affordable housing. These will all be addressed with this update.

Another major addition to the 6th Cycle Housing Element Update is the inclusion of an Affirmatively Furthering Fair Housing analysis. This analysis will examine housing practices in the city to identify any areas that may perpetuate housing inequities in the community. Once identified, the Housing Element will create policies and programs to help work towards more equitable housing practices.

Visit the Project Website to:

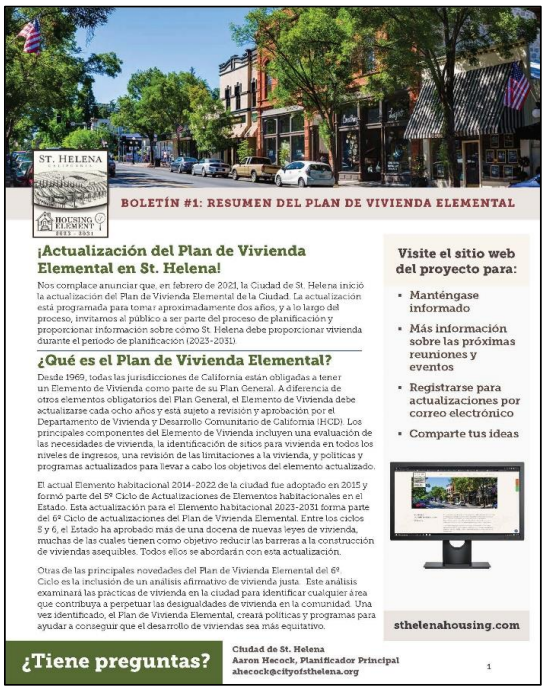
- Stay informed
- Find out about upcoming meetings and events
- Sign-up for email updates
- Share your ideas

sthelenahousing.com

Have questions?

City of St. Helena
Aaron Hecock, Senior Planner
ahecock@cityofsthelena.org

1



BOLETÍN #1: RESUMEN DEL PLAN DE VIVIENDA ELEMENTAL

¡Actualización del Plan de Vivienda Elemental en St. Helena!

Nos complace anunciar que, en febrero de 2021, la Ciudad de St. Helena inició la actualización del Plan de Vivienda Elemental de la Ciudad. La actualización está programada para tomar aproximadamente dos años, y a lo largo del proceso, invitamos al público a ser parte del proceso de planificación y proporcionar información sobre cómo St. Helena debe proporcionar vivienda durante el período de planificación (2023-2031).

¿Qué es el Plan de Vivienda Elemental?

Desde 1969, todas las jurisdicciones de California están obligadas a tener un Elemento de Vivienda como parte de su Plan General. A diferencia de otros elementos obligatorios del Plan General, el Elemento de Vivienda debe actualizarse cada ocho años y está sujeto a revisión y aprobación por el Departamento de Vivienda y Desarrollo Comunitario de California (HCD). Los principales componentes del Elemento de Vivienda incluyen una evaluación de las necesidades de vivienda, la identificación de sitios para vivienda en todos los niveles de ingresos, una revisión de las limitaciones a la vivienda, y políticas y programas actualizados para llevar a cabo los objetivos del elemento actualizado.

El actual Elemento habitacional 2014-2022 de la ciudad fue adoptado en 2015 y formó parte del 5º Ciclo de Actualizaciones de Elementos habitacionales en el Estado. Esta actualización para el Elemento habitacional 2023-2031 forma parte del 6º Ciclo de actualizaciones del Plan de Vivienda Elemental. Entre los ciclos 5 y 6, el Estado ha aprobado más de una docena de nuevas leyes de vivienda, muchas de las cuales tienen como objetivo reducir las barreras a la construcción de viviendas asequibles. Todos ellos se abordarán con esta actualización.

Otras de las principales novedades del Plan de Vivienda Elemental del 6º Ciclo es la inclusión de un análisis afirmativo de vivienda justa. Este análisis examinará las prácticas de vivienda en la ciudad para identificar cualquier área que contribuya a perpetuar las desigualdades de vivienda en la comunidad. Una vez identificado, el Plan de Vivienda Elemental, creará políticas y programas para ayudar a conseguir que el desarrollo de viviendas sea más equitativo.

Visite el sitio web del proyecto para:

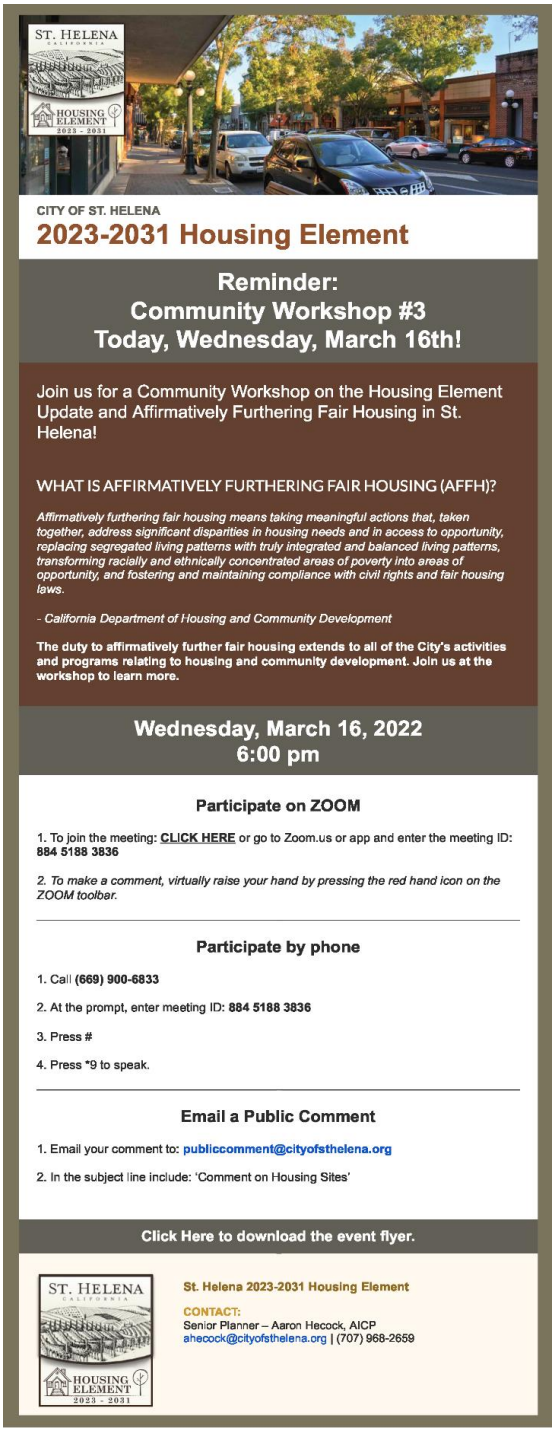
- Manténgase informado
- Más información sobre las próximas reuniones y eventos
- Registrarse para actualizaciones por correo electrónico
- Comparte tus ideas

sthelenahousing.com

¿Tiene preguntas?

Ciudad de St. Helena
Aaron Hecock, Planificador Principal
ahecock@cityofsthelena.org

1



CITY OF ST. HELENA

2023-2031 Housing Element

Reminder:
Community Workshop #3
Today, Wednesday, March 16th!

Join us for a Community Workshop on the Housing Element Update and Affirmatively Furthering Fair Housing in St. Helena!

WHAT IS AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)?

Affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.

- California Department of Housing and Community Development

The duty to affirmatively further fair housing extends to all of the City's activities and programs relating to housing and community development. Join us at the workshop to learn more.

Wednesday, March 16, 2022
6:00 pm

Participate on ZOOM

1. To join the meeting: **CLICK HERE** or go to Zoom.us or app and enter the meeting ID: **884 5188 3836**

2. To make a comment, virtually raise your hand by pressing the red hand icon on the ZOOM toolbar.

Participate by phone

1. Call **(669) 900-6833**
2. At the prompt, enter meeting ID: **884 5188 3836**
3. Press #
4. Press *9 to speak.

Email a Public Comment

1. Email your comment to: **publiccomment@cityofsthelena.org**
2. In the subject line include: 'Comment on Housing Sites'

Click Here to download the event flyer.

St. Helena 2023-2031 Housing Element

CONTACT:
Senior Planner – Aaron Hecock, AICP
ahecock@cityofsthelena.org | (707) 968-2659

Public Workshops

Throughout the Housing Element Update, City staff worked with the consultant team to hold community workshops at critical points in the process.

Workshop #1: Housing Element Basics

On September 16, 2021 the City held a community workshop to introduce the housing element and discuss housing needs, opportunities, and constraints in St. Helena.





The workshop presentation highlighted engagement efforts and let participants know how they can connect with the Project Team.

During the Workshop, participants were prompted to comment on housing needs, issues, and constraints in the community. Several public comments were received and are documented below. These comments and information provided during this discussion ~~was~~ were used to inform and confirm data in the Needs Assessment. Additionally, input related to sites and constraints were considered in the development of the initial sites inventory. Finally, comments related to housing needs helped to inform implementation actions and priorities. The City has included a number of programs to address constraints, incentivize affordable and special needs housing development, and encourage workforce and missing middle housing opportunities. ~~.~~

Comment
Jenny
▪ Shortage of affordable housing compounded by 2020 fires ▪ Rents have increased but wages haven't kept up ▪ Many residents are struggling to pay rent. ▪ There is a long waiting list for affordable housing (5 year waiting list) ▪ Smoke Free housing is needed, as 2nd hand smoke is an issue in multifamily housing
Nancy
▪ Demand is such that large-scale developments are needed ▪ Overcrowding is an issue in the city ▪ Many St. Helena workers commute into the city because they can't afford to live here.
Joe
▪ Multifamily is challenging as affordability is difficult to make cost effective. Subsidies are required to create housing that is affordable. Financing for these projects is difficult. ▪ Affordable projects move slowly and this increases costs. ▪ Market partners may be able to help solve the housing problem. ▪ What in the zoning code can be changed to help reduce costs? ▪ Development standards such as Density, Parking, Height, and Water Neutrality, as well as fees, can be obstacles to development. ▪ NIMBY opposition and land costs can be constraints ▪ Sites: feasibility is a problem and owners need to be engaged. ▪ Larger sites are located near the urban limit, but density is needed near city center. Height limits should be reconsidered. ▪ Main Street has commercial/retail vacancies. Potential for housing as mixed use. ▪ 900 Crane is for sale and may be a potential site. ▪ Can we expedite rezones for housing? ▪ Multifamily areas that only allow up to a triplex are a constraint. We need to allow more building forms. ▪ Please clear as many hurdles to development as possible.
Ester
▪ Many properties are small and can't hold larger projects. Lot consolidation may be needed. Adams St. property could be a potential low-income housing site.
Paul

- Please consider public safety issues and make sure that sites are feasible and safe.

Workshop #2: Housing Opportunity Sites

On January 20, 2022, the City held a Community Workshop to discuss the Housing Element Update and available housing sites in St. Helena. Following the workshop, a map of potential sites was posted to the Housing Element website and the City encouraged residents and stakeholders to submit through the "Comments" button.

The table below shows public input received at the event and how each participant's input was incorporated into the Draft Housing Element.



Comment	Response
Jeff Farmer: Consider closed catholic school. Some talk with church officials there. Also, the city corp yard. It may be available. ADUs, concern about lack of ADU rentals	The City investigated potential sites and considered ADU affordability trends in the sites inventory.

Comment	Response
Norma: Potential sites: corner of Fulton and east of the railroad tracks, both the north and south side of Fulton. What happened with the big property by vineyard valley (Hunter project). Regarding Pope, there is another site east toward college there may be a big vacant site to consider.	The City investigated potential sites based on public comments and revised the inventory, as necessary.
Joe McGrath: 1998 Spring Street just changed hands and may have a vineyard lease. The 3-acre site. McCorkle sites have a pending contract and may have other plans One other McCorkle site was just renovated Fulton site had interest for housing development in the past. Other sites to consider: across from corps yard on Charter Oak. Consider this please.	The City considered the constraints and sites mentioned here.
Jordan Bentley: 1998 Spring Street changed hands and has a vineyard lease. Please provide a list of properties that can be developed.	The City investigated the constraint mentioned here. The City also provided a list of properties with online map via the project website.
Pat Friday: Crane is a good place for housing. Keep it. Across from Episcopal church, there is a vacant parcel that used to be a church. This may be a possibility. Walking distance to everything. Spring Street across from the cemetery there is a big area of vacant land.	The City investigated potential sites based on public comments and revised the inventory, as necessary.

Comment	Response
Rick Crebs: Consider workforce housing for the missing middle types and incomes.	The City considered workforce and missing middle housing in crafting the Policy Document. Several programs are included to respond to these topics specifically.
Mary Stephenson: Concern that ADUs are not being rented. Over 40 percent of land in city limits is in vineyards. How much of this is zoned for housing? Can we look at these and create a long-term plan? What will remain in vineyard and what will remain in housing? The process to rezone is expensive and time-consuming Lots of expensive houses with ADUs that won't be rented. It's an extension of the main house.	The City considered ADU affordability trends in the sites inventory and are working to promote ADU development through implementation programs. Additionally, the City included a program to explore the removal of the Urban Limit Line.
John Sales: Site on Crane Avenue by the creek has a major power line running across the property. This has to be dealt with before housing can be built on the site.	The City considered the constraint mentioned here and revised the sites inventory accordingly.
Jennifer La Liberte: North Crane: there's another parcel close to the one considered. Consider this. Suggests we include this site if Crane Avenue site is included.	The City investigated potential sites based on public comments and revised the inventory, as necessary.

Comment	Response
Tracy McBride: The City needs low income housing that is ownership based. On the map on your website. The lower income sites are east of main street and site 9 is west of main street. Keep this site to disperse lower income sites around the city. How can we incentivize housing development? With by-right this can make things easier if nothing is developed and the site is reused in the next round. Adams St and church sites: why can't we use these sites? Are churches really harder to redevelop?	The City investigated potential sites based on public comments and revised the inventory, as necessary. The City also worked to provide sites consistent with the goals of AFFH. The City also crafted a number of implementation programs that work to incentivize development of lower and moderate income housing.
Joe McGrath: PG&E property on Mitchell: Consider the site. Adams: would subdivision help the political situation?	The City investigated potential sites based on public comments and revised the inventory, as necessary. The City Council is considering a number of options for the Adams Street property.
Jennifer La Liberte: Please let the public know which sites have been ruled out and why.	The City included information about sites investigated but not selected in the materials posted to the project website following the event.
Nancy Dervin Encourages the City to include feasible sites. Some sites could be higher density and available to lower income families. The site map shows moderate on west site and lower on the east side of town. Is there a disparity between east and west? Please don't force the lowest income earners into the most-dense areas of the city. Mix up housing opportunities.	The City considered feasibility in the selection of each site. Additionally, the City investigated opportunities for density increases at each site. The City also worked to provide sites consistent with the goals of AFFH.

Comment	Response
Steve Goldfarb: Adams Street. Why not include it? Advantages to this property: publicly owned (it can be sold). Please include this. It's feasible. Subdivision may be necessary, and it can house a lot of people across a lot of income categories.	The City Council is considering a number of options for the Adams Street property.
Pat Friday: We need to develop Adams Street; agrees that the property may need to be subdivided.	The City Council is considering a number of options for the Adams Street property.
Norma Ferriz: Consider vineyards that are further out than the city center. The edges of town may have potential for housing.	The City included a program in the DraftHousing Element to explore the removal of the Urban Limit Line.
Tracy McBride: Consider new laws regarding subdivision of sf homes (SB 9).	The City encourages lot splits and ADU development consistent with SB9. The Housing Element includes a program committing the City to allowing and incentivizing SB 9 projects.

Workshop #3: Affirmatively Furthering Fair Housing

On March 16, 2022, the City held a Community Workshop on the Housing Element Update and Affirmatively Furthering Fair Housing (AFFH) in St. Helena. The workshop included an introduction to AFFH, a presentation of initial findings and potential actions, and opportunities for the public to join the discussion and provide comments.

COMMUNITY WORKSHOP #3

On March 16, 2022, the City held a Community Workshop on the Housing Element Update and Affirmatively Furthering Fair Housing in St. Helena. A video of the event can be viewed below.

WHAT IS AFFIRMATIVELY FURTHERING FAIR HOUSING (AFFH)?

Affirmatively furthering fair housing means taking meaningful actions that, taken together, address significant disparities in housing needs and in access to opportunity, replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity, and fostering and maintaining compliance with civil rights and fair housing laws.
- California Department of Housing and Community Development

The duty to affirmatively further fair housing extends to all of the City's activities and programs relating to housing and community development. Join us at the workshop to learn more.

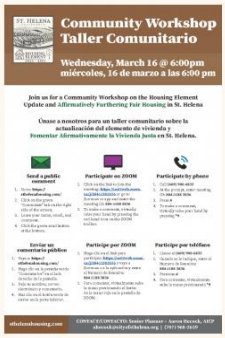


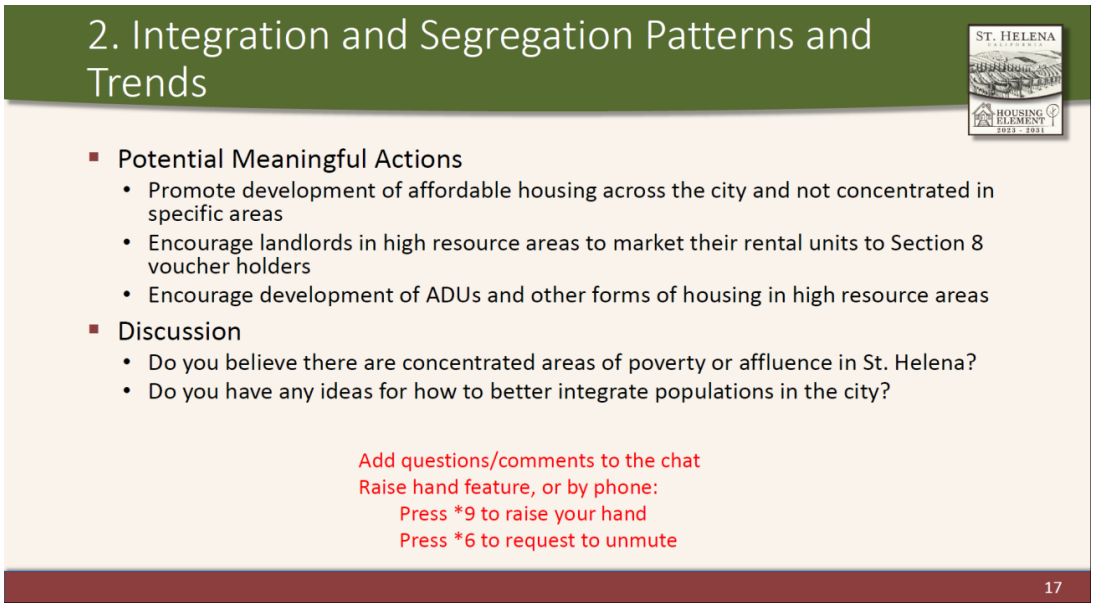
VIRTUAL WORKSHOP HELD MARCH 16, 2022

Public Comments Received:
Click Here to Download

Event Presentation:
Click Here to Download

EVENT FLYER:
Click Here to Download





An example slide from the workshop presentation. Presentation available at sthelenahousing.com

The following is a summary of comments that emerged through the public discussion and comment period of the workshop, as well as how the comments informed the Draft Housing Element~~.~~

Comment	Response
The city needs more housing units and people.	The City has provided sites with capacity to meet the RHNA and to incentivize development citywide.
There is no evidence that ADUs accommodate affordable units.	The City considered ADU affordability trends in the development of the sites inventory and worked to incentivize accessory dwelling units and affordable rental ADUs through implementation programs.
The City of Napa has technical assistance and funding for people that agree to deed restrict ADUs and the City of St. Helena should look at this program.	The City has investigated these and other incentives to the construction of affordable rental ADUs, and has included an implementation program committing the City to providing incentives and technical assistance to support the construction of these units.
The City should have policies that promote both low- and moderate-income housing units.	The City has included implementation programs with objectives aimed at promoting housing for households of all incomes, including moderate-income households.
The cost of construction makes it difficult for the private market to accommodate affordable housing and public financing can help produce deed restricted units.	This comment supports the findings of the constraints analysis. The City provides funding and loans to assist in the development of affordable housing.

Requiring a CUP for multi-family project in the Medium Density district limits opportunities for more units.	The City is currently (2022) exploring changes to development standard through the comprehensive zoning code update.

Focus Group Meetings

As part of the Housing Element Update project, the City formed a Focus Group to assist in the development and review of the Housing Element and Safety Element. The Focus Group served as a technical working group that assisted in generating ideas and commenting on direction. Recommendations from the Focus Group were used to revise drafts of the Housing and Safety Elements and provide recommendations to the Planning Commission and City Council.

The members of the Focus Group were as follows:

- City Councilmember Paul Dohring
- Planning Commissioner Autumn Anderson
- Planning Commissioner Rosaura Segura
- Jennifer La Liberte (Our Town St. Helena)
- Mary Koberstein (Former Councilmember)

The Focus Group was active throughout the Update project. The following provides an overview of meetings.

Past Meetings

Focus Group Meeting #1: Housing Element Overview

Provided an overview of the Housing Element process and project schedule. Collected expectations for the project and insights on housing issues, priorities, and concerns that informed the Needs Assessment. The Focus Group provided critical input related to the most pressing housing needs in the community and encouraged the City to pursue sites that are feasible and can provide capacity for a larger number of units.

Focus Group Meeting #2: Preparing for the Housing Element

Discussed results of Community Workshop #1 and the integration of community input into the Housing Element Update. Reviewed the next steps in the Update with a focus on site assessment. The Focus Group reviewed the engagement strategy and provided ideas for additional outreach efforts.

Focus Group Meeting #3: Sites Assessment Review

Discussed the results of the vacant and underutilized sites inventory and reviewed sites inventory methodology and assumptions. Focus Group input provided guidance on individual sites, capacity assumptions, and feasibility of affordable unit production.

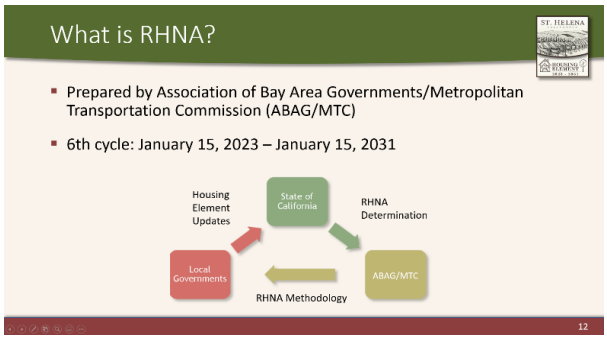
Focus Group Meeting #4: Public Input on the Sites Assessment

Discussed the results of Community Workshop #2 and how to address community concerns in the Housing Element. The Focus Group considered public comment and provided additional direction on each site. Following this final Focus Group Input, the sites inventory was revised and presented to the City Council for final direction.

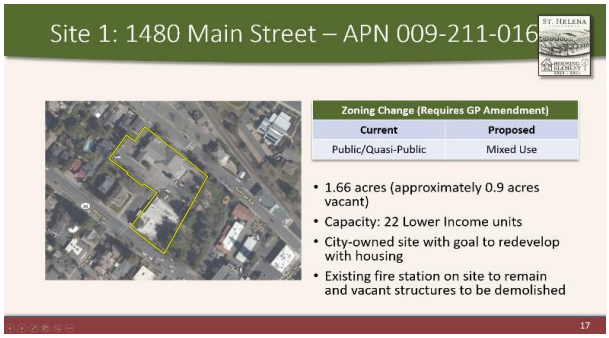
Public Meetings with City Leadership

Past Meetings

Planning Commission/City Council
Joint Study Session 1: Housing Element Overview
Held March 23, 2021
Provided an overview of the Housing Element process, project schedule, and project expectations. Discuss housing issues, priorities, and concerns.



Planning Commission/City Council
Joint Study Session 2: Sites Assessment
Held February 22, 2022
Discussed the RHNA and the sites inventory process and presented a walkthrough of potential housing opportunity sites. Discussed the results of Community Workshop #2 and public input on housing sites. Commissions and Councilmembers provided input on sites included in the draft sites inventory and reviewed each for potential constraints. The draft sites inventory was revised according to direction taken during this meeting in the preparation of the public review draft.



Planning Commission/City Council Joint Study Session: Public Review Draft Housing Element
Held July 21, 2022
Solicited input on the Public Review Draft Housing Element. Discussed next steps, HCD review, revisions, and remaining project schedule. Input from this event informed the City's response to comments on the Public Review Draft, discussed in Appendix B.

Future Meetings

- **Planning Commission Public Hearing: Recommendation for Adoption**
  To present the Draft Housing and Safety Elements, associated General Plan and Zoning Code Amendments, and responses to comments from previous Planning Commission and City Council Public Hearings and seek recommendation for adoption to City Council.

- **City Council Adoption Hearing: Adopt Housing and Safety Elements**
  To present the Final Housing and Safety Elements, associated General Plan and Zoning Code Amendments, and responses to comments from previous Planning Commission and City Council Public hearings and seek adoption of the Housing and Safety Elements from City Council.

Other Outreach Activities

St. Helena set out to collect as much feedback as possible from the community, from their general concerns and ideas to where new housing could go. It was also important to us to consider community outreach best practices and consult and partner with organizations working in the community, to ensure we were reaching as many people as possible and doing so thoughtfully.

Sites Inventory Mapping Exercise

As discussed in the summary of Workshop #2 above, the City produced an interactive online map that allowed residents and stakeholders to view and comment on potential housing opportunity sites. The online map was posted for more than a month following the workshop and the City encouraged all those interested in the Housing Element to submit their comments. The City incorporated comments on potential housing sites into the Sites Inventory by removing or revising constrained sites and considering additional sites with potential for residential uses.

Equity Advisory Group

In alignment with community outreach best practices, it was important to include the guidance of and foster partnerships with community organizations to help ensure everyone's voices were heard during the Housing Element update. In response, an Equity Advisory Group (EAG) was formed consisting of 15 organizations or leaders across the region that are advancing equity and affordable housing. A stipend of $1,500 was originally provided for meeting four to five times over 12 months to advise on Housing Element outreach and helping get the word out to the communities they work with.

After meeting twice in 2021, it was decided the best use of the EAG moving forward would be to provide more focused support in 2022 based on jurisdiction need and organization expertise. To date, EAG members have facilitated and hosted community meetings in partnership with 21 Elements, collected community housing stories to put a face to housing needs, advised on messaging, and amplified events and activities to their communities. The EAG continue to work collaboratively with jurisdictions and deepen partnerships, as well as connect community members to the Housing Element Update process. All participating organizations are featured on the Let's Talk Housing website and include the following:

- Ayudando Lations A Soñar (ALAS) www.alashmb.org
- Community Legal Services www.clsepa.org
- El Comite de Vecinos del Lado Oeste (El Comite) www.tenantstogether.org/resources/el-comité-de-vecinos-del-lado-oeste-east-palo-alto
- EPACANDO www.epacando.org

- Faith in Action www.faithinaction.org/federation/faith-in-action-bay-area/
- Housing Choices www.housingchoices.org
- Housing Leadership Council www.hlcsmc.org
- Menlo Together www.menlotogether.org
- Nuestra Casa www.nuestracasa.org
- One San Mateo www.onesanmateo.org
- Peninsula for Everyone www.peninsulaforeveryone.org
- Puente de la Costa Sur www.mypuente.org
- San Mateo County Health www.gethealthysmc.org
- Youth Leadership Institute www.yli.org/region/san-mateo
- Youth United for Community Action www.youthunited.net

Over six sessions, the EAG discussed explicit and implicit barriers to obtaining and maintaining affordable housing and this document outlines key findings, repeated themes, and recommendations from the EAG to the Napa Sonoma Collaborative. Key findings include:

- The current approach to housing policies throughout the region is ad hoc and piecemeal and what is really needed is a holistic approach to housing and homelessness issues
    - Affordable homeownership is missing from the conversation
    - Transitional and supportive housing as a more integrated part of the whole conversation is missing
    - The traditional paradigm of designing affordable housing should be changed at the educational level; design professionals should be educated to think holistically about designing communities and integrating affordable housing patterns into community design
- A lack of community trust leads to a lack of honest and transparent communication and engagement between local governments, partner agencies and the community members
- Additional housing costs are not factored into the affordable housing definition
    - The official definition of affordable housing does not include all related housing costs
        i. Those who live in deed-restricted affordable housing face food shortages, high insurance rates, and rising utility costs to name a few, which are not factored into the official definition of affordable housing. Yet these are costs that must be included in an already strained budget
    - Supercommuting leads to higher gas costs and more wear and tear on cars but is necessary to find and maintain affordable housing
    - The housing situation within the region leads to students working to support their families, creating an unintended consequence of students dropping out of their educational careers and/or leaving the community after they matriculate from High School since they cannot afford housing
    - Onerous regulation leads to displacement

- Affordable homeownership is missing from the conversation as renting is not a sustainable approach for all and it prevents people from accessing the "American Dream"
- The lack of affordable and safe housing due to high development costs, loss of units due to disasters, and/or gentrification are some of the contributing factors to the housing crisis within the region.
- Discrimination is both subtle and overt
    - Tenants are susceptible to landlords taking advantage of them due to a very specific cocktail of issues including but not limited to:
        i. Language barriers
        ii. Cultural Barriers
        iii. Stereotypes
        iv. Disabilities
        v. Income
    - Discrimination is a multilayered situation:
        i. Tenants in substandard/unhealthy housing live in precarious situations and are afraid to complain due to the fear of being evicted (which means that they live in substandard living conditions)
        ii. There is a very real fear that rents will increase if tenants complain about substandard situations
    - Stereotypes associated with low-income tenants and voucher holders are a real barrier to obtaining housing
        i. Criminal backgrounds and subsidies contribute to stereotypes which make landlords leery of renting.
        ii. SB 329 makes it illegal to reject housing vouchers, however, it still occurs
    - Discrimination is hard to determine since there aren't enough vacancies to even apply for housing
- The lack of available land coupled with regulations and high impact fees are contributing factors to astronomical development costs

The City considered these key findings in the development of the Needs Assessment and Policy Document. The Policy Document includes programs focused on regional coordination on housing issues, increasing affordable homeownership opportunities, providing transparency on housing-related decisions and actions, removing governmental constraints, incentivizing affordable housing construction, and working with Fair Housing Napa Valley to provide fair housing services.

2. Review of the Existing Housing Element

This section examines the effectiveness of the 2015 Housing Element, the progress made in achieving the goals, objectives and policies outlined in the Housing Element, along with a discussion of the Element's appropriateness given current conditions within the City of St. Helena. This evaluation will inform the policies and programs developed as part of the 2023-2031 Housing Element Update.

Housing Production During the 2015-2023 Planning Period

The City's RHNA for the 2015-2023 planning period was for eight units affordable to very low-income households, five units affordable to low-income households, five units affordable to moderate income households, and 13 units affordable to above moderate-income households, for a total of 31 housing units. Table 1 compares units permitted and constructed to the 5th cycle RHNA. Between 2015 and 2021, the City permitted a total of 110 units, including seven very low-, nine low-, and four moderate-income units. All permitted projects have been constructed.

Table 1 Progress Toward the 5th Cycle RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	8	5	5	13	31
Permitted Units	7	9	4	90	110

Source: City of St. Helena, 2021 Housing Element Annual Progress Report, 2022.

Progress toward the Lower Income Housing Goals

The City has issued building permits for the Turley Flats affordable housing project, an 8-unit multifamily project with loan funding from the Affordable Housing Trust Fund (all low income), and occupancy of all units occurred in 2019. Further, the City has issued building permits for the Brenkle Court 8-unit affordable housing project (two very-low and six low income). In 2020, the City approved a deed restricted affordable housing project (four low to very-low income and one moderate income) at 963 Pope Street. The combined affordability of these units is expected to help the City make significant progress toward meeting these unit counts.

Most of the housing permitted during this planning period was above moderate-income housing. Between 2015 and 2021, 90 of the 110 units constructed were above moderate-income units.

Progress in Implementation

The 2015 Housing Element established the six goals with coordinated policies and implementing programs, organized around the following goal areas:

1. A Diversity of Housing to Meet Local Needs
2. Efficient Land Use and High-Quality Neighborhoods
3. Conservation of Existing Housing
4. Assistance to Support Affordable Housing
5. Resource Conservation
6. Equal Housing Opportunities

Table 2 provides a detailed evaluation of the implementing programs that support each of these goals, and the subsequent sections discuss the extent to which the 2015 Housing Element policies and implementing programs helped the City of St. Helena meet the goals.

Diversity of Housing to Meet Local Needs

Facilitate development of a variety of housing types to meet the full range of housing needs in our community, with particular emphasis on housing for our local workforce, people with special housing needs, and people with extremely low, very low, low and moderate incomes.

In order to supply a diversity of housing types to meet local needs, the 2015 Housing Element developed Policies 1.1 through 1.6 and implementing Actions 1.A through 1.K. Policies 1.1 through 1.6 focus on ensuring that the City provides a sufficient supply of residential land to meet the housing needs of the community, encouraging and facilitating the development of affordable housing, removing constraints to housing production, and providing workforce and mixed-use development near downtown. In line with these policies, the City proceeded with successfully implementing Actions 1.A through 1.K, which range from large efforts, such as streamlining approvals for affordable multifamily projects and providing priority access to water and sewer infrastructure to development with affordable units, to smaller efforts, such as encouraging non-traditional housing types. While many of these programs were completed, the City did not revise the definition of "family" within the Municipal Code for consistency with State law and must include a program in the 2023-2031 Housing Element to address this compliance issue.

Efficient Land Use and High-Quality Neighborhoods

Make efficient use of land within the Urban Limit Line to protect agricultural lands, promoting compact, well-designed developments that 'fit in' with existing neighborhoods and contribute to the overall livability of our community. Encourage a balance of housing types throughout the entire community.

Policies 2.1 through 2.6 encourage higher density development where appropriate, mixed-use development, second units, and a variety of housing type throughout the community. These policies are supported by Implementing Actions 2.A through 2.P. Most notable among these actions is the progress towards incentivizing

higher density housing (Action 2.A), which has been supported by the removal of the Use Permit requirement for multi-family housing in the High Density Residential land use designation and Housing Opportunity Sites located on parcels designated Medium Density Residential. Additionally, the City has implemented state-mandated ADU regulations (Action 2.I) and integrated a mixed-use land use designation into the 2040 General Plan (Action 2.H). While some of these programs were completed with the recent General Plan Update, programs related to zoning changes are being undertaking in the current (2022) comprehensive Zoning Code update. These programs should be continued in the 2023-2031 Housing Element.

Conservation of Existing Housing

Improve and conserve existing housing, with particular attention to the rehabilitation and retention of existing affordable units.

Policies 3.1 and 3.2 are designed to conserve the existing housing stock through restricting conversion of rental units to condominiums and to monitor housing conditions citywide. Actions 3.A through 3.E implement these policies. Actions 3.A, 3.C, and 3.D help protect current housing stock by working to limit conversion to more limited uses, such as vacation rentals, or to nonresidential uses. Action 3.B implements an affordable housing impact fee to help monetarily incentivize the conversion of existing housing units. Action 3.E describes reporting requirements and commits the City to producing an annual Housing Element progress report, as required by HCD. Since the last Housing Element, the City has implemented a Housing Impact Fee, actively limits short-term rentals to twenty five units, and continuously looks for methods to promote the conservation of existing housing.

Assistance to Support Affordable Housing

Provide technical and financial resources to support development of affordable housing in our community, especially housing that meets the needs of our local workforce, people with special housing needs, and people with moderate, low, and very low incomes.

Policies 4.1 through 4.5, as well as Implementing Actions 4.A through 4.L, are designed to support this goal of actively assisting affordable housing growth, especially for special needs groups, such as farmworkers, seniors, and persons with disabilities. The City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. During the 5th cycle, the City committed substantial amounts of Affordable Housing Trust Fund monies (approximately $2,450,000) to three different affordable housing projects (Turley Flats, Brenkle Court, and 963 Pope), anticipated to result in the construction and/or occupancy of 21 new affordable housing units in St. Helena through 2021. The City has also passed Measure E, which increased the Transit Occupancy Tax rate by one percent, which generates further funds towards affordable housing. Estimated annual revenue from this measure is approximately $280,000. Since 2015, the City has fully funded all funding requests made by affordable housing developers to assist with the design and construction of affordable housing units within St. Helena.

Resource Conservation

Promote resource conservation by encouraging housing types and designs that use fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long-term housing affordability.

The City of St. Helena took an active role in promoting the use of alternative energy sources and encouraging energy conservation, as targeted by Policies 5.1 and 5.2 and Programs 5.A through 5.H. During the 5th cycle, the City implemented these actions by adopting the 2019 State Building Codes, including the CALGreen Building Code, creating a "Rapid Permit" procedure for solar installations, and adopting a "water neutral" policy for new development. Additionally, the City is engaged with the Napa Valley Transportation Authority to adopt a countywide bicycle and pedestrian plan, which works to increase accessibility and promote tourism across the county while reducing vehicles on the road.

Equal Housing Opportunities

Assure that housing programs maximize choice, avoid economic segregation and avoid discrimination based upon age, sex, race, sexual orientation, religion and ethnic background

The sixth and final goal has one policy and two implementing programs, which commit the City to supporting Fair Housing Napa Valley as the City Fair Housing Provider. The City works with Fair Housing Napa Valley to provide information to the public regarding the rights and responsibilities and resources available to address fair housing issues. The City provides funding to Fair Housing Napa Valley and responds to all referrals from the agency. This governmental cooperation between local and county level agencies allows for enhanced coordination to combat housing insecurity across the region.

In the upcoming cycle, the City should be strengthened to promote a proactive approach to fair housing consistent with the State's requirements related affirmatively further fair housing (AFFH). Additional policies and programs will be needed to address fair housing issues. Additionally, the City should analyze all goals, policies, and programs through the lens of AFFH, and should apply fair housing objectives as appropriate.

Effectiveness of 2015 Housing Element

As discussed in the preceding section and in Table 2, the City implemented many policies and programs to facilitate housing production. Most importantly, the City has made great strides in securing additional funding for affordable housing and working with local stakeholders and county organizations to improve housing accessibility. From preserving existing housing and promoting the expansion of multifamily housing through relaxed regulation, the City recognizes the severity of the housing crisis and has worked progressively to do its part in adding housing towards meeting and exceeding RHNA goals. However, in some cases, the City did not have the necessary staff resources or funding to implement programs. While the 2040 General Plan Update process required significant staff time and delayed implementation of some Municipal Code amendments, the City is currently (2022) undertaking a comprehensive Zoning Code update that will address the remaining code amendment implementation measures during the 6th cycle. As the code update draws to its conclusion, the City

will have more resources available to implement remaining implementation actions, which have been continued in the 2022 Housing Element Update.

Effectiveness in Meeting the Needs of Special Needs Populations

The previous Housing Element had one program targeting special needs populations, Program 1.F. Program 1.F calls for the fast-tracking of housing developments that meet lower income and special needs populations. During the fifth cycle, 13 units of deed restricted affordable housing units were approved. No housing developments specifically tailored to the needs of special needs communities, such as seniors and farmworkers, were approved or built during the planning period. The previous housing element also contained the following quantified objectives tailored towards Special Needs Households:

- Assist in the acquisition of low-interest loans to 10 first-time homebuyers.
- 20 percent of new units to meet senior needs.
- 10 percent of new units accessible to persons with disabilities.
- Purchase of 3 existing housing units and conversion to regulated affordable housing for lower-income households.

The City of St. Helena did not meet any of the previously listed quantified objectives during the fifth cycle. However, the City made significant progress with the construction of 8 units of market-rate housing that was fully compliant with Americans with Disabilities Act (ADA) requirements. This equates to 7.3 percent of new units being accessible to persons with disabilities during the fifth cycle.

The 2023 Housing Element Update provides new and updated programs to commit the City new actions that work to meet the needs of special needs populations. Program H-E~~Program H-F~~, a revised version of Program 1.F, ~~calls~~commits the City to providing a streamlined ministerial review process for special needs housing, with a goal of encouraging the development of 6 units for seniors, farmworkers, or persons with disabilities. ~~The program also specifically highlights the need for more farmworker housing in the City.~~ Program H-BB, a new program, commits the City to pursuing funding to assist with rehabilitation costs for lower income households and seniors. Program H-KK specifically commits the City to supporting efforts to improve access to farmworker housing in the City and region. Program H-LL commits the City to encouraging developers to include units dedicated to those with special housing needs in new developments. Finally, Program H-NN commits the City to pursu~~ing~~e funding to assist with funding new housing projects for populations with special needs.

Table 2 Program Implementation Status pursuant to GC Section 65583

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE1.A	Continue to exempt permits for regulated affordable units as well as second units from Growth Management System	Ongoing	The City currently exempts all units, including affordable housing units and Accessory Dwelling Units from the Growth Management system in compliance with current state law. This provision will be removed in a future zoning code update.	Modify to reflect removal of the GMS
HE1.B	Review and possibly amend the Growth Management System to encourage the production of regulated affordable and workforce housing units.	2017	The City Council reviewed the Growth Management system in 2016 (as required) and provided direction to update and potentially amend the GMS Ordinance, after the 2040 General Plan update is completed. Given that the only multi-family housing applications reviewed by the City in recent years have been approved, it does not appear that the current GMS Ordinance is affecting the development of workforce housing. As explained above, the Growth Management System will be removed from the Municipal Code as part of the comprehensive zoning code update.	Modify to reflect removal of the GMS, merge with HE1.A
HE1.C	Give projects that include affordable housing units priority access to water and sewer resources over other new projects should the capacity of the local water or sewer systems become inadequate to meet the full demand for new connections.	Ongoing	The City provides priority access to water and sewer resources to projects to affordable housing projects.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE1.D	Revise the permitting process to streamline the review of affordable housing and market rate multifamily projects.	2016	In an effort to implement this Goal, the City has removed the Use Permit requirement for multi-family housing in the High Density Residential (HR) ~~land use designation~~zone and all of the Housing Opportunity Sites (Key Housing Sites, see Section 17.40.020(N)) located within the Medium Density Residential (MR) zone~~other designations~~ and has established a streamlined approval process consistent with SB35 and SB330. Further, as mentioned above, affordable housing units are not subject to the GMS Ordinance limitations.	Delete
HE1.E	Work with private property owners/developers to plan for road and utility improvements necessary to support housing on key opportunity sites, in the event these sites are developed.	Ongoing	The City is continually looking for grant and other funding opportunities to off-set the costs of infrastructure Further, the 2040 General Plan update and current Capital Improvement Program provide direction and discussion regarding needed infrastructure improvements.	Keep
HE1.F	When possible, fast-track housing developments that meet lower income and special housing needs.	Ongoing	The City is committed to expediting any affordable housing applications that are submitted for review and action. Eight owner-occupied affordable housing units were approved by the City in Dec. 2016 (Self-Help Affordable Housing Project called the Brenkle Ct. Project from Our Town St. Helena (OTSH)). ~~Building permits~~Building permits for each unit were issued in 2019. An additional five deed restricted affordable units were approved in 2020 however building permits have not yet been issued.	Modify
HE1.G	Maintain the local preference policy to possibly include people needed for work during city emergencies.	2017	No revisions to the current local preference policy for affordable housing units has been made as of yet.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE1.H	Explore, and adopt as appropriate, a program to address the housing needs of "workforce" households, which have incomes above 120 percent of AMI, but are still unable to afford market rate housing.	2017	The City Council has expressed an interest in reviewing housing needs Citywide. Pending development applications anticipated to increase the demand for employee housing are being asked to make efforts to address the housing impacts associated with their individual developments.	Modify and Expand
HE1.I	Implement a program to provide financial assistance for the development of second units in exchange for affordability restrictions that will provide workforce housing.	Ongoing	The City Council has expressed an interest in finding ways to deed restrict and/or incentivize the use of ADUs as rental units.	Keep
HE1.J	Encourage development of co-housing, ecohousing, 'green' manufactured homes and other 'nontraditional' forms of housing. Ensure these housing types are addressed in the development of design guidelines to streamline to approval process.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide now that the 2040 St Helena General Plan has been adopted. In addition, the Comprehensive Zoning Code update includes standards for small lot development and standards to encourage a variety of housing types.	Keep
HE1.K	Amend the Zoning Ordinance to define "family" as one or more persons living together as a single housekeeping unit in a dwelling unit. The definition should not distinguish between related and unrelated individuals and should not impose a numerical limit on the # of persons that constitute a family.	Ongoing	No revisions to the current zoning code definition of family have been made as of yet as the comprehensive zoning code update is still underway. However, all City actions are made in keeping with California State law, as it has precedence over any in-consistent locally adopted land use definitions.	Required Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.A	Provide incentives for higher density housing. Explore possible incentives for building attached market rate housing units for rent and for sale.	Ongoing	In an effort to implement this Goal, the City has removed the Use Permit requirement for multi-family housing in the High Density Residential land use designation and all of the Housing Opportunity Sites located within other land use designations (Medium Density Residential). In addition, the City has created an SB 330 Checklist to further streamline the design and approval of by-right multi-family units within the community.	Keep
HE2.B	Study potential modifications to the Zoning Ordinance to facilitate higher density housing [and discourage construction of oversize homes]. Modify the Zoning Ordinance to encourage higher density developments [and restrict construction of large single-family units], including current floor area ratios and yard and setback requirements.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide. The comprehensive zoning code update is in progress and these items will be addressed as part of that effort.	Keep
HE2.C	Amend regulations to discourage exemptions from the minimum density requirements. The City shall discourage exemptions for minimum density requirements and establish mitigation measures for exemptions in the Zoning Ordinance.	Ongoing	The comprehensive zoning code update is in progress and these items will be addressed as part of that effort. However, all City actions are made in keeping with California State law, as it has precedence over any in-consistent locally adopted land use definitions.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.D	Modify section 17.100 of the Zoning Ordinance to rename the Mobilehome Park Overlay District to "Manufactured Housing Overlay District". Develop policies to streamline the review process for this overlay district on residential land for projects that create land-ownership opportunities for residents. Support giving residents the right of first refusal if an existing park is to be sold.	Ongoing	No revisions to the current zoning code have been made yet as the comprehensive zoning code update is currently underway. However, all City actions are made in keeping with California State law and any request to implement a Manufactured Housing Overlay District would be reviewed as such.	Delete
HE2.E	Amend the "Subdivisions" section of the Municipal Code. The City will amend Title 16 of the Municipal Code to prevent subdivision activity from effectively resulting in lower densities and a loss of potential housing units on the site.	Ongoing	No revisions to the current "Subdivisions" section of the Municipal Code have been made as of yet. The City Council has expressed an interest in reviewing housing needs Citywide.	Delete
HE2.F	Update the General Plan Land Use Element in consideration of the established Housing Element land use goals and policies. Amend General Plan Elements concurrent with adoption of the General Plan Update as needed to ensure internal consistency.	2015	The St Helena 2040 General Plan update incorporates the adopted 2015 Housing Element. The Housing Element and General Plan are consistent.	Modify for required Safety Element Update

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.G	Promote both 'vertical' and 'horizontal' mixed-use. Encourage mixed-use developments that combine compatible uses on the same site, either in the same structure or adjacent structures. Amend the Zoning Ordinance accordingly. Amendments to the Zoning Ordinance include permitting the FAR for the residential component of a mixed-use development to be 'additive' rather than within the established FAR for that zone, and allowing commercial and residential users to 'share' their parking, resulting in a lower overall parking requirement. Requirements for covered parking should also be reconsidered.	2017	The St Helena 2040 General Plan update incorporates the adopted 2015 Housing Element. This update includes the creation of a mixed-use land use designation and will be followed by a comprehensive zoning code update, intended to create and implement the development criteria set for mixed use development within St Helena.	Revise for zoning code consistency

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.H	Explore the possibility of allowing mixed use and live/work units in non-residential zoning districts. Explore and adopt as appropriate modifications to non-residential Zones that would permit, either as of right or as a conditional use, residential uses including mixed use and integrated live/work units. Analyze requirements that commercial projects provide housing for a portion of the employment that will be generated on site. The City will study and determine what portion of employment generated will require housing, whether housing will be required on-site or allowed off-site, if pricing for the non-inclusionary units will be tied to anticipated salaries for employees in the commercial portion of the project, and if in-lieu fees will be permitted for smaller sized projects. Explore and adopt as appropriate development incentives such as higher density and height allowances, a streamlined design review process, and financial incentives, including fee reductions and waivers and contributions from the City's Housing Trust Fund, to encourage employers to provide on-site employee housing.	2017	The St Helena 2040 General Plan update includes the creation of a mixed-use land use designation. The comprehensive zoning code update will create and implement the development criteria for mixed-use development within St Helena.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.I	Review and revise development standards pertaining to second units. Ensure that the development of second units is physically and financially feasible in targeted areas. Give particular attention to parking standards, setbacks, and impact fees.	Ongoing	In 2020, the City adopted updated ADU regulations which streamlined the review process for ADU construction and conversion, in keeping with the requirements of State law. The St Helena 2040 General Plan update was adopted in May 2019. A comprehensive zoning code has begun and will include additional direction regarding the development of Accessory Dwelling Units.	Delete
HE2.J	Provide financial assistance for second unit development. Incentives might include low interest loans or fee waivers.	2020	The City of St. Helena has amended its zoning ordinance to be compliant with state law with regards to ADUs, their permitting, and reduced impact fees.	Modify and Expand
HE2.K	Target specific areas for second unit incentives. Create incentives to construct second units in the medium density areas near downtown. Incentives to adopt as appropriate include, but are not restricted to, fast tracking development applications, deferred development fees, and reduced parking and/or other city standards.	Ongoing	The City of St. Helena has amended its zoning ordinance to be compliant with state law with regards to ADUs, their permitting, and reduced impact fees.	Keep
HE2.M	Link financial incentives and development standard variances to affordability requirements for second units. Require that either the main house or the second unit is used as a rental unit that is affordable to moderate or below moderate households whenever the City assists in development through financial incentives or by granting a variance.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide which is expected to occur along with the comprehensive zoning code update. The City has also begun its 6th Cycle Housing Element Update which will identify Key Housing Opportunity Sites and potential rezoning opportunities withing the City.	Modify

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE2.N	Respond to complaints regarding illegal units. The City will work with the property owners to help bring illegal units up to code and to abate the use of non-habitable buildings as living units	Ongoing	While the City does not have a dedicated Code Enforcement Department, Planning and Community Improvement Department staff is responsible for responding to Code Enforcement complaints and prioritize life and safety issues, such as substandard housing, in these efforts. Additional Code Enforcement improvements have been identified as an element of the adopted City Council goals.	Keep
HE2.O	Identify appropriate 'target' areas for conversion of single-family homes to multi-unit dwellings, Identify areas, zoning districts, or specific sites where conversion would be appropriate or desirable.	Ongoing	A majority of the City's residential land is designated as Medium Density Residential, allowing conversion of existing SFD to MFD at a density of 5.1-16 units per acre. The City has also begun its 6th Cycle Housing Element Update which will identify Key Housing Opportunity Sites and potential rezoning opportunities withing the City. The 6th Cycle Housing Element identifies sites for rezoning to increase density and encourage affordable housing production.	Delete
HE2.P	Develop a program to encourage affordable housing in clusters of 4-6 units on Infill parcels on west side of town. The City will post an inventory of available sites on the City's website. City will explore and adopt as appropriate incentives to encourage affordable housing clusters, including, but not limited to priority permitting processing, reduced or waived development fees, reduced parking and/or other city standards, and an additional density bonus.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide and have prioritized creation of a Citywide Housing Strategy as one of the Council Goals. This is expected to occur along with the comprehensive zoning code update. Incentives for the development of these units including parking ratio reductions, will be included as a part of this review. Further, a majority of the City's residential land is designated as Medium Density Residential, allowing conversion of existing SFD to MFD at a density of 5.1-16 units per acre. The City has also begun its 6th Cycle Housing Element Update which will identify Key Housing Opportunity Sites and potential rezoning opportunities withing the City.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE3.A	Restrict conversion of rental units to condominiums. Current policy allows conversion to condominiums under certain circumstances when the vacancy rate is high. The presence of second homes results in an inflated vacancy rate. The policy should be further studied to reflect a general guiding principle of preserving the affordable housing stock while eliminating the current linkage to vacancy rates.	Ongoing	The City will endeavor to work the Napa Housing Authority to create regulations to restrict the conversion of rental units to condominiums.	Keep
HE3.B	Charge an affordable housing impact fee whenever housing units are converted to other uses. Exempt conversion projects that create affordable for-sale housing from this impact fee.	Ongoing	The City currently charges an Housing Impact Fee. Further, the City Council has expressed an interest in reviewing housing needs Citywide and have prioritized creation of a Citywide Housing Strategy as one of the Council Goals. This is expected to occur concurrently with the comprehensive zoning code update.	Keep
HE3.C	Address the potential loss of assisted units. Identify assisted properties at risk of conversion to market rates and work with the property owners and/or other parties to ensure that they are conserved as affordable housing.	Ongoing	The City Council has expressed an interest in reviewing housing needs; the maintenance of assisted units will be a part of this discussion.	Modify based on current at-risk units
HE3.D	Continue to limit the conversion of market rate housing to vacation rentals. Abate the use of illegal vacation rentals, including time shares and fractional interests.	Ongoing	The City strictly limits the use of residential units for short-term rental (STR) use to a maximum of 25 STR units within the City. Funds collected from these units are utilized to assist with active and aggressive enforcement of these limitations. This enforcement continued to be a priority throughout the planning period.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE3.E	Review housing needs, achievements and challenges as part of the City's regular General Plan review. As required by State law, submit a progress report to the State Department of Housing and Community Development and Governor's Office of Planning and Research by April 1st of each year.	Annually	This report is being done as a part of this Goal and as of 2021 reporting year (submitted April 2022), the City of St. Helena is up to date on its reporting requirements regarding Housing Element implementation with the Office and HCD.	Keep
HE4.A	Review and possibly amend the inclusionary housing ordinance to: Adjust the inclusionary housing ordinance to require further distribution of affordable units within the various income categories… Balance collecting housing impact fees with the requirement to construct affordable housing, either on or off site depending on the size of the site and other site conditions, for larger commercial developments… Increase as appropriate residential construction in-lieu fees and/or create a sliding scale for larger houses. Add an above moderate-income workforce housing component to the Inclusionary Housing Ordinance requirements.	Ongoing	The City Council has expressed an interest in reviewing housing needs Citywide. Potential revisions to the inclusionary housing requirements will be included as a part of this review.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE4.B	Generate Revenues for Affordable Housing through the Transient Occupancy Tax. Either increase the Transient Occupancy Tax or increase the number of transient occupancy rooms and apply the increased revenue to support affordable housing.	Ongoing	The City passed Measure E which increased the Transit Occupancy Tax rate by 1% and those funds raised go towards affordable housing.	Keep
HE4.C	Reduce, defer, or waive fees for affordable housing developments. The City will establish a set of criteria for project eligibility to have fees reduced, deferred or waived. The City will explore and adopt as appropriate higher incentives for affordable housing developments with units affordable to extremely low and very low income households.	Ongoing	Since 2010, the City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. Since 2016, the City committed substantial amounts of Affordable Housing Trust Fund monies (approximately $2,450,000) to three different affordable housing projects, anticipated to result in the construction and/or occupancy of 21 new affordable housing units in St. Helena through 2021. Since 2015, the City has fully funded all funding requests made by an affordable housing developers to assist with the design and construction of affordable housing units within St. Helena.	Keep
HE4.D	Prioritize the use of Housing Trust Funds in support of the development and preservation of regulated affordable units for extremely low-income households.	Ongoing	Since 2010, the City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. Since 2016, the City committed substantial amounts of Affordable Housing Trust Fund monies (approximately $2,450,000) to three different affordable housing projects, anticipated to result in the construction and/or occupancy of 21 new affordable housing units in St. Helena through 2021. Since 2015, the City has fully funded all funding requests made by an affordable housing developers to assist with the design and construction of affordable housing units within St. Helena.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE4.E	Pursue mortgage revenue bonds and/or mortgage credit certificates. Promote affordable homeownership opportunities for moderate- and lower-income households.	Ongoing	The City continues to look for options to incentivize affordable housing development, and will expand these efforts as a part of continued Citywide housing review.	Keep
HE4.F	Pursue additional funding for affordable housing. Explore other options for affordable housing funding, including a real property transfer tax and Housing Trust Fund contributions from the wine and hospitality industry in Napa Valley.	Ongoing	Since 2010, the City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. In 2018, the City joined with all municipalities in Napa County, put Measure E on the ballot, requesting voter approval of a special tax to increase Transit Occupancy Taxes on hotels by one percent, with these additional funds being for the sole purpose of housing. This measure was approved and went into effect January 1, 2019. Estimated annual revenue from this measure is approximately $280,000.	Keep
HE4.G	Continue Section 8 rent subsidy certificates. Work with the City of Napa Housing Authority to provide continued rental assistance to low, very low and extremely low-income households.	Ongoing	The City continues to contract with the City of Napa for Housing Authority services, including Section 8.	Keep
HE4.H	Explore the possibility of establishing a full-time, shared Housing Coordinator for the up-valley communities to promote development of new affordable housing and enter into a cost-sharing agreement if feasible. The position would serve all of the up-valley communities, including Napa County.	Ongoing	The City continues to contract with the City of Napa for Housing Authority services, including Section 8.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE4.I	Address farmworker housing needs. The City will contribute staff time and City resources, as appropriate, to countywide farmworker housing efforts that may occur during the Housing Element planning period. The City will reach out to affordable housing developers to support regional and City efforts to develop farmworker housing, including assisting with financing or applications, incentives and concessions, expedited review or other strategies to encourage the development of housing for farmworkers.	Ongoing	The City continues to look for options to incentivize affordable housing development, and will expand these efforts as a part continued Citywide housing review.	Keep
HE4.J	Establish regulations requiring that a portion of units in all new developments meet the special housing needs of seniors and persons with disabilities, including developmental disabilities. Target 20 percent of new housing units to meet senior household needs and 10 percent accessible to persons with disabilities.	Ongoing	The City continues to look for options to incentivize affordable housing development, and will expand these efforts as a part continued Citywide housing review. A recent eight-unit market rate project (632 McCorkle) approved within the City will provide two fully compliant ADA units.	Delete
HE4.K	The City shall participate with mediation between property owners if needed to facilitate affordable housing. The City will provide staff resources and/or work with affected parties along with an outside mediator if necessary to address issues raised by community members in response to affordable housing development applications.	Ongoing	The City continues to look for options to incentivize affordable housing development, and will expand these efforts as a part continued Citywide housing review.	Delete

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE4.L	Explore the potential of using Housing Trust Fund money to purchase existing housing for conversion to restricted affordable housing and commit funding as appropriate. Priority use of Housing Trust Fund monies will be given to the creation of housing affordable to extremely low-income households.	Ongoing	Since 2010, the City has made significant efforts to provide financial incentives, including reducing the application and impact fees for affordable housing projects and will continue to do so into the foreseeable future. Since 2016, the City committed substantial amounts of Affordable Housing Trust Fund monies (approximately $2,450,000) to three different affordable housing projects, anticipated to result in the construction and/or occupancy of 21 new affordable housing units in St. Helena through 2021. Since 2015, the City has fully funded all funding requests made by an affordable housing developers to assist with the design and construction of affordable housing units within St. Helena.	Keep
HE5.A	Adopt a Green Building Ordinance. The City shall adopt building code standards that meet or exceed the State's Green Building Standards Code. The Planning and Building Department shall coordinate this effort with the Climate Protection Task Force.	Ongoing	The City adopted the most recent standard building code updates in 2017 and again in 2019 and will continue to do so as updates are required.	Keep
HE5.B	Encourage use of alternative energy technologies. Create incentives for the use of solar energy in new and rehabilitated housing. Incentives to adopt as appropriate include, but are not restricted to, ensuring a streamlined review process for applications, deferred fees, and reduced applicable city standards.	Ongoing	The City currently issues building permits for solar panel installation, backup battery installation, and electric vehicle charging infrastructure under the "Rapid Permit" category and will continue to do so into the foreseeable future. The City has extended services for Solar Permits to be submitted via email and paid over the phone to expedite further the process and reduce the number of trips into City Hall to get the permit.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE5.C	Provide public information on alternative energy technologies for residential developers, contractors, and property owners. The City will provide information on its web site and/or at City Hall regarding alternative energy technology options, possible sources of financing, and any applicable information regarding necessary local permits.	Ongoing	The City currently provides Green Building Code information upon request and has updated the City website, allowing additional information to be provided on an on-going basis.	Keep
HE5.D	Require cost-effective energy conservation measures in all new and rehabilitated housing to promote long-term affordability for occupants. The City will adopt the State's new Energy Efficiency Standards as part of any update to the California Building Standards Code and ensure that all new housing units constructed in the City meet or exceed these standards.	Tri-Annually	The City continues to work toward concurrent building code adoption along with standard building code updates. The last update being January 1, 2020, with adoption of the 2019 Code Standards.	Keep

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE5.E	Provide low-interest loans for implementation of energy conservation measures. The City will identify a source of loan funds to provide energy conservation assistance to homeowners and homebuilders. The City will continue to participate in AB-811 programs and will explore additional state and federal sources of funding to finance local energy conservation measures. Sources of state and federal funds include, but are not limited to, the California Energy Commission State Energy Program and Energy Efficiency and Conservation Block Grant Program, and the Low Income Home Energy Assistance Program.	Ongoing	No additional ability to provide loans from City funds have been identified as of yet, however the City continues to seek opportunities to assist home owners with low-cost options for energy conservation.	Keep
HE5.F	Provide public information on alternative energy technologies for residential developers, contractors, and property owners. The City will provide information on its website and/or City Hall regarding alternative energy technology options, possible sources of financing, and any applicable information regarding necessary local permits.	Ongoing	The City currently provides Green Building Code information upon request and has recently updated the City website, allowing additional information to be provided on an on-going basis. In 2018, the City added information regarding solar panel installation, backup battery installation, and electric vehicle charging infrastructure to the City's website to ease access to the requirements and incentives available.	Delete or merge with 5.C

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
HE5.G	Require bicycle and pedestrian amenities and connectivity to surrounding areas, in all new housing developments. Support programs to develop more local and regional walking and biking trails. In addition to requiring bicycle and pedestrian connectivity in all new residential developments, the City will provide staff time in support of regional trail programs.	Ongoing	The City engaged with the Napa Valley Transportation Authority on the adoption of a county wide bicycle and pedestrian plan. Further, the City has engaged with the Vine Trail organization in an effort to assist with implementation of the best route for the trail through St Helena. The City has established a Trails Committee and a Trails and Open Space Plan to promote pedestrian connectivity has been drafted and is expected to be adopted by the City Council in 2023. Finally, it is anticipated the comprehensive zoning code update, will include additional requirements for bicycle parking.	Delete
HE5.H	Continue to apply Municipal Code provisions pertaining to water resources. City will continue to require water-efficient landscaping for new residential and commercial construction, as well as implementing the Water Use Efficiency and Use Guidelines.	Ongoing	The City has adopted a "Water Neutral" policy for all new development (Municipal Code Chapter 13.12) and continues to implement a Water Efficient Landscape Ordinance (MWELO) in keeping with anticipated State requirements.	Keep
HE6.A	Provide educational materials at City Hall, through the press and directly to interested parties to educate real estate professionals, property owners and tenants on their rights and responsibilities and the resources available to address fair housing issues.	Ongoing	The City works with Fair Housing Napa Valley to put on an annual housing workshop to highlight the rights and responsibilities of tenants and landlords, in addition to discussing affordable housing challenges generally.	Keep
HE6.B	Continue to utilize and support Fair Housing Napa Valley for implementing fair housing programs, receiving complaints, and providing referrals to available resources when necessary.	Ongoing	The City contracts with Fair Housing Napa Valley to support fair housing and allocates direct funding as part of the budget process for their assistance.	Merge with 6.A

#	Implementation Actions	Timeframe	Status of Program Implementation	Recommen-dation
Goal 3 Quantified Objective:	Assist in the acquisition of low-interest loans for rehabilitation, including energy conservation, of 10 lower-income housing units by January 31, 2023, of the end of the Housing Element planning period (two extremely low income, two very low income, three low income, and three moderate income households).	12/31/2022	City was awarded $500,000 HOME funds grant in 2017 and initiated implementation of a program to make 0-interest, 0-payment 30-year loans for rehabilitation work to owners of deed restricted homes. To date, the City has expended or committed approximately $448,000 of these funds to assist 18 low-income homeowners and continues to roll out funds as loans are repaid. The City was awarded another $500,000 in HOME funds in 2020 however the City is waiting for approval from HCD to begin processing loan requests as they review the updated guidelines and environmental documentation.	Establish new Quantified Objectives in the Housing Element Update
Goal 1- Quantified Objective:	Construct four units of affordable housing to Extremely-Low income households; four units of housing affordable housing to Very Low Income households; five units for Low Income households; five units for Moderate Income households; and 13 units for above Moderate Income households by October 31, 2022 (31 total RHNA).	12/31/2022	The City has issued building permits for the Turley Flats affordable housing project, an 8-unit multifamily project with loan funding from the Affordable Housing Trust Fund (all low income). Occupancy of all units occurred in 2019. Further, the City has issued building permits for the Brenkle Court 8-unit affordable housing project (two very-low and six low income). In 2020, the City approved a deed restricted affordable housing project (four low to very-low income and one moderate income) at 963 Pope Street. The combined affordability of these units is expected to help the City make significant progress toward meeting these unit counts.	Establish new Quantified Objectives in the Housing Element Update
Goal 4 Quantified Objective:	Reduce, defer or waive fees for 18 housing units affordable to extremely low, low, very low- and moderate-income households.	12/31/2022	The City has both reduced and deferred fees (through a loan from the Affordable Housing Trust Fund) for the Turley Flats Affordable Housing Project, an 8-unit multi-family development at 1105 Pope St, the Brenkle Court 8-unit affordable housing project access off of McCorkle, and the 5-unit affordable housing project at 963 Pope Street. Combined, the City has reduced, deferred or waived fees for 21 affordable housing units as of Jan. 1, 2022.	Establish new Quantified Objectives in the Housing Element Update

3. Demographic and Economic Trends

In order to understand the current housing needs of St. Helena residents, this section examines historic, current, and projected population, household, and employment trends. The figures for St. Helena are compared with the equivalent figures for Napa County and the Bay Area, to frame the St. Helena figures within the trends of the greater region.[3]

The data for the analysis of population, household characteristics, and employment come from the last four decennial Censuses, the 2015-2019 American Community Survey, the U.S. Department of Housing and Urban Development's (HUD) 2013-2017 Comprehensive Housing Affordability Strategy, the California Department of Housing and Community Development's (HCD) 2020 5th Cycle Annual Progress Report Permit Summary, the California Department of Finance's (DoF) 2020 E-5 series, and the 2010-2021 California Employment Development Department (EDD) Local Area Unemployment Statistics.

The Association of Bay Area Governments (ABAG) supplied an HCD Preapproved Data Package that included the vast majority of the data included in this analysis. Additionally, ABAG, in coordination with Baird + Driskell Community Planning provided a Housing Needs Data Report that directly informed this section of the Needs Analysis.[4]

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies the existing housing conditions and community needs, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of St. Helena.

This section presents information regarding population, household, and income trends between 2010 and 2019, with some additional analysis for the period between 2000 and 2010.

---

[3] For the purposes of this Housing Needs Assessment, the Bay Area is defined to include the following counties in the Association of Bay Area Governments (ABAG): Alameda, Contra Costa, Marin, Napa, San Francisco, San Mateo, Santa Clara, Sonoma, and Solano.

[4] ABAG/MTC Staff and Baird + Driskell Community Planning, Housing Needs Data Report: St. Helena, May 2021.

Key Findings

- **Population**. Generally, the population of the Bay Area continues to increase because of natural growth and the strong economy drawing new residents to the region. The population of St. Helena increased by 2.1 percent from 2000 to 2020, which is lower than the growth rate of the Bay Area.

- **Age.** In 2019, St. Helena's youth population under the age of 18 was 1,050 and senior population 65 and older was 1,636. These age groups represent 17.2 percent and 26.8 percent, respectively, of St. Helena's population.

- **Race/Ethnicity.** In 2020, 65.1 percent of St. Helena's population was White while 1.6 percent was African American, 1.3 percent was Asian, and 30.9 percent was Hispanic or Latinx. People of color in St. Helena comprise a proportion below the overall proportion in the Bay Area as a whole.

- **Employment.** St. Helena residents most commonly work in the Health & Educational Services industry. From January 2010 to January 2021, the unemployment rate in St. Helena increased by 1.3 percentage points. Since 2010, the number of jobs located in the jurisdiction decreased by 2,620 (32.4 percent). Additionally, the jobs-household ratio in St. Helena has decreased from 3.47 jobs per household in 2002 to 2.23 in 2018.

Population Trends

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Table 3 shows population growth trends. In 2020, the population of St. Helena was estimated to be 6,073. From 1990 to 2000, the population increased by 19.2 percent, while it decreased by 2.3 percent during the first decade of the 2000s. In the most recent decade, the population increased by 4.5 percent to 6,073. The population of St. Helena makes up 4.4 percent of Napa County.[5]

Table 3 Population Growth Trends

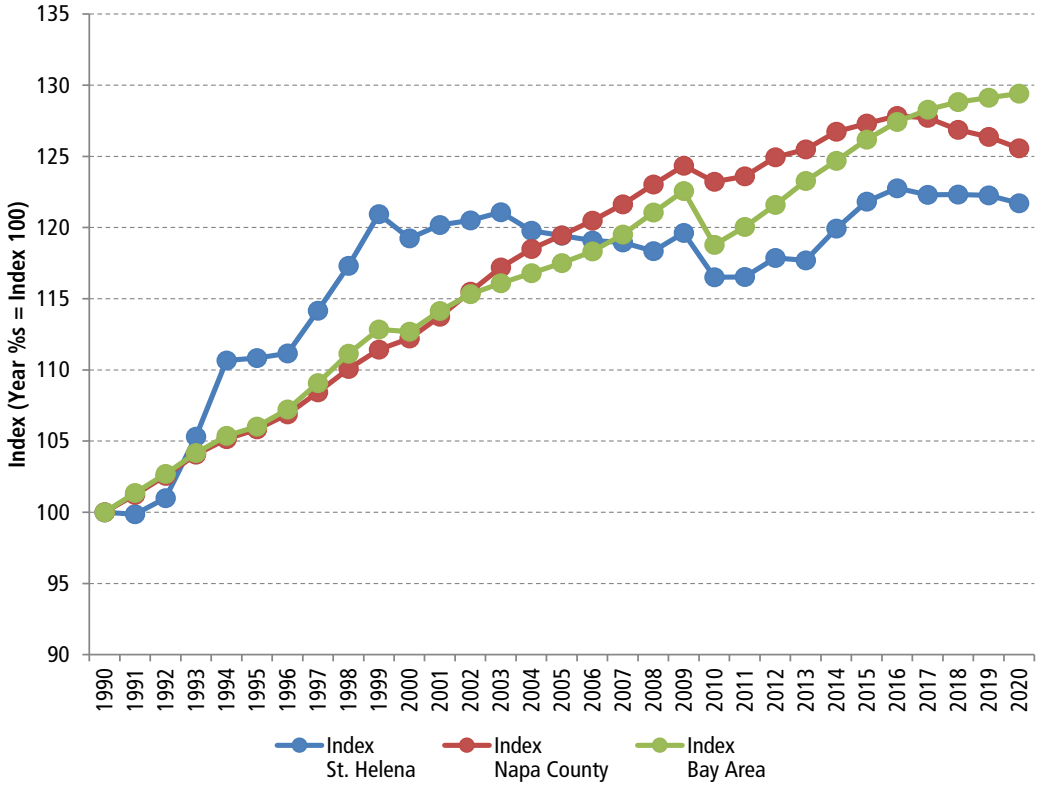
	1990	1995	2000	2005	2010	2015	2020
St. Helena	4,990	5,531	5,950	5,960	5,814	6,079	6,073
Napa County	110,765	117,216	124,279	132,314	136,484	141,010	139,088
Bay Area	6,020,147	6381961	6,784,348	7,073,912	7,150,739	7,595,694	7,790,537

Source: California Department of Finance, E-5 series, 2020.

[5] To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

Figure 1 displays population growth trends indexed to the population in the year 1990. Since 2000, St. Helena's population has increased by 2.1 percent; this rate is below that of the region as a whole, at 14.8 percent. In St. Helena, roughly 8.7 percent of its population moved during the past year, a number 4.8 percentage points smaller than the regional rate of 13.4 percent.

Figure 1 Population Growth Trends, Indexed to 1990



Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.
For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

Household Trends

As shown in Table 4, between 1990 and 2020, the number of households in St. Helena increased moderately, by an average 0.73 percent annually, however much of this growth occurred prior to the year 2000. From 1990 and 2000, the number of households increased at a rate of 2.1 percent annually. Between 2000 and 2010, this rate decreased to an increase of only 0.1 percent annually, or about 21 households per year. The rate increased slightly to an average of 0.5 percent per year between 2010 and 2020, or about 105 households per year. In

contrast, the number of Napa County households grew by one percent annually between 2010 and 2020, representing an increase of about 5,000 households per year.

Table 4 Household Trends

Household Trends	1990	2000	2010	2020	Average Annual Growth 1990-2000	Average Annual Growth 2000-2010	Average Annual Growth 2010-2020
St. Helena	2,138	2,380	2,401	2,866	1.2%	0.1%	2.0%
Napa County	41,312	45,402	48,876	48,484	1.1%	0.8%	-0.1%

Source: Census 1990, 2000, 2010, 2020.

Average Household Size

Average household size (Table 5~~Table 5~~) is a function of the number of people living in households divided by the number of occupied housing units in a given area. In general, a decline or increase in average household size signals that the population and the number of households are growing at different rates. Overall, the average household size in St. Helena was slightly smaller than in Napa County in 1990, 2000, and 2010 and considerably smaller in 2020. With the number of households growing, and a slight drop in population in St. Helena between 2000 and 2020, average household sizes fell from 2.48 to 2.38 persons per household between 2000 and 2010 and then to 2.08 persons per household by 2020. In contrast, the population in Napa County increased more rapidly than the number of households, leading to increases in the average household size from 2.62 to 2.69 persons per household between 2000 and 2010 and up to 2.78 by 2020.

Table 5 Average Household Size, St. Helena and Napa County

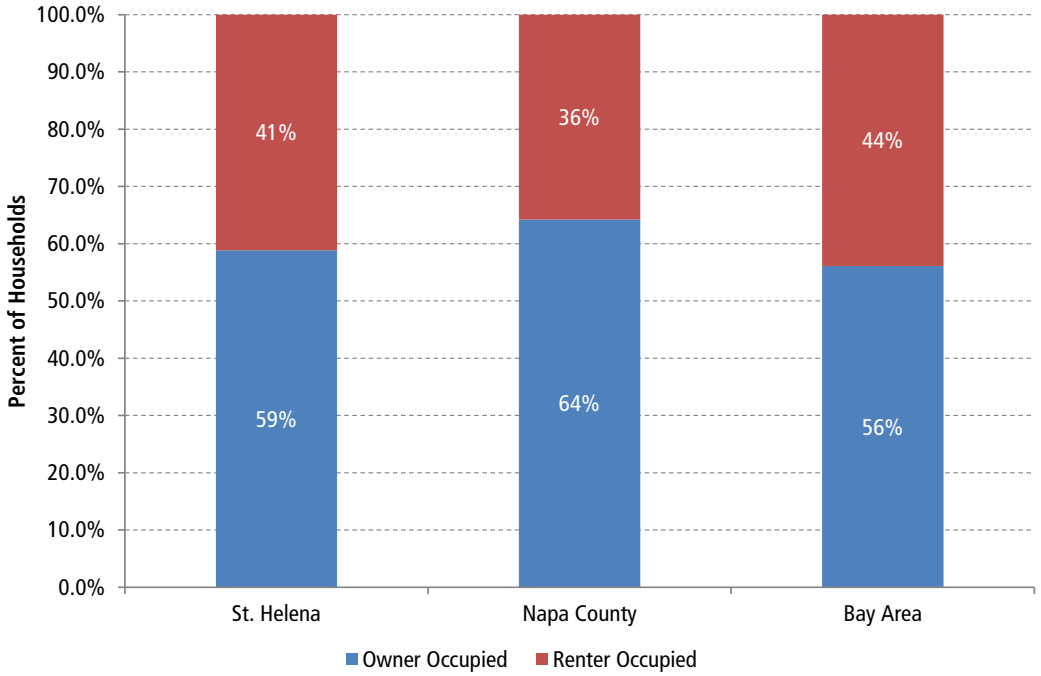
	1990	2000	2010	2020
St. Helena	2.31	2.48	2.38	2.08
Napa County	2.54	2.62	2.69	2.78

Source: Census 1990, 2000, 2010, 2020.

Household Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In St. Helena there are a total of 2,702 housing units, and fewer residents rent than own their homes: 41.2 percent versus 58.8 percent (Figure 2). By comparison, 35.8 percent of households in Napa County are renters, while 44 percent of Bay Area households rent their homes.

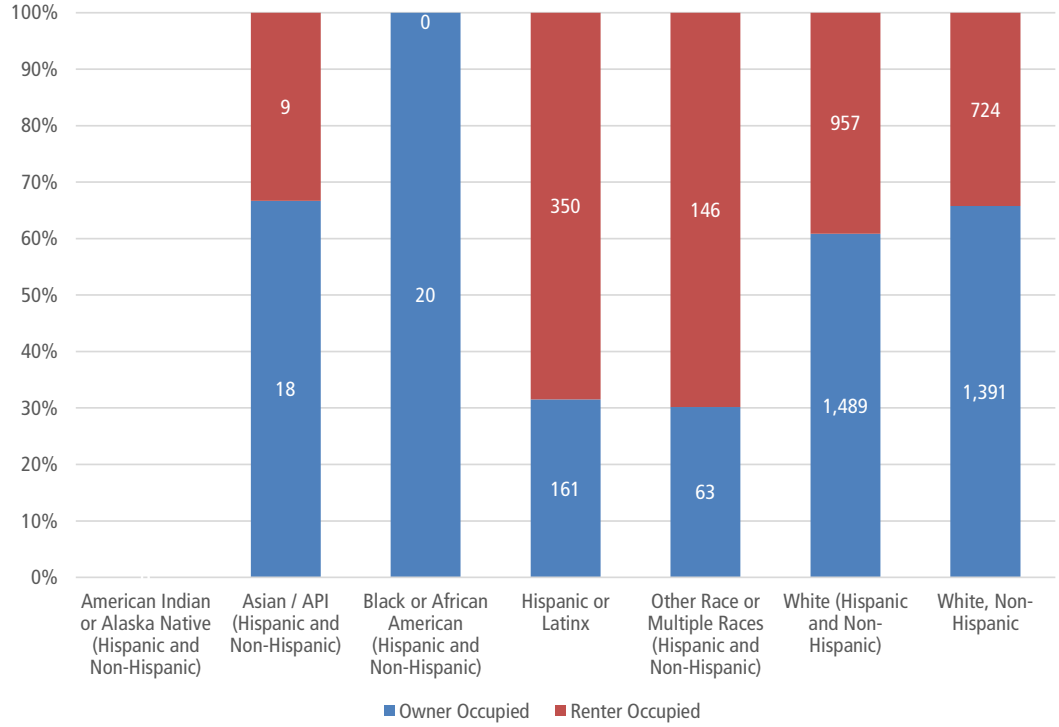
Figure 2 Housing Tenure



Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from Federal, State, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities. Figure 3 shows housing tenure by race. In St. Helena, 100.0 percent of Black households owned their homes, while homeownership rates were 66.7 percent for Asian households, 31.5 percent for Hispanic or Latinx households, and 60.9 percent for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

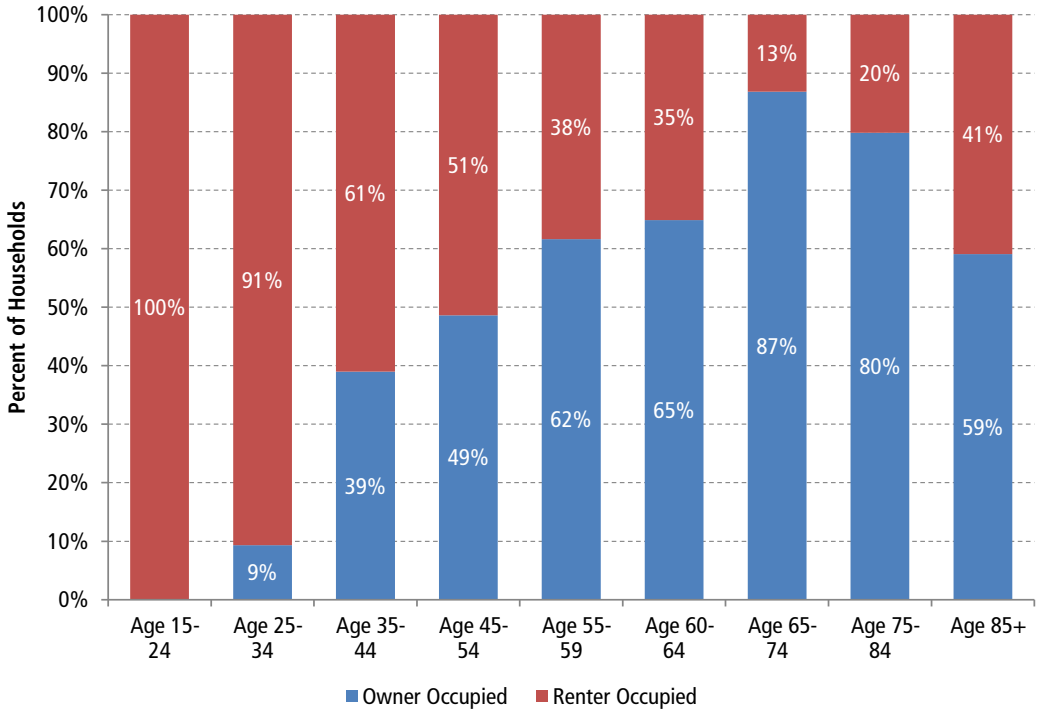
Figure 3 Housing Tenure by Race of Householder



Universe: Occupied housing units
Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I)For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market. In St. Helena, 75.1 percent of householders between the ages of 25 and 44 are renters, while 19.7 percent of householders over 65 are (Figure 4).

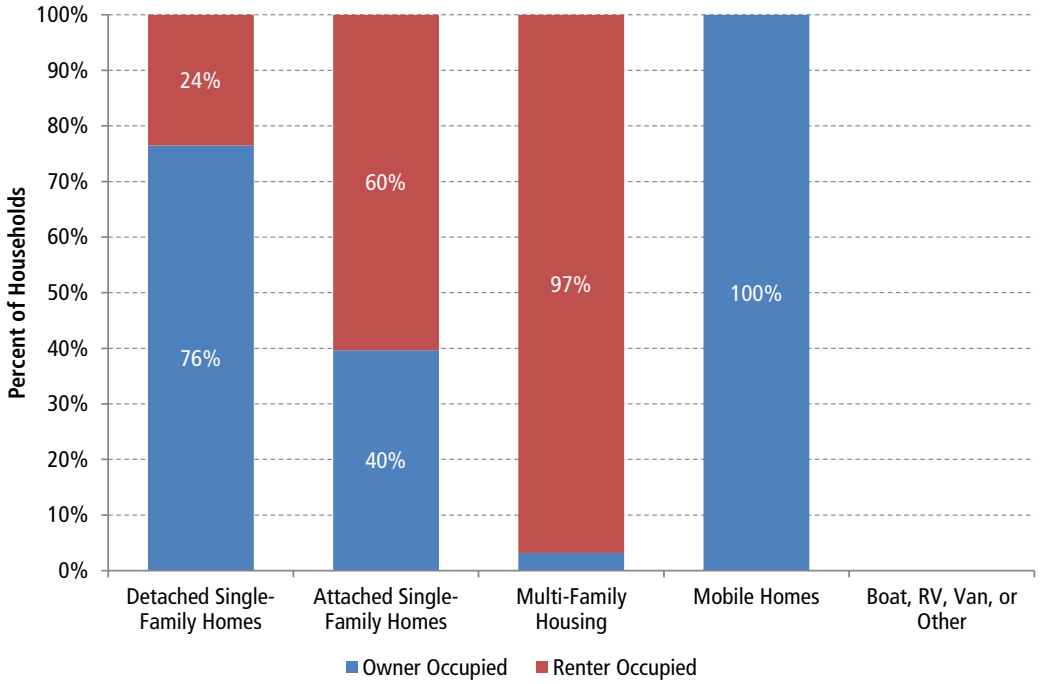
Figure 4 Housing Tenure by Age



Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In St. Helena, 76.5 percent of households in detached single-family homes are homeowners, while 3.2 percent of households in multi-family housing are homeowners (Figure 5).

Figure 5 Housing Tenure by Housing Type



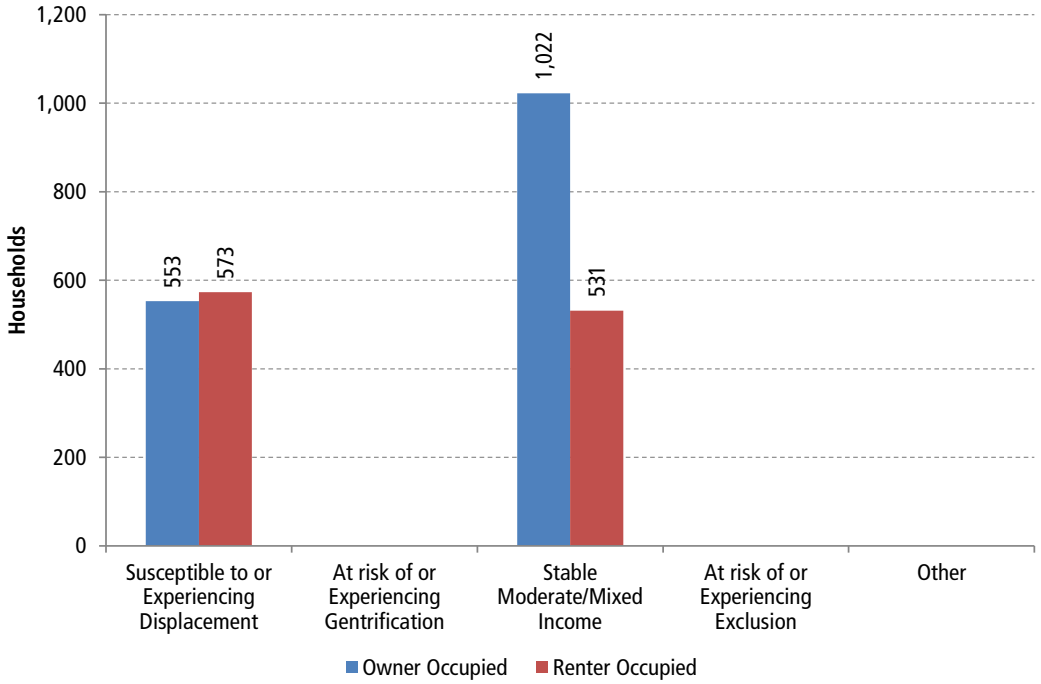
Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

Households by Displacement Risk

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in St. Helena, 42.0 percent of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0 percent live in neighborhoods at risk of or undergoing gentrification. Figure 6 shows households by displacement risk and tenure.

Figure 6 Households by Displacement Risk and Tenure



Universe: Households
Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low-Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data
Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates no households in St. Helena are in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.[6]

[6] *More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement*

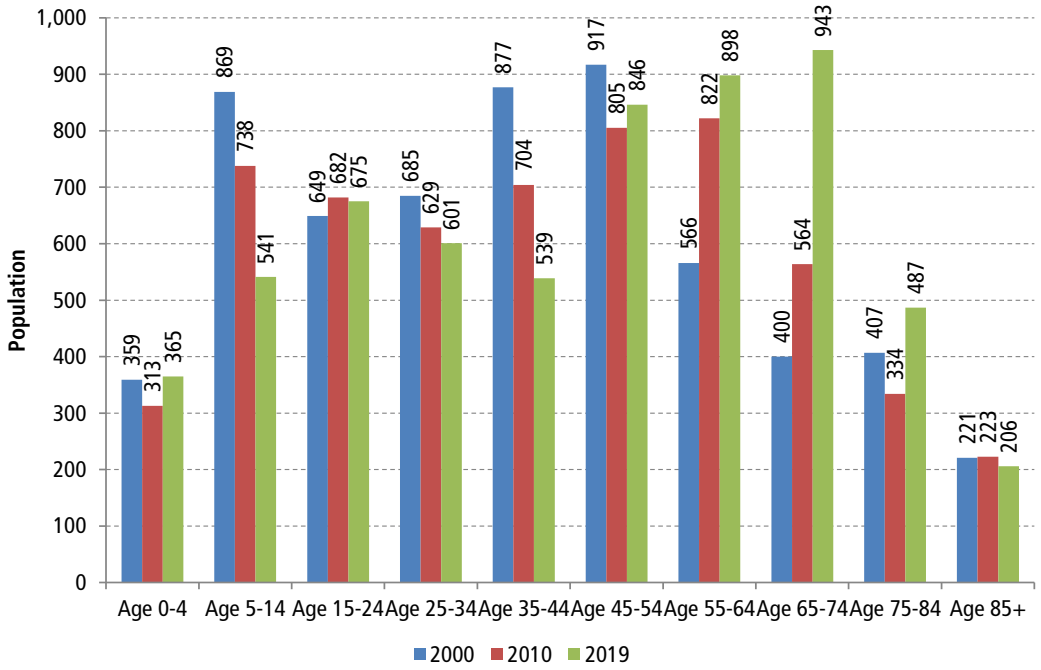
Demographic Trends

Age Distribution

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

Figure 7 shows population growth trends. In St. Helena, the median age in 2000 was 39.2; by 2019, this figure had increased, landing at around 49 years. More specifically, the population of those under 14 has decreased since 2010, while the 65- and-over population has increased.

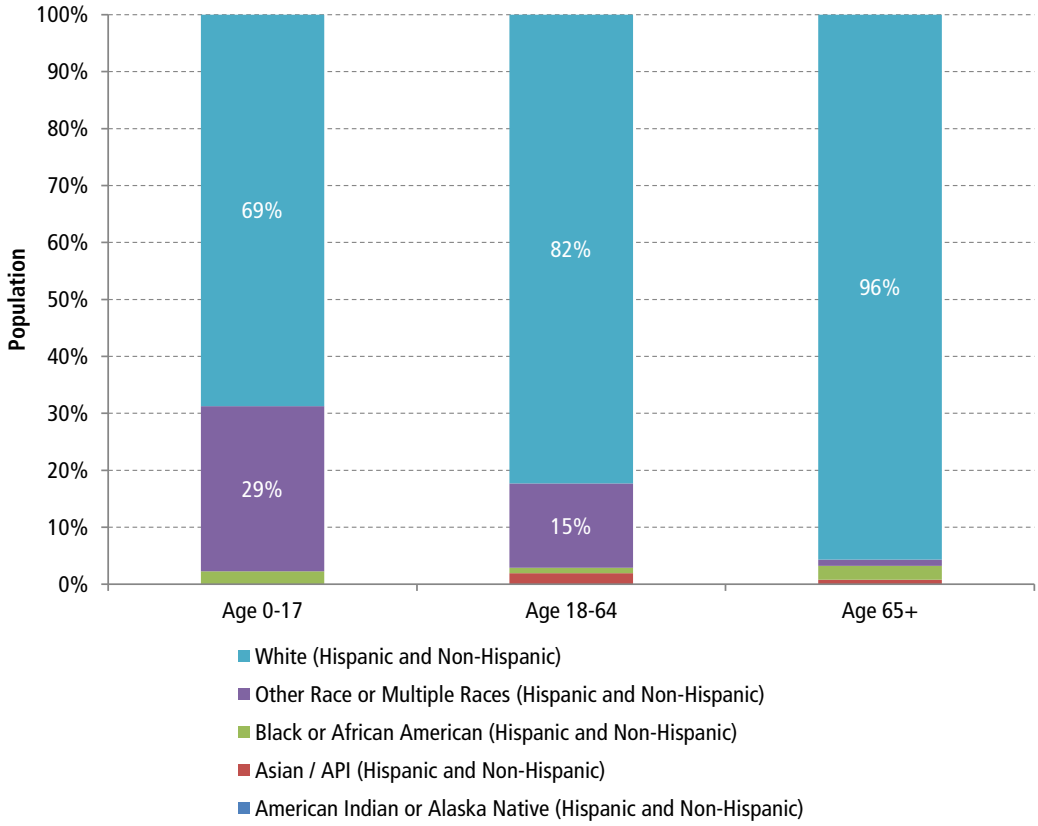
Figure 7 Population Growth Trends



Universe: Total population
Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color make up 4.3 percent of seniors and 31.2 percent of youth under 18 (Figure 8).

Figure 8 Senior and Youth Population by Race

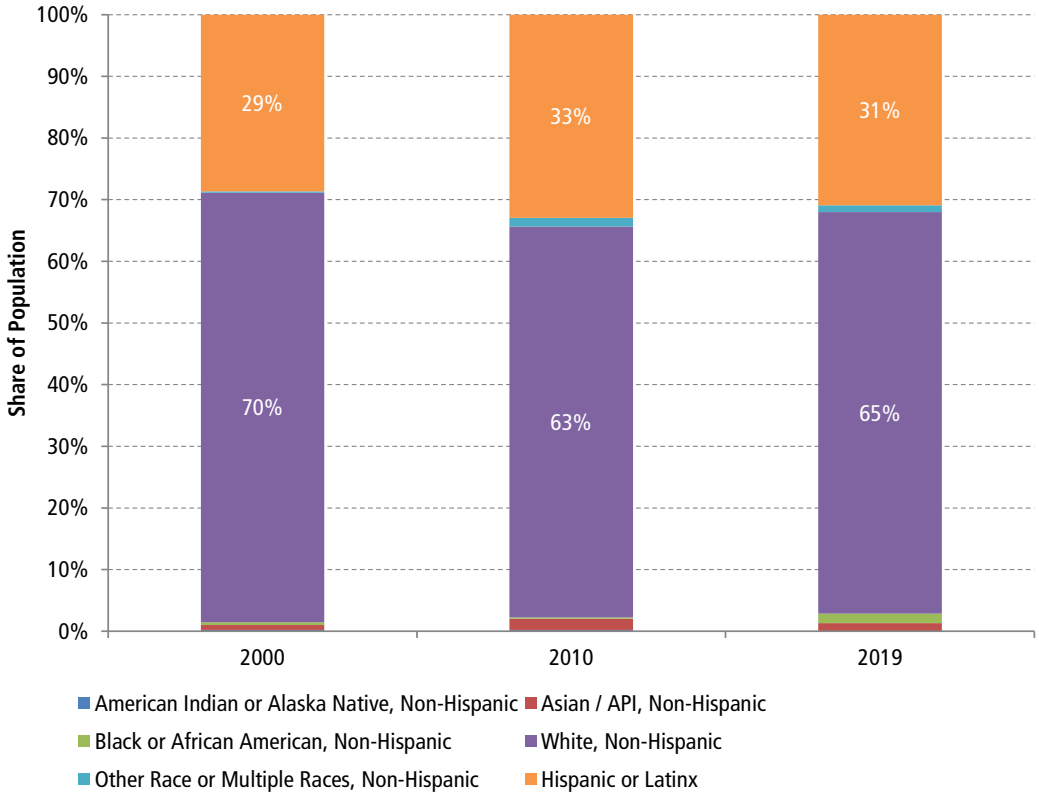


Universe: Total population
Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today. Since 2000, the percentage of residents in St. Helena identifying as White has decreased – and by the same token the percentage of residents of all other races and ethnicities has increased – by 4.6 percent, with the 2019 population standing at 3,973. In absolute terms, the Hispanic or Latinx population increased the most while the White, Non-Hispanic population decreased the most. Figure 9 shows population trends by race.

Figure 9 Population by Race, St. Helena, 2000-2019



Universe: Total population
Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

Income

Household Income Distribution

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state.[7]

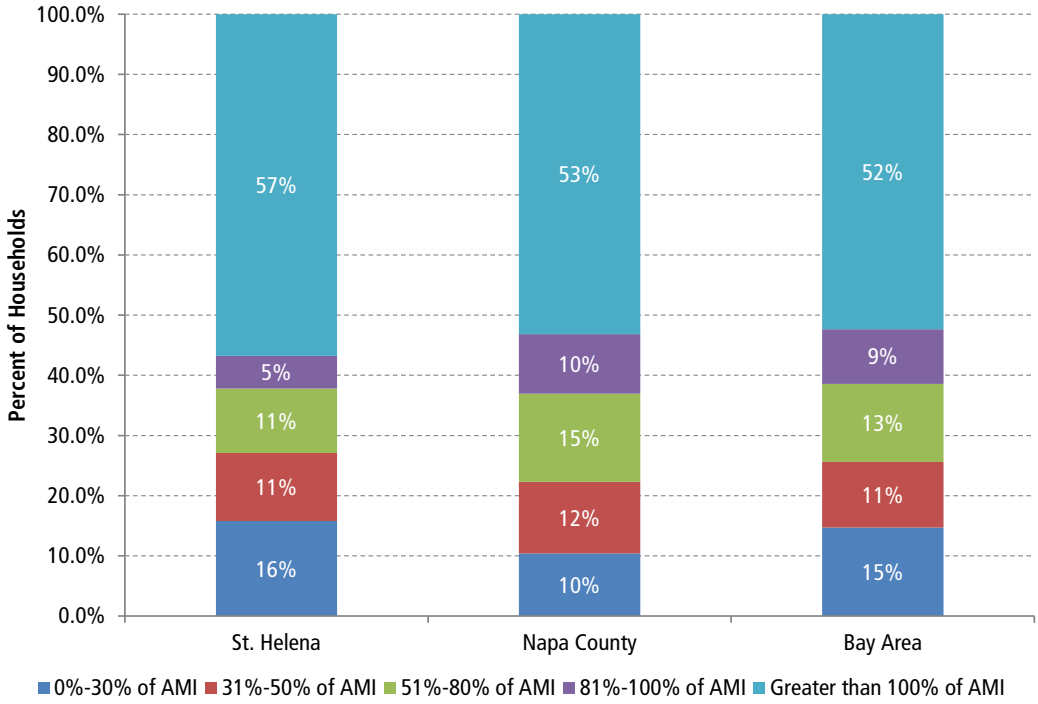
[7] *Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. Public Policy Institute ofCalifornia.*

Household Income Categories

The Department of Housing and Urban Development defines income categories as a percentage of the Area Median Income (AMI). Households whose income equals 30 percent or less of the AMI are considered extremely low-income; households with incomes between 30 and 50 percent of the AMI are classified as very low-income; and those between 50 and 80 percent of the AFI are low-income. The CHAS data set also provides information on households earning between 80 and 100 percent of the AMI and households with incomes above 100 percent of the AMI.

In St. Helena, 56.8 percent of households make more than 100 percent of the Area Median Income (AMI)[8], compared to 15.8 percent making less than 30 percent of AMI, which is considered extremely low-income (Figure 10).

Figure 10 Households by Household Income Level



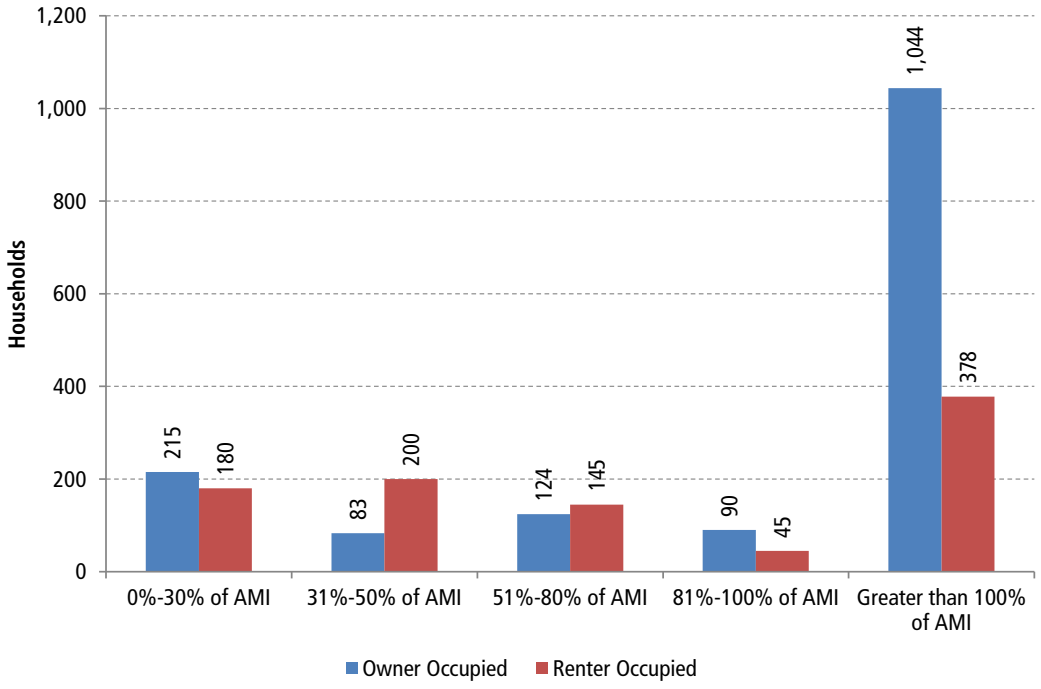
Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San

[8] *Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). This is then adjusted for household size.*

Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30 percent AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50 percent AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households. In St. Helena, the largest proportion of renters falls in the Greater than 100 percent of AMI income group, while the largest proportion of homeowners are found in the Greater than 100 percent of AMI group (Figure 11).

Figure 11 Household Income Level by Tenure

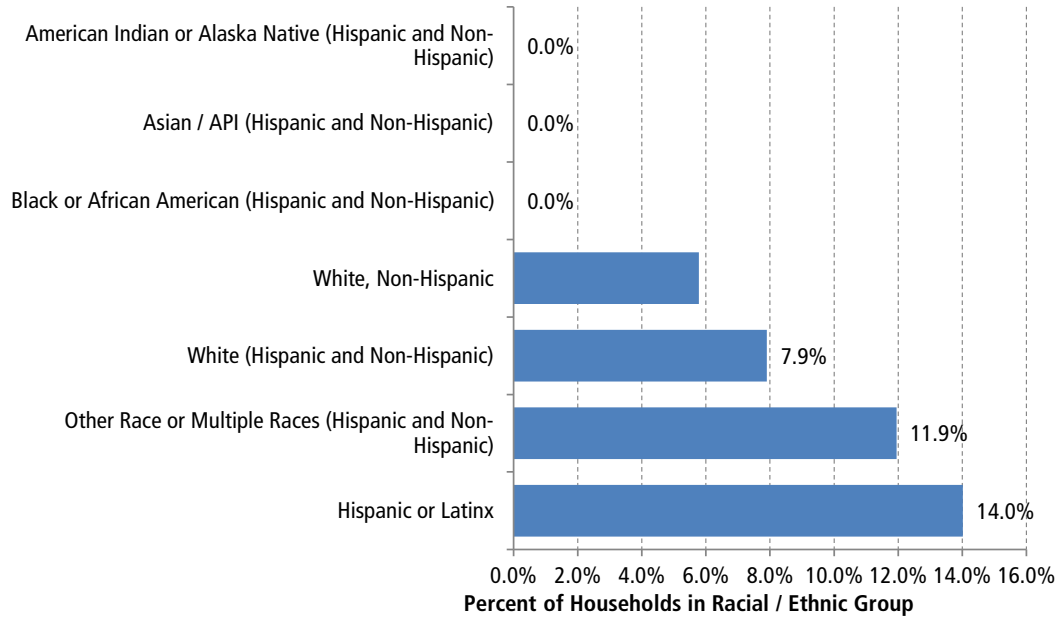


Universe: Occupied housing units
Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County),

and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result offederal and local housing policies that have historically excluded them from the same opportunities extended to white residents.[9] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In St. Helena, Other Race or Multiple Races (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by White (Hispanic and Non-Hispanic) residents (Figure 12).

Figure 12 Poverty Status by Race



Universe: Population for whom poverty status is determined
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

[9] *Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. Hass Institute.*

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

Extremely Low-Income Households

In St. Helena, 56.8 percent of households make more than 100 percent of the Area Median Income (AMI), compared to 15.8 percent making less than 30 percent of AMI, which is considered extremely low-income (see Figure 10). Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI. In Napa County, 30 percent AMI is the equivalent to the annual income of $27,950 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

Within the Housing Element, cities must estimate the extremely low-income housing need in the community. Based on HCD guidance, the City of St. Helena estimates that approximately 52 extremely low-income housing units are needed in the planning period. This estimate was calculated based on HCD guidance, as 50 percent of the very low-income housing need, as identified by the RHNA (Table 6).

Table 6 St. Helena Regional Housing Needs Allocation

Geography	Very Low Income (<50 percent of AMI)	Low Income (50%-80 percent of AMI)	Moderate Income (80%-120 percent of AMI)	Above Moderate Income (>120 percent of AMI)
St. Helena	104	59	26	67

[1] Per HCD guidance, the extremely low-income need in St. Helena is estimated at 50 percent of the very low income RHNA requirement, or approximately 52 units.

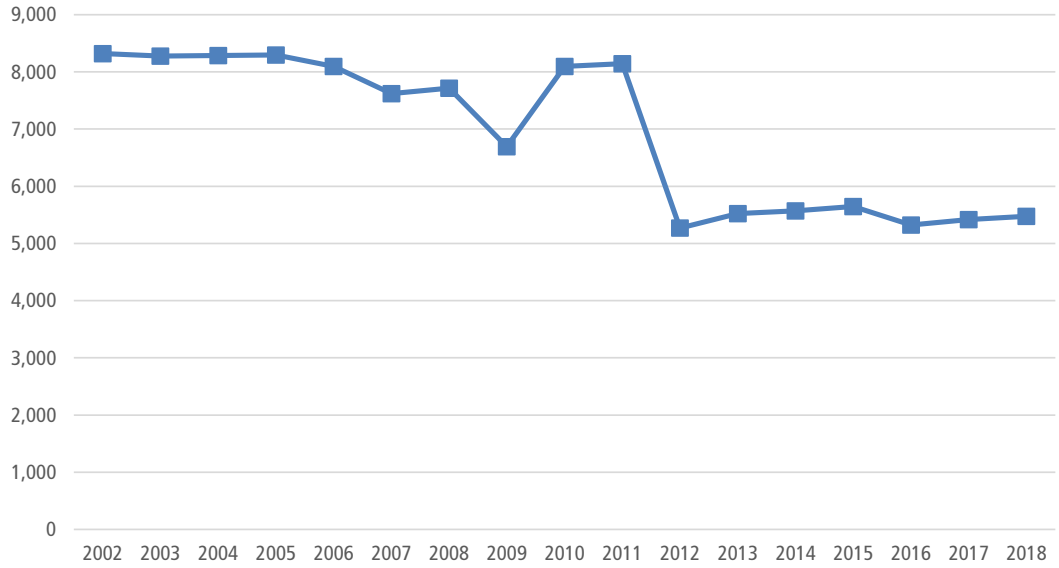
Employment Trends

Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewherein the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between workers and jobs. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in St. Helena decreased by 34.2 percent (Figure 13).

Figure 13 Jobs in St. Helena



Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

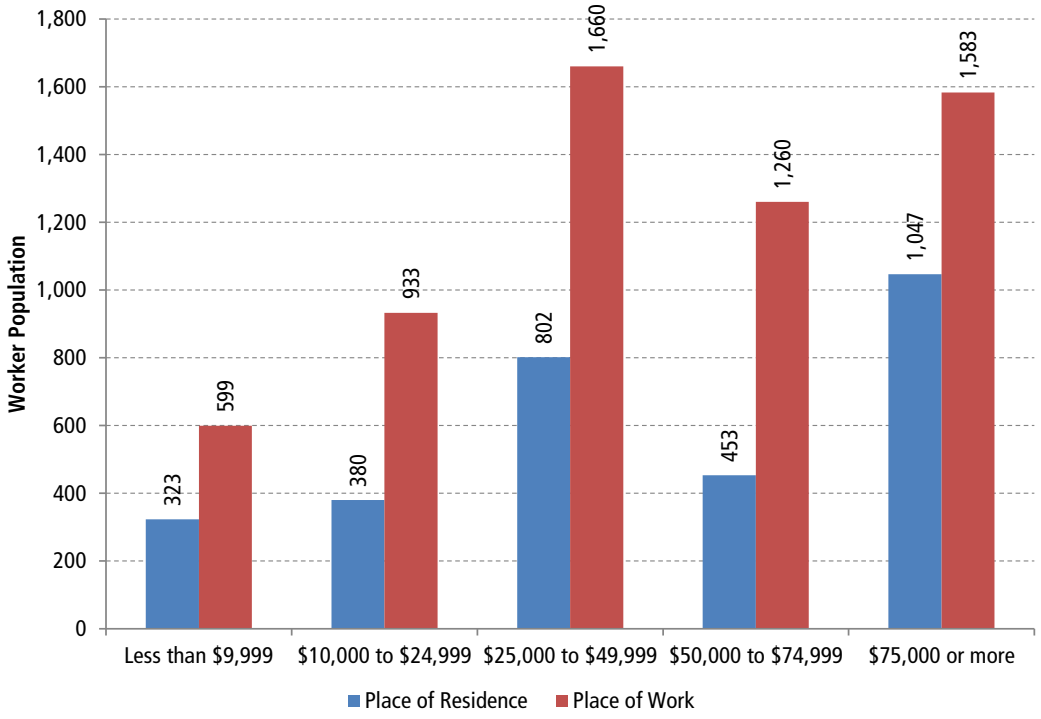
There are 3,005 employed residents, and 5,476 jobs[10] in St. Helena - the ratio of jobs to resident workers is 1.82; St. Helena is a net importer of workers. Figure 14 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A surplus of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear.

St. Helena has more low-wage jobs than low-wage residents (where low-wage refers to jobs paying less than $25,000). This disparity implies that, every day, low wage workers commute to St. Helena from their residences outside of the city. At the other end of the wage spectrum, the city has more high-wage jobs than high-wage

[10] *Employed residents in a jurisdiction is counted by place of residence (they may work elsewhere) while jobs in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.*

residents (where high-wage refers to jobs paying more than $75,000). This figure suggests that high-wage workers are also commuting into St. Helena. Since both high wage workers and low wage workers are faced with commuting into St. Helena for work, it suggests a lack of housing, both market-rate and affordable, within the city. (Figure 14).[11]

Figure 14 Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

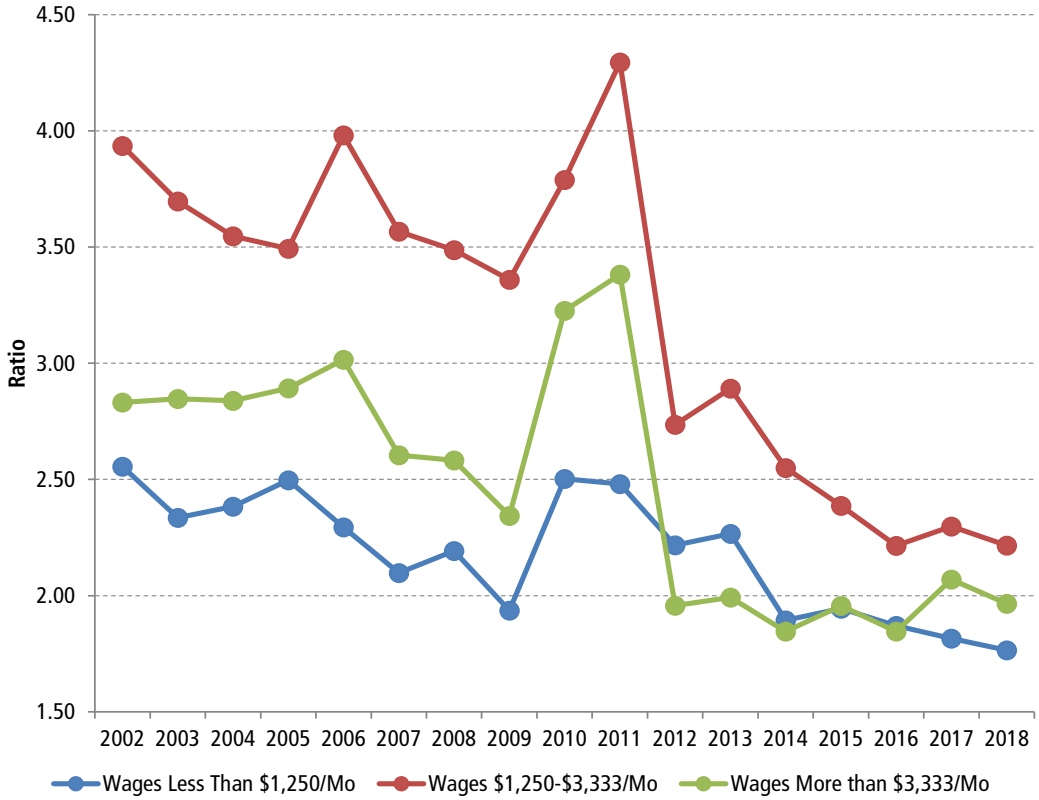


Universe: Workers 16 years and over with earnings
Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure 15 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of one means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above one indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (Figure 15).

[11] *The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.*

Figure 15 Jobs-Worker Ratios, By Wage Group

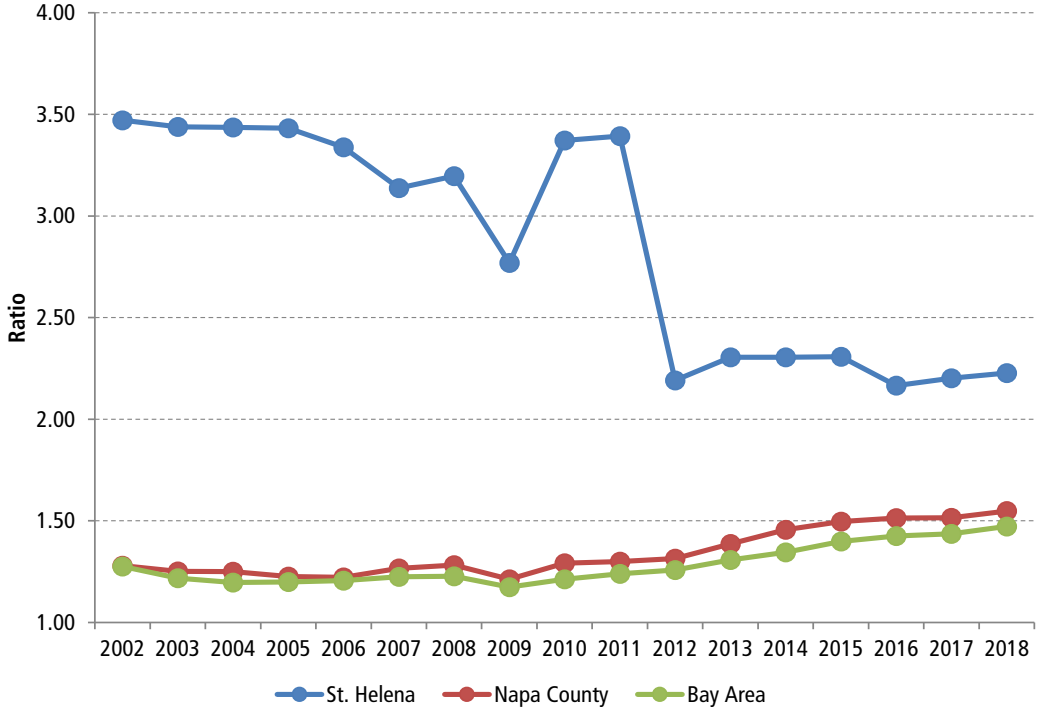


Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment
Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate, it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus, bringing housing into the measure, the jobs-household ratio in St. Helena has decreased from 3.47 in 2002, to 2.23 jobs per household in 2018 (Figure 16).

Figure 16 Jobs-Household Ratio

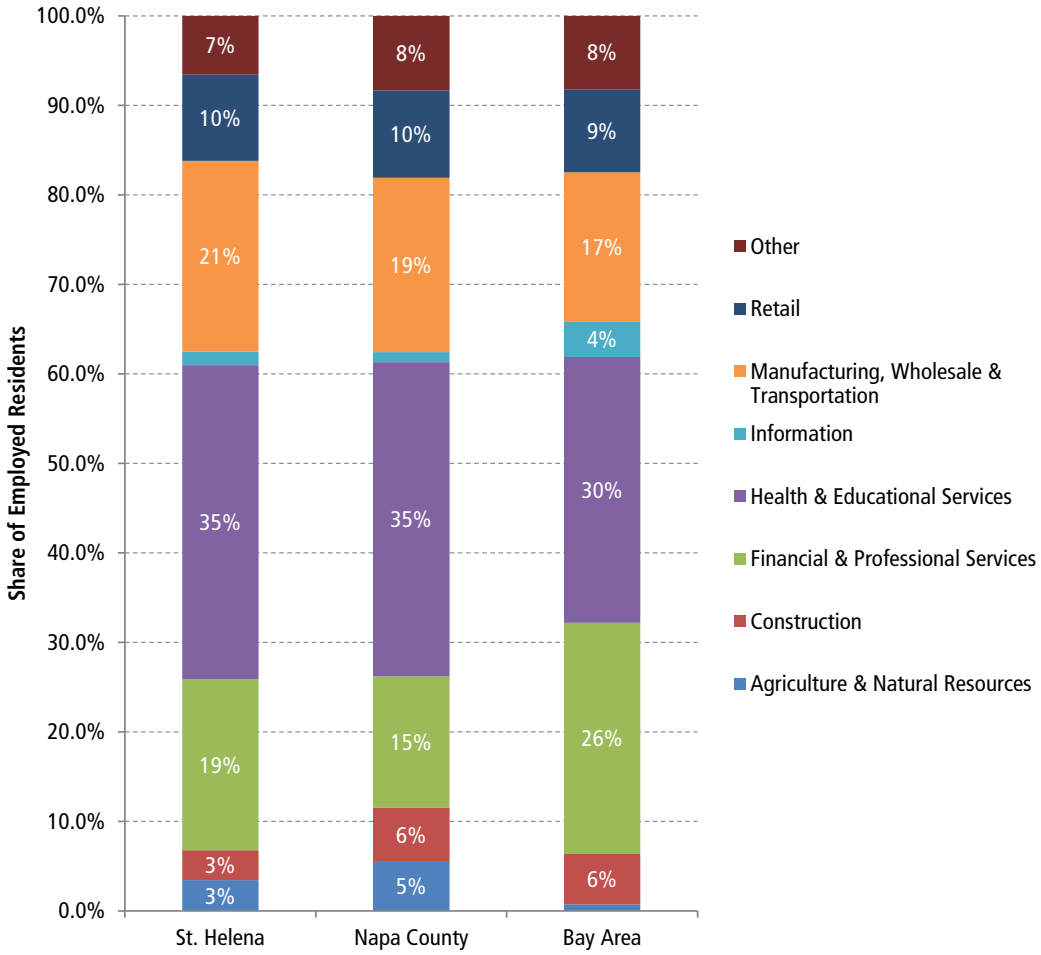


Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction
Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.
Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

Employment by Industry

In terms of sectoral composition, the largest industry in which St. Helena residents work is Health & Educational Services, and the largest sector in which Napa residents work is Health & Educational Services (Figure 17). For the Bay Area as a whole, the Health & Educational Services industry employs the most workers of any sector.

Figure 17 Resident Employment by Industry

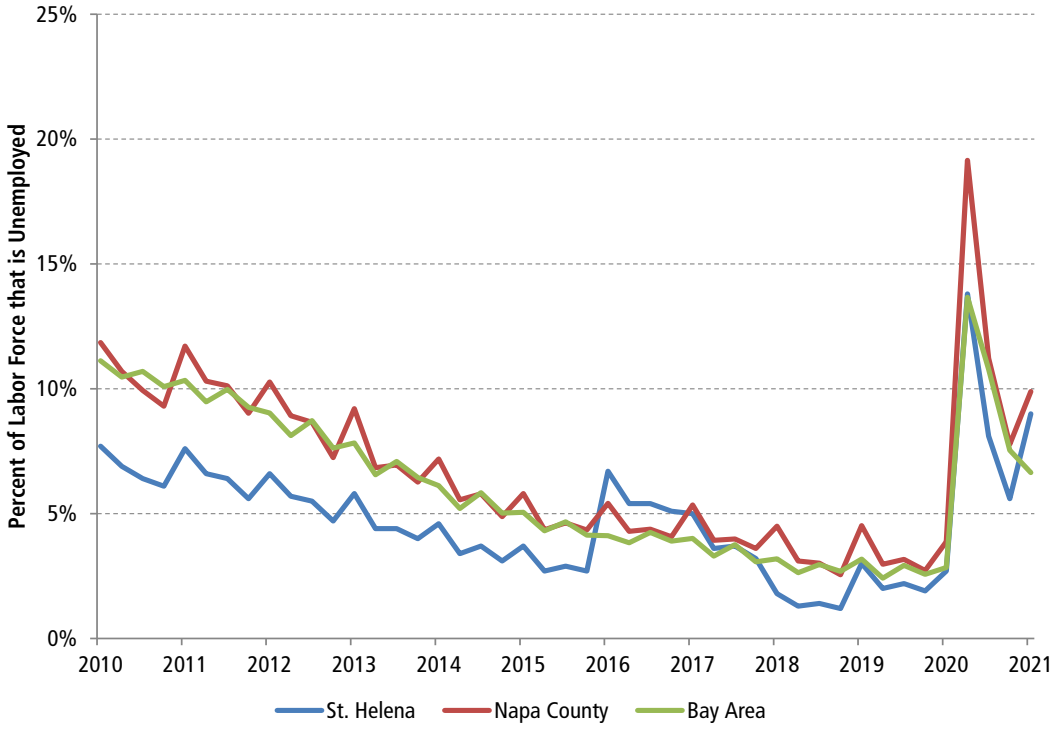


Universe: Civilian employed population age 16 years and over
Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

Unemployment

Figure 18 shows the unemployment rate for St. Helena, Napa County, and the Bay Area. In St. Helena, there was a 1.3 percentage point increase in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.

Figure 18 Unemployment Rate



Universe: Civilian noninstitutional population ages 16 and older
Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.
Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.
For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4. Population and Employment Projections

This section uses population, household, and employment projections provided by the Association of Bay Area Governments (ABAG), the California Department of Finance (DoF), and Plan Bay Area. Data specific to St. Helena is used when available (typically from Plan Bay Area 2040) and is supplemented by regional projections for North Napa County (Calistoga, St. Helena, and Yountville) and the Bay Area, available through the recently (2021) released Plan Bay Area 2050.

Key Findings

- ABAG anticipates much higher growth across the Bay Area than in St. Helena. While Plan Bay Area 2050 projects a 35 percent increase in total population from 2015 to 2050 (approximately 2.7 million new residents) across the nine counties of the Bay Area, it projects less than one percent growth in Calistoga, St. Helena, and Yountville.

Population

While Plan Bay Area 2050 does not provide jurisdiction-specific population projections, Plan Bay Area 2040 (2017) projected a 17 percent increase in total population from 2010 to 2040 for St. Helena, which translates to 1,550 new residents, as shown in Table 7. Countywide, Plan Bay Area 2040 projected a similar increase of 16 percent for Napa County.

Table 7 St. Helena, Population Totals and Projections, 2010-2040, Plan Bay Area 2040

Year	2010	2015	2020	2025	2030	2035	2040	Percent Change (2010-2040)
St. Helena	5,830	5,920	6,085	6,415	6,655	6,715	6,800	+17%
Napa County	135,880	136,885	141,240	146,130	151,445	155,860	158,050	+16%

Source: Plan Bay Area 2040.

For comparison, the DoF projects a countywide increase of seven percent in total population between 2010 to 2050, which translates to 9,463 new Napa County residents (Table 8).

Table 8 Department of Finance Population Projections, Napa County, 2010-2050

Year	2010	2015	2020	2025	2030	2035	2040	2045	2050	Percent Change
St. Helena	136,587	141,390	138,711	140,748	143,223	145,444	146,602	146,641	146,050	+7%

Source: California Department of Finance. Demographic Research Unit. Report P-2A: Total Population Projections, California Counties, 2010-2060 (Baseline 2019 Population Projections; Vintage 2020 Release). Sacramento: California. July 2021.

ABAG anticipates much higher growth across the Bay Area then in St. Helena. While Plan Bay Area 2050 projects a 35 percent increase in total population from 2015 to 2050 (approximately 2.7 million new residents)

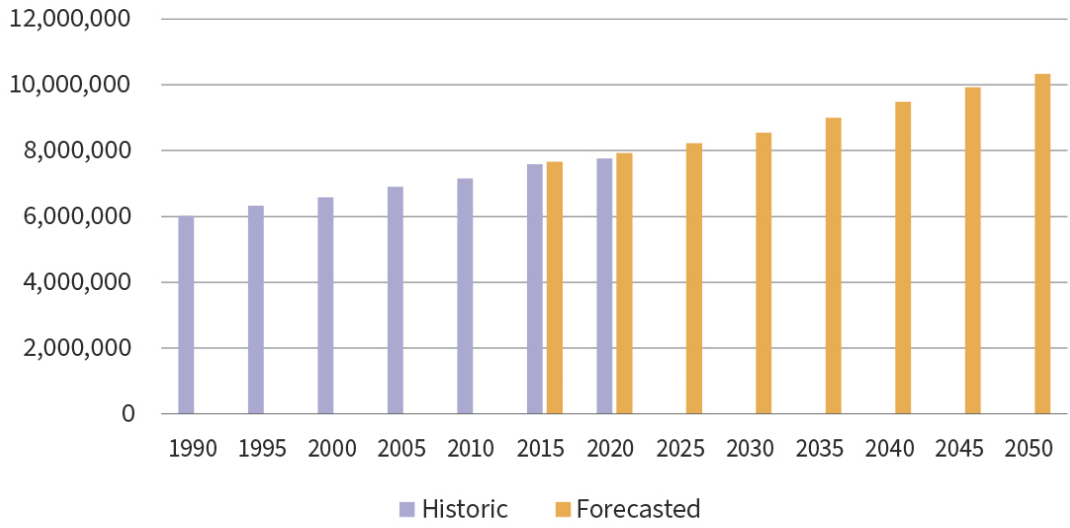
across the nine counties of the Bay Area, the Plan projects less than one percent growth in the North Napa County superdistrict (including Calistoga, St. Helena, and Yountville). Table 9 and Figure 19 show Plan Bay Area 2050 population projections for the Bay Area. While the Plan includes this regional population totals, data for individual subregions, termed superdistricts, is provided for households and jobs rather than population. For more information, please see the discussions on household and job projections below.

Table 9 Plan Bay Area 2050 Population Projections, Bay Area, 2015-2050

	2015	2020	2025	2030	2035	2040	2045	2050	Percent Change
Bay Area	7,660,000	7,940,000	8,230,000	8,560,000	9,010,000	9,490,000	9,930,000	10,330,000	+35%

Source: California Department of Finance. Demographic Research Unit. Report P-2A: Total Population Projections, California Counties, 2010-2060 (Baseline 2019 Population Projections; Vintage 2020 Release). Sacramento: California. July 2021.

Figure 19 Bay Area, Population Totals and Projections, 1990-2050, Plan Bay Area 2050.



Source: Plan Bay Area 2050.

Households

In 2017, Plan Bay Area 2040 projected a one percent increase in total households from 2010-2040 in St. Helena, which translates to 300 or more new households (Table 10). Similarly, Plan Bay Area 2050 projects that the number of households in the Northern Napa County superdistrict (including Calistoga, St. Helena, and Yountville) will grow by less than one percent by 2050, compared to 51 percent growth in the projected number of households in the Bay Area (Table 11).

Table 10 Table 2: St. Helena, Household Totals and Projections, 2010-2040, Plan Bay Area 2040

	2010	2015	2020	2025	2030	2035	2040
Total Households	2,150	2,400	2,425	2,490	2,620	2,705	2,700

For 2010, the base year, a tabulation from the 2010 pre-run microdata, designed to approximate (but may still differ from) Census 2010 counts, is used. Numbers may not add to totals due to rounding. 2015 are modeled estimates, not observed.
Source: Plan Bay Area 2040.

Table 11 Household Projections by Region, 2015-2050

Region	2015	2050	Growth	Percent Growth	Share of Regional Growth
North Napa County	16,000	16,000	0	<1%	0%
Bay Area	2,677,000	4,043,000	1,366,000	+51%	100%

Source: Plan Bay Area 2050.

Jobs

According to Plan Bay Area 2040, ABAG projected in increase of 280 jobs (five percent increase) between 2010 and 2040, which calculates to an annual average growth rate of 0.8 percent (Table 12). Employment is projected to increase in three categories: retail (+27 percent), Information, Government, and Construction (+12 percent), and Health, Educational, and Recreational Services Jobs (+5 percent). In contrast, ABAG expects that employment in the areas of manufacturing and wholesale; agriculture and natural resources, and financial and professional services to stagnate or slightly decrease. Countywide, Plan Bay Area 2040 projected an increase of 12,765 jobs (18 percent increase) at annual average employment growth rate of 2.8 percent in the same time period.

Table 12 Job Totals and Projections, St. Helena and Napa County, 2010-2040

Year	2010	2015	2020	2025	2030	2035	2040	Percent Change (2010-2040)
St. Helena	5,700	5,750	5,765	5,805	5,820	5,820	5,980	5%
Napa County	70,680	70,880	71,905	72,580	74,255	77,260	83,355	18%

Source: Plan Bay Area 2040.

Plan Bay Area 2050, however, projects that employment in the North Napa County superdistrict will decrease by 4,000 jobs by 2050 (Table 13). Employment in the region is assumed to be constrained based on limited job centers and transit options, as well as current and potential future wildfire impacts. Regionally however, the Bay Area job totals are projected to increase by 35 percent between 2015 and 2050, which coincides with the expected Bay Area population growth during that time (also 35 percent). This increase translates to 1,403,000 new jobs.

Table 13 Job Totals and Projections, North Napa County and the Bay Area, 2015-2050

Region	2015	2050	Growth	Percent Growth	Share of Regional Growth
North Napa County	24,000	20,000	-4,000	<1%	0%
Bay Area	4,005,000	5,408,000	1,403,000	35%	100%

Source: Plan Bay Area 2050.

5. Housing Conditions

The following section details the housing conditions in St. Helena and, where available, compares the data to Napa County and the Bay Area. Data sources include the Census, the American Community Survey, DoF, HUD, including the Comprehensive Housing Affordability Strategy (CHAS) dataset, and HCD).

ABAG supplied an HCD Preapproved Data Package that provided much of the data included in this analysis for the City. Additionally, ABAG, in coordination with Baird + Driskell Community Planning provided a Housing Needs Data Report that directly informed this section of the Needs Analysis.[12]

Key Findings

- **Number of Homes.** The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in St. Helena increased, 4.4 percent from 2010 to 2020, which is above the growth rate for Napa County and below the growth rate of the region's housing stock during this time period.

- **Home Prices.** A diversity of homes at all income levels creates opportunities for all St. Helena residents to live and thrive in the community.

  - **Ownership.** The largest proportion of homes had a value in the range of $1 million-$1.5 million in 2019. Home prices increased by 118.2 percent from 2010 to 2020.

  - **Rental Prices.** The typical contract rent for an apartment in St. Helena was $1,470 in 2019. Rental prices increased by 15.7 percent from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $59,160 per year.

- **Housing Type.** It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 63.9 percent of homes in St. Helena were single family detached, 6.1 percent were single family attached, 6.2 percent were small multifamily (2-4 units), and 18.4 percent were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-family units increased more than multi-family units. Generally, in St. Helena, the share of the housing stock that is detached single family homes is above that of other jurisdictions in the region.

- **Vacancy Rate.** Vacant units make up 17.4 percent of the overall housing stock in St. Helena. The rental vacancy rate stands at 3.1 percent, while the ownership vacancy rate is 5.3 percent. Of the vacant units, the most common type of vacancy is for seasonal, recreational, or occasional use. This statistic highlights how St. Helena contains many "second homes," which may sit unoccupied for a majority of the year. Additionally, with the increasing popularity of short-term rental sites, such as

[12] *ABAG/MTC Staff and Baird + Driskell Community Planning, Housing Needs Data Report: St. Helena, May 2021.*

AirBNB, at vacation destinations such as Napa Valley, many homes may be vacant in the sense of not having permanent residents.

- **Overcrowding.** Overcrowding often disproportionately impacts low-income households. 2.5 percent of very low-income households (below 50 percent AMI) experience severe overcrowding, while none of the households above 100 percent of the AMI experience this level of overcrowding.

- **Cost Burden.** The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30 percent of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." In St. Helena, 21.1 percent of households spend 30-50 percent of their income on housing, while 16.6 percent of households are severely cost burden and use the majority of their income for housing. Lower-income, Latinx, and large households are disproportionally impacted by housing cost burdens.[13]

Existing Housing Conditions

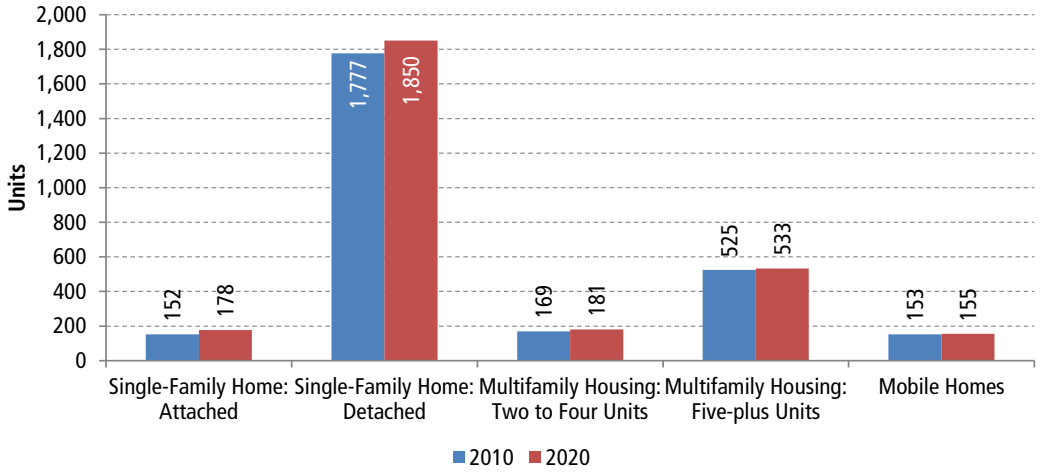
Housing Stock Characteristics

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of St. Helena in 2020 was made up of 63.9 percent single family detached homes, 6.1 percent single family attached homes, 6.2 percent multifamily homes with two to four units, 18.4 percent multifamily homes with five or more units, and 5.4 percent mobile homes (Figure 20). In St. Helena, the housing type that experienced the most growth between 2010 and 2020 was the detached single-family home.

[13] *Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070; U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.*

Figure 20 Housing Type Trends



Universe: Housing units
Source: California Department of Finance, E-5 series
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Age of Housing Stock

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not come close to meeting the population and job growth experienced throughout the region. According to American Community Survey estimates, in St. Helena, the largest proportion of the housing stock was built 1960 to 1979, with 1,217 units constructed during this period (Figure 21). Since 2010, 1.9 percent of the current housing stock was built, which is 63 units. Between 2015 and 2019, 74 housing units were issued permits in St. Helena. During this time, 73.0 percent of permits issued in St. Helena were for above moderate-income housing, 5.4 percent were for moderate-income housing, and 21.6 percent were for low- or very low-income housing (Table 14).

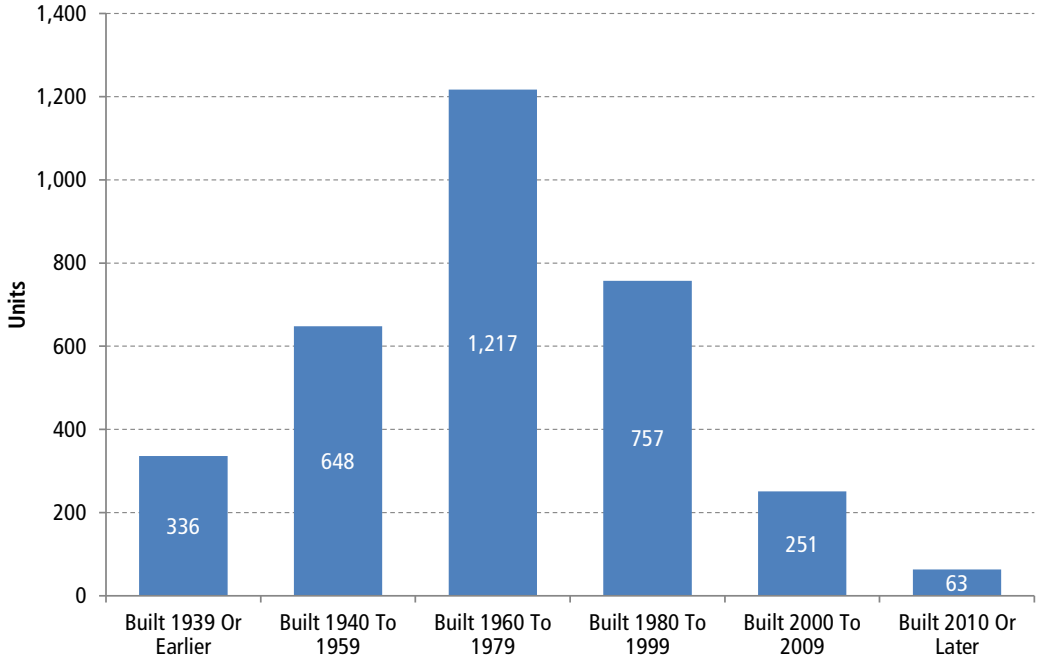
Table 14 Housing Permitting from 2015-2019 St. Helena

Income Group	Value
Above Moderate-Income Permits	54
Low Income Permits	9
Very Low-Income Permits	7
Moderate Income Permits	4

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

According to City records, however, these American Community Survey estimates are low. As reported in Table 1 above, the City permitted 110 units between 2015 and 2021, of which all units have been constructed.

Figure 21 Housing Units by Year Structure Built



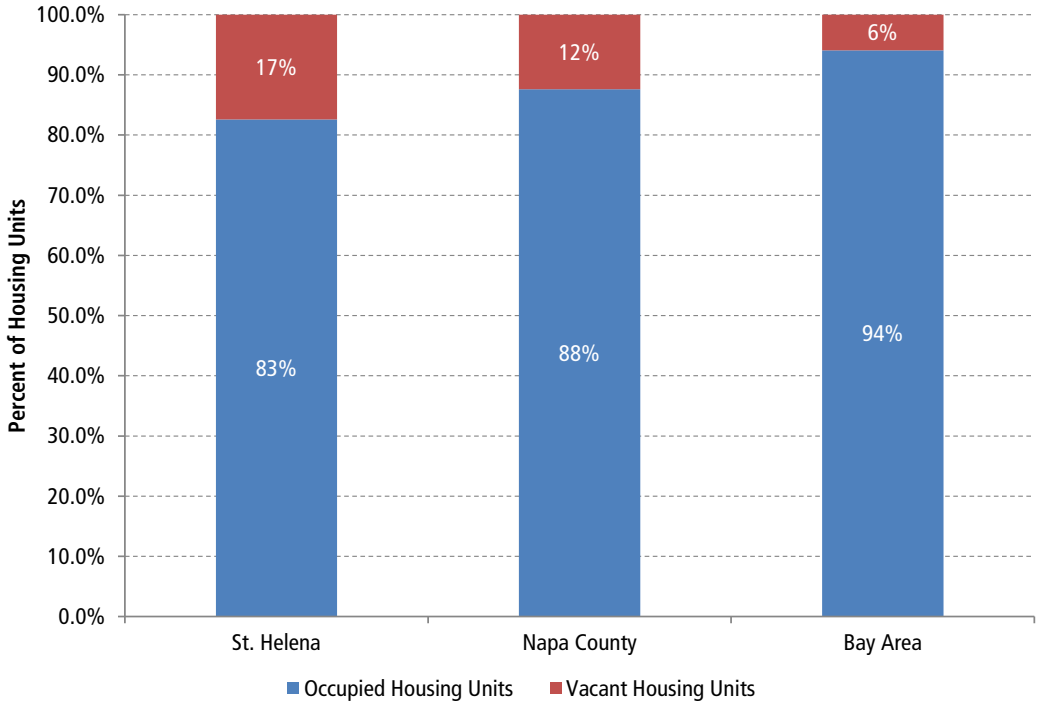
Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Occupancy Rates

Vacant units make up 17.4 percent of the overall housing stock in St. Helena (Figure 22). The rental vacancy rate stands at 3.1 percent, while the ownership vacancy rate is 5.3 percent. Of the vacant units, the most common type of vacancy is for seasonal, recreational, or occasional use. Figure 23 shows the distribution of vacancies by type.[14]

[14] *The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (17.4%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a significant number of vacancy categories, including the numerically significant other vacant.*

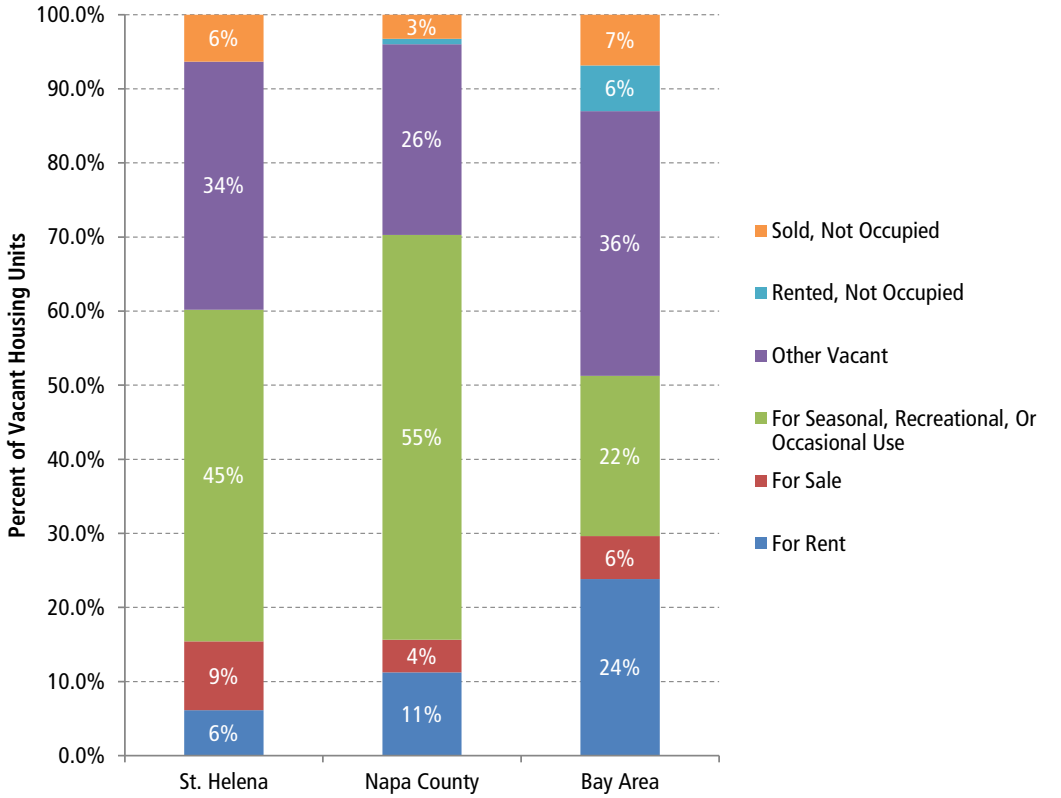
Figure 22 Occupancy Status



Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25002Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short- term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.[15] In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category.

[15] *For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.*

Figure 23 Vacant Units by Type



Universe: Vacant housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Throughout the Bay Area, vacancies make up 2.6 percent of the total housing units, with homes listed for rent; units used for recreational or occasional use, and units not otherwise classified (other vacant) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short- term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration. In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category

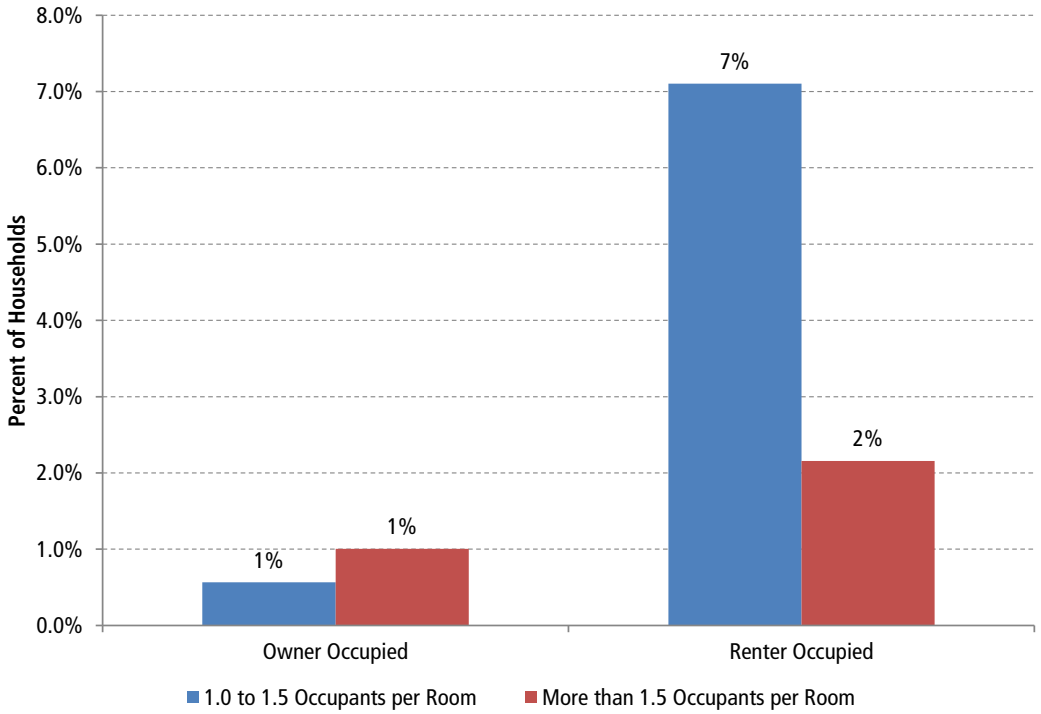
Overcrowding

Overcrowding occurs when the number of people living in a household is greater than the home was designed to accommodate. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens).

Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In St. Helena, 2.2 percent of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 1.0 percent of households that own (Figure 24). In St. Helena, 7.1 percent of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 0.6 percent for those own.

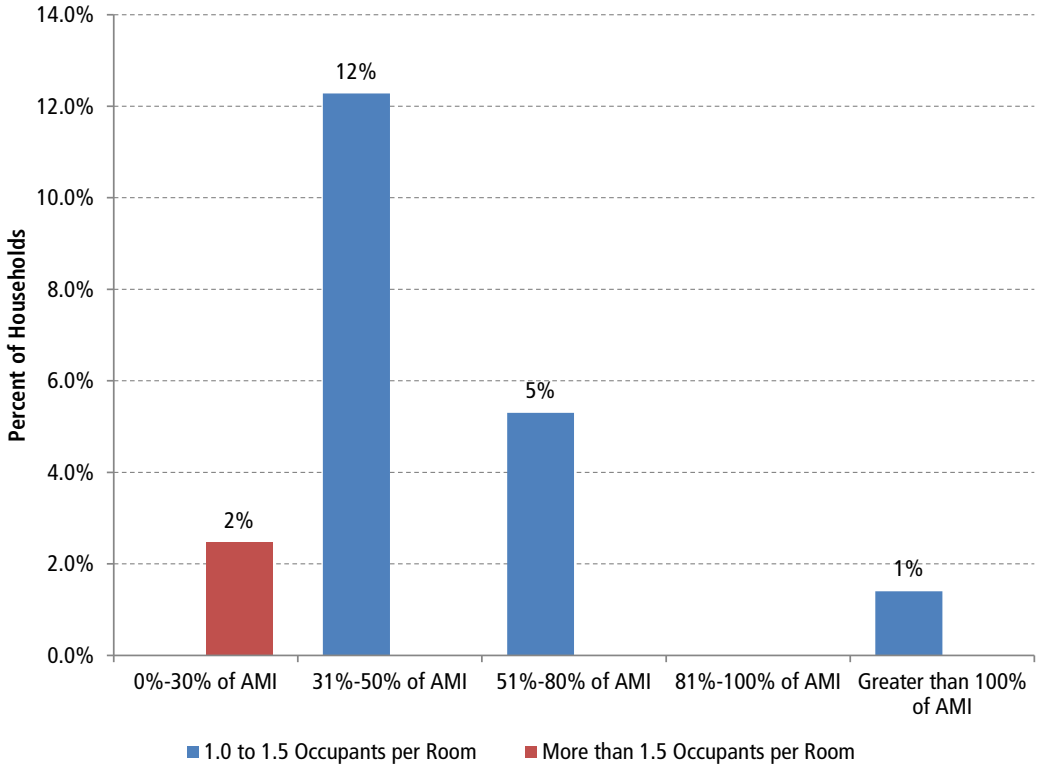
Figure 24 Overcrowding by Tenure and Severity



Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 2.5 percent of very low-income households (below 50 percent AMI) experience severe overcrowding, while 0.0 percent of households above 100 percent experience this level of overcrowding (Figure 25).

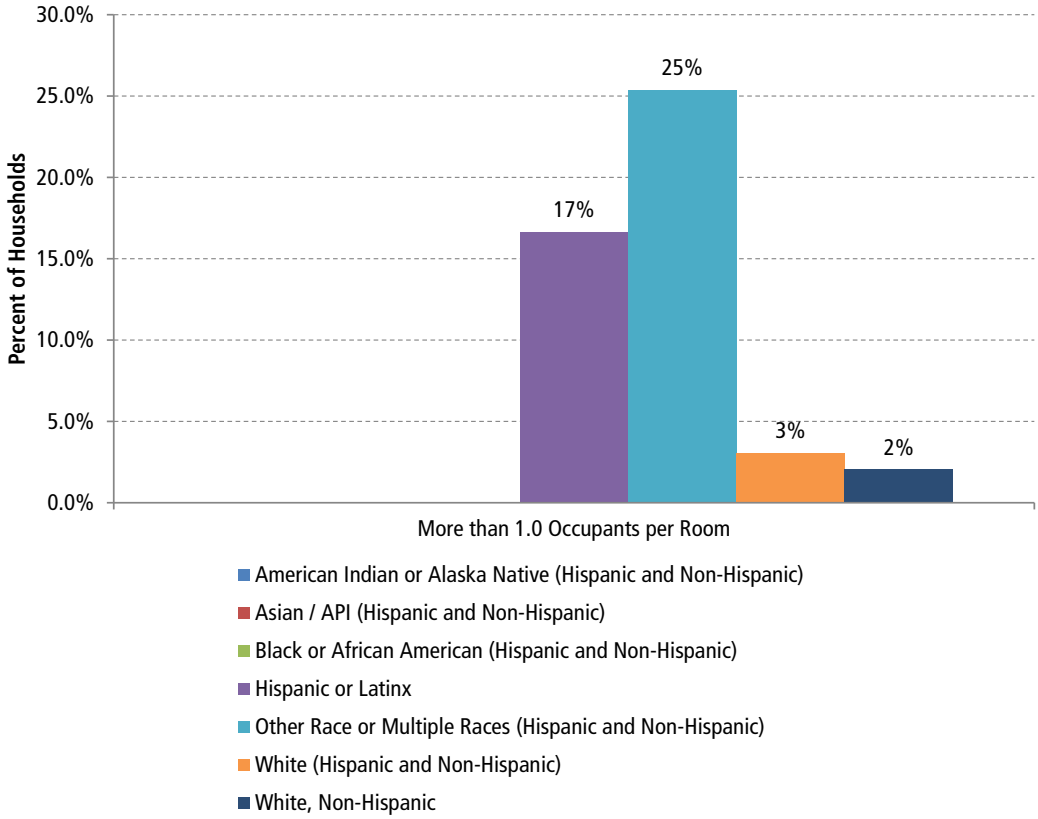
Figure 25 Overcrowding by Income Level and Severity



Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

People of color tend to experience overcrowding at higher rates than White residents. In St. Helena, the racial group with the largest overcrowding rate is other race or multiple races (Hispanic and Non-Hispanic) (Figure 26).

Figure 26 Overcrowding by Race



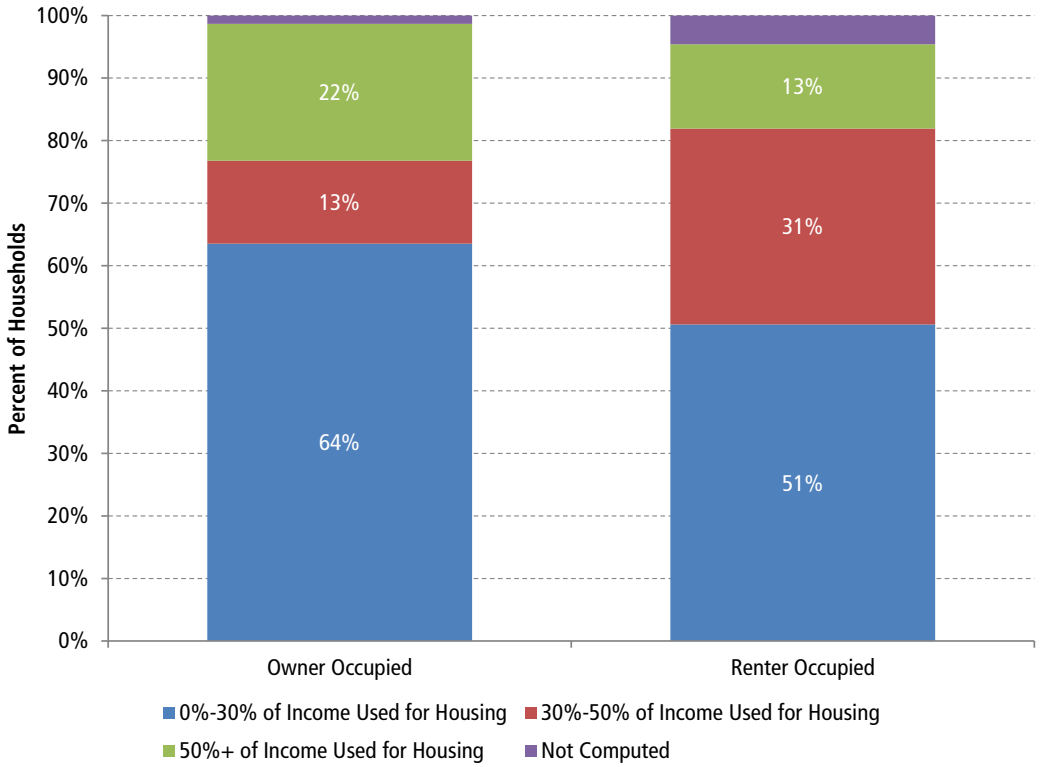
Universe: Occupied housing units
Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.

Housing Cost Burden

A household is considered "cost-burdened" if it spends more than 30 percent of its monthly income on housing costs, while those who spend more than 50 percent of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters aremore likely to be impacted by market increases. When looking at the cost burden across tenure in St. Helena (Figure 27), 31.3 percent of renters spend 30 percent to 50 percent of their income on housing compared to 13.3 percent of those that own. Additionally, 13.5 percent of renters spend 50 percent or more of their income on housing,while 21.9 percent of owners are severely cost-burdened.

Figure 27 Cost Burden by Tenure

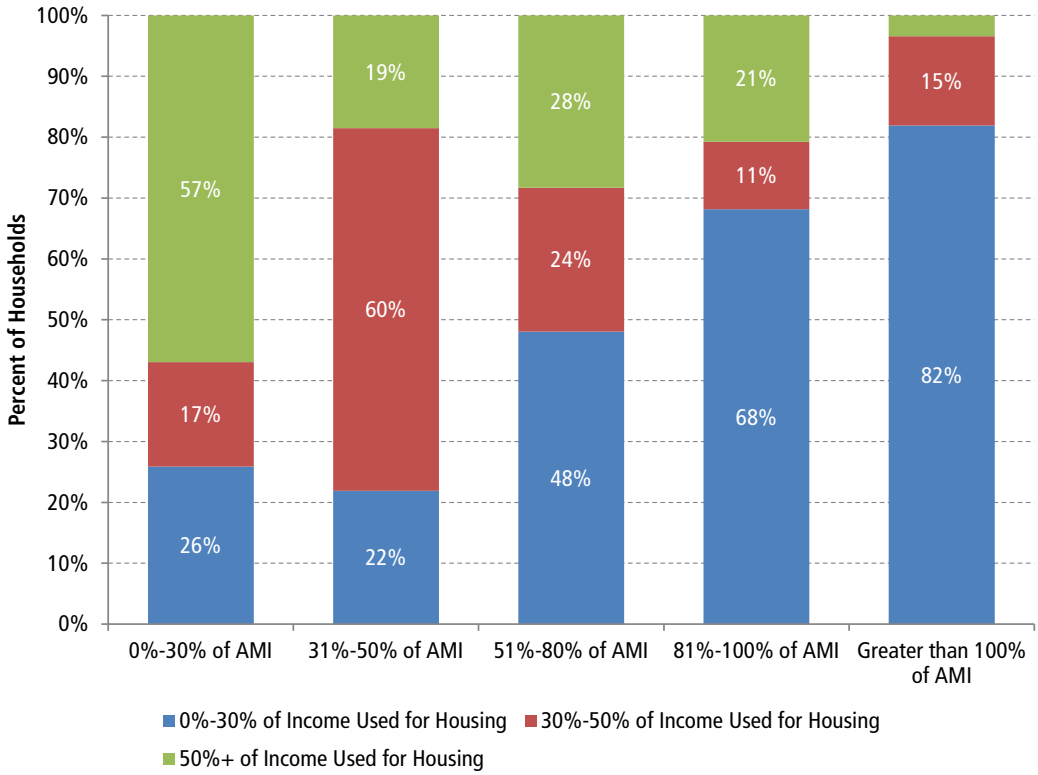


Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

In St. Helena, 16.6 percent of households spend 50 percent or more of their income on housing, while 21.1 percent spend 30 to 50 percent. However, these rates vary greatly across income categories (Figure 28). For example, 56.9 percent of St. Helena households making less than 30 percent of AMI spend the majority of their income on housing. For St. Helena residents making more than 100 percent of AMI, just 3.4 percent are severely

cost-burdened,and 81.9 percent of those making more than 100 percent of AMI spend less than 30 percent of their income on housing.

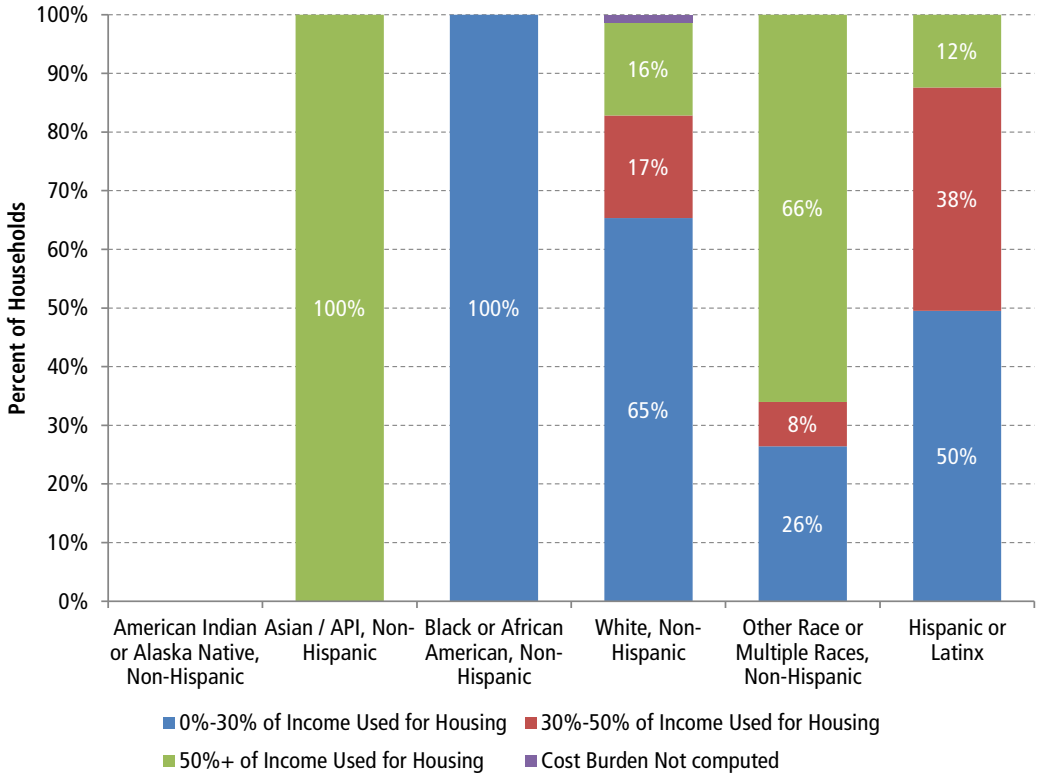
Figure 28 Cost Burden by Income Level



Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release.
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Hispanic or Latinx residents are the most cost burdened with 38.1 percent spending 30 percent to 50 percent of their income on housing, and Asian / API, Non-Hispanic residents are the most severely cost burdened with 100.0 percent spending more than 50 percent of their income on housing (Figure 29).

Figure 29 Cost Burden by Race



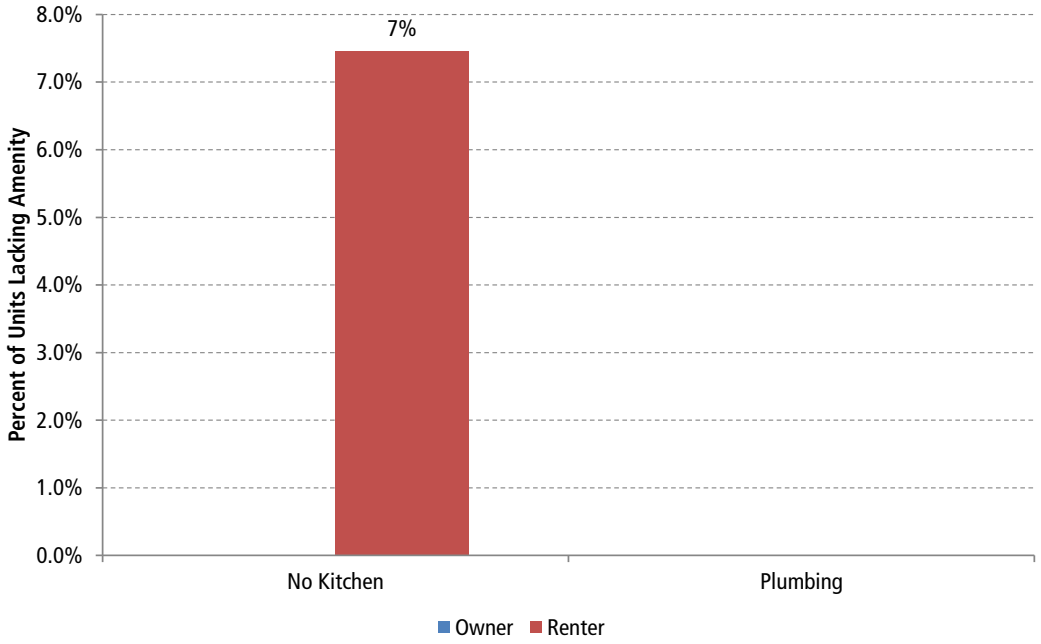
Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly
income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Physical Housing Conditions

In general, the condition of the housing stock in St. Helena is good. This is primarily due to the high value of residential property, recent new construction, and minor to extensive remodeling which has been performed within the last ten years. Property owners are motivated to keep housing in good condition because of the high value of houses and rents.

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, American Community Survey data (Figure 30) gives a sense of some of the substandard conditions that may be present in St. Helena. For example, 7.5 percent of renters in St. Helena reported lacking a kitchen and no renters lack plumbing. No owners reported lacking either a kitchen or plumbing.

Figure 30 Substandard Housing Issues, St. Helena, 2019



Universe: Occupied housing units
Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

There are scattered areas where housing condition can be an issue. City staff estimates approximately two percent of the single-family houses and one percent of multi-family units need replacement. These units have improvement costs that exceed the estimated replacement cost. Approximately four percent of single-family houses (approximately 85 units) and two percent of multifamily units (approximately 15 units) are in need of significant rehabilitation, which is defined as having major deficiencies that may require immediate repair. About five percent of the housing stock needs limited rehabilitation (approximately 140 units). These structures exhibit minor repair need and are not considered to have major safety issues.

6. Housing Market Conditions

This section provides information on the private housing market in St. Helena and assesses the market's ability to accommodate the housing needs of residents. ABAG supplied an HCD Preapproved Data Package that provided data on home values, affordability, and contract rents in the City. Additionally, ABAG, in coordination with Baird + Driskell Community Planning provided a Housing Needs Data Report that directly informed this section of the Needs Analysis.[16]

Key Findings

- **Home Values.** Home values in St. Helena are high. The typical home value (December 2020) was $1,665,790 in St. Helena, $768,410 in Napa County and $1,077,230 the Bay Area.

- **Affordability.** The current market conditions in St. Helena enable only above moderate-income households to purchase homes, though affordable rental and for-sale housing complexes in St. Helena provide 256 units of affordable housing.

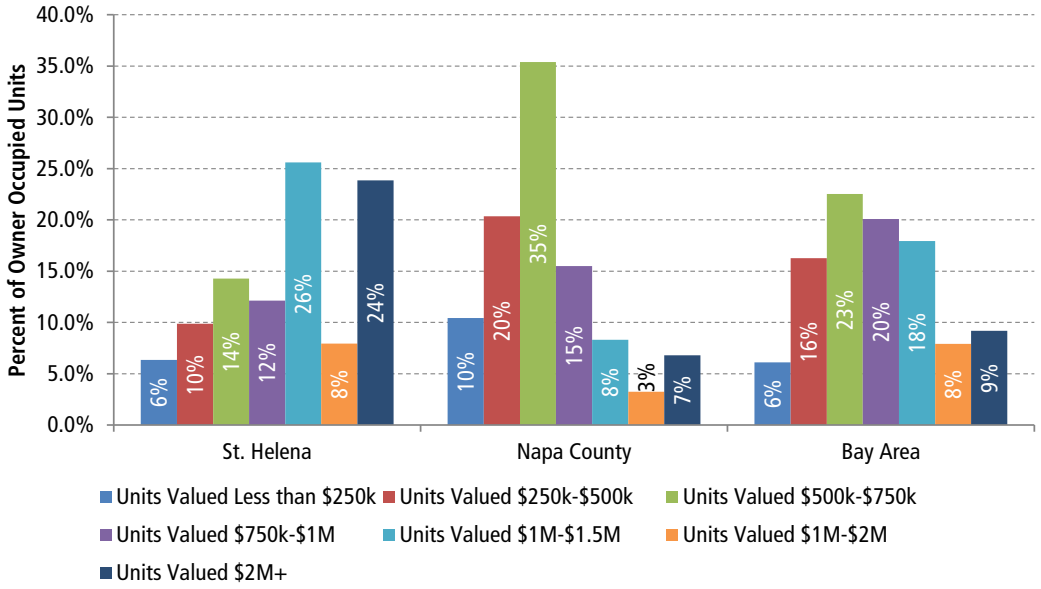
For-Sale Housing

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, and land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in St. Helena was $1,665,790 by December of 2020, per data from Zillow. The largest proportion of homes were between $1 million and $1.5 million (Figure 31). By comparison, the typical home value is $768,410 in Napa County and $1,077,230 the Bay Area, with the largest share of units valued $500,000 to $750, 000.

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 156.7 percent in St. Helena from $648,900 to $1,665,790. This change is above the change in Napa County, and above the change for the region (Figure 32).

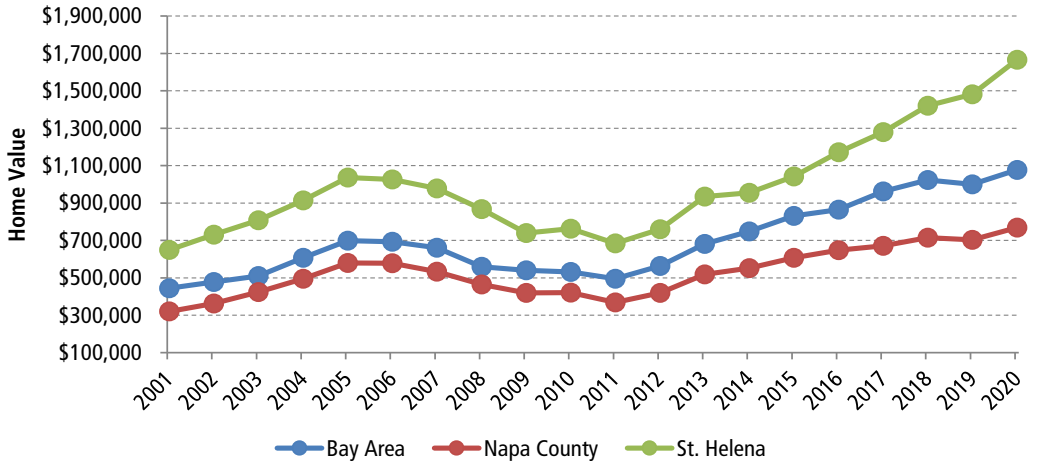
[16] *ABAG/MTC Staff and Baird + Driskell Community Planning, Housing Needs Data Report: St. Helena, May 2021.*

Figure 31 Home Values of Owner-occupied Units



Universe: Owner-occupied units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.

Figure 32 Zillow Home Value Index (ZHVI)



Universe: Owner-occupied housing units
Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for lower to moderate valued homes in a

neighborhood. Specifically, the ZHVI is based upon the valuations of homes between 35th to 65th percentile range on a standardized curve encompassing all owner-occupied housing units, including both single-family homes and condominiums.

More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.
Source: Zillow, Zillow Home Value Index (ZHVI)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Affordable Home Purchase Prices

Table 15 examines affordability in another way. Instead of presenting the income required to buy a market rate house in St. Helena, Table 15 examines how much very low-, low-, and moderate-income households in St. Helena could afford to pay for housing, along with the corresponding maximum affordable home price. The table assumes 10 percent down payment, modeling a situation that is more typical of first-time homebuyers who have not amassed sufficient financial resources to make a larger down payment. These buyers are more likely to be in need of affordable housing options than the typical buyers of market rate housing in St. Helena. The lower down payment amount requires the owner to buy mortgage insurance.

As shown, in the case of a three-person household, the affordable home price varies from approximately $203,461 for very low-income, to $325,372 for low-income, and $406,922 for moderate income households. The income limits increase with household size, and a six-person household with very low, low, or moderate income can afford to buy a home priced at $262,243, $419,548, and $542,493, respectively. Based on this data and current market prices, lower-income households have very few options for purchasing a home in St. Helena, while moderate-income households may be able to afford to purchase a condominium or a small single-family home.

Table 15 Affordable Home Purchase Prices by Income Level, Napa County

Extremely Low-Income Households at 30 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$22,950	$24,550	$29,500	$32,750	$38,000	$39,300
Max. Monthly Gross Rent [1]	$574	$614	$738	$819	$950	$983
Max. Purchase Price [2]	$95,004	$101,627	$122,118	$135,572	$157,304	$162,686

Very Low-Income Households at 50 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$38,200	$40,950	$49,150	$54,600	$63,350	$65,500
Max. Monthly Gross Rent (1)	$955	$1,024	$1,229	$1,365	$1,584	$1,638
Max. Purchase Price (2)	$158,132	$169,516	$203,461	$226,022	$262,243	$271,143

Low-Income Households at 80 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$61,150	$65,500	$78,600	$87,350	$101,350	$104,850
Max. Monthly Gross Rent (1)	$1,529	$1,638	$1,965	$2,184	$2,534	$2,621
Max. Purchase Price (2)	$253,136	$271,143	$325,372	$361,593	$419,548	$434,036

Median-Income Households at 100 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$76,450	$81,900	$98,300	$109,200	$126,650	$131,050
Max. Monthly Gross Rent (1)	$1,911	$2,048	$2,458	$2,730	$3,166	$3,276
Max. Purchase Price (2)	$316,472	$339,033	$406,922	$452,043	$524,279	$542,493

Moderate-Income Households at 120 percent of Median Family Income

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom	5 Bedroom
Number of Persons	1	1.5	3	4	6	7.5
Income Level	$91,750	$98,300	$117,950	$131,050	$152,000	$157,250
Max. Monthly Gross Rent/Payments (1)	$2,294	$2,458	$2,949	$3,276	$3,800	$3,931
Max. Purchase Price (2)	$379,808	$406,922	$488,265	$542,493	$629,218	$650,951

Note: Based on 2021 Napa County Area Family Income (Family of 4) of $109,200, per State income limits .
[1]Assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners' insurance.
[2]Assumes 90.0 percent loan at 5.0 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners' insurance account for 20 percent of total monthly payments.
Source: Mintier Harnish, 2021.

Current Market Rate For-Sale Housing

~~Matching the extremely high average home values present in St. Helena, almost all housing units currently (January 2023) for sale in the city are over $1,000,000.~~ Since 2019, the price of for-sale housing in St. Helena has shifted even higher, making home ownership practically unattainable to working class residents of St. Helena. All single-family homes are for sale at prices greater than $1,000,000. The median price of for-sale housing is $1,872,500 and the average price of for-sale housing is $2,965,458, which are both prices

unaffordable to most peoplelower- and moderate-income households. Currently there are only four homesunits listed for under $1,000,000: three mobile homes and one condominium.

Table 16 Residential Properties for Sale, January 2023

Address	Bedroom	Bathrooms	Square Footage	For-Sale Price	Cost per Square Foot
1210-1250 Oakwood Ln	6	8	6,800	$10,880,000	$1,600.00
~~512 Meadowood Ln~~	~~5~~	~~7~~	~~11,208~~	~~$8,950,000~~	~~$798.54~~
1933 Spring St	2	2	1,664	$7,995,000	$4,804.69
1817 Main St	6	6	7,000	$5,500,000	$785.71
1057 Pratt Ave	6	7	3,979	$4,950,000	$1,244.03
2490 Spring Mountain Rd	3	4	4,210	$3,600,000	$855.11
1820 Spring Mountain Rd	3	3	2,520	$3,500,000	$1,388.89
1721 Scott St	3	3	1,950	$2,999,000	$1,537.95
1648 Scott St	3	2	1,458	$2,850,000	$1,954.73
704 Hunt Ave	3	3	2,426	$2,450,000	$1,009.89
1434 Sylvaner Ave	3	2	1,968	$2,250,000	$1,143.29
1362 Stockton St	3	2	1,682	$1,895,000	$1,126.63
1626 Tainter St	2	2	1,758	$1,850,000	$1,052.33
1186 Meadowcreek Cir	3	2	2,078	$1,795,000	$863.81
1291 Sylvaner Ave	3	2	1,511	$1,650,000	$1,091.99
1727 Crinella Dr	3	2	1,683	$1,395,000	$828.88
1344 Magnolia Ave	3	3	2,082	$1,375,000	$660.42
24 Volker Ct	3	2	1,320	$1,150,000	$871.21
1382 Park St	3	2	1,800	$1,084,000	$602.22
16 Henry Ct	2	2	1,000	$1,075,000	$1,075.00
945 Hunt Ave	2	3	1,212	$790,000	$651.82
16 San Juan Ct	2	2	1,440	$439,000	$304.86
55 Laguna Seca Ct	2	2	1,512	$365,000	$241.40
10 Los Robles Ct	2	2	1,248	$360,000	$288.46

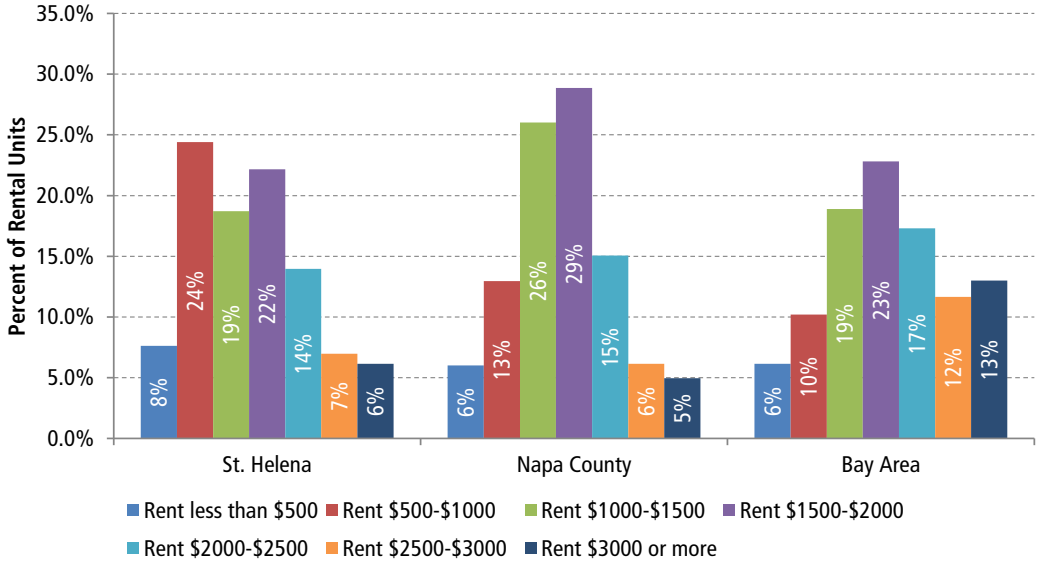
Source: Zillow.com, January 9, 2023.

Rental Housing

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Regionwide, some renters were priced out, evicted, or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In St. Helena, the largest proportion of rental units rented in the $500 to $1000 per month category, totaling 24.4 percent, followed by 22.2 percent of units renting in the $1500 to $2000 per month category (Figure 33). Both countywide, and in the Bay Area as a whole, the largest share of units is in the $1500 to $2000 per month category.

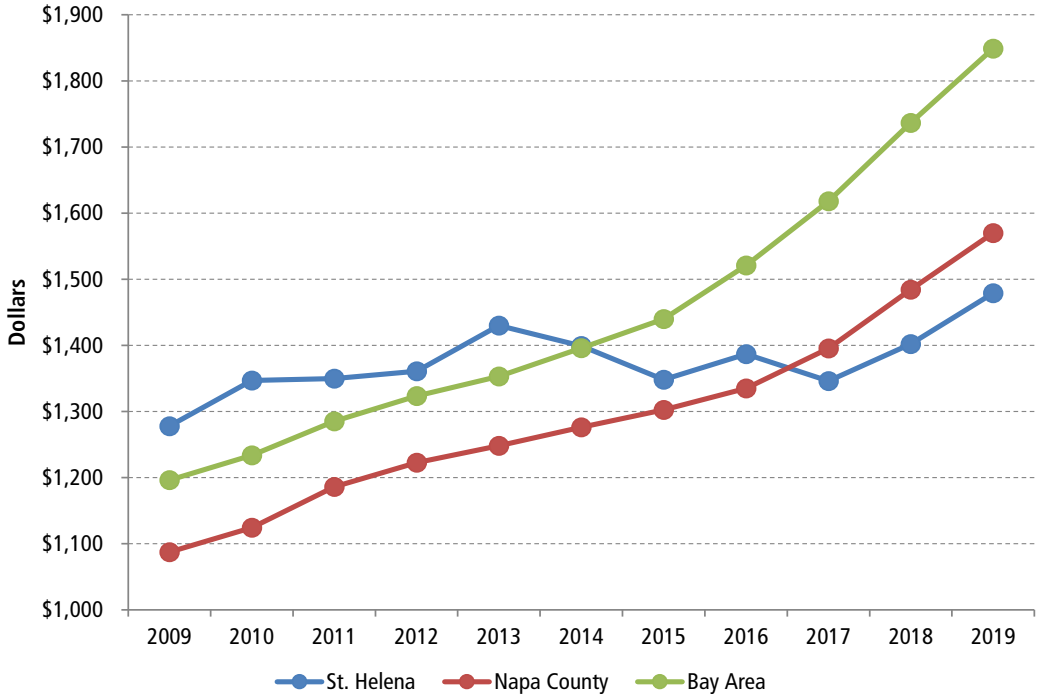
Figure 33 Contract Monthly Rents for Renter-occupied Units



Universe: Renter-occupied housing units paying cash rent
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 15.7 percent in St. Helena, from $1,390 to $1,470 per month (Figure 34). In Napa County, the median rent has increased 23.0 percent , from $1,270 to $1,560 per month. The median rent in the region has increased significantly during this time from $1,200 to $1,850 per month, a 54 percent increase.

Figure 34 Median Contract Monthly Rent



Universe: Renter-occupied housing units paying cash rent
Notes: For unincorporated areas, median is calculated using distribution in B25056.
Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.
For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

Affordable Rental Rates

In addition to maximum home purchase price, Table 15 also calculates maximum monthly gross rent. This calculation assumes that 30 percent (35 percent for moderate) of income is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners' insurance. Among three-person households, the maximum monthly gross rent that can be paid is calculated at $1,229 for very low-income households, $1,965 or low-income households, and $2,458 for moderate income households. While a studio, one-bedroom, and some of the two-bedroom market rate apartments in St. Helena are affordable to low income and a portion of very low-income households, they are in limited supply. Average apartment rents throughout Napa County are only affordable to low-, moderate-, and above moderate- households. In addition, single family rental units are significantly more expensive and are affordable only to above moderate-income households.

Affordable Housing Complexes

Table 17 lists affordable housing complexes and units in St. Helena, which are shown on Figure 35. These include four rental complexes, five for-sale subdivisions, and 13 regulated affordable units in the City, that increase the supply of housing and focus on meeting the housing needs unmet by the private housing market

- The rental complexes noted in Table 17 provide 214 units of affordable housing to St. Helena residents. Waiting lists for affordable units can be quite long. For instance, as of January 2022, Hunt's Grove Apartments has a five-year waiting list[17] and Stonebridge has a three to four year waiting list.[18] Recently, the City has reduced and deferred fees for a five-unit affordable project at 963 Pope Street, which is currently under construction.

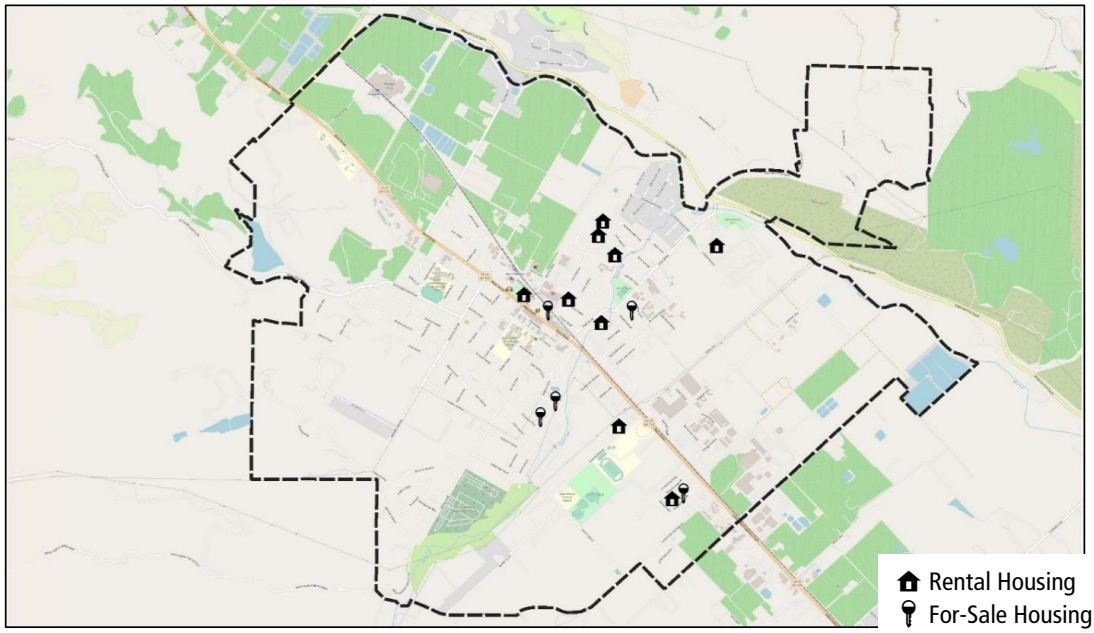
- The five for-sale subdivisions (Marietta Townhomes, Wallis Subdivision, Magnolia Oaks, and Brenkle Court) provide 41 affordable for-sale units with deed restrictions. The City of St. Helena contributed funds to the Marietta townhomes in 1997, including $130,000 in silent second mortgages and $12,500 in building fees. The City also reduced fees and contributed significant funds to the Brenkle Court development in 2016 and approved an additional five deed-restricted affordable units at this location in 2020.

- The 13 regulated affordable apartments in the City are incorporated into the Wydown Hotel, Hunt Street Apartments, Turley Flats, and Grayson Avenue Apartments. The City has both reduced and deferred fees (through a loan from the Affordable Housing Trust Fund) for the Turley Flats Affordable Housing Project, an 8-unit multi-family development.

In addition, mobile home parks like Vineyard Valley, although not officially regulated as affordable housing, do represent a housing option in St. Helena that is affordable to moderate income households.

[17] *Personal communication, January 26, 2022.*
[18] *Personal communication. January 26, 2022.*

Figure 35 Map of Affordable Housing Units, St. Helena



Source: City of St. Helena, 2022. Map data from OpenStreetMap.org Contributors.

~~Table 16~~Table 17 Affordable Rental Housing Units, St. Helena

Name	Affordable Units	Bedrooms/ Bathrooms	Special Needs	Current Owner	Funding Sources	Status	Affordability Requirement
Hunts Grove	56	14 - 1 bdr/1 bath 28 - 2 bdr/1 bath 14 - 3 bdr/2 bath	n.a.	Bridge Housing	9 percent Tax Credit Equity; Residential Housing Construction Program; Bank of American, First Nationwide Bank, City of St. Helena, First Financial Management	Active	Low and Very Low Income
Stonebridge Apts.	78	8 - 1 bdr/1 bath 23 - 2 bdr/1 bath 28 - 3 bdr/2 bath 8 - 4 bdr/2 bath	n.a.	EAH Nonprofit Housing Corporation	9 percent Tax Credit Equity; HCD; Residential Housing Construction Program; City of St. Helena; Federal Home Loan Bank, Affordable Housing Program	Active	Low and Very Low Income
Woodbridge Apts.	49	48 - 1 bdr/1 bath 2 - 2 bdr/1 bath	Senior Citizens	Woodbridge RAL	CHFA, Section 8	Active	Very Low Income
Magnolia Oaks	14	10 - 2 bdr apartments 4- 1 bdr second units	n.a.	n.a.	Developer Financed	Active	Low and Moderate Income
Wydown Hotel	1	1 - 1 bdr	n.a.	Wydown Hotel	Developer Financed	Active	Very Low Income
Hunt Street Apartments	2	Studio	n.a.	Jack Ibrahim	Owner Financed	Active	Very Low Income
Turley Flats	8	2-3 bdr multifamily	n.a.	n.a.	Private Financing, City and County Loans		
Grayson Apartments	2	2 bdr/1 bath	n.a.	n.a.	Private funds	Active	Low and Moderate Income
Christine Apartments	4	2 bdr/1 bath	n.a.	Our Town St. Helena	Private funds	Active	Very Low and Low Income
					RENTAL TOTAL		214

Source: City of St. Helena, 2022.

Table 17Table 18 **Affordable For-Sale Housing Units, St. Helena**

Name	Affordable Units	Bedrooms/ Bathrooms	Special Needs	Current Owner	Funding Sources	Status	Affordability Requirement
Wallis Subdivision	20	2bdr/2 bath	n.a.	n.a.	Developer Financed	Active	Moderate Income
Marietta Townhomes	10	Unknown	n.a.	n.a.	Napa Valley Community; City of St. Helena	Active	Moderate Income
Sherwin	1	4 bdr single family	n.a.	n.a.	Developer Financed	Active	Moderate Income
Magnolia Oaks	2	3 bdr single family	n.a.	n.a.	Developer Financed	Active	Moderate Income
Brenkle Court	8	3bdr/1.5 bath	n.a.	n.a.	City and County Loans, USDA & sweat equity	Under Construction	Low and Moderate Income
					FOR SALE TOTAL		41

Source: City of St. Helena, 2022.

Current Market Rate Rental Housing

Since the collectionrelease of the 2019 ACS data, the cost of rental housing in St. Helena has increased dramatically. For most looking to move to St. Helena, the price of market rate housing is almost entirely out of reach. Based on Zillow data, there are two available apartments for rent in St. Helena posted for a contract rent rate of $1,850 and $2,150. Several detached single-family homes are listed for rent at prices which are wholly out of reach of lower, moderate, and most above moderate-income households. The average market rent rate of available unitssingle-family homes is $8,356 per month and the median rent is $6,450 per month.

Table 19 Residential Properties for Rent, January 2023

Address	Bedroom	Bathrooms	Square Footage	Monthly Rent	Cost per Square Foot
709 Hunt Ave	4	4	2,915	$24,500	$8.40
679 Dowdell Ln	4	3.5	2,800	$22,000	$7.85
466 Pratt Ave	4	5	4,789	$15,000	$3.13
489 Fulton Ln	3	2	1,645	$14,000	$8.51
1316 Sulphur Springs Ave	3	2	1,648	$9,500	$5.76
925 Pratt Ave	3	3	2,523	$8,500	$3.37
1860 Quail Ct	2	2.5	2,433	$6,500	$2.67
911 Chiles Ave	3	2.5	2,217	$6,500	$2.93
1320 Elmhurst Ave	3	2	1,512	$6,450	$4.27
1629 Madrona Ave	4	3	2,746	$6,000	$2.18
963 McCorkle Ave	3	2	1,378	$5,900	$4.28
1091 Mariposa Ln	3	2	1,316	$5,500	$4.18

1220 Peppertree Cir	3	2	1,450	$4,650	$3.21
1969 Vineyard Ave	3	2	1,000	$4,400	$4.40
1328 Magnolia Ave	3	3	2,082	$3,800	$1.83
210 Nemo Ct	2	2	2,000	$3,200	$1.60
1444 Edwards St, Unit C	2	1	N/A	$2,150	N/A
1444 Edwards St, Unit B	1	1	N/A	$1,850	N/A

Source: Zillow.com, January 9, 2023.

"At Risk" Units

State law requires an analysis of the risk of conversion of affordable housing to market-rate housing within the next ten years. The 2009 Housing Element identified one affordable housing complex, the Woodbridge Apartments, as at-risk for losing its federal subsidies. In 2013, the City worked with the property owners and CalHFA to re-finance and renovate 50 units of affordable housing. Through this effort the Woodbridge Apartment Complex will continue to offer regulated affordable housing through November 2067. The 2014-2022 Housing Element reported no units at-risk of conversion.

The California Housing Partnership provides information on affordable housing developments subsidized through HUD, the U.S. Department of Agriculture, the Low-Income Housing Tax Credit Program, and public housing. Table 20, shows data on assisted affordable units with information on the estimated affordability end year and an estimation of at-risk status. As shown on the table, the California Housing Partnership's Preservation Database (2020) does not identify any affordable housing developments with subsidies expiring during the 2023-2031 planning period.

Table 18Table 20 Assisted Affordable Housing Developments by Conversion Risk Status, St. Helena

Universal ID	Name	Address	Zip	Affordable Units	Total Units	Funding Program	Estimated Affordability End Year	Risk Level
CA00001362	Woodbridge Village Apartments	727 Hunt Avenue	94574	49	50	LIHTC; HUD; CalHFA	2067	Low
CA00002539	Hunt's Grove Apartments	548 Hunt Avenue	94574	56	56	LIHTC; HCD	2047	Low
CA00002582	Stonebridge Apartments	990 College Ave	94574	78	80	LIHTC; HCD	2068	Low

Source: California Housing Partnership Preservation Database, 2021.

7. Special Housing Needs

California Government Code Section 65583 (a) (7) requires an analysis of any special housing needs, "such as those of the elderly, persons with disabilities, large families, farm workers, families with female heads of household, and families and persons in need of emergency shelter."[19] This section provides estimates of the prevalence of each of these special needs populations, discusses special housing concerns, and analyzes their housing cost burdens within St. Helena to the extent that available data allows. Data sources include the HCD Preapproved Data Package and Housing Needs Data Report prepared for St. Helena by ABAG, as well as the U.S. Census Bureau, American Community Survey.

Key Findings

- **People with Disabilities.** In St. Helena, people with disabilities make up around 12 percent of the total population. Children (under 18) make up around 38 percent of the developmentally disabled population, while adults make up around 62 percent. Most of the developmentally disabled population reside with their parent, family, or guardian.

- **Senior Households.** Senior households represent a higher percentage of the total households in St. Helena, at about 39 percent of households in the City. There is a large income disparity between seniors who rent housing and seniors who own their home. Most seniors who rent make 0 to 30 percent of AMI, and sixty-eight percent of senior households in this income category have housing cost burdens. By contrast, most seniors who own make greater than 100 percent of AMI; thirteen percent of senior households in this category experience housing cost burdens.

- **Large Households.** In St. Helena, most large households are renters. Among units with three or more bedrooms in St. Helena, approximately 77 percent renter occupied. In St. Helena, 43.2 percent of large family households experience a cost burden of 30 to 50 percent, and an additional 6.8 percent of households spend more than half of their income on housing.

- **Female-headed households.** Female-headed households in St. Helena make up 10 percent of the total population, while married-couple family households make up around 42 percent. In St. Helena, around 23 percent of female-headed households with children fall below the federal poverty line, while around 18 percent of female-headed households without children fall below the federal poverty line.

- **Farmworkers**. The number of permanent farm workers in Napa County has increase from 2,916 in 2002 to 4,290 in 2017, while the number of seasonal farm workers decreased from 7,855 to 5,734. The

[19] *California Government Code Section 65583 (a) (7) at https://leginfo.legislature.ca.gov/faces/codes_displaySection.xhtml?lawCode=GOV&sectionNum=65583. Accessed March 20, 2022.*

migrant worker student population totaled 20 during the 2019-20 school year, an increase of two students since the 2016-17 school year.

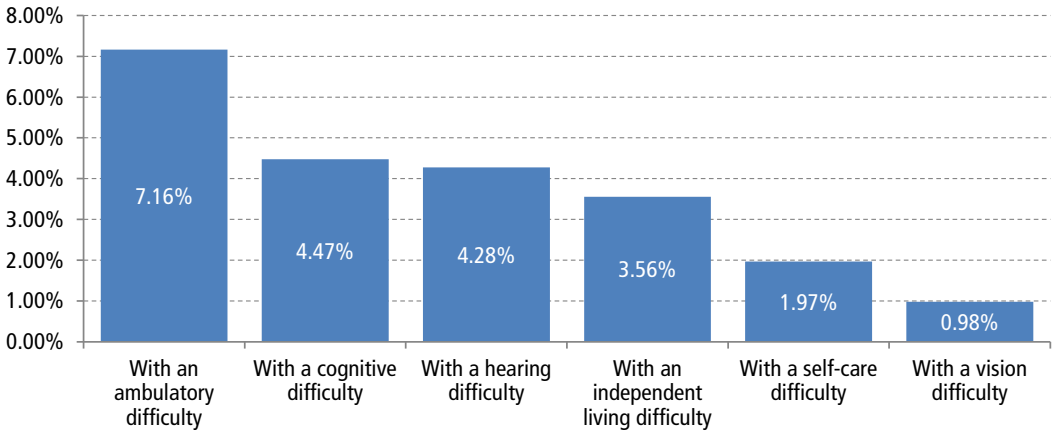
- **Persons experiencing homelessness.** According to a Point in Time Count provided by the Chief of Police, there is one homeless person who resides in St. Helena. Countywide, many of the persons experiencing homelessness report chronic substance abuse or mental illness.

People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and need specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs availability, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. Figure 36 shows the rates at which different disabilities are present among residents of St. Helena. Overall, 11.9 percent of people in St. Helena have a disability of any kind.

Figure 36 Disability by Type



Universe: Civilian noninstitutionalized population 18 years and over
Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty has difficulty doing errands alone such as visiting a doctor's office or shopping.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.
For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

Existing Resources

People with disabilities often face issues with getting the medical services and assistance they need on a regular basis. Given St. Helena's rural location, In-Home Supportive Services (IHSS), offered by Napa County, is a helpful resource to help allow persons with disabilities to find the help they need. IHSS offers personal in-home care services to low income aged, blind, and persons with disabilities who are at risk for out-of-home placement.

Gaps in Resources and Action Items

To address the unmet needs of people with disabilities in St. Helena, Programs H-BBH-Z, H-LLH-JJ, and H-NN H-LL are included to directly improve housing accessibility and increase housing options for persons with disabilities. Program H-BBH-Z commits the City to pursuing State and Federal grants to gain funds necessary to construct and rehabilitate housing units accessible to persons with a disability. Program H-NN H-LL includes funding to assist with construction and rehabilitation of homes accessible to those with special housing needs. Program H-LL H-JJ is designed to encourage developers to incorporate the needs of persons with disabilities.

People Living with Developmental Disabilities

Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them. Table 21Table 21 contains data on people with developmental disabilities in St. Helena. In St. Helena, of the population with a developmental disability, children under the age of 18 make up 38.1 percent, while adults account for 61.9 percent.

Table 19Table 21 People with Developmental Disabilities by Age, St. Helena

Age Group	Total
Age 18+	12
Age Under 18	20
Total	32

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (January 2022)

Existing Resources

There are several housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating 'barrier-free' design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. The most common living arrangement for individuals with disabilities in St. Helena is the home of a parent, family member, or guardian (Table 22).

People living with developmental disabilities often face problems finding employment or a ~~stable support system~~supportive housing. In Napa, Sonoma, and Solano counties, North Bay Regional Center aids those with developmental disabilities with the process of gaining employment and establishing independence, along with providing general community access and family support. North Bay Regional Center is one of twenty-one Regional Centers in California dedicated to assisting those with developmental disabilities. North Bay Regional Center is based out of the Napa County Airport Business Park located north of American Canyon, which is accessible from St. Helena via the 10 and 11 bus lines.

Gaps in Resources and Action Items

Recently, an eight-unit market rate fully ADA compliant housing development was completed in St. Helena, providing some much-needed housing to persons with special needs. The City wishes to encourage more ADA compliant developments to address the unmet needs of people with developmental disabilities. To pursue this goal, Program H-LL~~H-JJ~~ is included in the Housing Element to encourage new developments to allocate a portion of units being built to meet the needs of special needs groups, including people with developmental disabilities.

~~Table 20~~Table 22 People with Developmental Disabilities by Residence

Residence Type	Total
Home of Parent / Family /Guardian	31
Foster / Family Home	0
Independent / Supported Living	<11
Intermediate Care Facility	0
Community Care Facility	0
Other	0

Universe: Population with developmental disabilities
Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.
Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (January 2022)

Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Senior Households

Table 23 shows data for households by age of householder for occupied housing units. As shown, in St. Helena, approximately 39 percent of households are 65 and older.

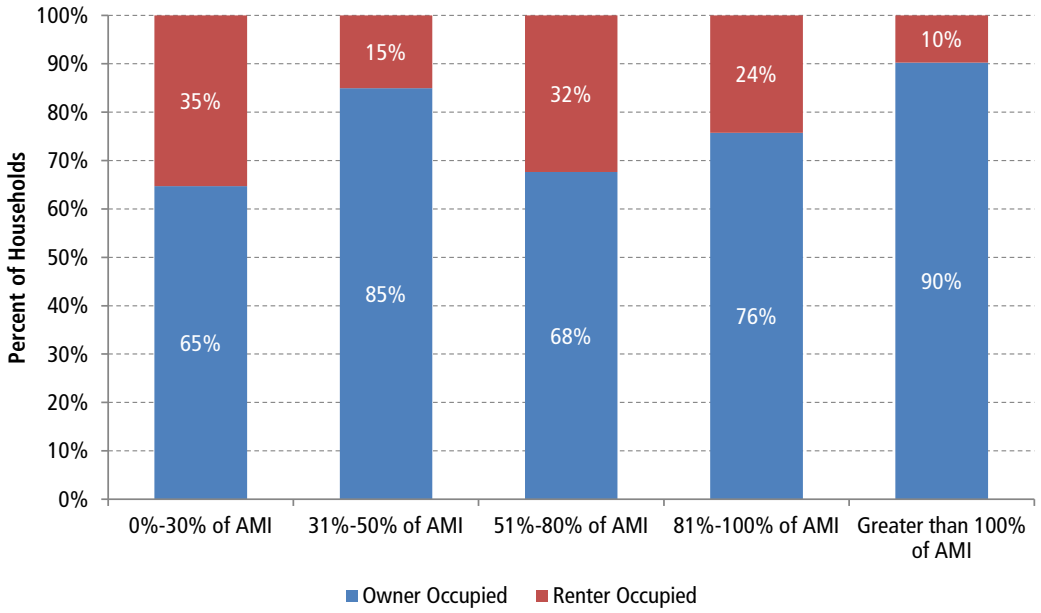
~~Table 21~~Table 23 Households by Age

Age	Number	Total by Grouping	Percent
Age 15-24	37		
Age 25-34	247		
Age 35-44	272	1,646	61%
Age 45-54	510		
Age 55-59	352		
Age 60-64	228		
Age 65-74	525		
Age 75-84	377	1,056	39%
Age 85+	154		
Total	2,702	2,702	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 0-30 percent of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100 percent of AMI (Figure 37).

Figure 37 Senior Households by Income and Tenure

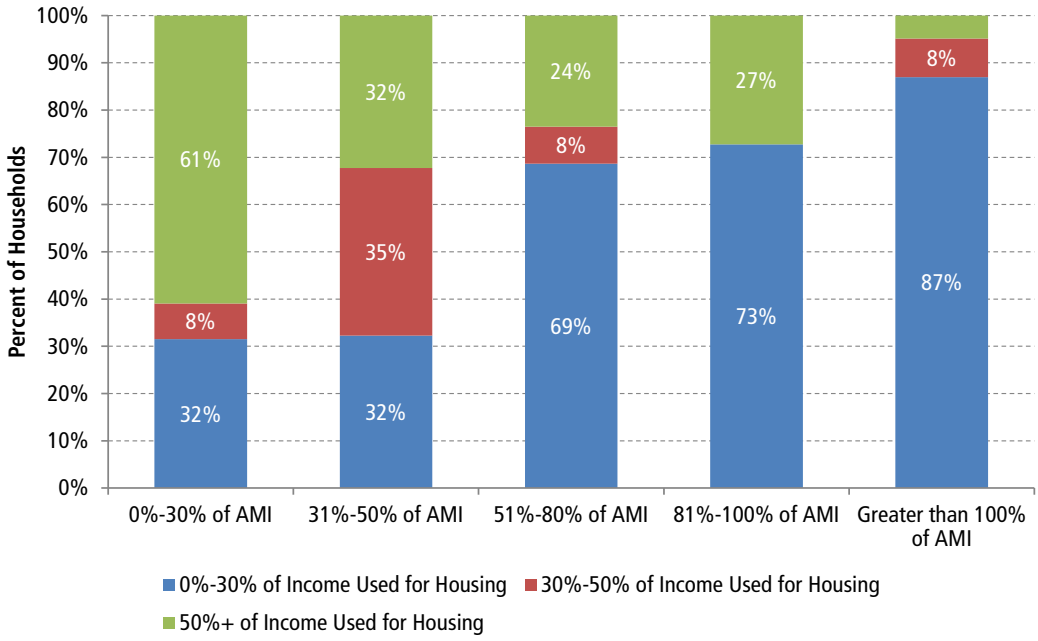


Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

Elderly Housing Cost Burden

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 60.9 percent of seniors making less than 30 percent of AMI are spending the majority of their income on housing. For seniors making more than 100 percent of AMI, 87.0 percent are not cost-burdened and spend less than 30 percent of their income on housing (Figure 38).

Figure 38 Cost-Burdened Senior Households by Income Level



Universe: Senior households
Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income,

while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Senior Living FacilitiesExisting Senior Housing Resources

Within St. Helena, there are 159 senior housing units, as shown on Table 24. With approximately 1,056 seniors households in the city, the city has a need for both market rate and affordable senior living facilities. The largest senior living facility, locally owned Silverado Orchards, has a residential capacity of 103. This facility is not income restricted. The only income restricted senior living facility, Woodbridge Village, has 50 units, with most being one-bedroom units. As a stark representation of the high demand and low supply of affordable senior living units, according to a manager at Woodbridge Village, there is a waiting list stretching several years to live in their affordable senior housing complex.

Table 22Table 24 Senior Housing Units, St. Helena.

Facility Name	Address	Tenure	Number of Units	Income Restriction
Silverado Orchards	601 Pope Street	Rent	103	No
Saint Helena Home Care	2011 Olive Avenue	Rent	6	No
Woodbridge Village	727 Hunt Avenue	Rent	50	Yes

Source: City of St. Helena, 2022; U.S. News, 2016.

Additional Senior Housing Needs Gaps in Resources and Action Items

Given the high proportion of St. Helena households that are senior, especially seniors aged 75 and older, it is important to work to address their housing needs. The Rianda house provides seniors with a meeting place and valuable information on topics ranging from housing and income-assistance to medical referrals, as a welcome and positive resource for seniors in St. Helena. There are still many needs of seniors that are not being met, however, and changes to St. Helena's housing policies could make it easier for seniors to age in place. Often, when seniors are released from a hospital stay and return to their own homes, they have trouble navigating inside the home and getting to neighborhood services like the grocery store and doctor's office.

The 2023-2031 Housing Element includes three programs directly related the senior housing.

- Program H-BB commits the City to pursuing funding for costs specifically associated with housing rehabilitation for lower income households and seniors. Such funding can help with the conservation of 20 units accessible to seniors, along with other units for persons with a disability.

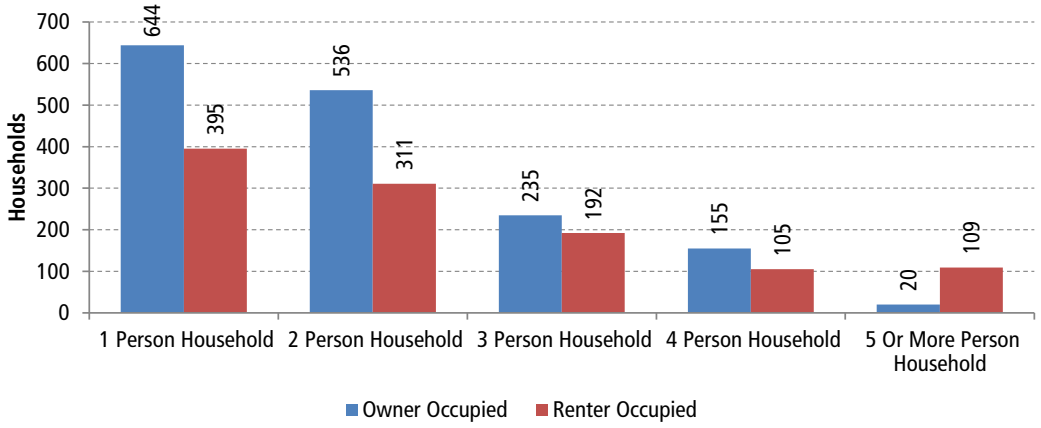
- Program H-LL commits the city to encouraging new developments accessible to persons with special needs, which includes seniors. This program specifies 10 senior-accessible units being constructed in the next Planning Period.
- Program H-NN commits the City to pursuing federal and State funding for costs associated with both new construction and rehabilitation for lower-income households and seniors. Such funding can support the development of 20 units accessible to seniors.

Additional policies and programs that the City should consider include zoning that encourages families to consider ADUs and JADUs to accommodate their aging relatives or caregivers. Such policies could also provide for more elder-friendly neighborhoods, improved lighting to increase visibility, and safe accessible sidewalks and walking paths.

Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In St. Helena, for large households with five or more persons, most units (84.5 percent) are renter occupied (Figure 39). In 2017, 47.3 percent of large households were very low-income, earning less than 50 percent of the area median income (AMI).

Figure 39 Household Size by Tenure



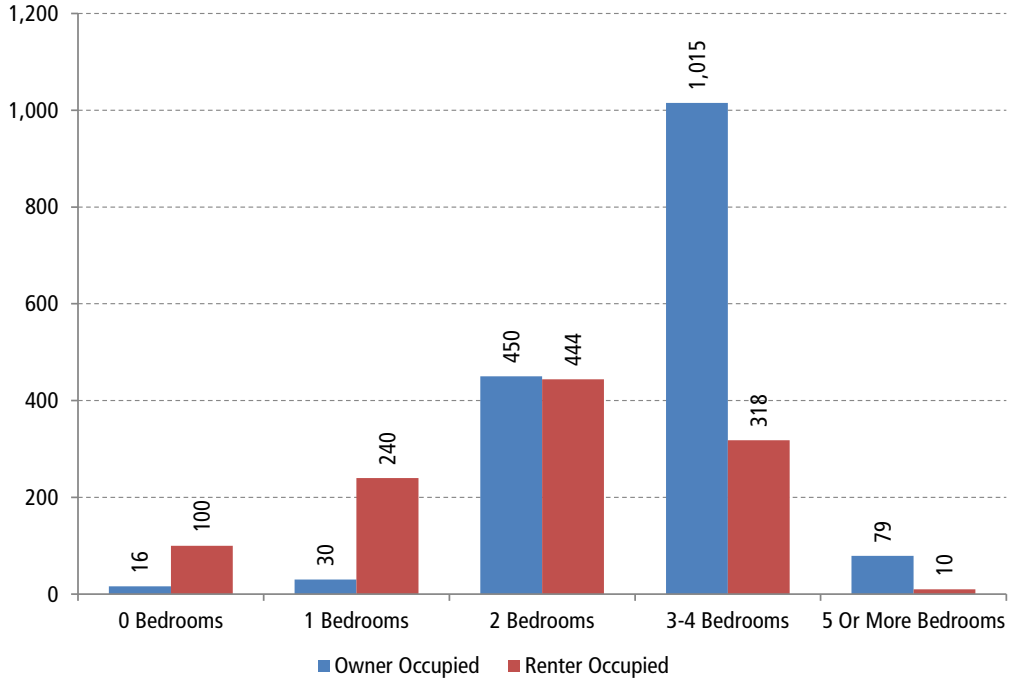
Universe: Occupied housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

Existing Resources

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with three or more bedrooms, of which there are 1,422 units in

St. Helena. Among these large units with three or more bedrooms, 23.1 percent are owner-occupied and 76.9 percent are renter occupied (Figure 40).

Figure 40 Housing Units by Number of Bedrooms



Universe: Housing units
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

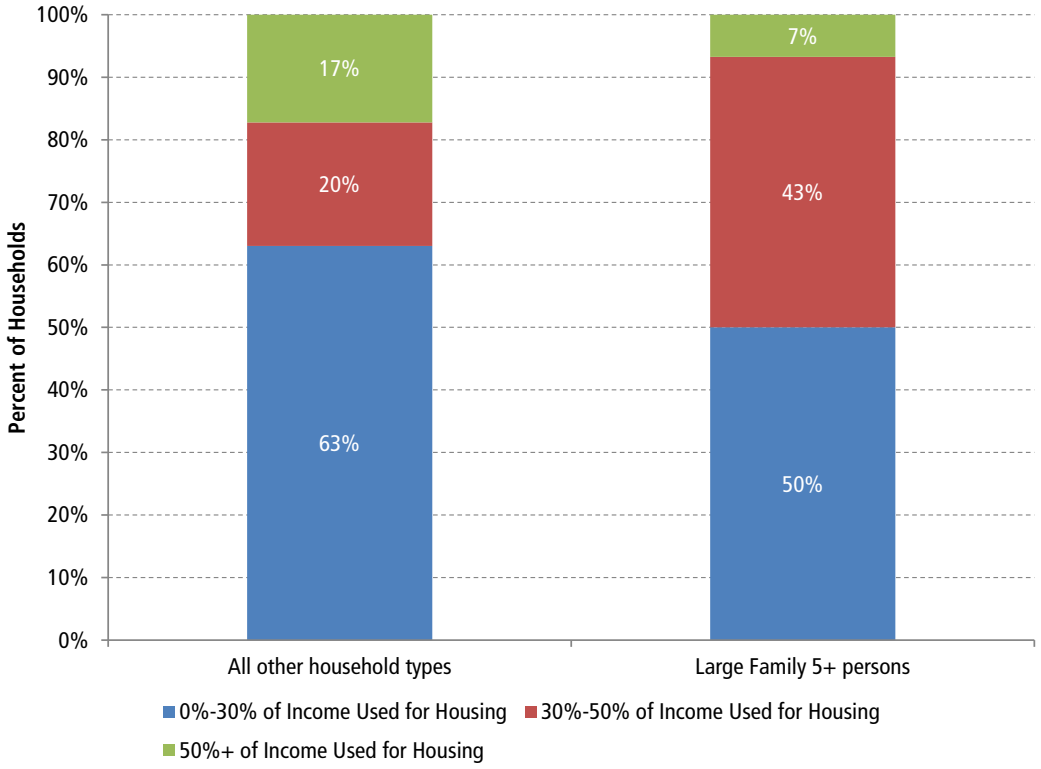
Gaps in Resources

~~Large Family Housing Cost Burden~~

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In St. Helena, 43.2 percent of large family households experience a cost burden of 30 to 50 percent, while 6.8 percent of households spend more than half of their income on housing. Some 19.7 percent of all other households have a cost burden of 30 to 50 percent, with 17.2 percent of households spending more than 50 percent of their income on housing (Figure 41).

Figure 41 Cost Burden by Household Size

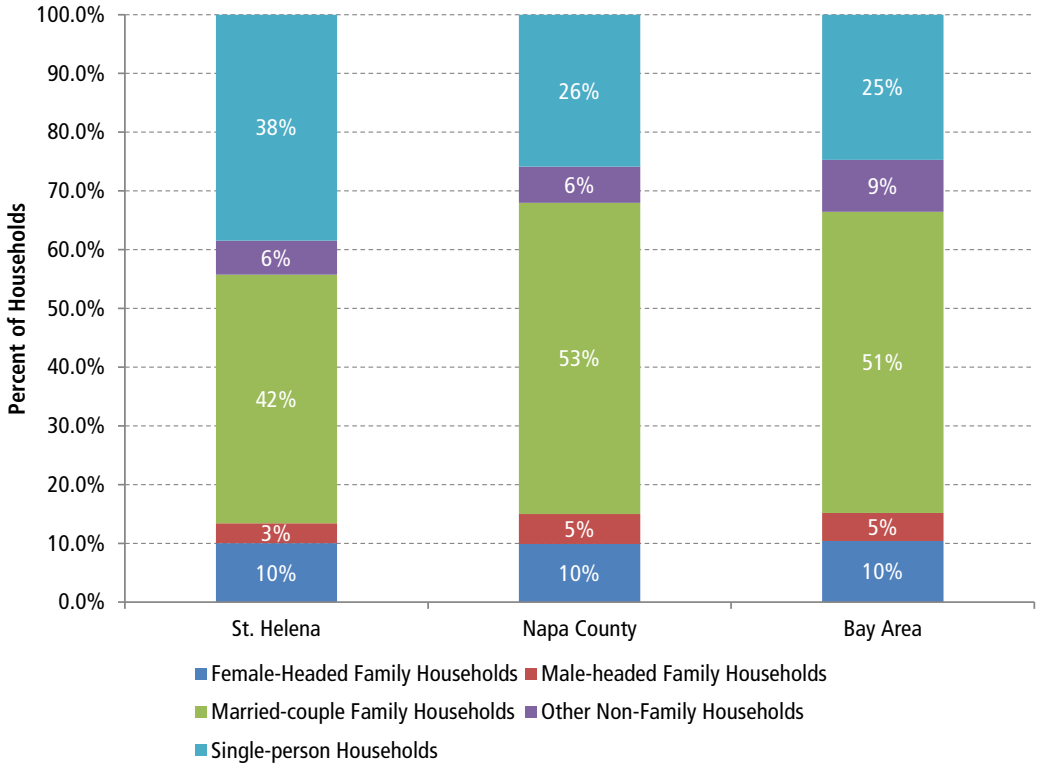


Universe: Occupied housing units
Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income.
Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female- headed households, who may be supporting children or a family with only one income. In St. Helena, the largest proportion of households is Married-couple Family Households at 42.3 percent of total, while Female-Headed Households make up 10.0 percent of all households (Figure 42).

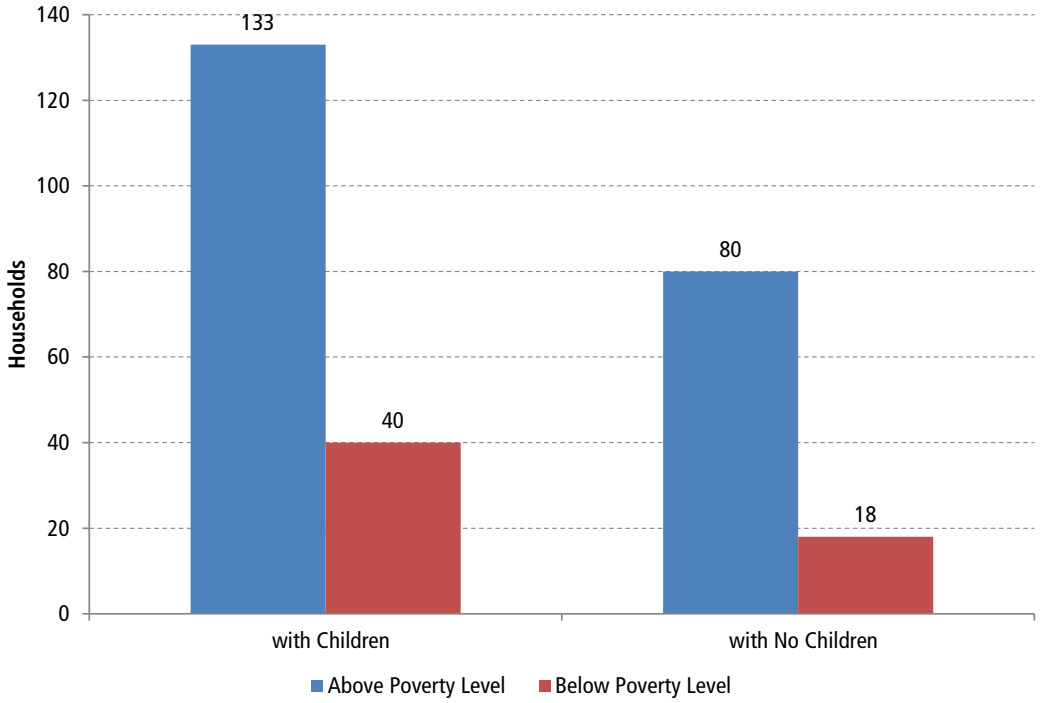
Figure 42 Household Type



Universe: Households
Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face unique housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging. In St. Helena, 40 female-headed households with children fall below the Federal Poverty Line, while 18 female-headed households without children live in poverty (Figure 43).

Figure 43 Female-Headed Households by Poverty Status



Universe: Female Households
Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

Existing Resources

As discussed previously, childcare is a major concern for female-headed households, especially those with very young toddlers who need constant care and supervision. In St. Helena, the St. Helena Preschool For All, Inc. provides scholarships to low-income families to allow their children will be able to attend two years of preschool from ages 3 to 4. St. Helena Preschool for All, Inc. also partners with local childcare facilities, including Mila's Preschool and Childcare Center, to help facilitate their program.

Gaps in Resources and Action Items

St. Helena's northwestern area contains a higher proportion of female single-parent households compared to the rest of St. Helena and most of Napa County. As such, the City recognizes the importance of meeting the needs of female-headed households within the city. A major cost to female-headed households and single-parent households is transportation. All sites in the sites inventory of this Housing Element, which projects possible housing locations for the planning period, are located within walking distance of the no. 10 bus route, which enables direct ~~commuting~~connection to Napa or Calistoga. Additionally, all sites are within proximity of

the central commercial district of St. Helena, which allows for cheaper, easier access to ~~restaurants~~markets and ~~markets~~commercial services.

Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

Table 25 estimates the migrant worker student population between 2016 and 2020. In St. Helena, the migrant worker student population totaled 20 during the 2019-20 school year, an increase of two students since the 2016-17 school year. The trend for the region for the past few years has been a decline of 2.4 percent in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 19.4 percent increase in the number of migrant worker students since the 2016-17 school year.

~~Table 23~~Table 25 Migrant Worker Student Population

Academic Year	St. Helena	Napa County	Bay Area
2016-17	18	903	4,630
2017-18	12	1173	4,607
2018-19	22	1,090	4,075
2019-20	20	1,078	3,976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)
This table is included in the Data Packet Workbook as Table FARM-01.

Table 26 presents an estimate of the total farmworkers in Napa County. Since 2007, the county has seen an increase in farmworker jobs. As of 2017, the county is reported to have more than 10,000 hired farm workers, of which 43 percent worked more than 150 days. The number of permanent farm workers in Napa County has increased since 2002, totaling 4,290 in 2017, while the number of seasonal farm workers has decreased, totaling 5,734 in 2017 (Figure 44). Notably, hired farm workers in Napa County represent a large proportion of the Bay Area's permanent (24.8 percent) and seasonal (31.4 percent) farm workers (Table 26).

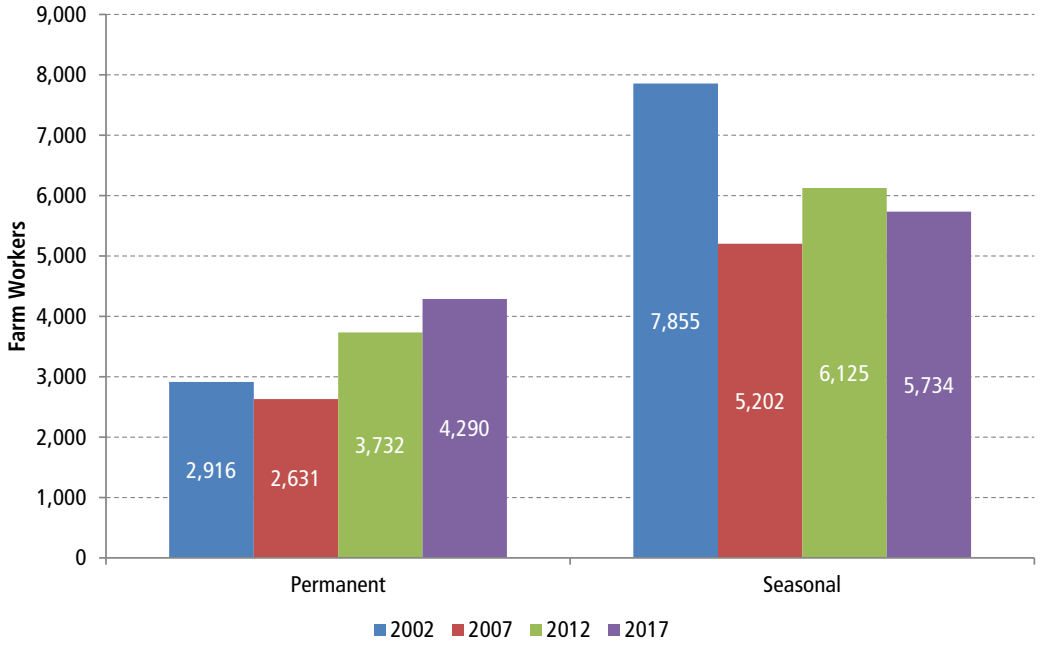
~~Table 24~~Table 26 Farm Labor, Napa County

	2002	2007	2012	2017	County Distribution	Percent of Total Bay Area Farmworkers
Permanent	2,916	2,631	3,732	4,290	43%	24.80%

Seasonal	7,855	5,202	6,125	5,734	57%	31.40%
Totals	10,771	7,833	9,857	10,024	100%	28.20%

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor

Figure 44 Farm Labor by County, Napa County



Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)
Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are permanent workers for that farm.
Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

Existing Resources

Five different kinds of housing exist for farmworkers in Napa County: farmworker centers, owned and operated by the Napa County Housing Authority (NCHA); private accommodations designated for agriculture employees that accommodate five or more employees and are monitored by the Napa County Department of Environmental Management; private accommodations designated as farm labor dwellings accommodating fewer than five residents, private apartments or other housing rented or owned by farmworkers; and affordable

housing projects subsidized by the County and by incorporated cities, some of which have units set aside specifically for farmworker households.

Gaps in Resources and Action Items

Given the special housing needs of farmworkers in the region, the Housing Element contains Program H-H~~H-H~~, which specifically encourages the development of more workforce or farmworker housing during the planning period through various incentives. Of the ~~offered~~discussed incentives, most impactful is the City's~~Program~~ commitment to explore opportunities to use ~~'s language of committing the City to, if appropriate, using~~ funds from the City's Housing Trust Fund to help ~~construct~~assist in the construction of farmworker housing. Additionally, programs H-E~~H-D, H-E, and~~, H-I, H-KK, H-LL, H-NN ~~H-I~~ also commit the City to exploring a variety of methods ~~, such as allowing a variety of housing types,~~ to better meet the housing needs of special needs households, including farmworkers.

Extremely Low-Income Households

Extremely-low income households are defined as households that make less than 30 percent of AMI, which equates to $27,950 for a family of four. Approximately 395 households in St. Helena are extremely-low income households, which includes 215 homeowners and 180 renters (see Figure 11). The City currently estimates that there is a need for 52 additional housing units for extremely low-income households in the current planning period, which is 50 percent of projected very low-income housing needs (see Table 6).

Existing Resources

Currently, St. Helena has an estimated 214 units of deed restricted affordable housing, listed on Table 17. This figure stretches across the need for extremely low, very low, low, and moderate-income housing. Given that there are ~~395~~52 units needed for ~~households of~~ extremely low-income households, there is clearly a lack of adequate housing supply for extremely-low income households.

Beyond the availability of deed restricted affordable housing, ~~St. Helena offers~~there are a ~~wide~~ variety of resources available to assist extremely-low-income households with their recurring expenses. Extremely low-income households who are enrolled in the Supplemental Nutritional Assistance Program (SNAP), or any other qualifying government program, are eligible to be enrolled in the PG&E CARE Program, which allows for the lowest available electricity rates. Additionally, when households are enrolled in CARE, they are also permitted access to a fifty percent discount on their bill from the St. Helena Water District. The City also offers hardship payment agreements that can be arranged in person at City Hall to prevent water or sewer shutoff.

Gaps in Resources and Action Items

To help address the needs of extremely low-income households, numerous programs are included in this Housing Element to commit the City to preserving and expanding access to affordable housing to extremely low-income households. Program H-EE ~~H-CC~~ commits the city to continue reducing, deferring, or waiving the development fees for ~~extremely-low~~extremely low- and very low-income units. Program H-FF ~~H-DD~~ commits the City to prioritizing using the Affordable Housing Trust Fund to preserve existing or develop new extremely low-

income housing units. H-II~~H-GG~~ commits the City to continue supporting and participating in the Section 8 housing program with the City of Napa Housing Authority. Program H-OO ~~H-MM~~ commits the City to exploring the possibility of working with property owners of market rate multifamily complexes to convert some units to extremely low-income deed-restricted units.

Persons Experiencing Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term.

Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. According to the City of St. Helena, there is one homeless person who resides in St. Helena. This data was provided by a point in time assessment by the Police Chief of the St. Helena Police Department in 2021.

Gaps in Resources

Countywide, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 53.7 percent are unsheltered. Of homeless households with children, most are sheltered in transitional housing (Table 27).

~~Table 25~~Table 27 Homelessness by Household Type and Shelter Status, Napa County

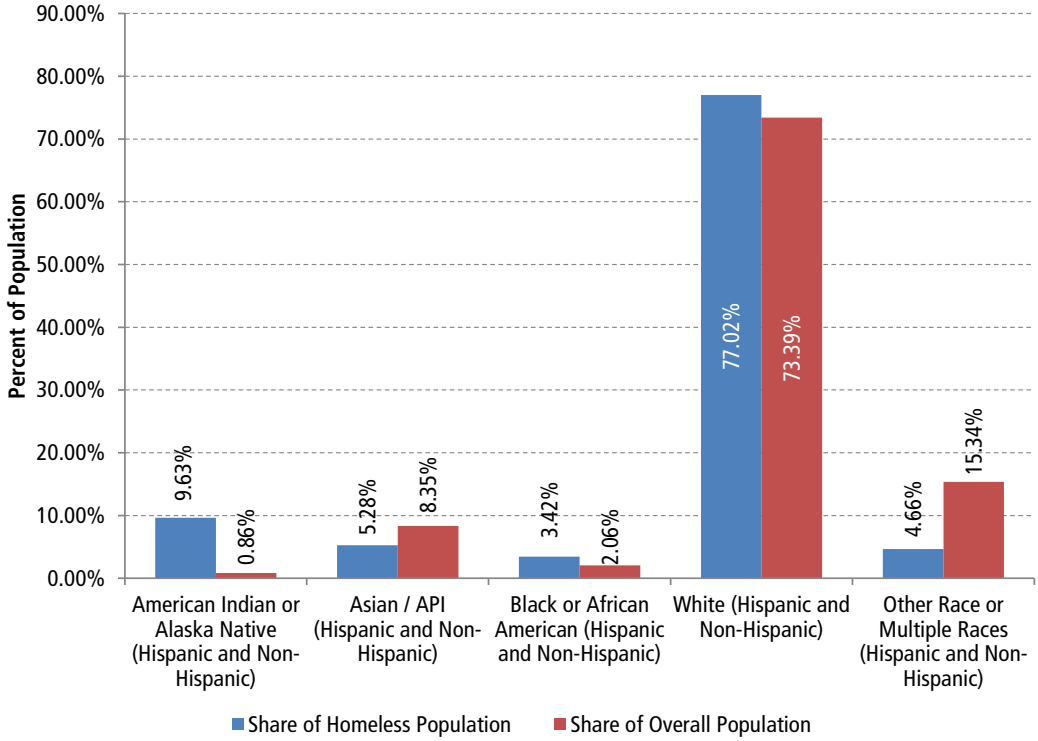
	People in Households Composed Solely of Children Under 18	People in Households with Adults and Children	People in Households without Children Under 18
Sheltered - Emergency Shelter	0	13	119
Sheltered - Transitional Housing	0	34	6
Unsheltered	0	5	145

Universe: Population experiencing homelessness
Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Napa County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents

experiencing homelessness and account for 77.0 percent of the homeless population, while making up 73.4 percent of the overall population (Figure 45).

Figure 45 Racial Group Share of General and Homeless Populations, Napa County

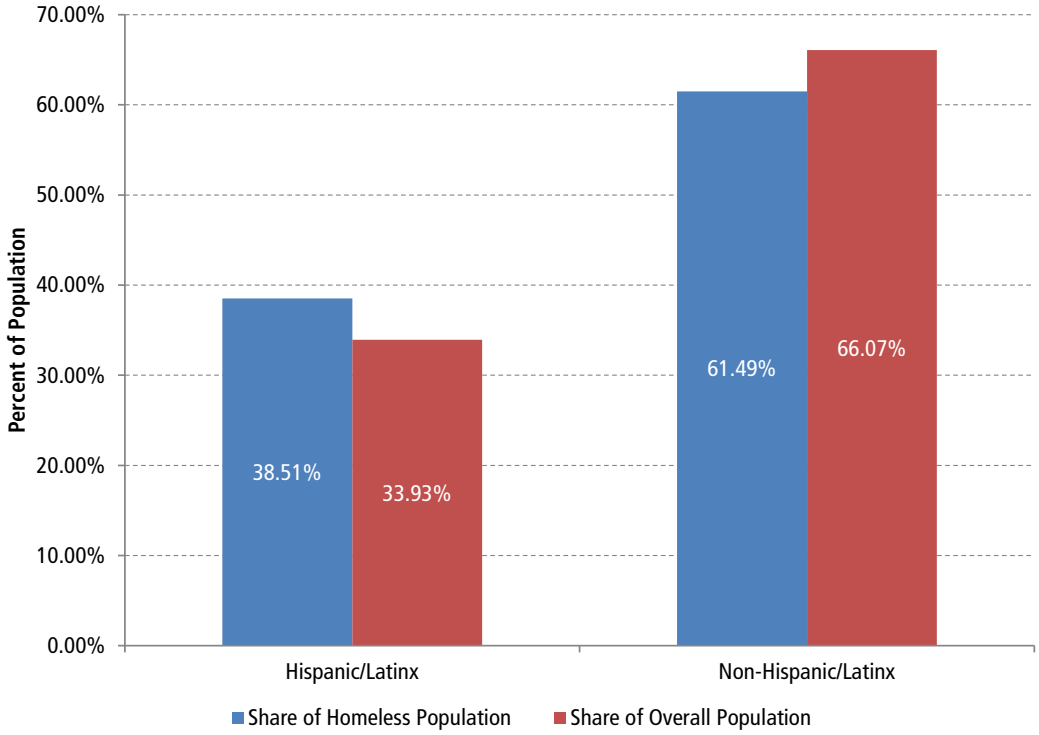


Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In Napa County, Latinx residents represent 38.5 percent of the population experiencing homelessness, while Hispanic or Latinx residents comprise 33.9 percent of the general population (Figure 46).

Figure 46 Hispanic or Latinx Share of General and Homeless Populations, Napa County



Universe: Population experiencing homelessness
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I)
For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Napa County, homeless individuals are commonly challenged by severe mental illness, with 177 reporting this condition (0). Of those, some 44.1 percent are unsheltered, further adding to the challenge of handling the issue.

~~Table 26~~Table 28 Characteristics for the Population Experiencing Homelessness, Napa County

	Chronic Substance Abuse	HIV/AIDS	Severely Mentally Ill	Veterans	Victims of Domestic Violence
Sheltered - Emergency Shelter	70	0	91	8	11
Sheltered - Transitional Housing	0	0	8	0	4
Unsheltered	91	1	78	6	17

Universe: Population experiencing homelessness
Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

In St. Helena, there were no reported students experiencing homelessness in the 2019-20 school year (Table 29). Napa County has seen a 29.1 percent decrease in the population of students experiencing homelessness, and the Bay Areas as a whole experienced an 8.5 percent decrease. However, during the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

~~Table 27~~Table 29 Students in Local Public Schools Experiencing Homelessness

Geography	2016-17	2017-18	2018-19	2019-20
St. Helena	0	0	0	0
Napa County	381	433	249	270
Bay Area	14,990	15,142	15,427	13,718

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools
Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.
Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)

Existing Resources & Action Items

Given the documented need for emergency shelters in Napa County, St. Helena is subject to Government Code Section 65583(a) (4). This code section, which became effective as of January 1, 2008, requires jurisdictions to designate zoning districts adequate for facilities to accommodate the identified need for emergency shelters, wherein emergency shelters must be allowed without a conditional use or other discretionary permit.[20] [21] The City is in compliance, as emergency shelters are currently a permitted use by-right in the Service Commercial and Industrial zones.

[20] *Building Block for Effective Housing Elements, "Adequate Sites Inventory and Analysis: Zoning for Emergency Shelters and Transitional Housing". http://www.hcd.ca.gov/hpd/housing_element2/SIA_variety.php. Accessed February 14, 2014.*
[21] *Senate Bill 2, Chapter 633. Amendment to Acts 655582, 65583 and 65589.5. Approved by Governor on October 13, 2007. Effective January 1, 2008. Accessed February 17, 2014.*

The City is in compliance with State laws related to emergency shelters, supportive housing, and transitional housing. Emergency shelters are identified as a by-right use in the I and SC zoning districts. According to a Point in Time Count provided by the Chief of Police, there is one homeless person who resides in St. Helena. There are several parcels in these zones that can accommodate an emergency shelter, including APN 009-580-022-000 (I zoning district) and APN 009-194-005-000 (SC zoning district). These parcels are vacant, habitable, and in proximity to transportation and services. Combined, they total 1.48 acres and can provide capacity for 15 beds, by conservative assumption of 10 beds/acre.

In addition, the City must allow transitional housing, as defined in Section 50675.2 of the Health and Safety Code, and supportive housing, as defined in Section 50675.14 of the Health and Safety Code, as residential uses. As required by state law, transitional and supportive housing must be subject only to the same permitting process as other similar residential uses in the same zone without undue special regulatory requirements. For example, a proposed multifamily supportive housing project would be subject to the same permitting process as any other similar multifamily development in the same zoning district. As required, the City allows transitional and supportive housing in all residential, commercial, and mixed use~~-~~ districts, subject only to the requirements of residential uses.

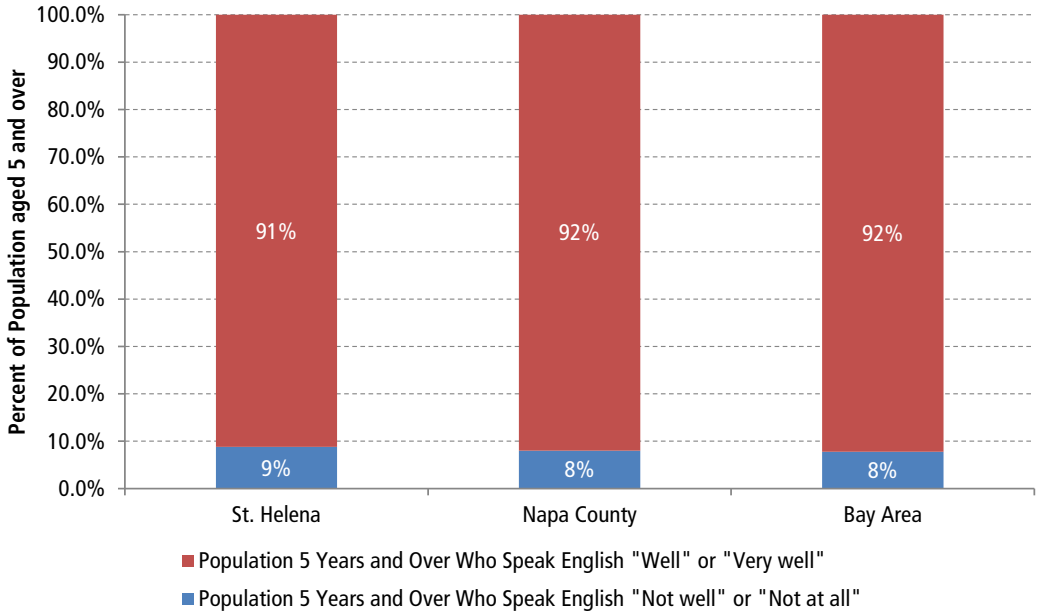
Emergency shelters, transitional housing, and supportive housing are subject to subjective design review, which poses a significant constraint to development. To overcome this constraint, Program H-F ~~H-F~~ commits the City to adopting objective design standards, as well as a by-right streamlined review process for affordable housing developments meeting state affordability thresholds, in compliance with SB 35 and SB 330.

Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights, or they might be wary to engage due to immigration status concerns.

Figure 47 shows population data by English proficiency. In St. Helena, nine percent of residents five years and older identify as speaking English not well or not at all, which is slightly higher than the proportion for Napa County. Throughout the region the proportion of residents five years and older with limited English proficiency is nine percent.

Figure 47 Population with Limited English Proficiency



Universe: Population five years and over
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.

8. Non-governmental and Governmental Constraints

Constraints on the development of housing are divided into non-governmental constraints and governmental constraints. Non-governmental constraints include the price of land, cost of construction, flooding, conservation easements and long-term vineyard leases, and a lack of rental accessory dwelling units. Potential governmental constraints include land use controls, codes and code enforcement, on and off-site improvements, fees and exactions, processing and permit procedures, and regulations affecting housing for persons with disabilities.

Key Findings

- The possible non-governmental constraints discussed include the price of land, cost of construction, flooding, conservation easements and long-term vineyard leases, and a lack of rental accessory dwelling units. Land costs represent a significant component of the cost of housing development in St. Helena because the high price of vacant land. The cost of construction in St. Helena higher than the state average and further constrains development. Overall housing production costs for both single-family and multiple-family rental development indicate that a subsidy would probably be necessary for some moderate-income households, and all lower income households to own or rent new units in St. Helena.

- The governmental controls analyzed in this section were land use controls, codes and enforcements, on-and off-site improvements, fees and exactions, processing and permit procedures, and regulations affecting housing for persons with disabilities. The land use controls including zoning and current General Plan land use designations do not constrain residential development; however, some changes are necessary to streamline the design review process.

- The Growth Management System (GMS) does not appear to place an undue burden on market rate development, since there has never been a year when the demand for residential building permits has exceed the number of available permits. Furthermore, housing projects affordable to households at up to 120 percent of AMI are exempt from the GMS. Due to recent state laws, the GMS is not currently enforceable.

- The on- and off-site improvement standards related to water, sewer, parking, and other miscellaneous regulations impact housing development in a variety of different ways. Sewer capacity is sufficient to support additional development. Water capacity during a normal year is sufficient and is expected to remain sufficient through 2023, but there will always be water shortages in dry years. The City has demonstrated its commitment to providing water and sewer service to affordable housing developments, and has included a program committing the City to continue to do so throughout the planning period.

- Neither the building codes nor the building fees represent a governmental constraint to development. St. Helena adopted the 2019 California Building Codes Standards, and although they have made some changes to the Code such as seismic control measures, these changes were necessary for safety and do not unduly affect housing production. The fee structure for both single-family and multiple-family development reflects the costs of the development to the City, and therefore does not present an unnecessary constraint on residential development.

- The City works diligently to process applications quickly and without unnecessary delay. Permitting and processing procedures and timelines for residential development, both single and multifamily, are not a constraint to development.

Non-governmental Constraints

Price of Land

According to Zillow.com, there were approximately eighteen vacant lots for sale in St. Helena in March 2022, though many are large and in undeveloped rural areas. Sales are reported between $229,000 and $17,500,000 for properties ranging in size from less than one acre to 280 acres. A public comment made during a community workshop indicated that larger vacant sites tend to be located near or beyond the urban limit.

~~Table 28~~Table 30 Price of Vacant Land, March 2022

Site	Acres	List Price	Price per Acre
10 Acres or Less	0.35	$525,000	$1,500,000
	0.74	$595,000	$804,054
	1.00	$375,000	$375,000
	1.00	$225,000	$225,000
	1.00	$975,000	$975,000
	1.08	$450,000	$416,667
	1.14	$5,000,000	$4,385,965
	1.58	$475,000	$300,633
	2.40	$1,000,000	$416,667
	5.01	$1,850,000	$369,261
	10.00	$2,695,000	$269,500
Total	25.30	$14,165,000	$559,881

Site	Acres	List Price	Price per Acre
More Than 10 Acres	15.90	$3,995,000	$251,258
	23.09	$2,950,000	$127,761
	32.00	$17,500,000	$546,875
	92.72	$229,000	$2,470
	110.63	$1,795,000	$16,225
	160.69	$549,500	$3,420
	280.00	$649,000	$2,318
Total	715.03	$27,667,500	$38,694

Source: Zillow.com, accessed March 28, 2022.

Construction Costs

Construction costs include both hard costs, such as labor and materials, and soft costs, including architectural and engineering services and development fees. Average residential construction costs in St. Helena begin at $300 to $700 per square foot, which is higher than statewide averages, which are currently ranging between $131 per square foot to $195 per square foot.[22] High-end, custom-built single-family homes, both locally and statewide, can cost more than $500 per square foot. Soft costs (including architectural and engineering fees, property taxes during construction, city and utility fees, and construction loan interest and fees) typically increase these costs by approximately 35 to 40 percent. Construction costs can be higher if lots require substantial site work due to steep slopes, unstable soils, waterways, and other environmental concerns.

Public comments made during Housing Element workshops indicated that construction costs are a major constraint to the production of affordable housing, and that 100 percent affordable projects are not profitable without public subsidies, grant funding, or other public investment.

Flooding

Napa Valley areas near the Napa River and along some of its tributaries are prone to flooding. Napa River flows are largely influenced by precipitation; peak flows generally occur in January and February. Some of the worst flooding in the immediate area of St. Helena has occurred in and around the Vineyard Valley Mobilehome Park, which is near the confluence of Sulphur Creek and the Napa River. Flood hazards also exist in the York Creek and Sulphur Creek Watersheds in St. Helena.

[22] *Local estimate provided by city staff communication with Joe McGrath in March 2022. Statewide estimate sourced from: ProMatcher Home Construction, California Home Construction Costs & Prices, provided at https://home-builders.promatcher.com/cost/california.aspx*

All new construction and substantial improvements in special flood hazard areas as defined by the Federal Emergency Management Agency are required to comply with the provisions of Municipal Code Chapter 15.52 "Flood Damage Prevention." The development standards are intended to meet, if not exceed, minimum National Flood Insurance Program (NFIP) criteria for requirements for floodplain management regulations. New development in these areas is required to assure that proposed development: 1) is designed or modified and anchored to prevent flotation, collapse and lateral movement of the structure; 3) uses construction materials and utility equipment that are resistant to flood damage; and 4) uses construction methods that minimize flood damage. In addition, projects must be elevated 18 inches above the base flood elevation.

Conservation Easements and Vineyard Leases

Agricultural land in St. Helena is valued for both a productive agricultural land and as open space that helps shape the character of St. Helena. Focus Group members and community workshop participants expressed, however, that conservation easements and long-term vineyard leases are a barrier housing production in the City. Sites included in the available sites inventory were screened for these constraints.

Lack of Rental Accessory Dwelling Units (ADUs)

While ADUs are often a less expensive housing option, Focus Group members and community workshop participants expressed that many ADUs in the City are not being rented, but are being used as additional square footage for the primary resident, a friend, a relative, or as a vacation rental. Programs H-Q, H-R, and H-S~~H-P, H-Q, and H-R in this housing element~~ work to encourage and incentivize development of accessory dwelling units.

Availability of Financing

A number of funding opportunities are currently available to support affordable housing development and the creation and preservation of homeownership opportunities. The Department of Housing and Community Developments lists active programs with current funding available to developers, non-profits, and local governments online. Statewide programs available for affordable housing development include Community Development and Block Grant (CDBG), Emergency Solutions Grants (ESG), HOME Investments Partnerships Programs (HOME), Housing for Healthy California (HHC), and the Multifamily Housing Program (MHP), among others. Programs available for homeowners or to assist in the creation or preservation of homeownership opportunities include CalHome, the Foreclosure Interventions Housing Preservation Program, and Homeownership Super NOFA. For a complete list, please see https://www.hcd.ca.gov/programs-active. Additionally, policies and programs under Goal 4: Assistance to Support Affordable Housing work to address non-governmental constraints by committing the City to seek additional funding opportunities to support affordable housing development, work to reduce fees for developers for affordable housing developers, and pursue mortgage credit certificates to assist prospective homeowners.

Governmental Constraints

Local government can directly influence housing production cost through land use controls, building codes, on and off-site improvement standards, fees and exactions, processing and permit procedures, regulations affecting housing for persons with disabilities, locally adopted ordinances, and with government codes and enforcement. This section discusses each of these topics and identifies the governmental controls that may adversely affect housing production.

Preservation of Agricultural Land

One of the major thrusts of the City's land use controls is to encourage in-fill development while preserving land for agriculture. The agricultural soils of St. Helena are identified as Prime Farmland by the California State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. The wines produced from the grapes in this region achieve international recognition for their superb quality.

Roughly one-half of the 3,254 acres within the incorporated limits of the City are considered urbanized area. This portion of the St. Helena is defined by an Urban Limit Line (ULL) which denotes the area within which urban development is allowed. Cities use ULLs to establish where they intend to encourage and discourage land development through public infrastructure investments, land-use regulations, land acquisitions, and other actions. Within the ULL, cities typically adopt land use policies that encourage urban development (i.e., in-fill development). Outside the ULL, cities set aside lands to be used for less urban land uses, such as preserving land for agriculture and open space. There are 1,779 acres of land outside of the ULL, but inside the incorporated limits of the City of St. Helena. Most of this land is farmed and planted to vineyards.

Land-Use Controls

St. Helena has a variety of land use controls to maintain the standard of living, local environment, and safety of its residents. The two major instruments dictating land use control in the City are the Zoning Code and General Plan, which The St. Helena Zoning Code and General Plannaturally affect housing production because they determine the location, amount of land, development standards, and density of housing. These tools, as well as the City's agricultural preservation measures are discussed in this section.

Preservation of Agricultural Land

One major overarching theme and goal of the City's land use controls is to encourage in-fill development while preserving land for agriculture. The agricultural soils of St. Helena are identified as Prime Farmland by the California State Department of Conservation, Division of Land Resource Protection, Farmland Mapping and Monitoring Program. The wines produced from the grapes in this region achieve international recognition for their superb quality, sustaining an industry at the heart of the City and region's economy.

Roughly one-half of the 3,254 acres within the incorporated limits of the City are considered urbanized area. This portion of the St. Helena is defined by an Urban Limit Line (ULL) which denotes the area within which

urban development is allowed. Cities use ULLs to establish where they intend to encourage and discourage land development through public-infrastructure investments, land-use regulations, land acquisitions, and other actions. Within the ULL, cities typically adopt land use policies that encourage urban development (i.e., in-fill development). Outside the ULL, cities set aside lands to be used for less urban land uses, such as preserving land for agriculture and open space. There are 1,779 acres of land outside of the ULL, but inside the incorporated limits of the City of St. Helena. Most of this land is farmed and planted for vineyards.

Zoning Code

Title 17 of the St. Helena Municipal Code outlines both the residential and nonresidential zoning designations. Table 31 provides a list of all of the residential zoning districts as well as information on the rights and requirements associated with each district. Residential uses are permitted, subject to design review, ~~by right~~ in the following zones: Twenty-Acre Agriculture (A-20), Winery (W), Woodland Watershed (WW), Agricultural Preserve (AP), Low Density Residential One Acre Minimum (LR-1A), Low Density Residential (LR), Medium Density Residential (MR), and High Density Residential (HR). Table 31 shows permitted residential uses by zoning district.

~~Table 29~~Table 31 Zoning Districts that Permit Residential Uses

Residential Use	Zoning District							
	A-20	W	WW	AP	LR-1A	LR	MR	HR
Agricultural Employee Housing	P	P	P	P	P	P	P	P
Dwelling, Accessory Dwelling Unit (ADU)	P	P	P	-	P	P	P	P
Dwelling, Duplex (new)	-	-	-	-	-	-	UP	P
Dwelling, Multiple-Family	-	-	-	-	-	-	-	P
Dwelling, Multiple-Family (key housing sites only)	-	-	-	-	-	-	P	P
Dwelling, Single-Family	P	P	P	P	P	P	P	P
Dwelling, Triplex (new)	-	-	-	-	-	-	UP	P
Intermediate Care Facility (seven or more persons)	-	-	-	-	UP	UP	UP	UP
Intermediate Care Facility (six or fewer persons)	-	-	-	-	P	P	P	P
Mobile/Manufactured Homes	-	-	-	-	P	P	P	P
Residential Care Facility (seven or more persons)	-	-	-	-	UP	UP	UP	UP
Residential Care Facility (six or fewer persons)	-	-	-	-	P	P	P	P
Single Room Occupancy	-	-	-	-	-	-	-	P
Supportive Housing	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P
P = Permitted; UP = Use Permit Required; (-) = Not Permitted								

Source: City of St. Helena, 2022.
Note: For an expanded table with more uses, notes on conditions, and zones where residential uses are conditionally permitted, see Table 42.

In terms of units per acre, the lowest allowable density is in the AP district. The AP district permits, by right, one single-family dwelling per lot, agricultural employee housing (up to 36 beds or 12 units), supportive housing, and transitional housing. The A-20 and W districts allow one single-family dwelling and one second unit by right on 20 acres of land. With a Use Permit, these districts can accommodate more than one single-family dwelling, as well as farm labor housing above the initially permitted density. Both the LR and LR-1A districts permit by right single-family dwellings, mobile and manufactured homes, and intermediate and residential care facilities for six or fewer persons. In addition, both districts permit as a conditional use single-family dwellings at less than one unit per acre and intermediate and residential care facilities for seven or more persons.

The MR district allows the same uses by rightsubject to design review and with a conditional use permit as the LR district and also allows duplexes and triplexes with a Use Permit. Unlike the previously mentioned districts, the MR district allows multiple-family dwelling projects that are located on "key sites" subject to design reviewby right. The HR district, in addition to allowing the same residential uses by right as the LR and MR districts, permits multiple-family dwellings, apartments, and dwelling groups containing four units or less. With a Use Permit, structures with more than four units, multiple-family dwellings, apartments, and dwelling groups are permitted. The HR district is the only district that permits single room occupancy units (SROs).

In addition to the residential districts described above, some overlay districts can affect the type and amount of housing that can be built, including the Planned Development, Rural-Residential, Specific Plan, Flood Plain, Historic Preservation, and Mobile Home Park overlay district. An overlay district expands upon the regulations already set by the underlying zoning district. For example, the Planned Development Overlay District (PD) allows for a wider variety of development, including mixed-use development not otherwise allowed in the Zoning Code. The PD zone is often applied to large pieces of land and requires approval of a rezoning and a conditional use permit application.

Table 32 shows density and intensity ranges allowed in the General PlanZoning Code for each residential zoning district in dwelling units per acre (du/ac), or Floor Area Ratio (FAR) for commercial districts. Table 33Table 31 shows development standards by residential zoning district. As shown, density is allowed up to 28 dwelling units per acre and development standards are minimal, required setbacks for residential development are between 10 and 30 feet, depending on the zone, and minimum unit sizes are not regulated in residential zones. Further, the HDR zone, the City's primary multifamily zone, allows three-story developments up to 35 feet in height. AdditionallyFinally, the City is in the process of creating a new Mixed-Use zone to increase residential capacity in previously commercial and professional office districts.

Development standards related to maximum lot coverage and height pose potential constraints to multifamily affordable housing development. Currently the City allows 45 percent lot coverage and a maximum height of 30 feet in the MR and HR zones. Due to the potential to constraint affordable housing development, the City has, in the proposed Draft Zoning Code and in Program H-N: Zoning to Facilitate Higher Density Housing included development standards and actions, respectively, that commit the City to increasing lot coverage to 55 percent

and maximum height to 42' (three stories) in the HR zone and on multifamily sites in the MR zone. Please note that the MR zone is a single-family zone, but the zoning code has been updated to allow multifamily uses on housing opportunity sites identified in the 5th Cycle Housing Element Update. Additionally, the program commits the City to allowing minor modifications to these standards that can be approved by the Community Development Director without a public hearing. Minor modifications should include up to 10 percent modification to maximum lot coverage and up to five percent (or two feet, whichever is greater) modification in maximum height.

~~Table 30~~Table 32 ~~General Plan~~ Density/Intensity Standards by ~~Residential~~ Zoning District

Residential Zoning District	Corresponding General Plan Land Use Designation(s)	Minimum Density of Land Use Designation	Maximum Density of Land Use Designation
A-20	Agriculture	Min. 5 acres/parcel	Max. 40 acres/parcel
W	Woodland and Watershed	Min. 5 acres/parcel	No maximum
WW	Woodland and Watershed	Min. 5 acres/parcel	No maximum
AP	Agriculture	Min. 5 acres/parcel	Max. 40 acres/parcel
LR-1A	Low Density Residential	1.0 du/ac	5.0 du/ac
LR	Low Density Residential	1.0 du/ac	5.0 du/ac
MR	Medium Density Residential	5.1 du/ac	16.0 du/ac
HR	Higher Density Residential	16.1 du/ac	28.0 du/ac
CB	Central Business	N/A	Max. FAR 2.0
SC	Service Commercial	N/A	Max. FAR 0.5
BPO	Business and Professional Office	N/A	Max. FAR 0.5
Mixed Use[1]	Mixed Use	12 du/ac	20 du/ac

1: The City has adopted a new mixed-use designation within the 2040 General Plan Update and has released a Draft Comprehensive Zoning Code Update that includes a new Mixed-Use zone. Because the sites inventory assumes rezoning land to the new Mixed-Use zoning district, mixed-use development standards are shown in this table based on the October 2022 Public Review Draft Zoning Code.

Source: City of St. Helena, 2022.

~~Table 31 Typical Residential Zones Development Standards~~

~~Development Standard~~	~~Zoning District~~							
	~~A-20~~	~~W~~	~~WW~~	~~AP~~	~~LR-1A~~	~~LR~~	~~MR~~	~~HR~~
~~Parcel Standards~~								
~~Minimum Size~~	~~20 acres~~	~~20 acres~~	~~5-40 acres~~	~~40 acres~~	~~1 acre~~	~~7,000 square feet~~	~~7,000 square feet~~	~~7,000 square feet~~
~~Maximum Parcel Coverage~~	~~1 acre(1)~~	~~50 percent~~	~~10 percent, or 20,000 square feet~~	~~N/A~~	~~35 percent~~	~~35 percent~~	~~45 percent~~	~~45 percent~~
~~Parcel Width (feet)~~	~~N/A~~	~~300 (min.)~~	~~20-200~~	~~N/A~~	~~70 (min.)~~	~~70 (min.)~~	~~70 (min.)~~	~~70 (min.)~~
~~Minimum Setbacks (feet)~~								
~~Front~~	~~50(1)~~	~~100~~	~~10 percent of parcel depth~~	~~20~~	~~20-30(2)~~	~~20-30(2)~~	~~20-30(2)~~	~~20~~
~~Side~~	~~50(1)~~	~~50~~	~~20-50 feet, or 10 percent of side yard width~~	~~20~~	~~20-30(2)~~	~~20-30(2)~~	~~20-30(2)~~	~~20~~

Side Yard	20	75	20-50 feet, or 10 percent of parcel width	20	10-15(2)	10-15(2)	10-15(2)	10
Rear	20	50	10 percent of parcel depth	20	20-30(2)	20-30(2)	20-30(2)	20
Height (feet) (max.)	30	45	35	35	30	30	30	35

Notes:
** The standards contained in this table are "typical" and are for illustrative purposes only. More specific development regulations and exceptions may apply. See Chapter 17 (Zoning) of the Municipal Code for additional development standards and requirements*
(1) As measured from the centerline of abutting street.
(2) Setbacks determined by overall structure height.
Source: City of St. Helena; Mintier Harnish, 2022.

During the previous housing element cycle (2014-2023) there were no requests to develop housing opportunity sites below allowable density.

Table 33 Residential Base Zone Development Standards by Zone

Residential Zone	LR	LR-1A	MR	HR
MinimumDevelopment Standards				
Maximum lot coverage	35%	35%	45%	45%
Maximum height of principal building	30 feet	30 feet	30 feet	30 feet (if 4 du or less) 35 feet (if 5 du or more)
Maximum height of accessory building	15 feet	15 feet	15 feet	15 feet
Maximum floor area ratio (FAR)	Dictated by Parcel Size See SHMC 17.32.070	Dictated by Parcel Size See SHMC 17.32.060	Dictated by Parcel Size See SHMC 17.40.070	Dictated by Parcel Size See SHMC 17.40.070
Maximum width	=< 60% of lot width, subject to further requirements in SHMC 17.32.060	=< 60% of lot width, subject to further requirements in SHMC 17.32.030	=< 60% of lot width, subject to further requirements in SHMC 17.32.030	N/A
Minimum Unit Size	N/A	N/A	N/A	N/A
Minimum standards for parcels except for flag lots and small lots				
Lot Area	7,000 sq feet	1 acre	7,000 sq ft	7,000 sq ft
Lot width	70 feet	70 feet	70 feet	70 feet
Lot frontage	70 feet	70 feet	70 feet	70 feet
Minimum standards for structures with a maximum height of twenty-five (25) feet or less				
Front setback	20 feet	20 feet	20 feet	20 feet
Side setback	20 feet	20 feet	20 feet	20 feet
Side yard	10 feet	10 feet	10 feet	10 feet
Rear yard	20 feet	20 feet	20 feet	20 feet

Minimum standards for structures with a maximum height greater than twenty-five (25) feet and thirty (30) feet or less				
Front setback	30 feet	30 feet	30 feet	N/A
Side setback	30 feet	30 feet	30 feet	
Side yard	15 feet	15 feet	15 feet	
Rear yard	30 feet	30 feet	30 feet	

Nonresidential Zones				
Non-Residential Zone	CB	SC	BPO	Mixed Use[1]
Development Standards				
Maximum lot coverage	10,000 sq feet. of floor	10,000 sq feet of floor area	N/A	Max. 15,000 sq feet per building
Maximum height of principal building	35 feet or 30 feet if abutting residential use	35 feet	30 feet	Pitched roof: 45 ft/3 stories; 30 ft/2 stories within 20 feet of a residential district. Flat roof: 40 ft/3 stories; 26 ft/2 stories within 20 feet of a residential district
Maximum height of accessory building	35 feet or 30 feet if abutting residential use	35 feet	N/A	16 feet
Maximum floor area ratio (FAR)	2.0	0.5 by General Plan designation	0.5 by General Plan designation	1.0, inclusive of residential uses
Maximum width	N/A	N/A	N/A	Min. 50% of lot width
Minimum Unit Size	200 sq feet	200 sq feet	N/A	N/A
Lot Area	5,000 sq feet	10,000 sq feet	7,000 sq ft	5,000 sq ft
Lot width	N/A	70 feet	N/A	45 feet
Lot frontage	N/A	70 feet	N/A	70 feet
Minimum Setbacks				
Front setback	0 feet, or 10 feet if abutting residential use	35 feet	20 feet	Nonresidential: Max 10 feet; Residential: No setback allowed north of Mitchell Dr.; 5-15 ft everywhere else
Side setback	0 feet, or 10 feet if abutting residential use	25 feet	10 feet	0 feet on street side; 10 ft. abutting a residential district
Side yard	0 feet, or 10 feet if abutting residential use	10 feet/floor	10 feet	N/A
Rear yard	0 feet, or 10 feet if abutting residential use	15 feet, or 20 feet if abutting residential use	15 feet	0 ft; 10 ft. abutting a residential district

** The standards contained in this table are "typical" and are for illustrative purposes only. More specific development regulations and exceptions may apply. See Chapter 17 (Zoning) of the Municipal Code for additional development standards and requirements.*

1: The City has adopted a new mixed-use designation within the 2040 General Plan Update and has released a Draft Comprehensive Zoning Code Update. Because the sites inventory assumes rezoning land to the new Mixed Use zoning district,

mixed-use development standards are shown in this table based on the October 2022 Public Review Draft Zoning Code.
Source: St. Helena Municipal Code, Title 17; St. Helena Public Review Draft Zoning Code Update, October 2022.

Overlay Zones

The Zoning Code outlines standards for several overlay zones that allow residential uses. The following summarizes each of these overlay zones. During the previous housing element cycle (2014-2023) there were no requests to develop housing opportunity sites below allowable density.

Historic Preservation Overlay Zone. The purpose of the HP overlay district regulations is to preserve the unique architectural character of those certain specific structures which have contributed to the city's historic development. No permits for remodeling or demolition shall be issued for properties within the HP district which would result in exterior changes to building facades, structures, or to passage ways providing inter-accessibility within a block, unless such change is approved by the planning commission. When it can be demonstrated to the satisfaction of the Planning Commission and City Council that preservation and/or restoration of designated properties cannot and is not economically viable, the City may grant certain incentives in the form of relaxation of certain provisions of this chapter only when it can be shown that such relaxation makes preservation or restoration economically feasible. The HP overlay zone does not impose additional development standards beyond those of the base zoning district.

Mobilehome Park Overlay (MHP) District. The purpose of the MHP mobilehome park overlay district is to provide, when combined with an underlying residential zoning district, a place which allows the establishment and operation of mobilehome parks. The city of St. Helena's MHP mobilehome park regulations are intended to complement and be subordinate to state law. The state law governing mobilehome parks is entitled the "Mobilehome Parks Act" and may be found in Division 13, Parts 2.1 and 2.3 of the California Health and Safety Code. Mobilehome park regulations are contained in the California Code of Regulations, Title 25, Division 1, Chapters 2 and 2.2. The city of St. Helena does not assume responsibility for the enforcement of the regulations contained therein and all mobilehome parks within the city remain subject to the jurisdiction of the California Housing and Community Development Department in its role as the enforcement agency for the above described State laws. Nothing contained in this chapter shall be construed to abrogate, void or minimize such other pertinent regulations and all pertinent state and city regulations concerning the development and operation of mobilehome parks shall be observed. Mobilehomes located within areas of special flood hazard are required to be in compliance with Chapter 15.52, Flood Damage Prevention. The MHP overlay district does not impose additional development standards beyond that of the base zoning district.

Planned Development Overlay (PD) District. It is the purpose of the PD planned development overlay district to encourage high quality, innovative and creative development in the city. The PD planned development overlay district is intended to provide for the consideration and approval of development plans which serve public objectives more fully than development permitted under conventional zoning regulations.

Planned development overlay districts are typically characterized by (in whole or in part): significant variations from the standards of the zoning ordinance, mixed land uses, a variety of housing types, the assembly of small parcels of land into a larger more effective unit, the preservation of open space, natural features or historical structures and structures with diverse building setbacks, lot sizes and building heights. The PD planned development overlay district may be combined with any existing zoning district provided both design and the proposed uses including density for residential land use designations can be found consistent with the policies of the General Plan. Development standards applicable to the zoning district which the planned development district is being combined shall be required unless modified in conjunction with approval of the planned development overlay district. The city shall address issues related to landscaping, parking, site design, ingress and egress, signage, lighting, relationship to adjoining properties and land uses, setbacks and yards and any other items toward achieving an integrated and compatible project within the city and environs.

Specific Plan Overlay (SP) District. The SP district is established to implement the policies of the general plan which call for the preparation and adoption of specific plans in certain areas of the community described in the general plan. In addition, the SP district is established to provide the city with the ability to require and/or to implement specific plans when the city council finds it necessary and appropriate. When applied to properties in advance of the adoption of a specific plan, the SP district serves to alert individuals to the requirement for a specific plan. When applied to properties after the adoption of a specific plan it serves to alert individuals to the policies and regulations of a specific plan. No new development will be approved within the specific plan areas designated in the general plan until a specific plan meeting the requirements of Section 65451 of the Government Code, has been adopted by the city. The city council may determine that a site development plan for a specific property may be prepared in-lieu of a specific plan for the entire specific plan area. The site development plan shall be prepared and adopted prior to approval of new development. The site development plan shall include an analysis of infrastructure improvements as determined during review of a pre-application pursuant to Section 17.84.030. Based on the pre-application review, the city council shall determine the scope of the proposed specific plan or site development plan. The proposed specific plan or site development plan and associated documents shall be prepared under the supervision of the city with all costs paid by the property owners unless the city determines that all or a portion of the costs will be paid by the city. The SP Overlay district does not impose additional development standards, however standards for any specific plan should be developed under the supervision of the City, as stated previously.

Rural Residential Overlay (RR) District. It is the purpose of the RR rural-residential overlay district to identify those parcels within the city which are not serviced by city water or sewer and which have the ability to subdivide into additional parcels. Minimum lot sizes which are larger than the minimum lot sizes established for the underlying zoning district are required for parcels which do not have city water or sewer services. The following regulations shall apply in all districts with which are combined RR district. The only uses permitted shall be those uses permitted in the district with which the RR district is combined; provided, however, where water is available from a private well, the land may not be subdivided into less than one acre or if water is available from a mutual or utility company the land may be subdivided into parcels of twenty thousand (20,000) square feet or greater as determined by the health officer of the city; or if sanitation and public water are

available the land may be subdivided into parcels not less than ten thousand (10,000) square feet. "Health officer of the city" as used in this section, is defined to mean the official or officials of the city charged with the duty of enforcing the health ordinances of the city and the official or officials of any other governmental agency with whom the city has contracted for the enforcement of such ordinances.

Please note, the Rural Residential Overlay (RR) District is being deleted through the Comprehensive Zoning Code Update currently (2023) underway and scheduled for adoption in fall 2023.

General Plan

St. Helena adopted the current General Plan in 2019. The General Plan has a planning horizon of 2040. The city of St. Helena consists of approximately 3,254 acres. Of that total, 19 percent are designated for residential uses, four percent for commercial uses, 2.5 percent for business/industrial uses, and 69 percent for open space and agriculture.[23] Not all the land within the City Limits are available for development; rather approximately 1,475 acres within the Urban Limit Line (ULL) are eligible for development.[24] Thirteen land use designations cover the land in St. Helena.

The ULL contains land use designations including Low, Medium, and High Density Residential, Central Business, Service Commercial, Industrial, Business and Professional Office, Parks and Recreation, Public/Quasi-Public, Open Space and Agriculture. Some land outside, yet contiguous to the ULL has a General Plan designation of Urban Reserve (UR) indicating that it should be considered first if land outside the ULL is needed for development. All lands with a UR land use designation are zoned A-20.

Residential Growth Management System

The Residential Growth Management System (GMS) limits the number of building permits available for residential growth each year.[25] The stated purpose of the system is "to regulate the residential growth of the City to approximately two percent per year, while providing for both market rate and affordable housing units."[26] The GMS previously instituted a cap of 2,800 units by 2010, which resulted in a restriction of nine permits being issued per year. Program H-B ~~H-B~~ commits the city to removing the GMS from the Zoning Code, thus removing this governmental constraint and further encouraging the construction of housing to meet RHNA goals.

[23] *City of St. Helena General Plan Update 2040, Chapter Two Land Use and Growth Management. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3505/final_plan_compiled.pdf January 27, 2022.*
[24] *City of St. Helena General Plan Update 2040, Chapter Two Land Use and Growth Management. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3505/final_plan_compiled.pdf January 27, 2022.*
[25] *City of St. Helena Municipal Code. Chapter 17.152. http://www.codepublishing.com/CA/sthelena/. Accessed on January 27, 2022.*
[26] *City of St. Helena Municipal Code. Chapter 17.152. http://www.codepublishing.com/CA/sthelena/. Accessed on January 27, 2022.*

~~*Design Review*~~

~~Chapter 17.164 of the St. Helena Municipal Code outlines the City's Design Review policies. The purpose of these policies is to go beyond the controls inherent in the land use controls and building codes and examine individual project proposals for the "general form of the land before and after development, the spatial relationships of the structures and open spaces to proximate land uses and the appearances of building and open spaces as they contribute to an area as it is being developed."[27] The Municipal Code lists 14 specific design criteria considered by the Planning Commission:~~

1. ~~Consistency and compatibility with applicable elements of the general plan;~~
2. ~~Compatibility of design with the immediate environment of the site~~
3. ~~Relationship of the design to the site;~~
4. ~~Determination that the design is compatible in areas considered by the board as having a unified design or historical character;~~
5. ~~Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;~~
6. ~~Compatibility with future construction both on and off the site;~~
7. ~~Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;~~
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;~~
9. ~~Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;~~
10. ~~Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;~~
11. ~~Whether natural features and vegetation are appropriately preserved and integrated with the project;~~
12. ~~Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;~~
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; and~~
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.[28]~~

~~[27] St. Helena Municipal Code. 17.165 Design Review.~~
~~[28] St. Helena Municipal Code. 17.165 Design Review.~~

The Planning Commission examines all proposed new structures and some exterior additions (e.g. additions on historical residential properties, addition of new residential floors) in relation to the above listed design criteria and arrives at one of three recommendations: approve, approve with minor modifications, or disapprove. The City staff had noted that the complex and subjective nature of the design review process can be cumbersome for the Planning Commission, and action is currently being taken in the comprehensive zoning code update, which will address these concerns and make design review processes objective, in compliance with California State Code Section 65582.1.

SB 330

On October 9, 2019, Governor Newsom signed into law SB 330, the Housing Crisis Act of 2019. The act amends existing state laws and creates new regulations around the production, preservation and planning of housing. The bill has been in effect since January 1, 2020 and sunsets on January 1, 2025. SB 330 will affect both project planning procedures and community planning outcomes.

The goal of SB 330 is to create certainty in the development of housing projects, speeding up the review of these projects, preserving affordable housing and preventing certain zoning actions that reduce the availability of housing. SB 330 does the following (not a comprehensive list):

- Creates a new vesting process for zoning and land use ordinances, policies, and standards in place at the time a preliminary application is submitted (with limitations);
- Requires that the historic status or designation of any site be determined at the time an application for a discretionary action is deemed complete;
- Prohibits imposing or enforcing non-objective design review standards established after January 1, 2020;
- Limits the number of public hearings to five for housing projects that meet all objective design standards; and
- Prohibits actions that reduce the total zoned capacity for housing (i.e., down-zoning).

A project that meets any of the following criteria per California Government Code Section 65589.5(h)(2)(B) is subject to the provisions of SB 330:

1. The project consists of residential units only;
2. 1. The project is a mixed use development consisting of residential and non-residential uses with at least two-thirds of the square footage of the project designated for residential use, including dwelling units and any uses accessory to the residential units; or
3. 1. The project is transitional or supportive housing.

New Preliminary Application Form. SB 330 creates a new vesting process for discretionary housing projects during the five year period of the bill. It achieves this through the creation of a new "preliminary application" process that establishes a new date for the purposes of locking projects into the ordinances, policies, and standards in effect when a preliminary application (including all required information) is submitted and deemed

~~complete. This vesting does not apply to California Environmental Quality Act (CEQA) determinations, including historic resource determinations pursuant to CEQA.~~

~~Once a complete Preliminary Housing Development Application is submitted (along with other required applications if applicable), the zoning, design, subdivision, and fee requirements in effect as of that date will remain applicable to the project for the duration of the review and entitlement process, provided that all the following provisions are satisfied:~~

- ~~Complete discretionary entitlement applications must be submitted and accepted by the Planning Department within 180 days of the Preliminary Housing Development Application being deemed complete;~~
- ~~If the entitlement applications are deemed incomplete after filing, the application must submit all missing or incomplete items to the Planning Department within 90 days of being notified in writing by Planning Department staff;~~
- ~~The project may not increase by more than 20 percent in the number of units or total square footage indicated in the Preliminary Housing Development Application, except as the project may be revised using the State Density Bonus; and~~
- ~~The project must commence construction within 30 months of site permit issuance.~~

~~Note that the following modifications may be required even when a Preliminary Housing Development Application is on file:~~

- ~~Development impact fees, application fees, capacity and connection fees, or other charges may be annually adjusted based on a published cost index;~~
- ~~Requirements necessary to avoid an adverse impact to public health or safety, or to avoid or lessen an impact under CEQA may be applied; and~~
- ~~Applicants may submit a new or amended Preliminary Housing Development Application at any time, in which case the requirements in effect at that time shall apply.~~

~~The City has adopted an SB 330 process and checklist to streamline the design and approval of by-right multi-family units within the community, in compliance with SB 330.~~

~~*Housing Trust Fund, Housing Impact Fee, and Inclusionary/In-Lieu Fee Requirements*~~

~~In September 2004, the City Council passed Ordinance 2004-7 adding Chapter 17.146 Housing Trust Fund, Housing Impact Fee, and Inclusionary/In-Lieu Fee Requirements to the St. Helena Municipal Code. The regulations are designed so that new non-residential developments and additions are required to pay a housing impact fee and new residential developments containing five units or more are required to include 20 percent of their units as affordable housing, and developments with less than five units pay an in-lieu fee. The fees collected from the nonresidential and residential development then go into a Housing Trust Fund. The use of~~

~~Housing Trust Fund monies is directed exclusively to "increase and improve the supply of housing affordable to households of moderate, low and very low income" including costs such as land, construction, financing, and reimbursements to the City.[29] The monies are available for both ownership and rental projects and services.~~

~~These affordable housing requirements do add additional cost to market rate residential development in the process of creating additional affordable housing in St. Helena. To minimize the impact on the price of market rate housing, the Municipal Code allows developers to submit an "alternative equivalent proposal" and offers a series of concessions or incentives.[30] An "alternative equivalent proposal" enables developers to meet the affordable housing requirements through alternative means like dedicating vacant land as long as the proposed alternative aligns with the purpose of the Municipal Code and is approved by the City Council. Concessions and incentives that are automatically available to residential developers who construct inclusionary units include the opportunity to submit a preliminary development proposal, priority in the City application process, and fee deferment. In addition, the City Council can grant additional concessions and incentives including extra density bonuses, changes to City standards, and monetary assistance. The automatic and discretionary concessions and incentives help expedite the process of building affordable housing and therefore minimize the cost to developers.~~

Requests to Develop Below Allowable Density

During the previous housing element cycle (2014-2023) there were no requests to develop housing opportunity sites below allowable density.

Building Codes and Enforcement

For the purpose of establishing proper regulations for the administration of the various codes covered in the Building Code, the City has adopted Chapter 1 of the California Building Code, Chapter 1 of the Plumbing Code, Chapter 1 of the Mechanical Code, and Annex H of the Electrical Code, 2019 Edition, excepting additions, revisions and omissions listed in Section 15.08.020 of the Municipal Code. The major local amendments included the continuation of St. Helena's program for the seismic retrofit of unreinforced buildings and the requirement that all new construction install an approved automatic fire-suppression sprinkler system. Existing residential structures that undergo additions or repairs equal to at least 50 percent of the existing floor area, and units experiencing a change in occupancy to a more hazardous use, also require the installation of an approved sprinkler system.[31] Otherwise, Title 15 of the St. Helena Municipal Code closely adheres to the 2019 California Building Standards Code and places no greater constraints on housing development than any other jurisdiction in the State that follows this model code.

The City has the power to inspect and declare unsafe any structure or piece of equipment, be it existing or under-construction, that does not meet specific Municipal Code standards. These include, but are not limited to, structures with insufficient modes of egress; structures that are unsafe or that have been made structurally

~~[29] St. Helena Municipal Code, 17.146.030~~
~~[30] St. Helena Municipal Code, 17.146.050~~
[31] *Municipal Code, 15.36.060 Fire protection systems.*

unsound due to fire, earthquake, or other natural disaster; buildings that are deemed a public nuisance; and buildings that have been constructed or maintained in violation of local or state law. Once a building has been declared unsafe, the building official may issue notice that the structure be repaired, vacated, or demolished within a reasonable amount of time and with the appropriate permits.[32]

The enforcement of building codes within the City of St. Helena is centered on the inspection of new construction and remodels or renovations requiring building permits. However, for existing structures, City Staff prioritizes code enforcement complaints according to the severity of the violation on the community and individuals. Situations that appear to pose a serious risk to health and safety are given top priority; others are pursued in the order in which they are received, as resources are available. In most cases for non-emergency complaints, a warning letter or courtesy notice is sent to the alleged violator to verify the status of the potential compliant and to obtain compliance. The purpose of this first step is to inform the alleged violator that there is a possible code violation on their property and to give them time to correct it. If the violation still exists after the correction date, the inspector will conduct a subsequent inspection and send a follow up notice with additional correction time. Staff provides detailed instructions on how a violation can be corrected and will meet with the property owner as necessary to assist in getting the violation corrected. The City also contracts with the Napa Housing Authority who assists property owners and tenants with any issues that may arise.

On/Offsite Improvement Standards

The St. Helena Municipal Code lists requirements for new development related t~~o sewer and water connections~~, streets and roadways, including ~~parking~~, ~~curbs, gutters, sidewalks~~street widths, sidewalks, curbs, and gutters, as well as water and sewer connections and parking requirements.~~fire hydrants, and street trees.~~

Street and Roadway Improvements

~~For various standards, T the~~The City of St. Helena Standard Specifications for Public Improvements governs the requirements for public infrastructure improvements. Developers are completely responsible for the cost of these general improvements to the properties.

Residential street widths in St. Helena follow the specifications outlined in Table 34. The requirements for street widths in St. Helena do not serve as barriers to housing production as they are significantly less than the requirements of nearby jurisdictions which have much more housing stock available. The City of St. Helena Standard Specifications for Public Improvements allows for developers to construct subdivisions with narrower streets, thus allowing for more homes with less- ~~acrage~~acreage ~~towards~~reserved for ~~right-of-ways~~rights-of-way.

[32] *City of St. Helena. St. Helena Municipal Code, Title 15. http://www.codepublishing.com/CA/sthelena/. Accessed January 31, 2022.*

Table 34 Residential Street Width Requirements

Type	St. Helena	Napa Yountville	American Canyon
Residential			
Single-Family Residence	16′	Standard: 56′ (both sides parking) Rural: 29′ With Parking: 48′	40′
2-10 units	20′		
11-60 units	25′		
Over 60 units	30′		
Non-residential			
One-way access drive	16′	60′ to 82′	Not Applicable
Two-way access drive	25′		

Source: Section 902, City of St. Helena Standard Specifications for Public Improvements, 2015.

Sidewalks

According to the City of St. Helena Standard Specifications for Public Improvements, Standard No. 315, the minimum standard sidewalk width is four feet in residential areas and 10 feet in business or commercial areas. This sidewalk standard is compliant with Americans with Disabilities Act (ADA) standards and are only what is necessary for the activities occurring in their respective areas. Curbs are required to be designed with a six-inch top, 12-inch gutter, and six-inch rise above the roadway surface. The sidewalk, curb, and gutter standards do not pose a constraint to housing development.

Landscaping

Landscaping is required for projects subject to design review and the Water Efficient Landscape Ordinance. All open space and common areas are required to be landscaped and landscaping plans must be approved through the design review process. Further, St. Helena requires compliance with California's Model Water Efficient Landscape Ordinance (MWELO), which focuses on several goals, including water conservation and environmental quality. Although the MWELO requirements add additional planning cost to projects, they are State mandated requirements.

Landscaping requirements work to ensure efficient water use and basic environmental quality, health, and safety and are not a constraint to development. However, subjecting landscaping plans to the design review process constrains the development of affordable housing. Through the current (2022) comprehensive zoning code update, the City is revising the code to provide a ministerial review process for projects meeting objective design standards, including standards addressing landscaping.

Street Signs

Street signs are not a required improvement to developments to be paid for by the developer. Street signs, and other signs, are subject to the requirements of Municipal Code Section 17.112.

Other

Other miscellaneous improvements required by the City of St. Helena can include curb, gutter and sidewalk treatments, fire hydrants, and street trees. When new development fronts a public street, the developers may be required to provide curb, gutter, and sidewalk treatments to the specifications supplied by the Public Works Director.[33] If the Fire Chief or Public Works Director decides that there is not sufficient supply of fire hydrants nearby, new development would cover the cost of additional hydrants as necessary.[34] Finally, if a new development fronts a planting strip, the owner must care for and maintain the trees and other vegetation in the strip.

Sewer

The City of St. Helena owns the Wastewater Treatment Plant, which provides secondary-level treatment for domestic and commercial wastewater within the City. The plant has a permitted average dry weather treatment capacity of 0.5 million gallons per day (mgd) and can treat up to 2.8 mgd during wet weather.[35] In 2016, the City initiated planning efforts to upgrade the existing Plant in order to meet stricter environmental requirements. Working with the Regional Water Resources Control Board, the City developed a strategy to meet the new requirements, and began construction of the needed improvements in 2022. Construction is expected to be completed by f~~F~~all 2023. [36]

Per Chapter 727, Statutes of 2004 (SB 1087), sewer providers must grant priority for service allocations to proposed development that include housing units affordable to lower-income households. Local public and private wastewater service providers must adopt written policies and procedures that grant priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits wastewater service providers from denying, conditioning the approval, or reducing the amount of sewer service for an application for development that includes housing units affordable to lower-income households unless written findings are made as specified in Government Code Section 65589.7(c).

Water

The City has three sources of potable water: Bell Canyon Reservoir, water purchased from the City of Napa under a long-term water supply contract, and groundwater from City-owned and operated wells. Bell Canyon Reservoir is the City's primary source of potable water. Bell Canyon is an on-stream reservoir with a physical storage capacity of 2,384 acre-feet, although the maximum amount of water that is available annually to the City is 992 acre-feet (AF). The City also purchases significant water quantities from the City of Napa through a contract, expiring in 2035, which guarantees delivery of a minimum of 600 AF per year. Additionally, the City

[33] *Municipal Code 12.08.090 Plans and specifications.*
[34] *Municipal Code 16.32.110 Fire protection.*
[35] *California Regional Water Quality Control Boar San Francisco Bay Region. Order No. R2-0210-0105, NPDES No. CA0038016. http://www.waterboards.ca.gov/rwqcb2/board_decisions/adopted_orders/2010/R2-2010-0105.pdf.*
[36] *City of St. Helena. Initial Study. WWTRP Phase I Upgrades Project. November 2020. https://www.cityofsthelena.org/sites/default/files/fileattachments/public_works/page/2831/st._helena_wwtrp_public_initial_study_compiled.pdf*
Accessed January 28, 2022.

pumps groundwater from its two wells. The City seeks to limit groundwater withdrawals to 450 AF in normal years.

The City calculates a safe annual yield for its water system as "the quantity of water which can be reliable delivered on an annual basis through most rainfall years, including a dry year (rainfall at 22" to 25.9") without undue hardship on water customers through water shortage restrictions. The City defines "undue hardship" as three or more consecutive months of Phase II water restrictions or Phase III water restrictions. Based on water supplies available in 2020, the City estimates the safe annual yield of its water system is 992 AF.

In 2011, the City adopted a new Water Shortage Emergencies Ordinance. The ordinance establishes three water shortage emergency phases with increasing water use restrictions. Phase I water regulations are triggered when the supply/usage balance is in deficit, meaning that the five-year rolling average of total water usage exceeds the safe annual yield of the City's water system. Under Phase I regulations, water customers are prohibited from expanding or installing new water-using appliances, plumbing, or improvements, such as landscaping and pools, unless the installation will result in no increase in water use. Replacement fixtures must be water efficient. In addition, new water connections for new development may only be approved if the projected water demand for the project can be offset by a corresponding reduction in the existing water demand on the city water system. New development proposals may demonstrate that the project is water-neutral through a combination of on-site water conservation measures, off-site retrofitting or well water.

Phase II water shortage emergency regulations include all Phase I regulations plus mandatory conservation measures. Under Phase II, residential water users are limited to 65 gallons per person per day. An additional allocation of 2,500 gallons per month for single-family homes landscape irrigation is provided during the April through October billing cycle. Multiple-family or mobile home occupants are permitted up to 70 gallons per day per 1,000 square feet of landscaped area or for dedicated irrigation meters, a 60 percent limit of current reference evapotranspiration. There are strict penalties for non-compliance of these mandatory conservation measures. In addition, no new water connections are permitted during a Phase II water emergency. Phase III water shortage emergency regulations limit water use further to 60 gallons per person per day, and place additional limits on landscape irrigation.[37]

The City has adequate water supply to meet current demand, however the effects of climate change will likely reduce water supply from current sources. The City needs to obtain new water supplies and/or achieve more water savings in order to reliably meet future water demand. At the same time, the City recognizes that any new water supply, even if forthcoming, is likely to be expensive, potentially increasing the unit cost of potable water. The main emphasis within the General Plan (regarding water supply) is on conservation, seeking to reduce demand by all classes of users.

[37] *City of St. Helena. Report to the City Council. June, 23 2020. https://sthelena.civicweb.net/document/41860/2020 Accessed January 28, 2022.*

According to the City's Water Shortage Emergency Ordinance, if the City's water balance pursuant to the safe yield calculation is in deficit, then the City must comply with Phase I water restrictions. Most importantly, this requires that any new water demand, such as from a new residential project, must be completely offset by a reduction in current water demand, to the satisfaction of the Director of Public Works. Phases II and III involve the imposition of mandatory water restrictions on customers. If Phase II appears imminent, the City Council must appoint a Water Board which, if Phase II is implemented, will work with the Director of Public Works to ensure compliance by all sectors (residential, commercial, and industrial) with Phase II restrictions. Phase III restrictions are severe.

Per Chapter 727, Statutes of 2004 (SB 1087), water providers must grant priority for service allocations to proposed developments that include housing units affordable to lower-income households. Public and private water providers must adopt written policies and procedures that grant priority for service hook-ups to developments that help meet the community's share of the regional need for lower-income housing. In addition, the law prohibits water providers from denying, conditioning the approval, or reducing the amount of water service for an application for development that includes housing affordable to lower-income households unless written findings are made as specified in Government Code Section 65589.7(c). A city may deny, condition, or reduce water services to developments that include lower-income housing units if the city does not have "sufficient water supply" as defined in Government Code Section 66473.7(a) (2) or is operating under a water shortage emergency as defined in Section 350 of the Water Code.

The 2040 General Plan contains Implementation Action PF1-J that commits the City to granting projects that include affordable housing units priority access to water resources over other new projects should the capacity of local water systems become inadequate to meet the full demand for new connections.

Parking

St. Helena is a rural jurisdiction with limited public transport options, making commuting by automobile a common practice among residents of all income groups. Some local employers, such as wineries located off of the State Highways, only have access through roadways without suitable sidewalks or bus service. Thus, for residential developments in St. Helena, it is necessary to have some adequate amount of parking to sustain regular life for residents of the rural town. Additionally, within neighborhoods, it is important to keep enough cars off the street due to some streets having little to no parking availability. For example, many streets in St. Helena's older neighborhoods only offer one-side parking and some roads on the edges of town have no paved side parking at all.

Residential parking requirements vary according to the number of dwelling units, as follows:

- One to two dwelling units: Minimum of two spaces per unit, with one of the spaces in a garage or carport.
- Three or more dwelling units (s: ~~Minimum~~ tudio and one bedroom units): ~~of one space under cover per unit~~One covered space~~,~~ plus ~~either~~ a half space per unit

- Three or more dwelling units (two or more bedroom units): ~~or one~~One covered space plus one additional whole space per unit~~depending on the number of bedrooms in the units.~~
- Rooming, boarding, or lodging house: Minimum of one space per room, and two spaces for the owner-occupied unit.
- Mobile home: Minimum of two spaces per unit plus centralized space for guest parking.[38]

~~The one exception~~Eexceptions to these requirements ~~is housing~~include are provided for housing subject to the affordable housing ordinance (see Locally Adopted Ordinances for more details). Some examples of parking minimum exceptions include projects built for senior citizens~~,~~ and deed-restricted affordable projects built with ~~with~~ funding from the Federal or State government ~~that are deed-restricted, which is affordable to very low-, low-, and moderate-income households~~.[39] ~~-~~For all other uses not covered in the Municipal Code or State Density Bonus Law, the Planning Commission has the power to set the parking requirements based upon the general parking guidelines of the City.

The City of St. Helena's parking standards do not impose undue constraints to development of multifamily uses with two or more bedrooms. As shown in Table 35~~Table 35~~, when compared to other nearby jurisdictions, St. Helena's housing requirements are not only less restrictive, but much less complex. ~~Additionally, the City is currently reevaluating its parking requirements for residential uses as part of the ongoing Comprehensive Zoning Code Update.~~ However, parking standards for multifamily uses with three or more studio or one-bedroom units require 1.5 parking spaces per unit. This requirement is a constraint to development of smaller unit multifamily uses. Program H-N commits the City to limiting parking requirements for these uses to one space per unit through the currently (2023) ongoing Comprehensive Zoning Code Update scheduled for adoption in fall 2023.

[38] *Municipal Code 17.124.030 Minimum on-site parking requirements*
[39] *Municipal Code 17.144 Affordable Housing*

Table 35 Parking Requirements, St. Helena, Napa, Yountville ~~Across Neighboring Requirements~~

Type	St. Helena	City of Napa	Town of Yountville
1-2 dwelling units	2 spaces per unit with 1 in garage/carport	*Single-family:* 2 spaces per unit with 1 in garage + 1 for each bedroom in excess of 2 and guest parking	2 space, 1 covered and 1 screened; 4 for duplex with 1 covered and 1 screened
3+ dwelling units (studios and 1 bedroom units)	1 covered space + ½ space per unit	1.5 per unit (1-3 units) 1.4 per unit (4-49 units) 1.25 per unit (50+ units)	3 dwelling units – 4 spaces, 2 covered, 2 screened 4 dwelling units – 6 spaces, 3 covered, 3 screened Additional units require 1 additional covered and 1 additional screened space per 2 units
3+ dwelling units (2 or more bedroom units)	2 space per unit with 1 covered	Varies, from 1.75-2 spaces per unit plus 0.4 space for each bedroom in excess of 3	
Rooming, boarding, or lodging house	1 space per room and 2 for owner-occupied unit	1 space per sleeping room with ability for planning commission to override under certain circumstances	1.14 spaces per room
Mobile home	2 spaces per unit with centralized guest parking	*Not specified, however, using single family requirements:* 2 spaces per unit with 1 in garage + 1 for each bedroom in excess of 2 and guest parking	*Not specified, however, using single family requirements:* 2 space, 1 covered and 1 screened; 4 for duplex with 1 covered and 1 screened

Source: Chapter 17.124, City of St. Helena Municipal Code, 2015; Town of Yountville Municipal Code 17.116.020; City of Napa Municipal Code 17.54.040.

~~The City of St. Helena's parking standards do not impose undue constraints to when~~ ~~As part of the Comprehensive Zoning Code Update, the City is reducing proposed parking requirements for residential uses.~~Additionally, pParking requirements are additionally not a constraint given the size of the parcels identified in the Sites Inventory. For example, one site with large capacity identified in the sites inventory is Site 8, a 1.5 acre vacant lot located at 882 and 886 College Avenue. This site is projected to have a capacity of 39 units with 15 lower income and 15 moderate income units. If the complex were to have 15 two~~2~~-bedroom units, 15 one~~1~~-bedroom units, and 9 studios, it would need a total of 66 parking spaces with 39 of them being covered. The St. Helena Standard Specifications for Public Improvements, Standard Number 321A and 321B call for parking spaces that are 19 feet long by 9.5 feet wide, which equates to 180.5 square feet per parking space. Thus, for Site 8, there would be an allocation of 11,913 square feet of surface space allocated for parking, which accounts to approximately 18.23 percent of the site. This allocation does not pose an undue constraint on the project and provides sufficient parking for the projected residents of the project. Further, ~~The~~ developers can ~~additionally~~ design garages, overhangs, and other architectural features which can allow for greater building footprint and thus less land allocated to uncovered parking.

The City's parking minimums are also in line with ~~providing enough parking according to~~ State data. According to the Department of Motor Vehicles, there were 147,603 registered vehicles in Napa County in 2021, equating to approximately 1.06 vehicles per person in Napa County. St. Helena's parking minimums, particularly figures regarding multi-family one-bedroom units, matches the data provided by the DMV.~~Sidewalks~~

To help promote the development of emergency homeless shelters, Assembly Bill 671 (2019) was passed which included a variety of measures to incentivize the construction of such facilities, including the requirement requirement that jurisdictions can only require the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones.that off-street parking would be limited to only what is required for other residential or commercial uses within the same zone. According to Municipal Code Section 17.124, emergency homeless shelters are considered an unlisted use, which leaves it up to the planning commission to determine the parking requirements. However, in compliance with State law, the Planning Commission must only act to require emergency homeless shelters to have the same minimum parking requirements as residential or commercial uses in the same zone. Emergency homeless shelters are only permitted in the Industrial and Service Commercial zoning districts, which only conditionally permit housing. Thus, parking requirements are most likely to be aligned with Ccommercial and industrial parking requirements, which generally require one1 parking space per three hundred300 square--feet of office area, and 1one parking space per six hundred fifty650 square-feet of industrial uses, and one parking space per 1,000 square feet of warehouse space.feet, respectively. Based on these standards, the City does not currently comply with State law. The City is committed through Program H-F to amend the Zoning Code to to require only be the number of spaces necessary for staff working in the shelter and no more than other uses in the same zones.formally comply with State law.

Further, tThe City is also evaluating and revising, as necessary, reviewing other parking requirements for multifamily uses as a part of anthe ongoingcurrently ongoing (2023) Comprehensive Zoning Code Uupdate to review possibleidentify and remove potential constraints to housing development. The Update is scheduled for adoption in fall 2023.

According to the City of St. Helena Standard Specifications for Public Improvements, Standard No. 315, the minimum standard sidewalk width is 4.5 feet in residential areas and 10 feet in business or commercial areas. This sidewalk standard is compliant with Americans with Disabilities Act (ADA) standards and are only what is necessary for the activities occurring in their respective areas. The sidewalk standards do not pose a constraint to housing development.

Landscaping

Landscaping is required for projects subject to requirements outlined in the City of St. Helena Standards for Landscaping. Landscaping is subject to design review. St. Helena also requires compliance with California's Model Water Efficient Landscape Ordinance, which focuses on several goals, including water conservation and environmental quality. The landscape requirements may add additional planning cost to projects, however, they are similar to requirements of most California jurisdictions. There are no special landscaping requirements that are out of standard requirements that ensure basic environmental quality, health, and safety, therefore, landscaping is not a constraint to housing development.

Street Signs

Street signs are not a required improvement to developments to be paid for by the developer. Street signs, and other signs, are subject to the requirements of Municipal Code Section 17.112.

~~*Other*~~

~~Other miscellaneous improvements required by the City of St. Helena include curb, gutter and sidewalk treatments, fire hydrants, and street trees. Whenever new development fronts a public street, the developers are required to provide curb, gutter, and sidewalk treatments to the specifications supplied by the Public Works Director.[40] If the Fire Chief or Public Works Director decides that there is not sufficient supply of fire hydrants nearby, new development would cover the cost of additional hydrants as necessary.[41] Finally, if a new development fronts a planting strip, then the owner must care for and maintain the trees and other vegetation in the strip.~~ The City does not impose any on-site and off-site improvement standards ~~that are~~ beyond those necessary to achieve health and safety requirements. ~~Therefore, these requirements are not a constraint to housing. The water, parking, and other miscellaneous~~The City's on-and-off site improvements standards, including roadway improvements, water and sewer requirements, and parking standards do not constrain residential development in St. Helena.

~~Building Codes and Enforcement~~

~~For the purpose of establishing proper regulations for the administration of the various codes covered in the Building Code, the City has adopted each of Chapter 1 of the California Building Code, Chapter 1 of the Plumbing Code, Chapter 1 of the Mechanical Code, and Annex H of the Electrical Code, 2019 Edition, excepting additions, revisions and omissions listed in Section 15.08.020 of the Municipal Code. The major local amendments included the continuation of St. Helena's program for the seismic retrofit of unreinforced buildings and the requirement that all new construction install an approved automatic fire-suppression sprinkler system. Existing residential structures that undergo additions or repairs equal to at least 50 percent of the existing floor area, and units experiencing a change in occupancy to a more hazardous use, also require the installation of an approved sprinkler system.[42] Otherwise, Title 15 of the St. Helena Municipal Code closely adheres to the 2019 California Building Standards Code and places no greater constraints on housing development than any other jurisdiction in the State that follows this model code.~~

~~The enforcement of building codes within the City of St. Helena is centered on the inspection of new construction and remodels or renovations requiring building permits. The City has the power to inspect and declare unsafe any structure or piece of equipment, be it existing or under-construction, that does not meet specific Municipal Code standards. These include, but are not limited to, structures with insufficient modes of egress; structures that are unsafe or that have been made structurally unsound due to fire, earthquake, or other natural disaster; buildings that are deemed a public nuisance; and buildings that have been constructed or maintained in violation of local or state law. Once a building has been declared unsafe, the building official~~

~~[40] *Municipal Code 12.08.090 Plans and specifications.*~~
~~[41] *Municipal Code 16.32.110 Fire protection.*~~
~~[42] *Municipal Code, 15.36.060 Fire protection systems.*~~

~~may issue notice that the structure be repaired, vacated, or demolished within a reasonable amount of time and with the appropriate permits.~~[43]

Fees and Exactions

The City's building department fee schedule is designed to directly offset the costs incurred by the City when processing and reviewing development applications, and to inspect new construction. Fees are charged when a building permit is issued and are based on building plans and estimated construction costs.

Development impact fees are charged to new projects in order to offset costs for the construction, expansion, and maintenance of off-site improvements that either were built for the purposes of the new project or were existing improvements from which the new developments will benefit. In the case of St. Helena, impact fees are charged for public safety, civic facilities, water and wastewater services, ~~a~~ drainage, traffic mitigation, and schools. In 2013, the City conducted a comprehensive study and update of all of its development impact fees. As a result, total impact fees for single-family houses decreased from $19.78 per square foot to $16.32 per square foot, a 17.5 percent reduction. Fees for multiple-family development increased from $13.78 per square foot to $21.37 per square foot, a 55 percent increase.

The single-family fee calculations shown in Table 36 are based on an example 2,300 square foot single family residence with three-bedrooms and two-bathrooms with a total construction cost estimate of approximately $920,000 ($400 per square foot). The multifamily fee calculations shown in Table 36 are based on an example eight unit, three story 6,780 square foot multi-family development project.

~~[43] City of St. Helena. St. Helena Municipal Code, Title 15. http://www.codepublishing.com/CA/sthelena/. Accessed January 31, 2022.~~

Table 36 Planning and Development Fees

Fee Description	Single-Family	Multiple-Family
Planning and Application Fees		
Variance	$4,500	$4,500
Conditional Use Permit (CUP)	$5,200	$5,200
General Plan Amendment	$13,000 deposit plus staff time	$13,000 deposit plus staff time
Zone Change	$8,200 deposit plus staff time	$8,200 deposit plus staff time
Site Plan Review	$2,578	$2,578
Specific Plan	$25,000 deposit plus staff time	$25,000 deposit plus staff time
Specific Plan Amendment	$4,100	$4,100
Development Agreement	$13,500	$13,500
Building Inspection / Permit	$1,838	$1,838
Home Occupation Permit	$200 standard, $250 expanded	$200 standard, $250 expanded
Lot Subdivision	$6,300 minor; $35,000 major	$6,300 minor; $35,000 major
Lot Line Adjustment	$3,000	$3,000
Tentative Tract Map	$4,500	$4,500
Final Parcel Map	$2,100	$2,100
Design Review	<1,000 square feet: $2,600 >1,000 square feet: $3,700	$3,700
Environmental Fees		
Negative Declaration	$5,600 plus staff time	$5,600 plus staff time
Mitigated Negative Declaration (In-House)	$11,600 plus staff time	$11,600 plus staff time
Mitigated Negative Declaration (Contract)	$3,200 plus staff time	$3,200 plus staff time
Environmental Impact Report	$9,000 deposit plus staff time	$9,000 deposit plus staff time
Permit Fee	$433	$5,503
City Impact Fees		
Public Safety Fee ($1.04/sq ft)	$2,392	$7,051
Civic Facilities Fee ($1.95/sq ft)	$4,485	$13,221
Parks Fee ($7.16/sq ft)	$16,468	$82,580
Water System Fee ($3.05/sq ft)	$7,015	$16,747
Wastewater System Fee ($0.45/sq ft)	$1,035	$4,475

Drainage System Fee ($0.73/sq ft)	$1,679	$4,678
Transportation Fee ($1.94/sq ft)	$4,462	$16,001
Housing Fee (2.5% of ~~valuation~~construction cost)	$~~23,000~~18,400	$~~23,000~~27,933
Other District Fees		
School District Fee ($3.20/sq ft)	$6,831	$21,696

Source: City of St. Helena Planning Department, Mintier Harnish, 2022.

City impact fees are included in Table 36 above. Among these, the costliest fee is the Parks fee of $7.16 per square foot. These funds are used to develop and maintain City parks, a critical resource in the community. The City's wastewater impact fee ($0.45 per square foot), drainage system fee ($0.73 per square foot) and public safety fee ($1.04 per square foot) are particularly low. Further, the City's civic facilities and transportation fees are both under $2 per square foot. Importantly, City impact fees for multifamily listed in Table 36 are based on an eight-unit development, as explained previously, and have a lower per unit cost than City impact fees shown for a typical single-family use. These impact fees are based on the City's actual costs and are reevaluated and revised each year. The City's impact fees do not impose undue impacts to housing cost, supply, and feasibility, and are not a constraint to the development of housing.

Continuing with the example single-family and multi-family projects used in Table 36, Table 37~~Table 37~~ provides a breakdown of the cost-per-unit and estimated proportion of fee cost for the example project. These fees would be $70,830 and $21,525 per unit, respectively. This represents 7.7 percent of the single-family home project's construction cost and 12.3 percent of the multi-family home project's construction cost.

Table 37 Construction Cost Summary, Cost Per Unit and Cost Per Square-Foot

	Single-Family	Multiple-Family
Building Size (square feet)	2,300	6,780
Construction Cost (per square-foot)	$400	$206.49
Valuation	$920,000	$1,400,000
Total Estimated Fees Per Unit	$70,840	$21,525
Fees as % of Construction Cost	7.7%	12.3%

Source: City of St. Helena Planning Department; Mintier Harnish, 2022

The multiple-family development impact fees have increased to reflect the costs of the improvements necessary to serve multifamily residential development. Without the funds collected through the fees, the City could not afford to make the necessary improvements in infrastructure, and thus the fees do not represent an undue governmental constraint to housing development. In addition, fee reductions and adjustments for affordable

and other housing projects are permitted on a case-by-case basis, as approved by City Council under Section 3, Chapter 3.32 of the St. Helena Municipal Code.

In comparison to nearby jurisdictions, St. Helena's planning fees are similar in range, as shown on Table 38.~~ Generally, St. Helena's planning fees are at the higher end of the range of fees in Napa County. However, the City's are similar or less than some jurisdictions for certain procedures.~~ For rezoning, St. Helena has some of the most expensive fees in the region, however for tentative tract or parcel maps, St. Helena has some of the lowest fees in the region. Overall, St. Helena does not have fees that result in an extremely significant cost difference between development projects situated in the city and those situated outside of the city in nearby jurisdictions.

Table 38 Planning Application Fees – Surrounding Jurisdictions, Single-Family and Multiple-Family

Jurisdiction	General Plan Amendment	Zone Change	Tentative Tract Map	Variance
St. Helena	$13,000 deposit plus staff time	$8,200 deposit plus staff time	$4,500	$4,500
City of Sonoma	$16,581	$981	$3,735 plus $395 per lot plus engineering time	$2,279
Yountville	$7,500 deposit plus staff time	$7,500	$5,000 plus staff time	$2,500
American Canyon	$8,312	$3,714	$8,129	$1,896
County of Napa	Established by resolution of the Board of Supervisors	N/A	$622.90 plus staff time	$6,100.90 plus staff time

Source: City of St. Helena Planning Department; Mintier Harnish, 2022

Given similar fee structures to nearby jurisdictions and the development impact fee study in 2013, St. Helena's fee structure does not pose an undue constraint on the production of housing.

Processing and Permit Procedures

St. Helena, as with other jurisdictions, has two primary types of processing and permit procedures: ministerial and discretionary.

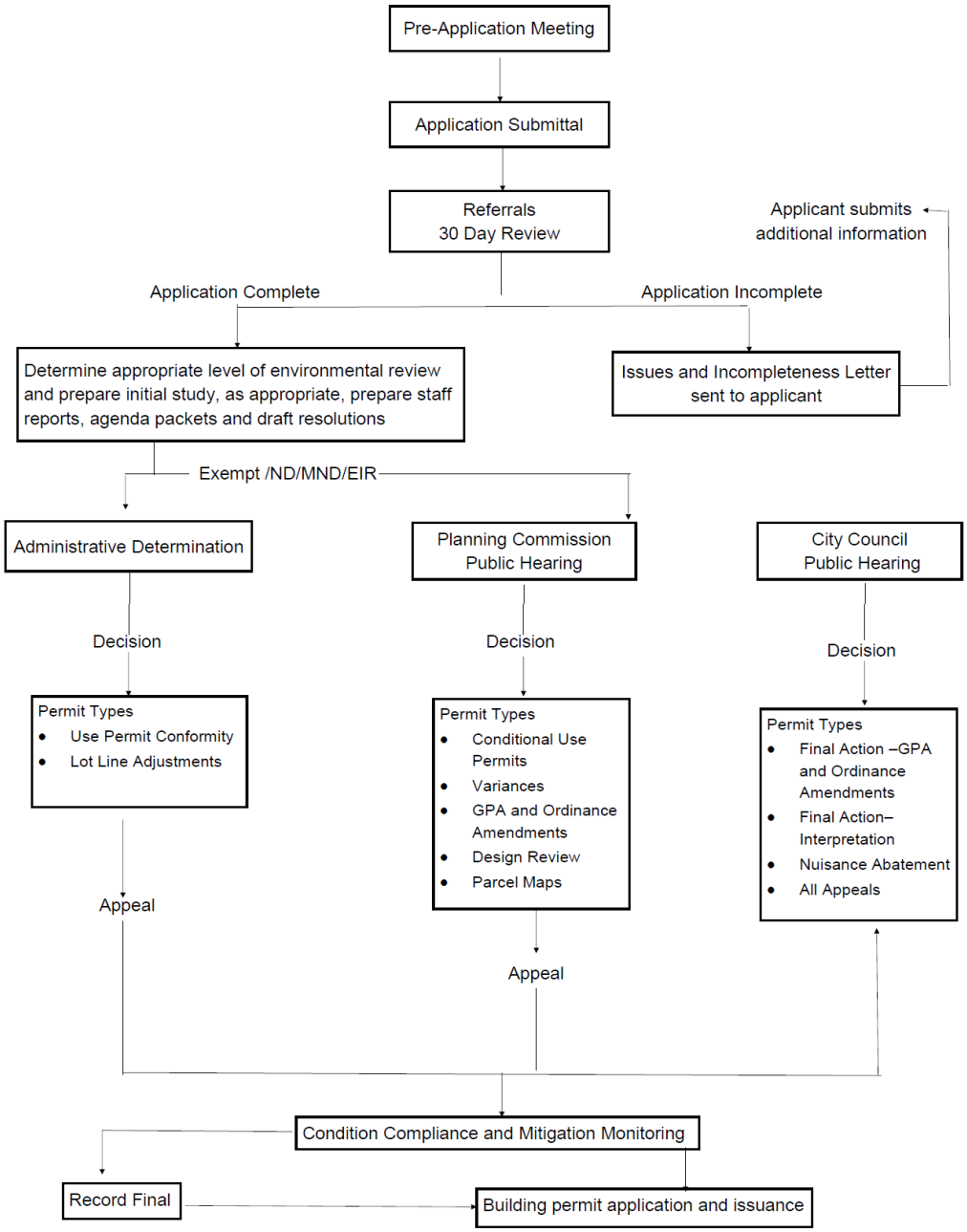
Ministerial Permit Procedures

Ministerial permits are any permits that do not require a decision-making body to provide additional input before its approval. Ministerial permits are handled internally within the planning department and are approved by the planning director. Ministerial permits cover all development that is permitted by right in zones without design review. An example of a common ministerial permit is one for the construction of an accessory dwelling unit on a lot with a preexisting single-family dwelling. Ministerial review typically takes 2-4 weeks. As shown in Table 41, there is very little delay among previous projects. Ministerial permit procedures do not pose a constraint to housing development.

Discretionary Permit Procedures

Discretionary permits are any permits requiring a decision-making body to exercise judgment prior to its approval. As shown in Figure 48, after successfully completing a use permit and passing State environmental review, discretionary permits can be handled administratively through the Planning Director, or through public review ~~through~~with the Planning Commission. If an appeal is made against the project, the project is sent to City Council for review.

Figure 48 Discretionary Permit Process Flowchart



Discretionary permits in St. Helena include general plan amendments, code amendments, specific plans, variances, development agreements, use permits, parcel and subdivision maps, design review, permit/map extensions, lot line adjustments, appeals, revocation of land use permits, and interpretations. As shown in Table 39 and Table 40, most discretionary permits take 3-6 months to process, with some permits taking less time (conditional use permit) or significantly more time (general plan amendment). For the purposes of residential development, conditional use permits (CUPs) and design review are the most pertinent to affecting the affordability, speed, and thus availability of affordable housing.

Table 39 Typical Processing Procedures by Project Type

	Single-Family Unit	Subdivision (20 units)	Multiple-Family (20 Units)
Required Permit Procedures	Ministerial Review - ADU	Tentative Map	Conditional Use Permit
	Design Review – new SFD	Final Map	
		Design Review	Design Review
		Initial Environmental Study~~Design Review~~	Initial Environmental Study
		Environmental Impact Report~~Initial Environmental Study~~	Mitigated Negative Declaration
Estimated Total Processing Time	2 months	12 months	9 months

Source: City of St. Helena, Mintier Harnish, 2022.

Table 40 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval body
Ministerial Review	2 – 4 weeks	Planning Director
Conditional Use Permit	3 months	Planning Commission
Zone Change	6 months	Planning Commission & City Council
General Plan Amendment	6 months	Planning Commission & City Council
Design Review	3 months	Planning Commission
Subdivision Maps	6 months	Planning Commission & City Council
Parcel Maps	3 months	Planning Commission
Initial Environmental Study	6 months	Planning Commission & City Council, depending on project
Environmental Impact Report	10 months	Planning Commission & City Council

Source: City of St. Helena, Mintier Harnish, 2022.

Actual Project Times

Table 41 outlines a selection of seven~~7~~ projects with their entitlement approval dates and issuance of building permits. The time between entitlement and building permit issuance is negligible in St. Helena and is not a constraint to the city meeting its share of the regional housing need.

Table 41 Timelines for Permit Procedures

Description of Project	Entitlement Approval	Building Permit Issued	Time Elapsed
A single family dwelling with an accessory dwelling unit (601 Fulton)	3/19/2020	3/25/2020	4 days
An accessory dwelling unit (1856 Adams St, B)	3/12/2020	6/2/2020	3 months, 20 days
An accessory dwelling unit (1730 Stockton St, B)	1/6/2020	4/9/2020	3 months, 3 days
An accessory dwelling unit (940 Hunt Ave)	9/17/2020	9/17/2020	Same day
A single family dwelling (222 Pope St)	7/28/2020	7/28/2020	Same day
An accessory dwelling unit (1607 Kearney St, B)	6/1/2020	6/4/2020	3 days
An accessory dwelling unit (1135 Church St, B)	6/8/2020	6/23/2020	15 days

Source: City of St. Helena, Mintier Harnish, 2022.

Conditional Use Permit (CUP)

Conditional use permits (CUPs) are required when a land use is listed as a conditional use for a zoning district in the Zoning Code. Conditional Use Permits are subject to review by the Planning Commission, which considers compatibility with surrounding uses, public input, and staff feedback. Conditional use permits typically take three months to fully process, which is not considered a constraint to residential development. All projects that require a conditional use permit, except for the installation or modification of fences, require design review.

Design Review

Design Review is a process undertaken by the Planning Commission on certain projects to promote environmental quality, foster attractiveness, sustain functional utility, preserve neighborhood character, protect public investments, encourage a mix of uses, and raise the level of community expectations for the quality of the environment.[44] Chapter 17.164 of the St. Helena Municipal Code outlines the City's Design Review policies. The Municipal Code lists 14 specific design criteria considered by the Planning Commission:

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

[44] *St. Helena Municipal Code. 17.165 Design Review.*

6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
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;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
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; and
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.[45]

The Planning Commission examines all proposed new structures and some exterior additions (e.g. additions on historical residential properties, addition of new residential floors) in relation to the above listed design criteria and arrives at one of three recommendations: approve, approve with minor modifications, or disapprove.

Projects that are subject to design review include:

- Any exterior modification to a commercial, multi-family, or designated historic building, including new construction
- The construction of a new single-family home
- Structures, buildings or site modifications requiring use permits in any district, excluding fences
- Additions to a single-family home which create a second or third floor, story or living space where one does not currently exist
- Any new structure prior to the issuance of any future building permits for structures on newly created parcels created on maps approved after January 1992

[45] *St. Helena Municipal Code. 17.165 Design Review.*

- Any new public facility, or modification thereof
- Demolition, except when required for emergency protection of public health, safety or welfare

The following projects are subject to administrative design review, which means that they are ministerially decided on by city planning staff as opposed to the Planning Commission:

- Any form of repair or maintenance where the work solely involves the replacement of materials in like kind and form or to any such work in areas not visible to the public from the public right-of-way or areas accessible to the public
- Accessory dwelling units, subject to requirements identified in SHMC 17.116.030
- Alteration, modification, or addition to an existing single-family home that is not eligible for design review
- Construction of an accessory structure in keeping with all development criteria of the zoning district in which the structure is proposed

Design review is required for practically all projects, including all primary residential ~~projects~~structures. The City has not ~~included~~adopted a design review exemption for affordable housing development in the City. Therefore, design review is considered a significant constraint to ~~a~~affordable ~~I~~housing development in the City.

~~City staff have noted that the~~The complex and subjective nature of the design review process is a constraint housing production~~, and action is currently being taken~~. Through the~~in the~~ current comprehensive zoning code update, ~~which will~~the City is working to ~~address these concerns and make~~codify objective design ~~review processes objective,~~standards for single-family, small lot, and multifamily uses. ~~in compliance with California State Code Section 65582.1. Additionally, the City is committed through~~ Program H-F ~~H-F~~ commits the City to ~~to amend~~amending the ~~Zoning~~Municipal Code to ~~adopt~~provide ~~an objective review process~~objective design standards for residential development and a ministerial, by-right, process for approval of developments meeting all zoning and design standards.

Currently (2023) the MR zone does not allow for multifamily uses without a conditional use permit (CUP), with the exception of 5th Cycle Housing Element opportunity sites. Although the MR zone is primarily a single-family zone, the requirement for a CUP in this zone constrains the development of smaller multifamily uses. Program H-N commits the City to allowing duplexes and triplexes and a density range of 5.1 to 16 dwelling units per acre in the MR zone without a CUP.

Please note: the City implemented 5th Cycle Housing Element program HE1.D which committed the City to eliminating use permit requirement for multifamily projects on Housing Opportunity sites (Key Housing Sites) in the medium density residential zone. Section 17.40.020 was amended to permit the following:

N. Multiple-family dwellings, apartments, and dwelling groups at a density up to the maximum allowed by the medium density residential district shall be allowed as a permitted use on the following MR zoned parcels, which are identified as "Key Housing Sites" in Table 42 of the city's 2015-2023 housing element, and are identified as follows by street address and assessor's parcel number (APN): 567 Pope St. APN 009-070-002; 591 McCorkle Ave. APN 009-070-003; 1817 Spring St. APN 009-322-009; Sulphur Springs Ave.

APN 009-362-015; Spring St. APN 009-441-023 and 009-552-002; 576 Pope St. APN 009-552-003; 1105 Pope St. APN 009-090-003. (Ord. 17-2 § 6 (part); Ord. 16-8 § 1; Ord. 15-2 § 7 (part): Ord. 12-2 § 6: Ord. 07-5 § 2 (part): Ord. 05-4 § 1 (part): Ord. 03-4 § 11: prior code § 27.51)

Further, The City has received SB 2 and LEAP grants from the State of California to assist with encouraging and streamlining affordable housing development in the city. The City has applied these funds to the Comprehensive Zoning Code Update currently underway. The Draft Update works to overcome constraints and encourage development by incorporating objective design standards for residential development and removing CUP requirements for duplexes and triplexes and densities of 5.1 to 16 du/ac in the MR zone, among other efforts.

Table 42 Housing Types Permitted by Base Zoning District

Zone Type	Agricultural			Residential				Commercial/Office			I	WW
Zoning District	A-20	W	AP	LR	LR-1A	MR	HR	CB	SC	BPO		
Design Review Required	No			Yes								
Single-family dwelling	P [1]	P [1,2]	P	P[4]	P	P[4]	P[4]	—	—	—	—	P
Residential units (in a mixed-use setting)	—	—	—	—	—	—	—	C[5]	C[5,7]	C[5]	C[8]	—
Residential Condominium or Townhouse	—	—	—	—	—	C	C	—	—	—	—	—
Duplex or triplex units	—	—	—	—	—	C	P	—	—	—	—	—
Multiple-family dwellings	—	—	—	—	—	P[6]	P	—	—	—	—	—
Mobile homes	—	—	—	P	P	P	P	—	—	—	—	—
Agricultural employee housing	—	—	P	P[3]	P[3]	P[3]	P[3]	—	—	—	—	P[3]
Supportive housing	—	—	P	P	P	P	P	C[5]	C[5,7]	C[5]	—	P
Transitional housing	—	—	P	P	P	P	P	C[5]	C[5,7]	C[5]	—	P
Single room occupancy housing	—	—	—	—	—	—	P	—	—	—	—	—
Intermediate care facility, 6 or fewer persons	—	—	—	P	P	P	P	—	—	—	—	—
Intermediate care facility, 7 or more persons	—	—	—	—	C	C	C	—	—	—	—	—
Residential facility, 6 or fewer persons	—	—	—	P	P	P	P	—	—	—	—	—
Residential facility, 7 or more persons	—	—	—	C	C	C	C	—	—	—	—	—
Emergency Shelter	—	—	—	—	—	—	—	—	P	—	P	—

P=Permitted C=Conditional —=Prohibited

[1]Permitted if the single-family dwelling(s) existed prior to October 1, 1993.

[2]Additional dwellings for occupancy by owners, caretakers and/or other employees, provided density does not exceed one dwelling unit per each five acres of the winery's contiguous property is a Conditional Use.

[3]Six or fewer persons only.

[4]New construction of single-family dwellings where the minimum density of 2 units or greater is a Conditional Use.

[5]Limited to upper floors only.

[6]Permitted only to parcels identified in the adopted Housing Element.

[7]Upper floors only in conjunction with a mixed-use project

[8]Subject to the restrictions outlined in SHMC 17.60.030, including a maximum 850 square feet floor area, one off-street parking space, and residency requirements.

Note: The Zoning Code text takes precedence over this table and there may be additional requirements or limits not noted on this table.

If the zone is not present in the table (PQP, PR, OS), it does not allow any residential uses by right or through any permitting processes.

Source: St. Helena Municipal Code, Title 17.

SB 330 Streamlining

On October 9, 2019, Governor Newsom signed into law SB 330, the Housing Crisis Act of 2019. The act amends existing state laws and creates new regulations around the production, preservation and planning of housing. The bill has been in effect since January 1, 2020 and sunsets on January 1, 2025. SB 330 will affect both project planning procedures and community planning outcomes.

The goal of SB 330 is to create certainty in the development of housing projects, speeding up the review of these projects, preserving affordable housing and preventing certain zoning actions that reduce the availability of housing. SB 330 does the following (not a comprehensive list):

- Creates a new vesting process for zoning and land use ordinances, policies, and standards in place at the time a preliminary application is submitted (with limitations);
- Requires that the historic status or designation of any site be determined at the time an application for a discretionary action is deemed complete;
- Prohibits imposing or enforcing non-objective design review standards established after January 1, 2020;
- Limits the number of public hearings to five for housing projects that meet all objective design standards; and
- Prohibits actions that reduce the total zoned capacity for housing (i.e., down-zoning).

A project that meets any of the following criteria per California Government Code Section 65589.5(h)(2)(B) is subject to the provisions of SB 330:

1. The project consists of residential units only;
2. The project is a mixed-use development consisting of residential and non-residential uses with at least two-thirds of the square footage of the project designated for residential use, including dwelling units and any uses accessory to the residential units; or
3. The project is transitional or supportive housing.

New Preliminary Application Form. SB 330 creates a new vesting process for discretionary housing projects during the five-year period of the bill. It achieves this through the creation of a new "preliminary application" process that establishes a new date for the purposes of locking projects into the ordinances, policies, and standards in effect when a preliminary application (including all required information) is submitted and deemed complete. This vesting does not apply to California Environmental Quality Act (CEQA) determinations, including historic resource determinations pursuant to CEQA.

Once a complete Preliminary Housing Development Application is submitted (along with other required applications if applicable), the zoning, design, subdivision, and fee requirements in effect as of that date will remain applicable to the project for the duration of the review and entitlement process, provided that all the following provisions are satisfied:

- Complete discretionary entitlement applications must be submitted and accepted by the Planning Department within 180 days of the Preliminary Housing Development Application being deemed complete;
- If the entitlement applications are deemed incomplete after filing, the application must submit all missing or incomplete items to the Planning Department within 90 days of being notified in writing by Planning Department staff;
- The project may not increase by more than 20 percent in the number of units or total square footage indicated in the Preliminary Housing Development Application, except as the project may be revised using the State Density Bonus; and
- The project must commence construction within 30 months of site permit issuance.

Note that the following modifications may be required even when a Preliminary Housing Development Application is on file:

- Development impact fees, application fees, capacity and connection fees, or other charges may be annually adjusted based on a published cost index;
- Requirements necessary to avoid an adverse impact to public health or safety, or to avoid or lessen an impact under CEQA may be applied; and
- Applicants may submit a new or amended Preliminary Housing Development Application at any time, in which case the requirements in effect at that time shall apply.

The City has created a preliminary SB 330 process and checklist to streamline the design and approval of by-right multi-family units within the community. ~~This process has not been adopted yet and is being incorporated into the Zoning Code Update.~~ Program H-F ~~H-F~~ provides a by-right streamlined review process for affordable housing developments meeting state affordability thresholds, in compliance with SB 35 and SB 330.~~commits the City to incorporating SB 330 streamlining procedures as a part of its ongoing Zoning Code Update~~.

Procedures for Selected Housing Types

The following section describes the processing and permit procedures for selected housing types that are typically ~~utilized~~used by lower income households. For more housing types, see the Zoning for a Variety of Housing Types section.

Multifamily Rental Housing

Multifamily rental housing is housing traditionally identified as any housing available for rent that has greater than one~~1~~ dwelling unit in a building. Some examples of multifamily rental housing include duplexes, triplexes, fourplexes, and apartment buildings. Multifamily rental housing is permitted entirely in the High Density Residential (HR) district only. Multifamily rental housing is permitted in the Medium Density Residential (MR) district only on parcels identified in the housing element. MR zoned parcels identified in the fifth cycle housing

element are currently codified as being the MR zone parcels that allow multifamily housing. Currently, all multifamily rental housing projects, affordable and market rate, are subject to subjective design review. Therefore, multifamily rental housing is constrained by the design requirements set forth in the Zoning Code. Program H-F H-F is included to commit the City to adopting objective design standards to reduce barriers to multifamily rental housing and eliminate subjective design standards.

Mobile Homes

Mobile homes, or manufactured homes, are small, prefabricated homes which are often situated on rented portions of land in mobile home parks. Mobile homes can offer affordable pathways to home ownership and stable shelter for many low-income households. Mobile homes, as shown in Table 42 are permitted in all residential zoning districts in St. Helena. Mobile homes in St. Helena are subject to the following conditions in all residential zoning districts:

- To be occupied only as a single-family residential use,
- To be subject to all provisions of the zoning ordinance applicable to conventionally built dwellings,
- To be attached to a permanent foundation system in compliance with all applicable building regulations,
- To be covered with an exterior material customarily used on conventionally built dwellings extending to the top of the foundation,
- To have parapet walls or roofs which utilize shingles or other materials customarily used on conventionally built dwellings;

These requirements do not constitute a constraint to the development of mobile homes. However, mobile homes are subject to subjective design review, which poses a significant constraint to their development. Program H-FH- F is included to commit the City to adopting objective design standards to reduce barriers to mobile home development and eliminate subjective design standards.s the City to incorporate objective design standards for single-family, small lot, and multifamily developments, including mobile homes, that provide a ministerial design review process for projects that meet zoning and design standards.

Housing for Agricultural Employees

Housing for agricultural employees is permitted in the agricultural zone for up to 36 persons, thus complying with California Health and Safety Code Section 17026.1. Housing for agricultural employees is also permitted for up to six persons in all residential zones and in the WW zone. Housing for agricultural employees is subject to subjective design review, which poses a significant constraint to development. Program H-FH-F is included to commits the City to -incorporate objective design standards for single-family, small lot, and multifamily developments, including farmworker housing, that provide a ministerial design review process for projects that meet zoning and design standards.

~~adopting objective design standards to reduce barriers to housing for agricultural employees and eliminate subjective design standards.~~

Supportive and Transitional Housing

Supportive and transitional housing is permitted in the AP zone, all residential zones, and the WW zone. Supportive and transitional housing is subject to subjective design review, which poses a significant constraint to development. Program H-F ~~H-F is~~ commits the City to incorporate objective design standards for single-family, small lot, and multifamily developments, including transitional and support housing, that provide a ministerial design review process for projects that meet zoning and design standards.~~included to commit the City to adopting objective design standards to reduce barriers to supportive and transitional housing and eliminate subjective design standards.~~

Constraints to Housing for Persons with Disabilities

On January 1, 2002, SB 520 went into effect, requiring local jurisdictions to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities as part of a jurisdictions housing element update. Under SB 520, housing elements must also include one of the following: 1) a program to remove constraints, or 2) provide reasonable accommodations for, "housing designed for occupancy by, or with supportive services for, persons with disabilities." A jurisdiction can fulfill this second clause in a variety of ways including establishing policies that facilitate the provision of housing that is physically accessible to people with mobility impairments, residential care facilities for individuals with Alzheimer's, housing for persons with AIDS/HIV, and transitional housing that serves homeless with disabilities.

Reasonable Accommodation

The City of St. Helena adopted a reasonable accommodation ordinance in 2015 that provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures.

A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Requests for reasonable accommodation shall be made in the manner prescribed in Section 17.200.030.

Requests for reasonable accommodation are submitted on an application form provided by the Planning Department, or in the form of a letter, to the Planning Director and should contain the following information:

1. The applicant's name, address, and telephone number.
2. Address of the property for which the request is being made.
3. The current actual use of the property.
4. The basis for the claim that the individual is considered disabled under the Acts.
5. The zoning code provision, regulation or policy that is the subject of the applicant's requested reasonable accommodation, and a narrative and graphic (where applicable) description of the specific accommodation requested.
6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

Requests for reasonable accommodation shall be reviewed by the Planning Director if no discretionary permit approval is required other than the request for reasonable accommodation. Requests for reasonable accommodation submitted for concurrent review with another discretionary permit application shall be reviewed by the review authority reviewing the discretionary permit application. The Director shall make a written determination within forty-five (45) days and either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with Section 17.200.060. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on a consideration of the following factors:

1. Whether the housing which is the subject of the request will be used by an individual considered disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the town.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a town program or law, including but not limited to land use or zoning.
5. Whether the requested reasonable accommodation would adversely impact surrounding properties or uses.
6. Whether there are reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.
7. Whether the accommodation would alter the significance of a historic structure.

In granting a request for reasonable accommodation, the Planning Director may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by subsection A of this section, including but not limited to the following:

1. Inspection of the property periodically, as specified, to verify compliance with this chapter and any conditions of approval.
2. Removal of the improvements, where removal would not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists.
3. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists.
4. Recordation of a deed restriction requiring removal of the accommodating feature once the need for it no longer exists.
5. Measures to reduce the impact on surrounding uses.
6. Measures in consideration of the physical attributes of the property and structures.
7. Other conditions necessary to protect the public health, safety and welfare.

A determination by the Planning Director to grant or deny a request for reasonable accommodation may be appealed to the City Council in compliance with Section 17.08.180.

The City's required finding *"5. Whether the requested reasonable accommodation would adversely impact surrounding properties or uses"* poses a potential constraint to housing for residents with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts). HCD indicates that, given its importance in addressing barriers to housing for persons with disabilities, reasonable accommodation should not impose discretionary findings similar to that of a Conditional Use Permit, such as impacts to surround uses. Program H-F~~H-F~~ commits the City to update the municipal code to remove this discretionary finding.

Zoning and Land Use

The City of St. Helena allows residential care facilities serving six or fewer persons as a permitted use in the LR-1A, LR, MR, and HR residential zones. For compliance with state law, the City must allow these uses in any zone allowing single-family uses, subject only to the conditions imposed upon residential uses in the same zone. The City currently allows single-family homes in the A-20, W, and WW zones. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones.

Residential care facilities serving seven or more persons require the approval of a Conditional Use Permit. A use permit requirement in zones allowing multifamily uses is a constraint to the development of these uses. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones.[46]

Program H-F ~~H-F~~ commits the City to updating the municipal code to allow residential care facilities in all zones, subject only to the requirements imposed upon single-family uses; and facilities of seven or more in all zones, subject only to the same requirements as multifamily uses.[47]

[46] *City of St. Helena Municipal Code, Title 17.*
[47] *City of St. Helena Municipal Code, Title 17.*

The City's parking and loading requirements do not have specific provisions related to persons with disabilities, but there is a provision stating that "rest homes, convalescent hospitals, residential care and similar group care facilities" require only one space for each four beds, which is a reduced requirement compared to the two parking spaces required for typical "one-and two-family dwelling units."[48] Consequently, the reduced parking requirements for group care facilities decrease the parking requirements for some disabled persons, but parking requirements for residential development need to serve all disabled persons.

Permits and Processing

The City's permitting and processing procedures do not negatively affect the ability to design or retrofit homes that will be accessible for the disabled or constrain the siting of group homes. The City, however, applies the same process required for other renovations to retrofitting homes for accessibility, and the City does not have a special process for such retrofits.

As discussed above, residential and intermediate care facilities with fewer than six persons are permitted in residential zones. Although care facilities with seven or more persons are permitted with a Conditional Use Permit in the residential zones, no additional permits are required. This is consistent with the City's requirements for other multifamily uses such as condominiums, townhomes, apartments, and dwelling groups containing more than four units, which also require a Conditional Use Permit. There are no additional requirements placed on residential or intermediate facilities.

Building Codes

In 2019, the City of St. Helena adopted the 2019 California Building Code with minor amendments. The changes made to this Code by the City, enumerated in the Governmental Constraints section of this document, do not unfairly treat residential and intermediate care homes differently than other residential uses. Nevertheless, no specific exemptions to the 2019 California Building Code exist for housing for disabled persons. The City of St. Helena does not have local universal design requirements but adopted a reasonable accommodate ordinance in 2015 which provides a reasonable accommodation procedure related to "a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities", including building codes and the issuance of Building Permits.

Definition of Family

The Municipal Code currently (2022) defined "family" as:

"Family" means any of the following groups living together in the same dwelling unit as a single housekeeping unit:

1. Any number of persons related by blood, marriage or legal adoption;

[48] *City of St. Helena Municipal Code, Chapter 17.124: Parking and Loading Requirements*

2. A nuclear family identified by extended cohabitation;

3. A group not exceeding five persons whose interpersonal relationships relating to shared household expenses, duties and private lives are indistinguishable from groups listed in subsections 1 and 2 above.

The definition of family in a jurisdiction's municipal code can pose some challenges for persons with special needs who may have live-in caregivers, group home arrangements, or other arrangements not reflective of the typical nuclear family. Additionally, the definition used by a city can cause confusion or difficulty when applying to programs such as Community Development Block Grants, which use a more inclusive definition of a family unit.

In the previous element, Program 1.K was included to amend the zoning ordinance to define "family" as one or more persons living together as a single housekeeping unit in a dwelling unit, as required by State law. This change has not been made to the Zoning Code, however, all City actions are made in keeping with California State law, as it has precedence over any in-consistent locally adopted land use definitions. The City is undergoing a comprehensive Zoning Code update, which will address the existing outdated adopted definition of "family." Further, Program H-F~~H.F~~ is included in this Housing Element, committing the City to updating this definition specifically.

Spacing or Concentration Requirements

The City of St. Helena does not have any additional spacing or concentration requirements for housing for persons with disabilities. There are no spacing requirements for group homes, residential care facilities, transitional housing facilities, and supportive housing facilities.

In the Service Commercial (SC) and Central Business (CB) districts, supportive housing is permitted only on the upper floors, which is the same requirement imposed on all other residential developments in these zone.

Locally Adopted Ordinances

St. Helena has passed five development-related local ordinances to help ensure growth of quality housing and to create a balance between the need for affordable housing and the market demands of the tourism industry.

Bed and Breakfast Inns

Bed and breakfast inns, a common sight in many tourist-oriented towns like St. Helena, are regulated by a use permit process that requires certain findings to be made, including that:

A. The establishment of a bed and breakfast inn is consistent with the purpose of the general plan, including policies regarding the displacement of rental units in the housing stock.

B. The establishment of a bed and breakfast inn will not be detrimental to a building, structure or feature of significant aesthetic, cultural, architectural or engineering interest or value of a historical nature.

C. The establishment of a bed and breakfast inn is compatible with and will not be detrimental to the character of the neighborhood and surrounding land uses. [49]

Additionally, bed and breakfast inns are required to only use up to four bedrooms, a requirement that helps ensure that larger homes are still partially available for use as a permanent residential dwelling. Such affordances can be considered helpful to special needs groups, such as large households. Given these strict requirements, St. Helena's bed and breakfast inns ordinance does not pose additional constraints to housing and helps limit potential reduction of housing units in the case of a homeowner wishing to convert their residential property to a bed and breakfast.

Short-Term Rentals

Short term rentals are strictly regulated in the City of St. Helena to reduce the impact on the area's already scarce housing inventory. The City allows only twenty-five short-term rental permits at a time with a maximum of four bedrooms in the household being used for short-term rentals. Additionally, the City restricts uses of the propety by guests and enforces additional regulations on sounds and general activities during the hours of 10 P.M. to 7 A.M. Given the strict measures in place, the short-term rentals ordinance doesn't pose additional constraints to housing. Instead, the ordinance incentivizes property owners to use their homes for other uses with less stringent requirements, which may include long-term rentals.

Time-Share Uses

Time-shares are strictly regulated in the City of St. Helena, are considered commercial uses, and are permitted only in commercial zoning districts. Any existing housing stock in the city is prohibited from being converted into a time-share. As such, the time-share ordinance is not a constraint to housing, but instead assists with ensuring residential land is being put to more productive, residential purposes that assist with alleviating the existing housing crisis.

Affordable Housing

The City's affordable housing ordinance is a codified ordinance that specifies how the City will provide density bonuses, concessions, and incentives for the construction of affordable housing projects that are designed for seniors, low-income, very low-income, and moderate-income (in the case of condonminiums) persons and families. The affordable housing ordinance also specifies how the City will grant priority for the provision of water and sewer services to affordable developments, a requirement stated in California Government Code Section 65589.7. The affordable housing ordinance also describes the process in which a person voluntarily donates land to the City for residential development use. The ordinance additionally allows for vehicular parking ratios to be beneath those required by the city, subject to Californai Government Code 65589.7 and a recorded covenant against the property.

[49] *City of St. Helena. St. Helena Municipal Code, Title 17. http://www.codepublishing.com/CA/sthelena/. Accessed January 9, 2023.*

The affordable housing ordinance does not pose any constraint to housing, but instead acts to formalize State mandated programs and laws designed to incentivize affordable housing.

Housing Trust Fund, Housing Impact Fee and Inclusionary/In-Lieu Fee Requirements

In September 2004, the City Council passed Ordinance 2004-7 adding Chapter 17.146 Housing Trust Fund, Housing Impact Fee, and Inclusionary/In-Lieu Fee Requirements to the St. Helena Municipal Code. The regulations are designed so that new non-residential developments and additions are required to pay a housing impact fee and new residential developments containing five units or more are required to include 20 percent of their units as affordable housing, and developments with less than five units pay an in-lieu fee. The fees collected from the nonresidential and residential development then go into a Housing Trust Fund. The use of Housing Trust Fund monies is directed exclusively to "increase and improve the supply of housing affordable to households of moderate, low and very low income" including costs such as land, construction, financing, and reimbursements to the City.[50] The monies are available for both ownership and rental projects and services.

These affordable housing requirements do add additional cost to market rate residential development in the process of creating additional affordable housing in St. Helena. To minimize the impact on the price of market rate housing, the Municipal Code allows developers to submit an "alternative equivalent proposal" and offers a series of concessions or incentives.[51] An "alternative equivalent proposal" enables developers to meet the affordable housing requirements through alternative means like dedicating vacant land as long as the proposed alternative aligns with the purpose of the Municipal Code and is approved by the City Council. Concessions and incentives that are automatically available to residential developers who construct inclusionary units include the opportunity to submit a preliminary development proposal, priority in the City application process, and fee deferment. In addition, the City Council can grant additional concessions and incentives including extra density bonuses, changes to City standards, and monetary assistance. The automatic and discretionary concessions and incentives help expedite the process of building affordable housing and therefore minimize the cost to developers.

~~Building and Development Impact Fees~~

~~The City's building department fee schedule is designed to directly offset the costs incurred by the City when processing and reviewing development applications, and to inspect new construction. Fees are charged when a building permit is issued and are based on building plans and estimated construction costs.~~

~~Development impact fees are charged to new projects in order to offset costs for the construction, expansion, and maintenance of off-site improvements that either were built for the purposes of the new project or were existing improvements from which the new developments will benefit. In the case of St. Helena, impact fees are charged for public safety, civic facilities, water and wastewater services, a drainage, traffic mitigation, and schools. In 2013, the City conducted a comprehensive study and update of all of its development impact fees. As a result, total impact fees for single-family houses decreased from $19.78 per square foot to $16.32 per~~

[50] *St. Helena Municipal Code. 17.146.030*
[51] *St. Helena Municipal Code. 17.146.050*

square foot, a 17.5 percent reduction. Fees for multiple-family development increased from $13.78 per square foot to $21.37 per square foot, a 55 percent increase.

The single-family fee calculations shown in Table 32 are based on an example 2,300 square foot single family residence with three-bedrooms and two-bathrooms with a total construction cost estimate of approximately $920,000 ($400 per square foot).

Table 32 Building Permit and Development Impact Fees, Single-Family Home

Fee Description	Fee Amount	Total
Building Department		
Permit Fee	$433	$433
City Impact Fees (per square-foot)		
Public Safety Fee	$1.04	$2,392
Civic Facilities Fee	$1.95	$4,485
Parks Fee	$7.16	$16,468
Water System Fee	$3.05	$7,015
Wastewater System Fee	$0.45	$1,035
Drainage System Fee	$0.73	$1,679
Transportation Fee	$1.94	$4,462
Housing Fee	2.5% of valuation	$23,000
Other District Fees (per square-foot)		
School District Fee	$3.20	$6,831
	Example Project	

Source: City of St. Helena Planning Department, Mintier Harnish, 2022.
Source: City of St. Helena Planning Department; Mintier Harnish, 2022
Table 33 shows sample fee calculations for a conceptual multi-family development project. The example is an eight unit, three-story project that totals 6,780 square feet.

Table 33 Building Permit and Development Impact Fees, Multiple-Family Development

Fee Description	Fee Amount	Total
Building Department		
Permit Fee	$5,503	$5,503
City Impact Fees (per square-foot)		
Public Safety Fee	$1.04	$7,051
Civic Facilities Fee	$1.95	$13,221
Parks Fee	$12.18	$82,580
Water System Fee	$2.47	$16,747
Wastewater System Fee	$0.66	$4,475
Drainage System Fee	$0.69	$4,678
Transportation Fee	$2.36	$16,001
Housing Fee	2.5% of valuation	$23,000
Other District Fees (per square-foot)		
School District Fee	$3.20	$21,696
Example Project		
Building Size (square feet)	6,780	
Valuation	$1,400,000	
Fees as % of Construction Cost	12.3%	

Source: City of St. Helena Planning Department, Mintier Harnish, 2022.

The multiple-family development impact fees have increased to reflect the costs of the improvements necessary to serve residential development. Without the funds collected through the fees, the City could not afford to make the necessary improvements in infrastructure, and thus the fees to do not represent an undue governmental constraint to housing development. In addition, fee reductions and adjustments for affordable and other housing projects are permitted on a case by case basis, as approved by City Council under Section 3, Chapter 3.32 of the St. Helena Municipal Code.

Processing and Permit Procedures

Typical Processing Procedures by Project Type

	Single-Family Unit	Subdivision (20 units)	Multiple-Family (20 Units)
Required Permit Procedures	Ministerial Review - ADU Design Review – new SFD	Tentative Map Final Map Design Review Initial Environmental Study Environmental Impact Report	Conditional Use Permit Design Review Initial Environmental Study Mitigated Negative Declaration
Estimated Total Processing Time	2 months	12 months	9 months

Source: City of St. Helena, Mintier Harnish, 2022.

Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval body
Ministerial Review	2 – 4 weeks	Planning Director
Conditional Use Permit	3 months	Planning Commission
Zone Change	6 months	Planning Commission & City Council
General Plan Amendment	6 months	Planning Commission & City Council
Design Review	3 months	Planning Commission
Subdivision Maps	6 months	Planning Commission & City Council
Parcel Maps	3 months	Planning Commission
Initial Environmental Study	6 months	Planning Commission & City Council, depending on project
Environmental Impact Report	10 months	Planning Commission & City Council

Source: City of St. Helena, Mintier Harnish, 2022.

SB 330

On October 9, 2019, Governor Newsom signed into law SB 330, the Housing Crisis Act of 2019. The act amends existing state laws and creates new regulations around the production, preservation and planning of housing. The bill has been in effect since January 1, 2020 and sunsets on January 1, 2025. SB 330 will affect both project planning procedures and community planning outcomes.

The goal of SB 330 is to create certainty in the development of housing projects, speeding up the review of these projects, preserving affordable housing and preventing certain zoning actions that reduce the availability of housing. SB 330 does the following (not a comprehensive list):

- Creates a new vesting process for zoning and land use ordinances, policies, and standards in place at the time a preliminary application is submitted (with limitations);
- Requires that the historic status or designation of any site be determined at the time an application for a discretionary action is deemed complete;
- Prohibits imposing or enforcing non-objective design review standards established after January 1, 2020;
- Limits the number of public hearings to five for housing projects that meet all objective design standards; and
- Prohibits actions that reduce the total zoned capacity for housing (i.e., down-zoning).

A project that meets any of the following criteria per California Government Code Section 65589.5(h)(2)(B) is subject to the provisions of SB 330:

- The project consists of residential units only;
- The project is a mixed-use development consisting of residential and non-residential uses with at least two-thirds of the square footage of the project designated for residential use, including dwelling units and any uses accessory to the residential units; or
- The project is transitional or supportive housing.

New Preliminary Application Form. SB 330 creates a new vesting process for discretionary housing projects during the five-year period of the bill. It achieves this through the creation of a new "preliminary application" process that establishes a new date for the purposes of locking projects into the ordinances, policies, and standards in effect when a preliminary application (including all required information) is submitted and deemed complete. This vesting does not apply to California Environmental Quality Act (CEQA) determinations, including historic resource determinations pursuant to CEQA.

Once a complete Preliminary Housing Development Application is submitted (along with other required applications if applicable), the zoning, design, subdivision, and fee requirements in effect as of that date will remain applicable to the project for the duration of the review and entitlement process, provided that all the following provisions are satisfied:

- Complete discretionary entitlement applications must be submitted and accepted by the Planning Department within 180 days of the Preliminary Housing Development Application being deemed complete;

- If the entitlement applications are deemed incomplete after filing, the application must submit all missing or incomplete items to the Planning Department within 90 days of being notified in writing by Planning Department staff;

- The project may not increase by more than 20 percent in the number of units or total square footage indicated in the Preliminary Housing Development Application, except as the project may be revised using the State Density Bonus; and

- The project must commence construction within 30 months of site permit issuance.

Note that the following modifications may be required even when a Preliminary Housing Development Application is on file:

- Development impact fees, application fees, capacity and connection fees, or other charges may be annually adjusted based on a published cost index;
- Requirements necessary to avoid an adverse impact to public health or safety, or to avoid or lessen an impact under CEQA may be applied; and
- Applicants may submit a new or amended Preliminary Housing Development Application at any time, in which case the requirements in effect at that time shall apply.

The City has adopted an SB 330 process and checklist to streamline the design and approval of by-right multi-family units within the community, in compliance with SB 330.

The processing and permitting procedures in St. Helena are summarized in Table 34 (Timelines for Permit Procedures) and Table 35 (Typical Processing Time by Project Type) and described below using examples of a single-family unit, a multiple-family affordable housing development, and a market rate single family development. Construction of a new single-family unit requires design review approval from the Planning Commission (three months) and a building permit (four weeks) for a total of approximately four months to process.

Table 34 Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval body
Ministerial Review	2 4 weeks	Planning Director
Conditional Use Permit	3 months	Planning Commission
Zone Change	6 months	Planning Commission & City Council
General Plan Amendment	6 months	Planning Commission & City Council
Design Review	3 months	Planning Commission
Subdivision Maps	6 months	Planning Commission & City Council
Parcel Maps	3 months	Planning Commission
Initial Environmental Study	6 months	Planning Commission & City Council, depending on project
Environmental Impact Report	10 months	Planning Commission & City Council

Source: City of St. Helena, Mintier Harnish, 2022.

Table 35 – Typical Processing Procedures by Project Type

	Single-Family Unit	Subdivision (20 units)	Multiple-Family (20 Units)
Required Permit Procedures	Ministerial Review – ADU Design Review – new SFD	Tentative Map Final Map Design Review Initial Environmental Study Environmental Impact Report	Conditional Use Permit Design Review Initial Environmental Study Mitigated Negative Declaration
Estimated Total Processing Time	2 months	12 months	9 months

Source: City of St. Helena, Mintier Harnish, 2022.

Constraints to Housing for Persons with Disabilities

On January 1, 2002, SB 520 went into effect, requiring local jurisdictions to analyze potential governmental constraints to the development, improvement, and maintenance of housing for persons with disabilities as part of a jurisdictions housing element update. Under SB 520, housing elements must also include one of the following: 1) a program to remove constraints, or 2) provide reasonable accommodations for, "housing designed for occupancy by, or with supportive services for, persons with disabilities." A jurisdiction can fulfill this second clause in a variety of ways including establishing policies that facilitate the provision of housing that is physically accessible to people with mobility impairments, residential care facilities for individuals with Alzheimer's, housing for persons with AIDS/HIV, and transitional housing that serves homeless with disabilities.

Reasonable Accommodation

The City of St. Helena adopted a reasonable accommodation ordinance in 2015 that provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies, and procedures.

A request for reasonable accommodation may be made by any person with a disability, their representative or any entity, when the application of a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities. A person with a disability is a person who has a physical or mental impairment that limits or substantially limits one or more major life activities, anyone who is regarded as having such impairment or anyone who has a record of such impairment. This chapter is intended to apply to those persons who are defined as disabled under the Acts.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate

regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Requests for reasonable accommodation shall be made in the manner prescribed in Section 17.200.030.

Requests for reasonable accommodation are submitted on an application form provided by the Planning Department, or in the form of a letter, to the Planning Director and should contain the following information:

1. The applicant's name, address, and telephone number.
2. Address of the property for which the request is being made.
3. The current actual use of the property.
4. The basis for the claim that the individual is considered disabled under the Acts.
5. The zoning code provision, regulation or policy that is the subject of the applicant's requested reasonable accommodation, and a narrative and graphic (where applicable) description of the specific accommodation requested.
6. Why the reasonable accommodation is necessary to make the specific property accessible to the individual.

Requests for reasonable accommodation shall be reviewed by the Planning Director if no discretionary permit approval is required other than the request for reasonable accommodation. Other Review Authority. Requests for reasonable accommodation submitted for concurrent review with another discretionary permit application shall be reviewed by the review authority reviewing the discretionary permit application. The Director shall make a written determination within forty-five (45) days and either grant, grant with modifications, or deny a request for reasonable accommodation in accordance with Section 17.200.060. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on a consideration of the following factors:

1. Whether the housing which is the subject of the request will be used by an individual considered disabled under the Acts.
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the town.
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a town program or law, including but not limited to land use or zoning.
5. Whether the requested reasonable accommodation would adversely impact surrounding properties or uses.
6. Whether there are reasonable alternatives that would provide an equivalent level of benefit without requiring a modification or exception to the City's applicable rules, standards and practices.
7. Whether the accommodation would alter the significance of a historic structure.

In granting a request for reasonable accommodation, the Planning Director may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the findings required by subsection A of this section, including but not limited to the following:

1. Inspection of the property periodically, as specified, to verify compliance with this chapter and any conditions of approval.
2. Removal of the improvements, where removal would not constitute an unreasonable financial burden, when the need for which the accommodation was granted no longer exists.
3. Time limits and/or expiration of the approval if the need for which the accommodation was granted no longer exists.
4. Recordation of a deed restriction requiring removal of the accommodating feature once the need for it no longer exists.
5. Measures to reduce the impact on surrounding uses.
6. Measures in consideration of the physical attributes of the property and structures.
7. Other conditions necessary to protect the public health, safety and welfare.

A determination by the Planning Director to grant or deny a request for reasonable accommodation may be appealed to the City Council in compliance with Section 17.08.180.

- The City's required finding *"5. Whether the requested reasonable accommodation would adversely impact surrounding properties or uses"* poses a potential reasonable accommodation ordinance is not a constraint to housing for residents with disabilities seeking equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act (the Acts) in the application of zoning laws and other land use regulations, policies and procedures. HCD indicates that, given its importance in addressing barriers to housing for persons with disabilities, reasonable accommodation should not impose discretionary findings similar to that of a Conditional Use Permit, such as impacts to surround uses. Program H-F commits the City to update the municipal code to remove this discretionary finding.

Zoning and Land Use

The City of St. Helena allows residential care facilities serving six or fewer persons as by-right uses in the LR-1A, LR, MR, and HR residential zones. For compliance with state law, the City must allow these uses in any zone allowing single-family uses, subject only to the conditions imposed upon residential uses in the same zone. The City currently allows single-family homes in the A-20, W, and WW zones. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones.

Residential care facilities serving seven or more persons require the approval of a Conditional Use Permit. A use permit requirement in zones allowing multifamily uses is a constraint to the development of these uses. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones.[52]

Program H-F commits the City to updating the municipal code to allow residential care facilities in all zones, subject only to the requirements imposed upon single-family uses; and facilities of seven or more in all zones, subject only to the same requirements as multifamily uses.

The City of St. Helena allows both intermediate care and residential care facilities serving six or fewer persons as by-right uses in the LR-1A, LR, MR, and HR zones, as required by SB520. Intermediate care and residential care facilities serving seven or more persons require the approval of a Conditional Use Permit.[53]

The City's parking and loading requirements do not have specific provisions related to persons with disabilities, but there is a provision stating that "rest homes, convalescent hospitals, residential care and similar group care facilities" require only one space for each four beds, which is a reduced requirement compared to the two parking spaces required for typical "one-and two-family dwelling units."[54] Consequently, the reduced parking requirements for group care facilities decrease the parking requirements for some disabled persons, but parking requirements for residential development need to serve all disabled persons.

Permits and Processing

The City's permitting and processing procedures do not negatively affect the ability to design or retrofit homes that will be accessible for the disabled or constrain the siting of group homes. The City, however, applies the same process required for other renovations to retrofitting homes for accessibility, and the City does not have a special process for such retrofits.

As discussed above, residential and intermediate care facilities with fewer than six persons are allowed by-right. Although care facilities with seven or more persons are permitted with a Conditional Use Permit in the residential zones, no additional permits are required. This is consistent with the City's requirements for other multifamily uses such as condominiums, townhomes, apartments, and dwelling groups containing more than four units, which also require a Conditional Use Permit. There are no additional requirements placed on residential or intermediate facilities.

Building Codes

In 2019, the City of St. Helena adopted the 2019 California Building Code with minor amendments. The changes made to this Code by the City, enumerated in the Governmental Constraints section of this document, do not unfairly treat residential and intermediate care homes differently than other residential uses. Nevertheless, no specific exemptions to the 2019 California Building Code exist for housing for disabled persons. The City of St. Helena does not have local universal design requirements but adopted a reasonable

[52] *City of St. Helena Municipal Code, Title 17.*
[53] *City of St. Helena Municipal Code, Title 17.*
[54] *City of St. Helena Municipal Code, Chapter 17.124: Parking and Loading Requirements*

~~accommodate ordinance in 2015 which provides a reasonable accommodation procedure related to "a zoning law or other land use regulation, policy or practice acts as a barrier to fair housing opportunities", including building codes and the issuance of Building Permits.~~

9. Opportunities for Energy Conservation

Government Code Section 65583(a) (7) requires the "analysis of opportunities for energy conservation with respect to residential development." [55] This is important due to the key role played by energy efficiency in determining the relative affordability of housing. Lower rates of energy usage decrease utility costs for residents, making a housing unit more affordable. The discussion that follows outlines current State policies and development standards along with local City policies that promote energy conservation for new and existing development in the City of St. Helena.

Instituted by legislative action in 1978 to reduce overall energy consumption statewide, the California Building Energy Efficiency Standards set thresholds and guidelines for energy efficiency for both residential and nonresidential construction. The revised standards for 2022 went into effect August 11, 2021, under Title 24, Part 6, of the California Code of Regulations. Title 24 is otherwise known as the California Building Standards Code. The energy requirements of the new State code are significantly more stringent than the prior codes (heat pump requirements for single-family and multi-family homes and businesses; electricity-ready requirements for single-family homes; and new solar power requirements for high-rises, hotels/motels, tenant spaces, offices, stores, restaurants, schools, and civic spaces) and are intended to progress to 100 percent clean electricity and carbon neutrality by 2050 or earlier.

In addition to the Building Energy Efficiency Standards, Part 11 of Title 24 contains California's Green Building Standards Code (CALGreen). St. Helena adopted the revised standards in 2019, with amendments to require all new indoors plumbing fixtures to meet the 20 percent reduction in water use, a 20 percent reduction in cement use in foundations, and certified U.S. EPA Phase II certified wood-burning devices or pellet-fueled device. These amendments are not considered an impediment to housing development.

On a local level, the 2040 City of St. Helena General Plan Climate Change Element addresses energy conservation for residential development by including goals such as:

- reducing energy demand through improved building and design;
- reducing consumption and divert waste; and
- increasing community engagement and advocacy.

The City participates in an AB811 program that allows commercial and residential property owners to finance renewable energy, water efficiency, and energy efficiency improvements through a property tax assessment. Additionally, the City of St. Helena is currently implementing a program to reduce GHG emissions from City facilities and has an Active Transportation and Sustainability Committee and a Water Advisory Board that oversee its natural resources for energy conservation.

[55] *HCD Building Blocks for Effective Housing Elements, "Opportunities for Energy Conservation." Accessed September 24, 2008. http://www.hcd.ca.gov/hpd/housing_element/index.html.*

The City has included Programs H-RR ~~H-QQ~~ through H-UU ~~H-TT~~ to educate, encourage, and fund pushes for energy conservation within the community. Through education provided by the City, residents, contractors, and property owners can learn about various ways to integrate energy conservation programs into St. Helena residential developments. The City also intends to stay up to date on State efficiency and building code standards to ensure new and rehabilitated housing developments provide future owners and tenants with long-term cost-savings and energy efficiency.[56] Additionally, to further encourage energy efficiency, the City also aims to explore the possibility of offering low-interest loans for energy conservation measures, in addition to continuing to participate in AB-811 programs to finance local efforts.

[56] *See St. Helena Municipal Code Chapter 15.18*

10. Zoning for a Variety of Housing Types

Key Findings

- St. Helena's Zoning Code allows for a variety of housing types in the City including multiple-family units, transitional and supportive housing, single-room occupancy units, manufactured and mobile homes, and accessory dwelling units. However, to comply with Section 65915 through 65918 of the California Government Code, St. Helena should amend the Zoning Code to reflect the new maximum density bonus provisions that were adopted by the State in 2020. Additionally, St. Helena must also amend the Zoning Code to allow for low barrier navigation centers, consistent with State law.

Multiple-Family Rental Housing

The St. Helena Zoning Code allows multiple-family dwellings by rightsubject to design review in the High Density Residential (HR) zoning district. Projects permitted by right require only routine approvals and are subject to design review by the Planning Commission. In addition, the Medium Density Residential (MR) district permits the construction of attached duplex or triplex units with a Conditional Use Permit.[57] Multiple-family rental housing is subject to subjective design review, which poses a constraint to development. For more information regarding the design review process and development standards applied to multi-family housing, see the Governmental Constraints section.

Density Bonuses for Affordable Housing

Per California Government Code Sections 65915 through 65918, local governments are required to provide density bonus provisions to projects that comply with specific standards. Legislation approved in 2020 increased the maximum density bonus amounts for very-low-, low-, and moderate-income housing. The California Government Code describes how maximum densities shall be calculated for very low-, low-, and moderate-income housing in a tabular format. Additionally, local governments are also required to provide one or more incentives for qualifying projects and are required to accept an incentive proposed by a developer unless the incentive proposal is found to cause environmental harm, a health and safety issue, a cost reduction, a detriment to historical property, or otherwise contrary to law. Both density bonuses and incentives are granted based on the number of affordable units present in each project.

The City of St. Helena currently establishes density bonus provisions for affordable housing in Chapter 17.144 (Affordable Housing). The provisions in that Chapter do not reflect the new maximum density bonus tier framework that was adopted by the State in 2020. Because of this, the City is not currently in compliance and has included Program H-FH-G to commit the City to amend the Zoning Code for compliance with California Government Code Sections 65915 through 65918. The City is currently (20222023) updating undertaking a Comprehensive Zoning Code Update. Density bonus provisions in the Draft Zoning Code have been revised for

[57] *City of St. Helena. St. Helena Municipal Code, Title 17.*

compliance with State law. The Comprehensive Zoning Code Update is scheduled for adoption in fall 2023. ~~the Affordable Housing Chapter for compliance with State law as part of a comprehensive Zoning Code update.~~

Housing for Permanent and Seasonal Agricultural Employees

Sections 17021.5 and 17021.6 of the California Health and Safety Code establish specific requirements for the permitting of agricultural employee housing in a jurisdictions' zoning code. Specifically, Section 17021.5 mandates that "employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure with a residential land use." [58] Furthermore, designated employee housing, as defined above, cannot be subject to Conditional Use Permit requirements, zoning variance, fees, taxes, or any other requirement other than those pertaining to a traditional single-family structure. Section 17021.6 pertains to larger employee housing facilities featuring a maximum of 36 beds in group quarters, or 12 single-family units. Under this legislation, such units are deemed an agricultural land use and cannot be subject to any restrictions, conditional use requirements, zoning variance, fees, taxes, or other requirements not imposed on other agricultural uses in the same zone.

The City is in compliance with Sections 17021.5 or 17021.6 of the California Health and Safety Code. The A-20, AP, and W zoning districts allow large employee housing facilities (12 units or 36 beds) by right. Whereas, the WW, LR-1A, LR, MR, and HR zoning districts allow agriculture employee housing for six or fewer persons ~~by-right~~subject to design review. Housing for permanent and seasonal agricultural employees is subject to subjective design review, which poses a significant constraint to development. Program H-F ~~H-F is included to commit~~commits the City to amending the Zoning Code to replacing subjective design review with objective design standards and SB 330-compliant streamlined review. The City is currently (2023) undertaking a Comprehensive Zoning Code Update. The Draft Zoning Code incorporates objective development and design standards for residential development. These standards will apply to housing for permanent and seasonal agricultural employees. The Comprehensive Zoning Code Update is scheduled for adoption in fall 2023.~~.~~

Zoning for Emergency Shelters, Transitional Housing, and Supportive Housing

AB-139 requires local government to identify a zone(s) where emergency shelters are allowed by-right without a conditional use or other discretionary permit. Local governments are authorized to impose only those development standards that apply to residential or commercial development within the same zone. However, a local government may impose specified objective standards, including standards for off-street parking based on demonstrated need, as specified. The intent of these regulations is to help streamline the development of varying housing types.

AB-139 requires the need for emergency shelter to be assessed based on the capacity necessary to accommodate the most recent homeless point-in-time count, the number of shelter beds available on a year-round and seasonal basis, the number of beds that go unused on an average monthly basis, and the percentage

[58] *California Government Health and Safety Code 17021.5 (b)*

of those in emergency shelters that move to permanent housing. The bill also requires sufficient parking for employees and one space per two beds in the shelter. Under AB-139 and California Government Code Section 65651, local governments shall allow supportive and transitional housing as a by-right use in all districts where single-family and multiple-family dwelling unit uses are allowed. Additionally, the State requires that these uses ~~shall~~ be subject only to those regulations that apply to other residential dwellings (i.e., single-family dwellings, multiple-family dwellings) of the same type in the same district.

The City is in compliance with State laws related to emergency shelters, supportive housing, and transitional housing. ~~Currently, t~~The Zoning Code allows both supportive and transitional housing by-right in all residential zoning districts, and allowed in non-residential and mixed use zones subject to the same requirements imposed upon residential uses. ~~Additionally, e~~Emergency shelters are identified as a by-right use in the I and SC zoning districts. According to a Point in Time Count provided by the Chief of Police, there is one homeless person who resides in St. Helena. There are several parcels in these zones that can accommodate an emergency shelter, including APN 009-580-022-000 (I zoning district) and APN 009-194-005-000 (SC zoning district). These parcels are vacant, habitable, and in proximity to transportation and services. Combined, they total 1.48 acres and can provide capacity for 15 beds, by conservative assumption of 10 beds/acre. Emergency shelters, transitional housing, and supportive housing are subject to subjective design review, which poses a significant constraint to development. Program H-F commits ~~H-F is included to commit~~ the City to amending the Zoning Code to replacing subjective design review with objective design standards and SB 330-compliant streamlined review through the currently ongoing (2023) Comprehensive Zoning Code Update. The Draft Zoning Code (released October 2022) incorporated objective development and design standards for residential development. The Comprehensive Zoning Code Update is scheduled for adoption in fall 2023.

Residential Care Facilities

California Government Code Section 65583 requires that housing elements provide a program to "address and where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing for persons with disabilities. The program shall remove constraints to and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities." In line with encouraging the development of housing for those with disabilities, the State requires that small, licensed residential care facilities (defined as facilities with six or fewer residents) be allowed "by right" in all residential zones. Additionally, the State, through HCD, requires that cities consider constraints to reasonable accommodation for large, licensed residential care facilities (defined as facilities with seven or more residents).[59]

The City of St. Helena allows ~~both intermediate care and~~ residential care facilities serving six or fewer persons as by-right uses in ~~all~~ the LR-1A, LR, MR, and HR residential zones.~~,~~ ~~in~~ For compliance with state law, the City

[59] *HCD Building Blocks for Effective Housing Elements, "Constraints for People with Disabilities." Accessed May 19, 2022. https://www.hcd.ca.gov/community-development/building-blocks/constraints/constraints-for-people-with-disabilities.shtml*

must allow these uses in any zone allowing single-family uses, subject only to the conditions imposed upon residential uses in the same zone. The City currently allows single-family homes in the A-20, W, and WW zones. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones. Just like all other residential uses, residential care facilities are subject to design review, which poses a significant constraint to development. Program H-F ~~H-F~~ is included to commit the City to amending the Zoning Code to replacing subjective design review with objective design standards and SB330-compliant streamlined review through the currently ongoing (2023) Comprehensive Zoning Code Update. ~~-~~ The Draft Zoning Code (released October 2022) incorporated objective development and design standards for residential development. The Comprehensive Zoning Code Update is scheduled for adoption in fall 2023.~~Intermediate care and r~~

Residential care facilities serving seven or more persons require the approval of a Conditional Use Permit. A use permit requirement in zones allowing multifamily uses is a constraint to the development of these uses. The City should revise the municipal code to allow residential care facilities of six or fewer in these zones.[60]

Program H-F commits the City to updating the municipal code to allow residential care facilities in all zones, subject only to the requirements imposed upon single-family uses and facilities of seven or more in all zones, subject only to the same requirements as multifamily uses.

Low Barrier Navigation Centers

California Government Code Section 65660 identifies low barrier navigation centers are facilities that focus on moving people into permanent housing and connecting temporary residents with opportunities for income, public benefits, health services, shelter, and housing. Similar to displaced persons shelters, these facilities are intended to accommodate people with disabilities, pets and their owners, partners (if not a gender-specific site), the storage of possessions, and survivors of domestic violence. Specifically, the State mandates that low barrier navigation centers have services "to meet the diverse needs of (the) population." As of 2018, low barrier navigation centers are allowed, subject to design review, ~~by right~~ wherever multiple-family dwellings and mixed-use development are allowed. In addition, local governments may not impose parking requirements onto low barrier navigation centers.

The City is not currently in compliance and has included Program H-F ~~H-G~~ to commit the City to amend the Zoning Code for compliance with California Government Code Section 65660. In updating the Code the City shall list low barrier navigation facilities as allowed by-right wherever multiple-unit dwellings and mixed-use development are allowed.

Single Room Occupancy (SRO)

Single-room occupancy residential units are a traditional form of affordable housing for very low- and low-income individuals. These units consist of a single room, often between 80 and 250 square feet in size, with or without cooking and sanitary facilities, that is rented out, often on a daily, weekly, or monthly basis. The St.

[60] *City of St. Helena Municipal Code, Title 17.*

Helena Municipal Code currently permits single-room occupancy type units in the form of Lodging Houses serving up to two paying occupants in an owner-occupied dwelling, as an accessory use in the LR and MR zoning districts. The HR zoning district currently allows single room occupancy units, subject to design review ~~by-right~~. As defined under Chapter 17.04 of the Municipal Code, lodging houses are buildings other than hotels, motels or bed and breakfast inns, where individuals can pay a rent in exchange for accommodations, including room and board, or board alone. Lodging houses serving more than two and up to five occupants require a use permit. Accessory structures featuring cooking and sanitation facilities are required to meet design and building standards like those of standard single-family and second units. Units without such facilities are subject to significantly fewer requirements and are more likely to address very low- and low-income housing needs.[61]

Factory Built Housing and Mobile Homes

Government Code Section 65852.3(a) requires that manufactured and mobile homes, including the lots on which they are installed, meeting certain standards of construction and be subject to the same development standards that apply to conventional, stick built, single-family homes.[62] In accordance with this legislation, the St. Helena Municipal Code, Title 17, defines a single-family dwelling to include a "mobilehome constructed to meet 1976 HUD standards, when placed on a permanent foundation, which is designed or used exclusively as a residence, including only one dwelling unit." [63] Mobile units meeting the above definition are permitted under single-family site development standards in all zones that allow single-family housing units ~~by right~~.

In addition, the Low Density Residential (LR), Low Density Residential One Acre Minimum (LR-1A), Medium Density Residential (MR) and High Density Residential (HR) districts specifically permit as an allowed use, permanent mobile homes constructed in accordance with the 1974 safety standards and installed on a permanent foundation. Chapter 17.100 of the Municipal Code sets forth requirements for the Mobilehome Park Overlay (MHP) zoning district that applies the State Mobilehome Parks Act to the establishment and operation of mobilehome parks within the boundaries of the City of St. Helena.[64] Under these provisions of the Municipal Code, St. Helena fully adheres to the State standards regarding manufactured and mobile homes, and mobile home parks. Factory built housing and mobile homes are subject to subjective design review, which poses a significant constraint to development. Program H-F ~~H-F~~ is included to commit the City to amending the Zoning Code to replacing subjective design review with objective design standards and SB 330-compliant streamlined review through the currently ongoing (2023) Comprehensive Zoning Code Update, scheduled for adoption in fall 2023. The Draft Zoning Code (released October 2022) incorporated objective development and design standards for residential development in compliance with State law.~~.~~

[61] *City of St. Helena. St. Helena Municipal Code, Title 17.*
[62] *GCS 65852.3(a) standards include the constructed or purchased after October 1976, certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, and installed on a foundation system pursuant to Section 18551 of the Health and Safety Code.*
[63] *City of St. Helena. St. Helena Municipal Code, Title 17.*
[64] *City of St. Helena. St. Helena Municipal Code, Title 17.*

Accessory Dwelling Units

The St. Helena Zoning Code allows accessory dwelling units (ADUs) in all residential zoning districts, in compliance with California Government Code Sections 65852.2 and 65852.22. Accessory dwelling units (ADUs) are defined as attached or detached dwelling units that provide independent living facilities on the same parcel as a legal single-unit or multiple-family unit dwelling, and which include permanent provisions for living, sleeping, eating, cooking, and sanitation. Due to the lower cost of construction and reduced environmental impact, the State has enacted many laws aimed at incentivizing the development of ADUs to help combat the worsening housing crisis. The State requires local governments to treat all ADUs that comply with specific standards as ministerial approvals. Local governments reserve the exclusive right to impose specific design and development standards, which include, but are not limited to setbacks, minimum and maximum parcel size, and maximum height. Second units are exempt from the GMS in Municipal Code Section 17.152.040.

The St. Helena Zoning Code allows ADUS in all residential zoning districts, however, toOn January 10, 2023, the City adopted a new ADU Ordinance for achieve compliance with California Government Code Sections 65852.2 and 65852.22. The City now permits ADUs or JADUs on any lot that is zoned to allow single-family dwelling residential use or multifamily dwelling residential use (including all residential, mixed-use, and agriculturally zoned parcels), the City must allow ADUs in all zones that allow for residential uses, including the AP Zone, mixed-use and commercial zones. . Additionally, the several areas of Chapter 17.116.030 need to be revised for compliance with State law. This includes, but is not limited to, The updated Ordinance also addressed compliance issues related to the definition of a cooking facility, definition of an efficiency kitchen, allowing both an ADU and JADU for conversions on a lot with an existing or proposed single-family dwelling, separate conveyance of an ADU or JADU, and restricting bedroom count, to meet the requirements of State law.

The City is currently undertaking a Comprehensive Zoning Code Update that will address theseany remaining compliance issues that HCD may find in their review of the newly Adopted ADU Ordinance. Program H-F in this Housing Element commits the City to revising the code for additional compliance with State law by 2026, though the City expects to adopt the Zoning Code Update in summer/fall 2023.

11. Housing Resources

Future Housing Need

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period, called the Regional Housing Needs Allocation (RHNA). Compliance with this requirement is measured by the City's ability to providing adequate land with adequate density and appropriate development standards to accommodate the RHNA. The Association of Bay Area Governments (ABAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region.

For the sixth Housing Element cycle, the City of St. Helena has been allocated a RHNA of 256 units, divided into four income levels as follows:

- Very Low Income: 104 units (41 percent)[65]
- Low Income: 59 units (23 percent)
- Moderate Income: 26 units (10 percent)
- Above Moderate Income: 67 units (26 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units by income category.

Credits Towards RHNA

Projects with housing units approved or permitted that would not be occupied before the start of the planning period can be credited towards meeting the City's RHNA. These units can count towards the RHNA based on affordability and unit count provided it can be demonstrated that the units can be built within the planning period of February 2023 through February 2031. Affordability (income category) is based on the actual or projected sale prices, rent levels, or other mechanisms establishing affordability of the units within the project. In addition, the City can project the number of Accessory Dwelling Units (ADUs) that may be built between 2023 and 2031, based on trends of ADU permitting during the last three years.

Pending or Approved/Entitled Projects

Currently there is one single-family residence and four moderate-income units, not to exceed 120 percent of the AMI, that are approved and undergoing building permit processing. In addition, there are 87 units that are pending planning/entitlement approval under the Hunter Subdivision project. While the Hunter Subdivision

[65] The City has a RHNA allocation of 10~~34~~ very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. Therefore, the City generally estimates 52 extremely low and 5~~21~~ very low income units.

project is proposing approximately 25 affordable units, because the affordable agreements are not in place at the time of Housing Element, all unit credits were assumed to be above moderate.

On February 7, 2023, the Planning Commission approved a resolution recommending that the City Council approve t~~T~~he Hunter Subdivision project ~~was approved by the Planning Commission on February 7, 2023 and~~. The Project is going before the City Council on May 1, 2023 where it is anticipated to receive ~~planning~~City Council approval ~~in the near future~~. ~~The Final Environmental Impact was released in October 2022 and the project is scheduled for hearing before the City's Planning Commission in February of 2023.~~ Once approved by the City Council, the applicant will need to record the tentative tract map with Napa County Recorders Office which is expected in the fall of 2023 and then submit for final map approval by the City Council in late 2023 to early 2024. The project may then undergo Design Review which could be completed within 12 months of final map approval; with the issuance of building permits expected in 2025. As referenced in Chapter 8, *Non-Governmental and Governmental Constraints*, recent trends show building permits were issued within four months of entitlement approval for recent housing unit developments, with many projects receiving building permits within a week of entitlement approval. Program H-A further ensures the City is committed to supporting the H~~h~~unter Subdivision project through completion and finding alternative solutions if the project is not meeting timelines for the 6th Cycle. As an alternate strategy should there be delays with the Hunter Subdivision beyond control of the City, such as developer financing challenges, ~~The~~the City has also included surplus capacity of 116 units in the above moderate-income category to ensure capacity to meet the RHNA is sustained throughout the planning period. Table 43 details the pending and entitled projects with housing units.

~~Table 36~~Table 43 Pending and Entitled Projects

Project Number	Address	APN	Zoning	Project Description	Net Units
PL20-046	777 Pratt Ave.	009-030-060	Twenty-acre Agriculture District (A-20)	Construction of a single-family residence	1 above moderate-income
PL20-015	963 Pope St.	009-090-012/013	Medium Density Residential	Construction of four (4) new deed restricted affordable housing units on a site with one (1) existing deed restricted unit.	1 moderate and 4 lower-income
#2010-40	Terminus of Adams Street	009-030-057	Medium Density Residential	Hunter Subdivision Tentative Map to subdivide the 16.9-acre parcel into 51 single-family lots and a 3.4-acre multi-family parcel. The applicant intends to construct 51 single-family residences, 11 ADUs, and 25 multi-family units.	87 above moderate-income*

**The project is subject to Inclusionary Housing requirements with 20% affordable housing.*

Projected Accessory Dwelling Units

Pursuant to Government Code Section 65583.1, the City can satisfy its regional housing need using ADU and junior accessory dwelling unit (JADU) trends and existing resources and incentives that promote their development. Using 2018-2021 data on ADUs/JADUs, the City has issued permits for approximately 9 ADUs on

average. Extending this trend over the next 8 years, the City can assume approximately 72 ADU units will be permitted over the next planning period. Feedback from public outreach and research on ADU rental prices indicated that ADUs are typically rented at market rate and should be considered above moderate.

Remaining RHNA

Accounting for the entitled, approved and pending projects, as well as projected ADUs, the City has a remaining RHNA of approximately 184 units, including 159 lower- and 25 moderate-income units. Existing pending and approved projects and ADU trends currently meets the City's above moderate RHNA requirement. Table 44 details the existing progress towards the 6th cycle RHNA and the remaining RHNA that the City must demonstrate the availability of sites with appropriate zoning and development standards.

~~Table 37~~Table 44 **Progress Towards RHNA**

Income/ Affordability Category	RHNA Allocation	Pending or Approved	Estimated ADUs	Remaining RHNA
Lower	163	4	0	159
Moderate	26	1	0	25
Above Moderate	67	88	72	0
Total	256	92	72	184

Residential Site Inventory

Following the analysis of RHNA credits, specific sites throughout the city were considered for potential for housing development. Site selection for the residential site inventory started with City owned sites where residential development is in line with short-term City goals, then vacant and nonvacant sites zoned for residential use, and lastly sites that could be rezoned to accommodate residential development or residential development at a higher density. Several constraints were considered for each site, including environmental concerns, utility or infrastructure access, feasibility of redevelopment during the next planning period, and realistic capacity assumptions. Sites identified for lower income housing must meet certain density and site requirements, including a minimum density of 20 units per acre, parcel size between 0.5 and 10 acres, and access to high performing schools, jobs, amenities, health care facilities, and grocery stores. Zoning designations with allowable density appropriate for lower income housing capacity include Mixed Use (12-20 du/ac) and High Density Residential (16-26 du/ac).

City-Owned Sites

A review of City-owned properties for sites that are feasible for housing and reflect City priorities was conducted by the City Council in 2021. There are three City-owned properties (1480 Main Street, 1572 Railroad Avenue, and Adams Street/Library Lane) where near-term affordable housing development is in line with community and City priorities for these sites. In 2015, Vernazza Wolfe Associates, Inc conducted a *Feasibility Analysis and Comparison of Sites for New Affordable Housing Development* which looked at site feasibility and

capacity for each of the three City-owned sites. The study evaluated potential risks and time to develop each site and identified the number of units, cost per unit, and funding gaps associated with each site. The analysis determined the three City-owned sites included in the site inventory are suitable for development of housing with 100 percent of units dedicated to lower-income housing. The capacity analysis factored in the size of the site, buildable footprints, maximum allowable floor area ratio and height, a ground-floor commercial assumption, and required open and support services spaces. The inventory incorporated the 2015 site feasibility and capacity analysis and revised certain assumptions as needed based on land use changes and new density bonus law. The City is interested in redeveloping these sites and intends to conduct studies to determine the most efficient use of these sites for housing and proceed with the findings for housing development by 2025, consistent with Program H-L. In 2022, the City hired an appraiser to get the most current real estate valuation of all city surplus sites. The City is engaging the services of a consultant in spring 2023 to help begin the surplus land act process.

Site 1: 1480 Main Street (APN 009-211-016)



~~Table 38~~Table 45 **Site 1 Summary**

Current Use	Fire Stations and Vacant City Hall Structures
Parcel Size	1.66 acres (0.9 acres available for redevelopment)
Existing General Plan Land Use	Central Business and Public/Quasi-Public

Existing Zoning	Public/Quasi-Public
Proposed Land Use and Zoning	Mixed-Use
Allowed Density	12 to 20 units/acre
Site Capacity	22 units
Assumed Capacity and Income Category	6 Lower Income units

Site 1 is a 1.66-acre property owned by the City of St. Helena located at 1480 Main Street. City goals for the site include redevelopment of the portion of the site fronting Main Street with a visitor-serving commercial uses as a primary use and housing as a secondary use. ~~All uses proposed for redevelopment on site are currently vacant. Current uses on-site include~~The site is currently developed with the St. Helena Fire Department on the northern portion of the site and a vacant one-story building on the southwestern portion of the site. Only the vacant components of the site are proposed for redevelopment. A General Plan Amendment and Rezone change is proposed to change the land use and zoning designation from Central Business & Public/Quasi-Public to Mixed-Use. While the Mixed-Use Zone could potentially support 100 percent commercial development, the City has identified this site as suitable for mixed use housing development with intentions to develop.

The 2015 site feasibility and capacity analysis evaluated housing capacity of the site by analyzing current and adjacent land uses and zoning, site topography, environmental sensitivities, service connection feasibility, as well as setback, height, lot coverage, FAR, density, parking, and landscape requirements. The analysis identified two development scenarios for the site, resulting in a maximum capacity of approximately 44 units in scenario one or 46 units in scenario two. The assessment also accounted for the required number of-site parking spaces, 82 spaces in scenario one and 88 in scenario two. No environmental constraints or service connection obstacles were identified on the site. According to the analysis, development of 44 housing units would result in a building lot coverage of approximately 39 percent in both development scenarios. In the Draft Zoning Code t~~T~~here is currently no standard for building coverage in the proposed Mixed-Use zone, therefore the resulting lot coverage would not conflict with the City's Zoning Ordinance. Due to the existing Fire Department, ~~T~~the site developable area is assumed to be approximately 0.9 acres~~, with the removal of~~ (the location of the vacant building on the southwestern portion of the site), which is approximately half the area assumed in the 2015 analysis. The inventory conservatively assumes a maximum of 6 housing units, as the site area could approximately 22 units based on half the units assumed in the 2015 study.

Site 2: 1572 Railroad Avenue (APN 009-193-002)



~~Table 39~~Table 46 Site 2 Summary

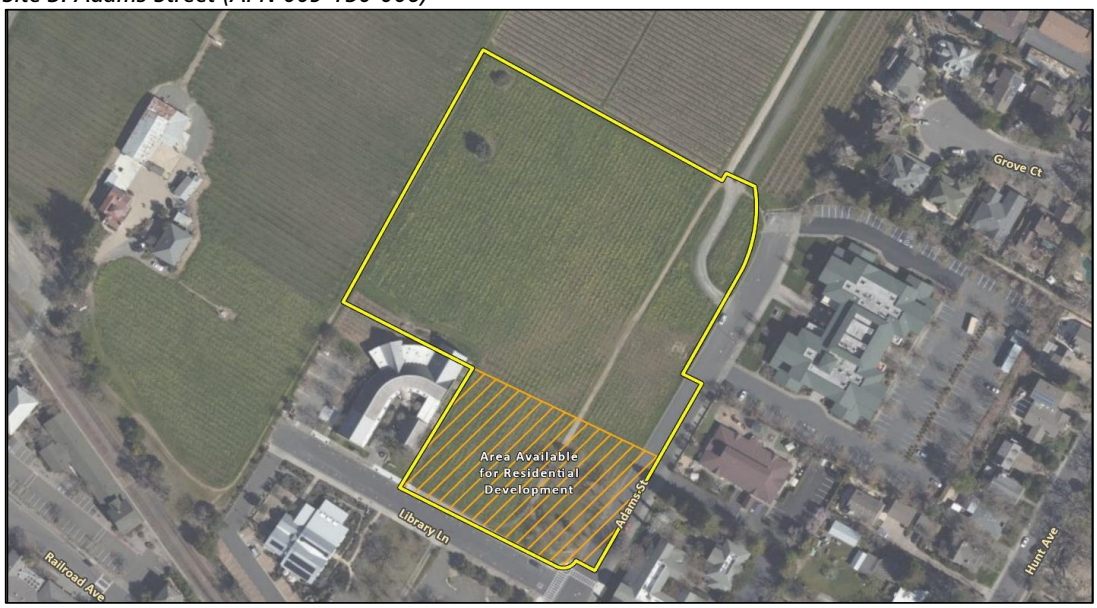
Current Use	Temporary City Hall
Parcel Size	0.93 acres
Existing General Plan Land Use	Business and Professional Office
Existing Zoning	Business and Professional Office
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	24 units
Assumed Capacity and Income Category	20 Lower Income units

Site 2 is a 0.93-acre property owned by the City of St. Helena located at 1572 Railroad Avenue. City goals are in line with affordable housing development on the site. This site is currently used as a temporary location for City Hall. A General Plan Amendment and Rezone is proposed to change the land use and zoning designation to High Density Residential.

The entire 0.93-acre site is able to be redeveloped with the removal of the existing buildings. Based on allowed density under High Density Residential, 24 units would be permitted as a baseline. Density bonus provisions allowed with affordable housing projects would increase the number of units permitted on-site. However, 20 lower-income units were assumed~~, consistent with the 2015 site feasibility and capacity analysis,~~ in order to ensure adequate off-street parking capacity. According to the 2015 site feasibility and capacity analysis, which evaluated housing capacity of the site by analyzing current and adjacent land uses and zoning, site topography, environmental sensitivities, service connection feasibility, as well as setback, height, lot coverage, FAR, density, parking, and landscape requirements, the site can accommodate a total of 20 housing units with adequate area

for the required 38 parking spaces. According to the 2015 assessment, development of 20 housing units on the site would result in a building lot coverage of approximately 31 percent and would be consistent with the maximum lot coverage allowed in High Density Residential zone, 45 percent. The 2015 feasibility analysis and site assessment did not identify any environmental constraints or service connection obstacles that would affect redevelopment of the site. Twenty housing units is slightly higher than 80 percent of the maximum allowable density, at 83 percent. However, given that the City owns and intends to redevelop the site for housing and that this is consistent with the findings 2015 site feasibility and capacity analysis, the development of 20 housing units on-site is considered feasible.

Site 3: Adams Street (APN 009-150-006)



~~Table 40~~Table 47 Site 3 Summary

Current Use	Vacant
Parcel Size	5.6
Existing General Plan Land Use	Central Business
Existing Zoning	Central Business
Proposed Land Use and Zoning	Central Business
Allowed Density	n/a
Site Capacity	n/a
Assumed Capacity and Income Category	31 Lower Income units

Site 3 is a 5.6-acre property owned by the City of St. Helena located at the terminus of Adams Street and the crossroads of Adams Street/Library Lane. City priorities of the site include a mix of public, commercial, and residential uses. The site is currently vacant but being leased for a small vineyard operation. No land use changes are proposed as residential uses are permitted on upper stories within the Central Business district.

The site inventory assumes a portion of the site, approximately 1.3 acres, would be dedicated for affordable housing, while the remainder of the site would be used for other public and commercial uses such as a potential location for City Hall and Police station. Based on the 2015 site feasibility and capacity analysis, which evaluated housing capacity of the site by analyzing current and adjacent land uses and zoning, site topography, environmental sensitivities, service connection feasibility, as well as setback, height, lot coverage, FAR, density,

parking, and landscape requirements, approximately 31 units could be accommodated on the portion of the site adjacent to the Public Library. The site would also accommodate 58 parking spaces where only 53 are required. According to the 2015 site feasibility and capacity analysis, development of 31 housing units on the 1.3 acre portion of the site would result in a building lot coverage of 28 percent. There is no standard for building coverage in the Central Business zone, therefore the resulting lot coverage would not conflict with the City's Zoning Ordinance. No environmental sensitivities or service connection constraints were identified for the site. This site was identified as a housing opportunity site in the 5th housing element cycle.

Privately Owned Vacant and Nonvacant Properties

After reviewing the pending and approved projects, existing ADU/JADU trends, and City-owned properties, additional capacity is needed to fully accommodate the City's RHNA and to allow for a buffer. A desktop and City tour of parcels that could accommodate more housing and meet the City's regional housing needs was conducted. Pursuant to Government Code section 65583.2(a), these included:

- Vacant sites zoned for residential use
- Vacant sites zoned for nonresidential use that allow residential development
- Residentially zoned sites that are capable of being developed at a higher density than existing conditions
- Commercially zoned sites that are capable of being developed at a higher residential density than existing conditions
- Sites suitable for rezoning to allow for residential uses or allow residential uses at a high density
- Sites zoned for residential use or suitable for rezoning to allow residential uses with expressed property owner interest for residential development

Suitability of Nonvacant Sites

The City has recently seen redevelopment of nonvacant, residentially zoned parcels for housing development. Recently redeveloped parcels included those with existing single-family residences. In addition, the City has recently seen the development of housing on sites with existing vineyards. Examples of recent development trends in residential zones and on properties with existing vineyards include the following:

- 632 McCorkle Avenue: The completed project demolished an existing single family residence to construct 8 new housing units
- 684 McCorkle Avenue: The completed project demolished an existing single family residence to construct 8 new, affordable housing units
- 963 Pope Street: The approved project merged two existing parcels with an existing single family home and constructed 4 new multi-family housing units; all 5 units will be affordable
- 500 Mills Lane: The completed project constructed a single-family residence, ADU, and barn on a property with an existing vineyard

- 601 Fulton lane: The completed project constructed a single-family residence, ADU, and barn on a property with an existing vineyard

The site inventory identified nonvacant residentially zoned sites with similar conditions to trends detailed above (nonvacant sites with existing, single-family residences). The projects listed above were infill sites that redeveloped parcels with existing single family residences with multi-family developments and affordable housing. These projects were located on parcels zoned Medium and High Density Residential. The conditions and characteristics of these projects are similar to Sites 6, 7, and 9 which each have one existing single-family residence and are zoned Median and High Density Residential.

The 632 McCorkle Avenue project had a density of 14.9 units per acre which is 57 percent of the maximum allowed density of the site, the 684 McCorkle Avenue project had a density of 14.7 units per acre which is 56 percent of the maximum allowed density, and the 601 Fulton Lane project had a density of 17.1 units per acre which is 107 percent of the maximum allowed density. The recent redevelopment projects have an average density of 15.5 units per acre, which equates to an average of 73 percent of the maximum allowed density on each site. The site inventory assumes a capacity of approximately 80 percent of the maximum allowed density on each site. This is slightly higher than the average density of recently constructed and approved projects. However, the sites identified in the inventory are larger than the recent redevelopment projects listed above which allows for more efficient layout and greater capacity for development. In addition, two of the three recently redeveloped sites were narrow parcels where the parcel size and shape limited the configuration and available area for housing development on-site.

Other jurisdictions in the region have also seen redevelopment of nonvacant, residentially zoned parcels for housing development as well. Additional redevelopment projects on nonvacant, residentially zoned parcels in the region include the following:

- City of Calistoga – 2008 Grant Street: The approved project includes demolition of an existing residential structure, a three-sided wooden garage, and a large, fire-damaged shed on a 5.84-acre parcel and construction of 15 single-family homes
- City of Calistoga – Yellow Rose Ranch: The proposed project consists of the demolition of an existing single-family residence, barn, and four accessory buildings and construction of 46 single-family homes, 33 attached ADUs, and 12 detached ADUs
- City of Napa - Browns Valley Subdivision: The proposed project includes the demolition of a single-family residence, barn, and several outbuildings and construction of 11 single-family homes
- City of Napa – Old Sonoma Road Mixed Use: The proposed project includes the demolition of nine existing non-historic buildings and rehabilitation of three existing historic buildings into two townhome clusters, six new condominium structures, eight single-family homes, and commercial space. The project proposes a total of between 155 and 162 housing units.

- City of Napa – Redwood Grove Housing: The proposed project includes the removal of an existing single-family residence and construction of a two-story, 34-unit, multi-family, 100 percent affordable housing development.

Site 4: 905 Main Street (APN 009-180-008)



~~Table 41~~Table 48 **Site 4 Summary**

Current Use	Vacant
Parcel Size	0.27 acres
Existing General Plan Land Use	Mixed-Use
Existing Zoning	Service Commercial
Proposed Land Use and Zoning	Mixed-Use
Allowed Density	12 to 20 units/acre
Site Capacity	5 units
Assumed Capacity and Income Category	~~4~~5 Above Moderate Income units

Site 4 is a 0.27-acre property located at 905 Main Street. The property is a vacant site in a location prime for development along Main Street. The property owner has expressed interest in development of the site with housing and community members have expressed support for this use. A zoning change is proposed to change the zoning designation from Service Commercial to Mixed-Use, which would bring the property into conformance with the existing General Plan land use designation and incentivize owner redevelopment of the site due to the new allowed on-site uses. In addition, mixed-use development incentives anticipated under Program H-P, such as streamlined design review and fee waivers, would further encourage development of housing on the site. ~~-~~ The Mixed-Use land use designation is a new designation introduced in the City's recent 2040 General Plan Update. The City ~~'s Zoning Ordinance has not yet been updated to include a Mixed-Use zone, however, the City~~ is currently in the process of updating the Zoning Ordinance to include a Mixed-Use zone consistent with the General Plan and anticipates to adopt these changes in Fall of 2023. Because the Mixed-Use zone has not yet been adopted in the Zoning Ordinance, there are no recent development trends in the city for sites zoned Mixed-Use. ~~There are no known recent development projects in other cities within the~~

Napa Valley that are zoned for Mixed-Use but did not include residential uses. According to the City of Napa's Housing Element Update, two recent mixed-use projects in the city had an average of 92 percent of the maximum allowed density of the sites. Napa's sites inventory assumed a realistic density of 80 percent of the maximum allowed density of each site based on the density of recent developments with residential usesmixed-use developments, which averaged 83 percent of the maximum allowed density.[66] There is potential that Site 4 could be developed with 100 percent commercial uses. However, the inventory only includes one site with a Mixed Use land use and only a assumes a total of four above-moderate housing units. In addition, , which is relatively low, and the property owner has expressed to the City that they are interested in developing housing on the site.

The site is vacant, and the entire 0.27-acre site is able to be developed. Based on 80 percent of the maximum allowed density under Mixed-Use, five four above-moderate income units are feasible.

[66] City of Napa. 2022. Housing Element Update. file:///C:/Users/lsegal/Downloads/Napa%20Housing%20Element%20Rev%2002%2020230216.pdf

Site 5: Main Street between Mills Lane and Dowdell Lane (APN 009-660-005)



~~Table 42~~Table 49 Site 5 Summary

Current Use	Vacant
Parcel Size	1.8 acres
Existing General Plan Land Use	Service Commercial
Existing Zoning	Service Commercial
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	4~~5~~6 units
Assumed Capacity and Income Category	~~50~~ 45 Lower Income units

Site 5 is a 1.8-acre property located on Main Street between Mills Lane and Dowdell Lane. The property is a vacant site in a location prime for development along Main Street. The site is privately owned currently but ~~but~~ a local affordable housing non-profit has secured an exclusive option to purchase the property to develop affordable housing~~has been identified as an affordable housing site for future acquistion~~acquisition ~~by an affordable housing non-profit group~~, consistent with an approved development agreement for the Farmstead Hotel. A General Plan Amendment and Rezone is proposed to change the land use and zoning designation from Service Commercial to High Density Residential to allow for affordable housing development. The affordable housing project is in the preliminary site design phase which is pending pursuant to adoption of the Housing Element Update and subsequent rezoning of the property to accommodate multi-family housing.

The entire 1.8-acre site is vacant and able to be developed. Based on allowed density under High Density Residential, a total of ~~46~~ 45 housing units would be permitted. ~~However, the property owner intends to develop~~

~~the site to accommodate 50 affordable housing units.~~ The affordable housing non-profit organization that owns the site intends to develop a housing project affordable to households earning between 30 percent and 60 percent of the AMI (very low- and low-income). A conceptual site plan was analyzed ~~The non-profit organization is currently developing project plans which consist of~~which determined four-story development along Fountain Court and three-stories along Main Street with structured parking could yield ~~. The project includes~~ approximately 45 units ~~which would~~and all required parking ~~accommodate the required number of on-site parking~~ spaces. The inventory assumes 45 units. ~~. This is well below the maximum capacity of the site based on the site's zoning and eligible density bonus. To be conservative, the inventory assumes a maximum of 46 housing units.~~ While this is greater than 80 percent of the maximum allowable density of the site, ~~the density bonus and~~it is consistent with the non-profit's project plans and less than the maximum density of the project site (46 units). ~~support development of up to the maximum density of the site.~~

Site 6: 709 and 741 McCorkle Avenue (APN 009-100-031, -032)



Table 43Table 50 Site 6 Summary

Current Use	Single Family Residences
Parcel Size	0.9 acres each (1.8 acres combined)
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	Medium Density Residential
Proposed Land Use and Zoning	Medium Density Residential
Allowed Density	5.1 to 1614 units/acre
Site Capacity	28 5 units
Assumed Capacity and Income Category	48 Above Moderate Income units

Site 6 is composed of two adjacent a 0.9-acre properties property that total 1.8 acres located at 709 and 741 McCorkle Avenue. Both properties areThe property is underutilized with one existing single family residence and with a large undeveloped space on each property. The site is considered underutilized based on the additional density, FAR, height, and lot coverage available. One of tThe property owner along with community members and local nonprofit groupss expressed interest in developing more housing on the site. The property owner inquired with the City regarding the possibility of subdividing the property pursuant to SB9, which would allow each the lot to be split into two lots with development of up to two units on each lot. The current land use and zoning designation is Medium Density Residential and no changes to land use or zoning are proposed.

The sites are is composed of two a single family lots which could accommodate 28 14 units under current land use regulations. Due to the existing residences on the sites, the inventory conservatively assumed additional

units would be added pursuant to SB 9. Each lot can be split into two lots with development of up to 2 units on each lot, for a total of ~~8~~ 4 above moderate units (a net increase of ~~6~~ 3 units). In addition, each lot could develop ADUs for a total net capacity of ~~10~~ 5 units. However, a total of ~~8~~ 4 above moderate income units were assumed ~~(4 on each property)~~, given the property owner's development interests.

Site 7: 821 Pope Street (APN 009-503-001)



~~Table 44~~Table 51 **Site 7 Summary**

Current Use	Single Family Residence
Parcel Size	1.0 acres
Existing General Plan Land Use	High Density Residential
Existing Zoning	High Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	26 units
Assumed Capacity and Income Category	10 Lower Income and 10 Moderate Income units

Site 7 is a 1.0-acre property located at 821 Pope Street. The site is underutilized with one existing single-family residence and large undeveloped areas on-site. The site is considered underutilized based on the additional density, FAR, height, and lot coverage available. Land use designations and existing development surrounding the site consist of multi-family housing. The current land use and zoning designation is High Density Residential and no changes to zoning are proposed. This site mirrors the condition of properties that were recently redeveloped with multi-family housing in the city. Similar to the 632 McCorkle Avenue, 684 McCorkle Avenue, and 963 Pope Street projects, this site contains existing single family residences on a large parcel but is underutilized as it is located on a High Density Residential zone

The entire 1.0-acre site is able to be redeveloped. Based on allowed density under High Density Residential, development of 26 units would be permitted. However, a total of 20 units, 10 lower income units and 10 moderate income units, is assumed in order to accommodate off-street parking capacity.

This site was included in the 5th Cycle Housing Element and is considered non-vacant, therefore requiring by-right approval for projects with at least 20% affordable units.

Site 8: 882 and 886 College Avenue (APN 009-070-043, -044, -045)



~~Table 45~~Table 52 **Site 8 Summary**

Current Use	Vacant
Parcel Size	1.5 acres
Existing General Plan Land Use	Public/Quasi-Public
Existing Zoning	A-20 (Agriculture)
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	39 units
Assumed Capacity and Income Category	15 Lower Income and 15 Moderate Income units

Site 8 is composed of three adjacent properties that total 1.5 acres located at 882 and 886 College Avenue. All three properties are vacant and are owned by a single property owner who has expressed interest in residential development on these properties. The site is adjacent to areas with existing multi-family development. A General Plan Amendment and zoning change is proposed to change the land use and zoning designation from Public/Quasi-Public and Agriculture to High Density Residential.

The entire 1.5-acre site is able to be redeveloped. Based on allowed density under High Density Residential, 39 units would be permitted. However, a total of 30 units, 15 lower-income units and 15 moderate income units, is assumed in order to accommodate off-street parking capacity. Future development of the site would not be dependent upon lot consolidation as all three parcels are under the same ownership. Furthermore, Program H-ZZ would incentivize lot consolidation at the time the property is developed.

Site 9: 1447 and 1515 Spring Street (APN 009-590-003, -010)



~~Table 46~~Table 53 **Site 9 Summary**

Current Use	Single Family Residences
Parcel Size	2.4 acres
Existing General Plan Land Use	High Density Residential
Existing Zoning	High Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	62 units
Income Category	24 Lower Income and 24 Above Moderate Income units

Site 9 is composed of two adjacent properties that total 2.4 acres located at 1447 and 151 Spring Street. Both properties are underutilized with one existing single-family residence and large undeveloped areas on each parcel. The overall site is considered underutilized based on the additional density, FAR, height, and lot coverage available. This site mirrors the condition of properties that were recently redevelopment with multi-family housing in the city. Similar to the ~~693~~632 ~~Mcorkle~~McCorkle Avenue, 684 McCorkle Avenue, and 963 Pope Street projects, this site contains existing single family residences on large parcels but is underutilized as it is located on a High Density Residential zone. The site is surrounded by single- and multi-family development and sites zoned High Density Residential, similar to the ~~693~~632 ~~Mcorkle~~McCorkle Avenue and 684 McCorkle Avenue projects. The current land use and zoning designation is High Density Residential and no changes to zoning are proposed.

The entire 2.4-acre site is able to be redeveloped. Based on allowed density under High Density Residential, 62 units would be permitted. However, a total of 48 units, 24 lower income units and 24 above moderate income

units, is assumed in order to accommodate site circulation improvements and adequate off-street parking capacity. The site is currently underutilized and does not meet the minimum density of the High Density Residential Zone (16.1 units/acre) with a current density of 0.83 units/acre. The site has two existing housing units, which equals approximately three percent of the total allowed capacity of the site (62 units). The existing building lot coverage is approximately eight percent and the maximum allowed lot coverage is 45 percent. Future development of the site would not be dependent upon lot consolidation as all three parcels are under the same ownership. Furthermore, Program H-ZZ would incentivize lot consolidation at the time the property is developed.

This site was included in the 5th Cycle Housing Element, therefore requiring by-right approval for projects with at least 20% affordable units.

Site 10: Spring Street between Hudson Avenue & Valley View Street (APN 009-441-023)



~~Table 47~~Table 54 Site 10 Summary

Current Use	Vineyard
Parcel Size	4.4 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	Medium Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	114 units
Assumed Capacity and Income Category	44 Lower Income and 44 Moderate Income units

Site 10 is a 4.4-acre parcel located on Spring Street between Hudson Avenue and Valley View Street. Recent property owner interest in residential development of the site indicates opportunity for housing. Additionally, Focus Group meetings showed interest in High Density Residential uses on this residentially zoned parcel in the form of town homes, which is compatible with the surrounding residential neighborhoods. The site is considered underutilized as it has a residential land use designation but is currently used as vineyards. As previously discussed, the City has seen recent development of housing on properties with existing vineyards. Site 10 has greater development potential than the recently developed vineyard parcels since it is is located on a residentially zoned parcel, while the 500 Mills Lane and 601 Fulton Lane projects were located on parcels with a land use and zoning designation of Agriculture and therefore are only allowed to develop one housing unit and one ADU per parcel. A General Plan Amendment and zoning change is proposed to change the zoning from Medium Density Residential to High Density Residential.

The entire 4.4-acre site is able to be redeveloped. Based on allowed density under High Density Residential, 114 units would be permitted. However, a total of 88 units, 44 lower income units and 44 moderate income units, is assumed in order to accommodate adequate off-street parking capacity.

This site was included in the 5th Cycle Housing Element and is considered non-vacant, therefore requiring by-right approval for projects with at least 20% affordable units.

~~Site 11: 601 Pope Street (APN 009-502-011)~~



~~Table 48 Site 11 Summary~~

~~Current Use~~	~~Silverado Orchard Apartments~~
~~Parcel Size~~	~~2.9 acres (0.75 acres available for development)~~
~~Existing General Plan Land Use~~	~~High Density Residential~~
~~Existing Zoning~~	~~High Density Residential~~
~~Proposed Land Use and Zoning~~	~~High Density Residential~~
~~Allowed Density~~	~~16.1 to 26 units/acre~~
~~Site Capacity~~	~~19 units~~
~~Assumed Capacity and Income Category~~	~~15 Moderate Income units~~

~~Site 11 is a 2.9-acre parcel located at 601 Pope Street. The site is underdeveloped and is currently occupied by the Silverado Orchard Apartments on the northeastern portion of the site with a large 0.75-acre vacant area on the southwestern portion of the site. There is opportunity to expand the existing high density housing development on-site or develop additional housing. The current land use and zoning designation is High Density Residential and no changes to zoning are proposed.~~

~~The site developable area is assumed to be approximately 0.75 acres on the southwest portion of the site. The redevelopment area could accommodate approximately 19 units based on allowed density alone. However, 15 moderate income units are assumed in order to accommodate adequate off-street parking capacity and existing residential uses.~~

Site 1~~1~~2: 1637 Spring Street (APN 009-600-018)



~~Table 49~~Table 55 **Site 1~~2~~1 Summary**

Current Use	8 Detached Residential Housing Units
Parcel Size	1.1 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	High Density Residential
Proposed Land Use and Zoning	High Density Residential
Allowed Density	16.1 to 26 units/acre
Site Capacity	28 units
Assumed Capacity and Income Category	8 Additional Lower Income units

Site ~~12~~ 11 is a 1.1-acre parcel located at 1637 Spring Street. Recent property owner interest in adding housing units on-site indicates there is opportunity to develop additional housing. The property owner emailed City Staff on March 7, 2022, interested in the development of additional housing units on the property . The property owner stated a desire to double the number of housing units on the site and expressed support for changing the land use designation from Medium Density Residential to High Density Residential, to match the current zoning. Further, correspondence with the property owner confirmed they are interested in including the site in the site inventory. The land use designation of the site is currently Medium Density Residential, changed from High Density Residential during the latest General Plan Update in 2019. However, the site is still zoned High Density Residential and is adjacent to other parcels zoned High Density Residential. A General Plan Amendment is proposed to change the land use designation from Medium Density Residential to High Density Residential, in conformance with the current zoning designation.

Based on allowed density under High Density Residential, a total of 28 units would be permitted. With the existing 8 units and current on-site structures, the site is underutilized based on density, FAR, and lot coverage.

B~~However, b~~ased on discussions with the property-owner and existing site layout, approximately 8 additional units could be accommodated on-site. Therefore, the inventory assumed 8 lower income units, resulting in 16 units total on-site, based on the property owner's development interests. The site is underutilized and currently does not meet the minimum density of the High Density Residential Zone (16.1 units/acre) with a current density of 7.3 units/acre. The site has 8 existing housing units, which equals approximately 29 percent of the total allowed capacity of the site (28 units). The existing building lot coverage is approximately 30 percent and the maximum allowed lot coverage is 45 percent.

Site 12~~3~~: 620 McCorkle Avenue (APN 009-502-003)



~~Table 50~~Table 56 **Site 12~~3~~ Summary**

Current Use	Single Family Residence
Parcel Size	0.76 acres
Existing General Plan Land Use	Medium Density Residential
Existing Zoning	Medium Density Residential
Proposed Land Use and Zoning	Medium Density Residential
Allowed Density	5.1 to 16 units/acre
Site Capacity	12 units
Assumed Capacity and Income Category	3 Additional Above Moderate Income units

Site 12~~3~~ is a 0.76-acre parcel located at 620 McCorkle Avenue. The site is considered underutilized as it is zoned medium density residential but is currently developed with a single family residence. The site is considered underutilized based on the additional density, FAR, height, and lot coverage available. The site is surrounded by single- and multi-family development and properties zoned Medium and High Density Residential. In addition, community feedback from public meetings and public comment letters have shown the site is a strategic location for housing and the community is interested in including this site in the site inventory.

The current land use and zoning designation is Medium Density Residential and no changes to zoning are proposed. This site also is adjacent to recent redeveloped sites at 632 McCorkle Avenue and 684 McCorkle Avenue, which removed an existing single-family residence with multi-family units.

The entire site could accommodate approximately 12 units based on allowed density alone. However, three~~3~~ additional above-moderate income units are assumed in order to accommodate adequate off-street parking capacity and existing residential uses. Therefore, the inventory assumed three~~3~~ additional above moderate income units, resulting in four~~4~~ units total onsite.

Summary of Site Inventory

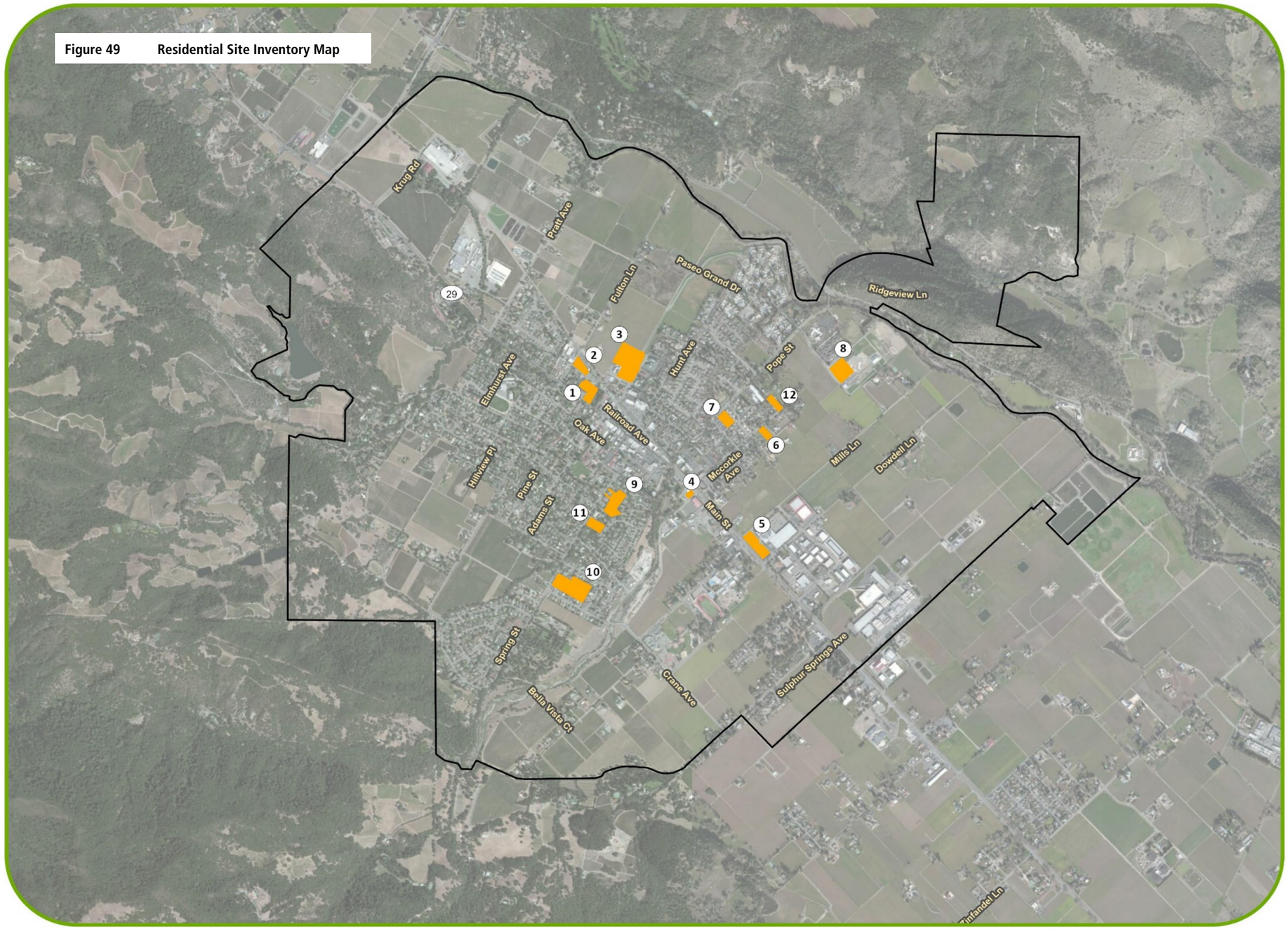
In combination with the City's pending projects and ADU development trends, the site inventory provides adequate sites to meet the City's RHNA allocation and buffer requirements. Between these three methods, the city can accommodate a total of ~~489~~ 470482481472 housing units, including ~~204~~ 207 lower-income, ~~738~~870 moderate-income, and ~~197~~ ~~193~~ 200199195 above moderate-income units. Table 57 shows a summary of the number of housing units accommodated by pending projects, ADU trends, and the site inventory.

~~Table 51~~Table 57 **Summary of Housing Units**

	Lower Income	Moderate Income	Above Moderate Income	Total
Pending Projects	4	1	88	93
ADU Trends	0	0	72	72
Site Inventory				
Site 1 (1480 Main St.)	6	0	0	6
Site 2 (1572 Railroad Ave.)	20	0	0	20
Site 3 (Adams St.)	31	0	0	31
Site 4 (905 Main St.)	0	0	~~54~~	~~54~~
Site 5 (Main St. btw Mills Ln. and Dowdell Ln.)	~~504~~645	0	0	~~504~~645
Site 6 (709 ~~and 714~~ McCorkle Ave.)	0	0	~~48~~	~~84~~
Site 7 (821 Pope St.)	10	10	0	20
Site 8 (882 and 886 College Ave.)	15	15	0	30
Site 9 (1447 and 1515 Spring St.)	24	0	24	48
Site 10 (Spring St. btw Hudson Ave. And Valley View St.)	44	44	0	88
~~Site 11 (601 Pope St.)~~	~~0~~	~~15~~	~~0~~	~~15~~
Site 11~~2~~ (1637 Spring St.)	8	0	0	8
Site 1~~3~~2 (620 McCorkle Ave.)	0	0	3	3
Total	~~212~~208207	~~85~~70	2001965195	4974743472
St. Helena RHNA plus 20% Buffer	192	31	79	302
Surplus	~~201~~615	~~54~~39	~~121~~117116116	~~191~~95172171171

.

Figure 49 Residential Site Inventory Map



City Boundary
Selected Sites

1 - 1480 Main Street
2 - 1572 Railroad Avenue
3 - Adams Street
4 - 905 Main Street
5 - Main Street (between Mills & Dowdell)
6 - 709 McCorkle Avenue
7 - 821 Pope Street
8 - 882 and 886 College Avenue
9 - 1447 and 1515 Spring Street
10 - Spring Street (between Hudson & Valley View)
11 - 1637 Spring Street
12 - 620 McCorkle Avenue

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

Imagery provided by Esri and its licensors © 2023.
Additional data provided by County of Napa, 2022.

Table 58 Vacant and Nonvacant Sites

Site Address	APN	Developable Acres	Existing Zoning	Rezone Proposed	Proposed Zoning	Minimum Density	Maximum Density	Used in Previous HE?	Nonvacant	City-Owned	Lower Income	Moderate Income	Above Moderate Income	Total
Site 1 (1480 Main St.)	009-211-016	0.90	Public/Quasi-Public	Yes	Mixed-Use	12	20	No	Nonvacant	Yes	6	0	0	**6**
Site 2 (1572 Railroad Ave.)	009-193-002	0.93	Business and Professional Office	Yes	High Density Residential	16.1	26	No	Nonvacant	Yes	20	0	0	**20**
Site 3 (Adams St.)	009-150-006	5.6	Central Business	Yes	High Density Residential	16.1	26	Yes (Moderate Income and Above)	Vacant	Yes	31	0	0	**31**
Site 4 (905 Main St.)	009-180-008	0.27	Service Commercial	Yes	Mixed-Use	12	20	Yes (Moderate Income and Above)	Vacant	No	0	0	~~5~~4	**~~5~~4**
Site 5 (Main St. btw Mills Ln. and Dowdell Ln.)	009-660-005	1.8	Service Commercial	Yes	High Density Residential	16.1	26	No	Vacant	No	~~46~~45	0	0	**~~46~~45**
Site 6 (709 McCorkle Ave.)	009-100-032	0.9	Medium Density Residential	No	Medium Density Residential	5.1	16	No	Nonvacant	No	0	0	4	**4**
Site 7 (821 Pope St.)	009-503-001	1.0	High Density Residential	No	High Density Residential	16.1	26	Yes (Lower Income)	Nonvacant	No	10	10	0	**20**
Site 8 (882 and 886 College Ave.)	009-070-043, 009-070-044, 009-070-045	1.5	Agriculture	Yes	High Density Residential	16.1	26	No	Vacant	No	15	15	0	**30**
Site 9 (1447 and 1515 Spring St.)	009-590-010, 009-590-003	2.4	High Density Residential	No	High Density Residential	16.1	26	Yes (Lower Income)	Nonvacant	No	24	0	24	**48**
Site 10 (Spring St. btw Hudson Ave. And Valley View St.)	009-441-023	4.4	Medium Density Residential	Yes	High Density Residential	16.1	26	Yes (Moderate Income and Above)	Vacant	No	44	44	0	**88**
Site 11 (1637 Spring St.)	009-600-018	1.1	High Density Residential	No	High Density Residential	16.1	26	No	Nonvacant	No	8	0	0	**8**
Site 12: 620 McCorkle	009-502-003	0.76	Medium Density Residential	No	Medium Density Residential	5.1	16	No	Nonvacant	No	0	0	3	**3**
		Total									**~~204~~203**	**69**	**36**	**~~309~~308**

	Lower Income Capacity
Lower Income RHNA with 20 percent buffer:	192
Pending and Approved Projects (lower income)	4
Existing HDR capacity: Site 7	10
Existing HDR capacity: Site 9	24
Existing HDR capacity: Site 11	8
Remaining lower income shortfall	146
Sites with proposed rezone to HDR (Sites 2, 3, 5, 8, 10)	156

Availability of Infrastructure and Services

The City of St. Helena is dedicated to improving existing and new infrastructure and facilities to support existing and future development. The City's annual budget devotes funds towards the Public Works Department which provides design, construction, maintenance, and operation of public facilities and infrastructure within the city. Public Works is responsible for infrastructure including streets, storm drains, parks, water treatment, water distribution, wastewater collection, and wastewater treatment. Environmental compliance services provided by Public Works also includes storm water pollution prevention, sustainability, protection of public trees and floodplain administration, response to infrastructure and weather emergencies. The city's existing infrastructure system may require minor upgrades to address age and condition-related issues. New construction would be located in areas served by existing infrastructure.

With implementation of wastewater, water, and storm drainage system infrastructure improvements identified in the City's Integrated Utility Master Plan, there would be adequate capacity to accommodate the City's RHNA. The Integrated Urban Master Plan analyzed future infrastructure and water supply capacity accounting for planned development within the city, including the Hunter Subdivision project, and estimated buildout proposed under the 2040 General Plan, which includes the development of 300 new housing units and population growth of an additional 700 residents within the city limitswould be about 7,400 residents by the year 2040. The City's RHNA plans for the addition of a total of 254256 housing units within the planning period. Currently the city has a population of approximately 6,073. Therefore, the additional 256254 units would not exceed buildout assumed in the Master Plan, well within the 2040 General Plan housing development projection. With the 20 percent buffer, the number of additional housing units would be 302, which is not be significantly higher than what was projected under the 2040 General Plan. Therefore, the City's planned infrastructure capacity can accommodate the City's RHNA.

Wastewater System

The City's Integrated Utility Master Plan was adopted in 2021 and serves as the guiding document for planning and implementing sewer system improvements through the year 2040. The plan is consistent with the population, land use, employment, and housing projections presented in the 2040 General Plan. The City also has a Sewer System Management Plan that was developed in 2006 and last updated in April 2016. The City's sewer system service area consists of the City limits and includes approximately 24 miles of active gravity sewer pipelines, 0.4 miles of force mains, and two lift stations that convey flow to the Wastewater Treatment Plant. Improvements to the Wastewater Treatment Plant began in 2022 to adhere to stricter environmental requirements and are expected to be completed in 2023.

A capacity analysis of the existing wastewater collection system showed a storm event would result in multiple pipeline capacity deficiencies and sanitary sewer overflows at several locations with the existing system. Wastewater collection systems improvement projects proposed by the Utility Master Plan included gravity main improvements with pipeline replacement and lift station improvements. These improvements would be

constructed based on prioritization within the Master Plan and developed as a Capital Improvement Project. The improvements would be financed through City budgeting and collection of project impact fees. As discussed under the Government Constraints section, impact fees in the city do not represent a constraint to housing ~~are appropriately sized to accommodate growth to 2040~~.

Potable Water System

The City's Integrated Utility Master Plan serves as the guiding document for planning and implementing water system improvements through the year 2040, consistent with growth under the 2040 General Plan. Previously, the City utilized the Water Master Plan, developed in 2006, to identify infrastructure need to the year 2020. The City's water system service area extends beyond the City limits to unincorporated areas in the Meadowood Napa Valley Resort/Neighborhood area and area between Chaix Lane and Zinfandel Lane along Main Street. There are three main water supply sources: Bell Canyon Reservoir, Stonebridge wells, and an interconnection with the City of Napa. The City's water system consists of approximately 47 miles of water distribution pipelines.

A capacity analysis of the existing water distribution system showed there is one pump station, the Holmes pup station, that does not have sufficient firm pumping capacity to meet maximum day demand. Evaluation of the existing treated water storage system capacity found one area that does not have adequate capacity to meet peak hour demand, fire flow storage, and emergency storage. Improvement projects proposed by the Utility Master Plan to prevent system failures caused by leaks, fails, and main breaks include rehabilitation and replacement of water main and transmission lines, which would enable the City to meet potable water demands. The potable water improvements would be constructed based on prioritization within the Master Plan and developed as a Capital Improvement Project. The improvements would be financed through City budgeting and collection of project impact fees. As discussed under the Government Constraints section, impact fees in the city do not represent a constraint to housing.

Storm Water System and Drainage System

The City's Integrated Utility Master Plan guides planning and implementing the storm drainage system improvements through the year 2040 with growth projections consistent with the 2040 General Plan. Previously, the Storm Drainage Master Plan, developed in 2000, served as the City's guide to analyze the existing storm drain system and plan for implementation of improvements. The City's storm drainage collection system service area consists of the city limits and includes street drainage, inlets, gravity pipelines, open channels, one storm water detention basin, and 33 outfalls that discharge in Sulphur Springs Creek, York Creek, or Napa River.

Evaluation of existing storm drainage capacity showed there would be multiple areas of flooding throughout the system in the event of a 10-year, 50-year, and 100-year storm. Improvement projects proposed by the Utility Master Plan to mitigate storm water system capacity issues include implementing an annual storm drain rehabilitation and replacement program with the assumption that approximately 1.25 percent of the system

would be replaced per year until 2040. Storm water infrastructure upgrades would be constructed based on prioritization within the Master Plan and developed as a Capital Improvement Project. The improvements would be financed through City budgeting and collection of project impact fees. As discussed under the Government Constraints section, impact fees in the city do not represent a constraint to housing.

Dry Utilities

PG&E is responsible for supplying electricity and natural gas to the City and surrounding areas. Other dry utilities such as telephone and data services and cable television are serviced by contracted providers within the city, including Xfinity and AT&T.

Circulation System

The City's Circulation Element, updated in 2019 along with the General Plan, identifies the principal components of the City's circulation system and issues related to parking, public transit, and pedestrian and bicycle infrastructure. The Circulation Element also includes standards and guiding principles for implementing transportation improvements.

The City's street network is largely grid based with some streets east of State Route 29 that are not fully connected to the network. State Route 29 (Main Street) is the main street used for traveling north-south throughout the city and is the main route for vehicles traveling between Lake County, northern Sonoma County, and the City of Napa and other destinations further south. It runs northwest to southeast through the city and divides the city in two. Congestion along State Route 29 is a major issue within the city and pushes traffic onto local city streets. Much of the traffic congestion seen in the city is caused by tourists traveling throughout the region. The primary transit option in the city is the Vine bus service, however ridership is low with only 0.9 percent of St. Helena residents commuting via transit. Future improvements to the City's transportation network include improvements aimed at reducing congestion along State Route 29 and enhancing alternative modes of travel, including the addition of pedestrian and bicycle infrastructure.

Environmental Constraints

In 2019, the City certified a FEIR with the 2040 General Plan Update that analyzed all potential environmental impacts associated with the population and development growth proposed under the plan. City Council also adopted CEQA Findings and a Statement of Overriding Considerations identifying public benefits that override the significant and unavoidable impacts of the General Plan, including agricultural preservation, a balanced mix of land uses and sustainable land use pattern, creation of construction jobs, managing effects of regional traffic, and a shift to a multi-modal circulation system. Environmental clearance for future development projects may tier from the General Plan FEIR, thereby expediting the approval process. Mitigation measures set forth in the FEIR include measures to minimize impacts associated with potential flooding, and other environmental constraints.

There are no known conditions that would preclude any of the selected sites from being developed within the planning period. Sites 4 and 7 are located in the Federal Emergency Management Agency (FEMA) flood hazard zone, Zone X, an area of moderate- to low-risk. Development within Zone X would not preclude the properties from development, as future development would be subject to development standards contained within the Saint Helena Municipal Code, which incorporates FEMA standards for construction in flood hazard zones, as well as relevant policies within the City's General Plan which regulate development in flood risk areas. In addition, future development would comply with applicable mitigation measures within the 2040 General Plan EIR, including HYDRO-1 which ensures that no development will impede waters in the floodway, raises base flood levels, or expose housing to undue risk from flooding. The remaining sites are not located within a FEMA flood zone. None of the sites are located within a state of local fire hazard severity zone.

References

Cal Fire. 2008. Draft Fire Hazar5d Severity Zones in LRA, Napa County. https://osfm.fire.ca.gov/media/6729/fhszl06_1_map28.pdf

Federal Emergency Management Agency. 2022. FEMA Flood Map Service Center: Search By Address. https://msc.fema.gov/portal/search?AddressQuery=1480%20Main%20Street#searchresultsanchor

St. Helena, City of. *Integrated Utility Master Plan.* St. Helena, CA. April 2021. https://www.cityofsthelena.org/sites/default/files/fileattachments/public_works/page/2491/cosh_utility_master_plan_final_draft.pdf

St. Helena, City of. *General Plan Update 2040.* St. Helena, CA. June 2019. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3505/final_plan_compiled.pdf

Vernazza Wolfe Associates, Inc. 2015. *Feasibility Analysis and Comparison of Sties for New Affordable Housing Development Final Report.* Ventura, CA. September 2015.













Appendix A:
Affirmatively Furthering Fair Housing

Public Hearing Draft

April 2023

ST. HELENA
CALIFORNIA
HOUSING ELEMENT
2023 - 2031



AFFH Contents

1. Introduction and Overview A-5

1.1 Approach to Analysis A-5

1.2 Fair Housing Methodology A-6

2. Summary of Fair Housing Issues A-9

2.1 Regional Trends A-9

2.2 Local Trends ..... A-10~~9~~

2.3 Enforcement and Outreach Capacity A-10

3. Segregation and Integration Patterns and Trends A-14

3.1 Race and Ethnicity A-14

3.2 Persons with Disabilities A-15

3.3 Familial Status A-25

3.4 Household Income A-37

3.5 Racially and Ethnically Concentrated Areas of Poverty A-45

3.6 Disparities in Access to Opportunities A-52

3.7 Disproportionate Housing Needs A-74

4. Local Area of Knowledge ..... A-100~~99~~

4.1 Stakeholder Input ..... A-100~~99~~

5. Sites Inventory Analysis ..... A-103~~101~~

5.1 Opportunity Areas ..... A-103~~101~~

5.2 Improved Conditions ..... A-104~~102~~

6. Contributing Factors ..... A-110~~107~~

Tables

Table 1 Domains and List of Indicators for Opportunity Maps A-8

Table 2 Fair Housing Organizations Active in Napa County A-11

Table 3 Racial/Ethnic Dissimilarity Trends (Napa County) A-15

Table 4 Household Type and Tenure (Napa County) A-25

Table 5 Household Type and Tenure (St. Helena) A-27

Table 6 Tenure by Household Type and Presence of Children (St. Helena) A-27

Table 7 Housing Cost Burden of Lower-Income Households (2014-2018) A-85

Table 8 Substandard Housing Units (2019) A-89

Table 9 Overcrowding by Tenure A-91

Table 10 Proposed Sites Inventory Housing Unit Allocation ..... A-104~~102~~

Table 11 Factors that Contribute to Fair Housing Issues ..... A-110~~107~~

Figures

Figure 1 Percent of Total Non-White Population (Napa County) A-17

Figure 2 Percent of Total Non-White Population (St. Helena) A-18

Figure 3 Predominant Populations (St. Helena) A-19

Figure 4 Percent of Population with a Disability (Napa County) A-20

Figure 5 Disability by Type (St. Helena) A-21

Figure 6 Percentage of Population with One or More Disabilities (St. Helena) A-23

Figure 7 Children in Married-Couple Households (Napa County) A-29

Figure 8 Female Headed Households with Children, No Spouse/Partner Present (Napa County) A-30

Figure 9 Population of Adults Living with Spouse/Partner (Napa County) A-31

Figure 10 Population of Adults Living Alone (Napa County) A-32

Figure 11 Children in Married-Couple Households (St. Helena) A-33

Figure 12 Female Headed Households with Children, No Spouse/Partner Present (St. Helena) A-34

Figure 13 Population of Adults Living with Spouse/Partner (St. Helena) A-35

Figure 14 Population of Adults Living Alone (St. Helena) A-36

Figure 15 Median Household Income (2015-2019) A-38

Figure 16 Median Household Income (Napa County) A-41

Figure 17 Low and Moderate Income Population (Napa County) A-42

Figure 18 Median Household Income (St. Helena) A-43

Figure 19 Low to Moderate Income Population (St. Helena) A-44

Figure 20 Areas of High Poverty (Napa County) A-47

Figure 21 Poverty Status (St. Helena) A-48

Figure 22 Neighborhood Segregation (St. Helena) A-49

Figure 23 Racially Concentrated Areas of Affluence (Napa County) A-55

Figure 24 Racially Concentrated Areas of Affluence (St. Helena) A-56

Figure 25 Predominant White Population (Napa County) A-57

Figure 26 Predominant Populations and Median Household Income (St. Helena) A-58
Figure 27 Walkability Index (St. Helena) A-61
Figure 28 TCAC Opportunity Areas – Education Outcomes (Napa County) A-65
Figure 29 TCAC Opportunity Areas – Education Outcomes (St. Helena) A-66
Figure 30 TCAC Opportunity Areas – Economic (Napa County) A-69
Figure 31 TCAC Opportunity Areas – Economic (St. Helena) A-70
Figure 32 Job Proximity Index (St. Helena) A-71
Figure 33 CalEnviroScreen 4.0 Percentile Scores (Napa County) A-77
Figure 34 TCAC Opportunity Areas – Environment (Napa County) A-78
Figure 35 CalEnviroScreen 4.0 Percentile Scores (St. Helena) A-79
Figure 36 TCAC Opportunity Areas – Environment (St. Helena) A-80
Figure 37 Overpayment By Renters (Napa County) A-81
Figure 38 Overpayment By Homeowners (Napa County) A-82
Figure 39 Overpayment By Renters (St. Helena) A-83
Figure 40 Overpayment By Homeowners (St. Helena) A-87
Figure 41 Housing Stock Age (2015-2019) A-89
Figure 42 Overcrowded Households (Napa County) ..... A-94~~93~~
Figure 43 Overcrowded Households (St. Helena) ..... A-95~~94~~
Figure 44 Sensitive Communities (Napa County) ..... A-98~~97~~
Figure 45 Sensitive Communities (St. Helena) ..... A-99~~98~~
Figure 46 Mortgage Applications and Acceptance by Race ..... A-102~~100~~
Figure 47 Location of Sites Inventory in Relation to TCAC/HCD Opportunity Areas ..... A-108~~105~~


1468

1. Introduction

In 2018, the California State Legislature passed Assembly Bill (AB) 686 to expand upon fair housing requirements and protections outlined in the Fair Employment and Housing Act. The law requires all State and local public agencies to facilitate deliberate action to explicitly address, combat, and relieve disparities resulting from past patterns of segregation to foster more inclusive communities. AB 686 created new requirements that apply to all housing elements due for revision on or after January 1, 2021. The passage of AB 686 protects the requirement to affirmatively further fair housing within State law.

AB 686 defined "affirmatively further fair housing (AFFH)" to mean "taking meaningful actions, in addition to combat discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity." AB 686 added an assessment of fair housing to the Housing Element which includes the following components:

- A summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity
- An analysis of segregation patterns and disparities in access to opportunities
- An assessment of contributing factors
- An identification of fair housing goals and actions.[67]

1.1 Approach to Analysis

This AFFH analysis is consistent with the 2021 California Department of Housing and Community Development's Affirmatively Furthering Fair Housing Guidance for All Public Entities and for Housing Elements (AFFH Guidance Memo) which provides guidance on the preparation of housing elements and ensures statutory requirements are satisfied, pursuant to Government Code Section 65583(c)(10).

This AFFH analysis evaluates fair housing issues on the following topics:

1. Fair Housing Enforcement and Outreach Capacity
2. Integration and Segregation Patterns and Trends
3. Racially and Ethnically Concentrated Areas of Poverty
4. Disparities in Access to Opportunity
5. Disproportionate Housing Needs

[67] *Housing and Community Development (HCD). 2021. https://www.hcd.ca.gov/community-development/affh/index.shtml*

6. Other Relevant Factors, including historical disinvestment, lack of infrastructure improvements, and presence of older affordable housing units that may be at risk of conversion to market-rate housing.

Fair housing priorities goals and actions are also provided specific to St. Helena to address as implementation actions for the Housing Element. The goals and actions address the major contributing factors for the topics above.

1.2 Fair Housing Methodology

The California Government Code Section 65583 (10)(A)(ii) requires cities and counties to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk.

To conduct this analysis, the City utilized data from a variety of sources, including:

- The Housing and Community Development (HCD) AFFH Data Viewer
- AFFH Segregation Report by ABAG
- Napa Sonoma Collaborative
- Urban Displacement Project (UDP)
- U.S Housing and Urban Development (HUD)
- CalEnviroscreen
- California Tax Credit Allocation Committee (TCAC)
- The Comprehensive Housing Affordability Strategy (CHAS)
- US Census American Community Survey (ACS)
- AllTransit
- Walk Score

Additionally, the analysis includes input from sources of local knowledge, including special needs groups, housing advocacy organizations, housing and services providers, and residents.

1.2.1 Housing and Community Development's AFFH Viewer

The AFFH Data Viewer is a tool developed by HCD that features census block group and tract level data from an expansive collection of sources including ACS, HUD, TCAC, UDP, and CHAS. The Data Viewer tool serves as a resource for local and regional governments and provides the ability to explore spatial data patterns concerning fair housing enforcement, segregation and integration, racially and ethnically concentrated areas of poverty, and disparities in access to opportunities and housing. The Data Viewer is

intended to assist in the creation of policies that alleviate disparities, combat discrimination, and increase access to safe and affordable homes.

1.2.2 AFFH Segregation Report

The University of California, Merced and STIR Labs, on behalf of ABAG, prepared reports for jurisdictions in California studying segregation patterns and current land use policies that correlate with patterns of racial segregation. The report for St. Helena addresses racial and income segregation using the racial isolation index, racial dissimilarity index, and Thiel's H-Index at the neighborhood level within and regional level.

1.2.3 Napa Sonoma Collaborative

The Napa Sonoma Collaborative (NSC) is a collaboration between Napa and Sonoma Counties that aims to address housing challenges within the region. NSC is made up of housing staff from jurisdictions within Napa and Sonoma Counties and is working to raise awareness and increase participation in the Housing Element update process. The collaborative conducted outreach to gather information on fair housing issues within local communities and discuss constraints to affordable housing.

1.2.4 Urban Displacement Project (UDP)

The UDP was developed to track neighborhood change and identify areas that are vulnerable to gentrification and displacement in California. Indicators of gentrification and displacement are measured at the census tract level based on data from the 2015 ACS. UDP indicators examine census tracts to identify areas that qualify as disadvantaged neighborhoods. Additionally, census tracts identified as disadvantaged neighborhoods by UDP's criteria are further analyzed to explore changes in the percentage of college educated residents, non-Hispanic White population, median household income, and median gross rents over time to determine levels of gentrification and displacement risk.

1.2.5 CalEnviroscreen

The California Office of Environmental Health Hazard Assessment developed a screening methodology to identify communities disproportionately burdened by multiple sources of pollution. This tool, called the California Communities Environmental Health Screening Tool (CalEnviroScreen), utilizes existing environmental, health, and socioeconomic data to rank census tracts based on 20 distinct indicators. In general, if a community has a high score for that indicator, it is more impacted by pollution burdens and population vulnerabilities compared to other communities. Designated disadvantaged communities are those with CalEnviroScreen percentile scores of 75 or higher, meaning that they scored within the highest 25 percent of census tracts across California. There are no disadvantaged communities in St. Helena.

1.2.6 California Tax Credit Allocation Committee (TCAC)

HCD and the TCAC created the California Fair Housing Task Force to provide research, evidence based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals.[68] The Task Force created the AFFH Data Viewer, an interactive mapping tool to assess population and housing characteristics related to fair housing and access to opportunity to aid in the development of policy for the promotion of equitable and inclusive communities. The data viewer includes Opportunity Maps made from composite scores of three different domains made up from a set of indicators data shown in Table 1. The Opportunity Maps include a measure or "filter" to identify areas with poverty and racial segregation. To identify these areas, census tracts were first filtered by poverty and then by a measure of racial segregation. The criteria for these filters were:

- **Poverty Status.** Census tracts with at least 30 percent of population that earned an income that was below the federal poverty level.
- **Racial Segregation.** Census tracts with a location quotient that is higher than 1.25 for Black, Hispanic, Asians, or all non-White populations in comparison to the county.

Table 1 Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	Poverty, Adult Education, employment, Job proximity, median home value
Environmental	CalEnviroScreen 3.0 pollution indicators and values
Education	Math proficiency, reading proficiency, high school graduation rates, student poverty rates

Source: California Fair Housing Task Force, Methodology for the 2020 TCAC/HCD Opportunity Maps, December 2020

1.2.7 AllTransit

AllTransit is an online database that details transit opportunity for communities. The website explores metrics that reveal the social and economic impact of transit, specifically looking at connectivity, access to jobs, and frequency of service. The AllTransit performance score explores metrics that reveal the social and economic impact of transit, such as connectivity, access to jobs, and frequency of service.

1.2.8 Walk Score

Walk Score provides walkability services and apartment search tools to addresses across the United States, with the mission "to promote walkable neighborhoods." Walk Score measures walkability by assigning a numerical walkability score based on distance to amenities within a 30-minute walk and evaluates

[68] *Office of The State Treasurer (STO). 2021. https://www.treasurer.ca.gov/ctcac/opportunity/2020-tcac-hcd-methodology.pdf*

pedestrian friendliness by analyzing population density and road metrics, including block length and intersection density.

1.2.9 Community Engagement and Outreach

As part of the Housing Element Update, the City implemented a community engagement program, soliciting input from the general public, housing stakeholders, and City decision makers. Results and feedback obtained during the community engagement program have been incorporated into the Housing Element, including this section on affirmatively furthering fair housing practices. Please see Chapter 1 for more details on the City's outreach efforts.

2. Summary of Fair Housing Issues

This summary guides the prioritization of contributing factors to fair housing issues and the creation of goals and actions to address these issues. Fair housing issues are conditions that restrict fair housing choice or access to opportunity in the geographic area of interest. Fair housing choice means realistic housing opportunities exist, can be accessed without discrimination towards protected characteristics such as race, color, religion, sex, disability, etc., and are informed with adequate information regarding options.

2.1 Regional Trends

Impediments to fair housing within Napa County, and the Bay Area as a whole, include the following:

- Residential segregation between White residents and non-White residents has increased in the last decade.
- Areas with higher percentages of non-White residents generally have less access to proficient schools, jobs, and cleaner air and water.
- Median rental prices rose an approximately $483 (unadjusted for inflation) since 2009, from $1,087 to $1,570, an increase of 44.4 percent in a 10-year period.
- The average home value increased from approximately $319,926 to $768,414 in less than 20 years, from 2001 to 2020 (unadjusted for inflation).
- Housing Choice Voucher holders and those with disabilities often find it difficult to find an appropriate housing unit based on located a unit of appropriate size and/or cost.
- Disability, race, and familial status are the most common bases of housing discrimination complaints forwarded to the California Department of Fair Employment and Housing and the Office of Fair Housing and Equal Opportunity.

2.2 Local Trends

Contributing factors identified as impediments to fair housing in St. Helena are discussed in detail below and include descriptions of how each impediment is addressed in this Housing Element.

2.2.1 Concentrations of Lower- and Moderate-Income Earning Populations

HUD defines a Lower and Moderate Income (LMI) area as a census tract or block group where over 51 percent of the population earn an income that is considered lower or moderate relative to the area median income. In St. Helena, residents with low and moderate household incomes are concentrated in the eastern portion of the city. The Housing Element ensures available land to accommodate all income levels on sites located across the city. Efforts to combat this impediment are outlined in Programs H-A, H-B, H-N, H-O, H-R, H-U, H-V, H-W and H-OO, which focus on maintaining an inventory of sites suitable for residential development and prioritize and incentivize housing development for lower- and moderate-income residents in the western portion of the city.

2.2.2 Insufficient Housing Stock for Farmworkers

Farmworker housing is a critical need in Napa County and St. Helena due to the presence of year-round agricultural production. The migratory and sometimes seasonal nature of farm workers pose housing challenges for a community and are seen as an impediment for St. Helena as the City tries to house its entire population. Efforts to combat this impediment are outlined in Programs H-E, H-H, H-I, and H-KK, which work to support regional and City farmworker housing efforts, including creating incentives and fast-tracking development for workforce/farmworker housing.

2.2.3 Lack of Affordable Housing Types

There is a lack of diversity in housing types that restricts development of affordable housing in St. Helena. Local land use and zoning regulations perpetuate this deficiency by limiting the form of housing that can be developed on a particular site. Much of the residentially zoned parcels within the city are zoned low and moderate density residential and are not compatible with the construction of duplexes, triplexes, quadplexes and multifamily housing developments. The City is upzoning a number of parcels as a part of the Housing Element Update to allow higher density residential development. Efforts to combat this impediment are outlined in Programs H-A, H-B, H-E, H-H, H-I, H-J, H-M, H-N, H-P, H-Q, H-V, H-X, H-AA, H-DD, H-EE, H-FF, H-GG, H-LL, H-NN, and H-OO, which focus on maintaining an inventory of sites suitable for residential development, updating municipal code for developing workforce/farmworker housing, ADUs, housing for disabled and homeless persons, and non-traditional housing types, increasing development density, and fast-tracking housing development.

2.3 Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity is the ability of a local jurisdiction and fair housing agencies to distribute fair housing and tenants' rights information to their community. Enforcement and

outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, resolving issues, and conducting fair housing testing.

2.3.1 Regional Resources

Several organizations in Napa County provide aid for fair housing issues and outreach. Table 2~~Table 2~~ shows organizations and agencies that collaborate with local governments, including St. Helena to address housing and community needs and provide the following services:

- Housing Need Assessment
- Homelessness Needs
- Market Analysis
- Fair housing testing and complaints
- Fair housing counseling and education
- Tenant/landlord counseling and mediation
- Homeless prevention program
- Rental assistance program
- Rent/deposit grant program
- Home seeking services
- Shared housing counseling placement
- Homebuyers' education learning program

Table 2 Fair Housing Organizations Active in Napa County

Organization	URL	Phone Number
Abode Services	https://www.abodeservices.org/napa-county	(510) 657-7409
Bay Area Legal Aid (BALA)	https://baylegal.org/	(800) 551-554
CA Department of Fair Employment and Housing	https://www.dfeh.ca.gov/	(800) 884-1684
EAH Housing	https://www.eahhousing.org/	
Fair Housing Advocates of Northern California (FHANC)	https://www.fairhousingnorcal.org/	(415) 457-5025
Fair Housing Napa Valley (FHNV)	https://napafairhousing.org/	(707) 224-9720
Napa Continuum of Care	https://homelessnapa.com/	
Napa County Housing and Homeless Services Division	https://www.countyofnapa.org/272/Homeless-Services	(707) 271-7818
Napa Valley Community Housing	https://nvch.org/	(707) 253-6140

North Bay Housing Coalition	https://www.northbayhousingcoalition.org/	(707) 289-7000

Source: City of Napa AI, 2020; Napa Sonoma Collaborative Fair Housing Enforcement, Outreach Capacity and Resources, 2022

2.3.2 Local Resources

The City of St. Helena contracts with the non-profit organization Fair Housing Napa Valley (FHNV), a regional non-profit fair housing agency, to assist residents with fair housing counseling services, connections to rental assistance and homelessness prevention programs, and to conduct fair housing testing. FHNV assists residents and landlords throughout the city, providing mediation, investigation, and referral services. In addition to the fair housing services provided by active organizations, the Napa County Housing Authority administers the Housing Choice Voucher program for St. Helena and other jurisdictions in the county.

The City complies with existing fair housing laws and regulations. The City does~~n't~~ not place more scrutiny or deny projects or individuals of their right to tenancy, residence, or entitlement based on memberships of protected class, in compliance with Government Code section 65008. Implementation of the 6th Cycle Housing Element would bring the City's adopted regulations and policies into compliance with other fair housing regulations such as Program H-F which would bring density bonus provisions into compliance and allow for greater incentives for affordable housing. The City is also proposing updates to their existing Inclusionary Ordinance to promote more housing choices for residents.

2.3.2.1 Ability to Address Complaints

The Department of Justice's Civil Rights Division initiated fair housing testing in 1991. This is a technique used to uncover evidence of discrimination in rental housing. Fair housing testing involves one or more individuals who pose as prospective renters for the purpose of determining whether a landlord is complying with local, State, and federal fair housing laws. Enforcement actions may be taken when investigations yield evidence of a pattern or practice of illegal housing discrimination. Testing may be initiated following the filing of a specific housing discrimination complaint or, as is the case when testing for disability discrimination, as part of an overall effort to determine whether the design or architectural features of a specific rental facility comply with state and federal accessibility requirements. In Napa County, fair housing testing is used to identify unlawful housing discrimination practices based on the real or perceived race, ethnicity, color, religion, gender identity or expression, national origin, disability, familial status, marital status, age, ancestry, sexual orientation, and source of income of prospective renters. Fair Housing Napa Valley conducts fair housing testing of rental properties to assess how well rental properties are conforming to fair housing laws, assists residents in filing fair housing complaints, provides education and technical assistance to housing providers, and provide conciliation services for tenants and landlords.

The Department of Fair Employment and Housing (DFEH) maintains a record of housing discrimination complaints filed in local jurisdictions. From 2015 - 2019, 256 fair housing complaints originating in Napa County were filed with DFEH. Overall, disability-related discrimination comprised the largest proportion of

cases (56 percent). The next highest basis for discrimination were race and familiar status, comprising nearly 8 percent each. According to the HCD AFFH Data Viewer, no fair housing inquiries for the City of St. Helena were received between 2013 and 2021. Fair housing inquiries are comments or questions related to fair housing received by HUD's Office of Fair Housing and Equal Opportunity (FHEO), not formal discrimination complaints. The lack of inquiries is low for the region, as seen when compared to the cities of Santa Rosa (received 61), Sonoma (received 8), and Napa (received 33).

2.3.3 Findings, Lawsuits, and Enforcement Actions

There are currently no active fair housing lawsuits or enforcement actions in the city. However, historically, low-income and minority populations have struggled to procure affordable housing opportunities in the city. In addition, residents have challenged the City for not doing enough to combat housing segregation issues between the western and eastern portions of the city.

In 2013, the City of St. Helena signed a settlement agreement with Esvin Calderon as well as other residents and fair housing providers who had filed a lawsuit against the City on the basis that the City "promoted or maintained policies, practices, or actions that had the purpose of effect of displacing or excluding Latino residents and low-income residents from the City". According to the settlement the City would comply with a list of requirements that would promote the development of affordable housing units in the city, including depositing $500,000 to the City's Affordable Housing Trust Fund and amending the St. Helena Municipal Code to support and prioritize affordable housing development, and to host fair housing workshops in collaboration with Napa Valley Fair Housing.

In 2016, St. Helena Residents For An Equitable General Plan, the McCorkle East Side Neighborhood Group, and the Protect the St. Helena Vineyard Riverwalk Community Group filed a claim with the City citing that the city is "a segregated city, with an affluent White west and diverse east side where most Hispanics, seniors, and members of other protected groups live largely in a concentrated area near the Napa River."

The City is in the process of adopting a new Zoning Ordinance to be consistent with the 2040 General Plan, which would permit duplexes and triplexes within the MR District (see Program H-N). This would create additional housing choices and affordability levels in the MR Districts on the western side of the city. In addition, several programs, including H-BB, H-EE, and H-XX would implement placemaking strategies to outreach and work with the more diverse and older populations living in the east due to the historic development patterns.

3. Segregation and Integration Patterns and Trends

To inform priorities, policies, and actions, the housing element must include an analysis of integration and segregation, including patterns and trends. Integration generally means a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability in a specific geographic area. Segregation generally means the opposite condition, in which there is a high concentration of the characteristics described above in a specific geographic area. To adequately assess the patterns of integration and segregation, this section identifies trends at the regional scale (Napa County) and at the local scale (St. Helena).

3.1 Race and Ethnicity

The ethnic and racial composition of a community relates to other housing characteristics including household size, locational preference, and economic opportunity. Additionally, race/ethnicity is a known contributor to unfair housing practices. Historical patterns of racial/ethnic segregation were results of governmental policies from the federal to local level that promoted exclusionary actions and disparate treatment of people of color such as redlining, racially restrictive covenants, and mortgage lending practices. The existence of concentrations of minorities living in one location may be an indicator that some minority groups do not have as many housing choices as non-minority residents.

3.1.1 Regional Trends

Regionally, the urbanized areas of Napa County are more diverse, with a minimum of 40 percent of the population consisting of non-White residents, as demonstrated in the geographic depiction of 2014-2018 ACS data shown in Figure 1~~Figure 1~~. Comparatively, populations in the less urbanized and less densely populated areas of Napa County are generally more predominantly White with populations consisting of about 60 percent or greater of White residents.

HUD utilizes the racial/ethnic dissimilarity index as a measure of segregation. The racial/ethnic dissimilarity index represents the extent of which any two racial/ethnic groups differ across a defined geographical area. The index ranges from 0-100, where 0 represents perfect integration between the two racial/ethnic groups and 100 representing perfect segregation. An index value below 40 is generally considered low segregation, a value between 40 and 54 is considered a moderate level of segregation, and a value above 55 is a high level of segregation.[69] Racial/ethnic segregation in Napa County slightly increased between 2010 and 2019. Table 3~~Table 3~~ shows racial/ethnic segregation in Napa County using the dissimilarity index using data from HUD's AFFH mapping tool. Black and Asian/Pacific Islander residents are the most segregated compared to other racial and ethnic groups. Segregation between Black and White residents and between Asian/Pacific Islander and White residents is high, since their racial dissimilarity index scores are above 55 for 2019. Segregation between Non-White and White residents and between Hispanic and White residents is considered low, since their racial dissimilarity index scores are below 40 for 2019. In

[69] *HUD, 2020. https://www.hud.gov/sites/dfiles/FHEO/documents/AFFH-T-Data-Documentation-AFFHT0006-July-2020.pdf*

Napa County, there has been an increase in segregation across all measured racial/ethnic groups between 2010 and 2019.

Table 3 Racial/Ethnic Dissimilarity Trends (Napa County)

Racial/Ethnic Dissimilarity Index	1990	2000	2010	2019
Non-White/White	19.58	26.18	31.24	36.84
Black/White	56.22	52.61	58.76	67.86
Hispanic/White	21.86	28.94	30.13	35.61
Asian or Pacific Islander/White	37.11	38.97	57.35	64.47

Source: Affirmatively Furthering Fair Housing Mapping Tool – Table 3, Version AFFHT0006, 2022

3.1.2 Local Trends

St. Helena is more diverse compared to rural areas of Napa County, which are predominantly White, and less diverse than the cities of Napa and American Canyon. According to 2015-2019 ACS estimates, White residents comprise the largest racial/ethnic group in St. Helena, followed by Hispanic/Latino residents. The predominant population throughout the entire city is White, as shown in Figure 3~~Figure 3~~. The northwest area of the city has the highest predominance of White residents, although the southeast area of the city is predominantly White as well. The eastern areas of the city have the largest non-White populations, as shown in Figure 3~~Figure 3~~.

3.2 Persons with Disabilities

Persons with disabilities include those with a physical or mental impairment including hearing, vision, mobility, cognitive function. For persons with disabilities, fair housing choice and access to opportunity include access to accessible housing and housing in the most integrated setting appropriate to an individual's needs as required under federal civil rights law, including equitably provided disability-related services that an individual needs to live in such housing. For example, persons with disabilities who are unable to use stairs or need a zero-step shower may not have actual housing choice without the presence of housing units with these accessibility features.[70]

High spatial segregation of persons with disabilities may indicate fair housing issues related to both physical needs and economic disparities. According to the *2020 Annual Report on People with Disabilities in America*, more than 25 percent of persons with disabilities (including physical, intellectual, and developmental; sensory; and other disability categories) live below the Census Bureau-designated poverty

[70] *HCD 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf*

line, which is 14.5 percentage points higher than people without a disability.[71] Persons with disabilities may be more reliant than persons without disabilities on fixed incomes or access to public transit.

3.2.1.1 Regional Trends

According to 2015-2019 ACS estimates, a total of 16,244 Napa County residents had one or more disabilities, which represents approximately 11.8 percent of the county's total population. Figure 4~~Figure 4~~ shows the percentage of the population living with one or more disabilities throughout Napa County. The western areas of the county, which includes the urban areas of the cities, have higher concentrations of persons living with one or more disabilities compared to the eastern areas of the county. The southeastern area of the City of Napa has the highest concentration of persons living with one or more disabilities in the county.

[71] *The Rehabilitation Research and Training Center on Disability Statistics and Demographics. 2020. https://disabilitycompendium.org/annualreport*

Figure 1:
Percent of Total Non-White Population (Napa County)

City Boundary
County Boundary
(R) Racial Demographics (2018) - Block Group
Percent of Total Non-White Population
≤ 20%
21 - 40%
41 - 60%
61 - 80%
> 81%

ST. HELENA
CALIFORNIA

0 3 6
Miles
N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

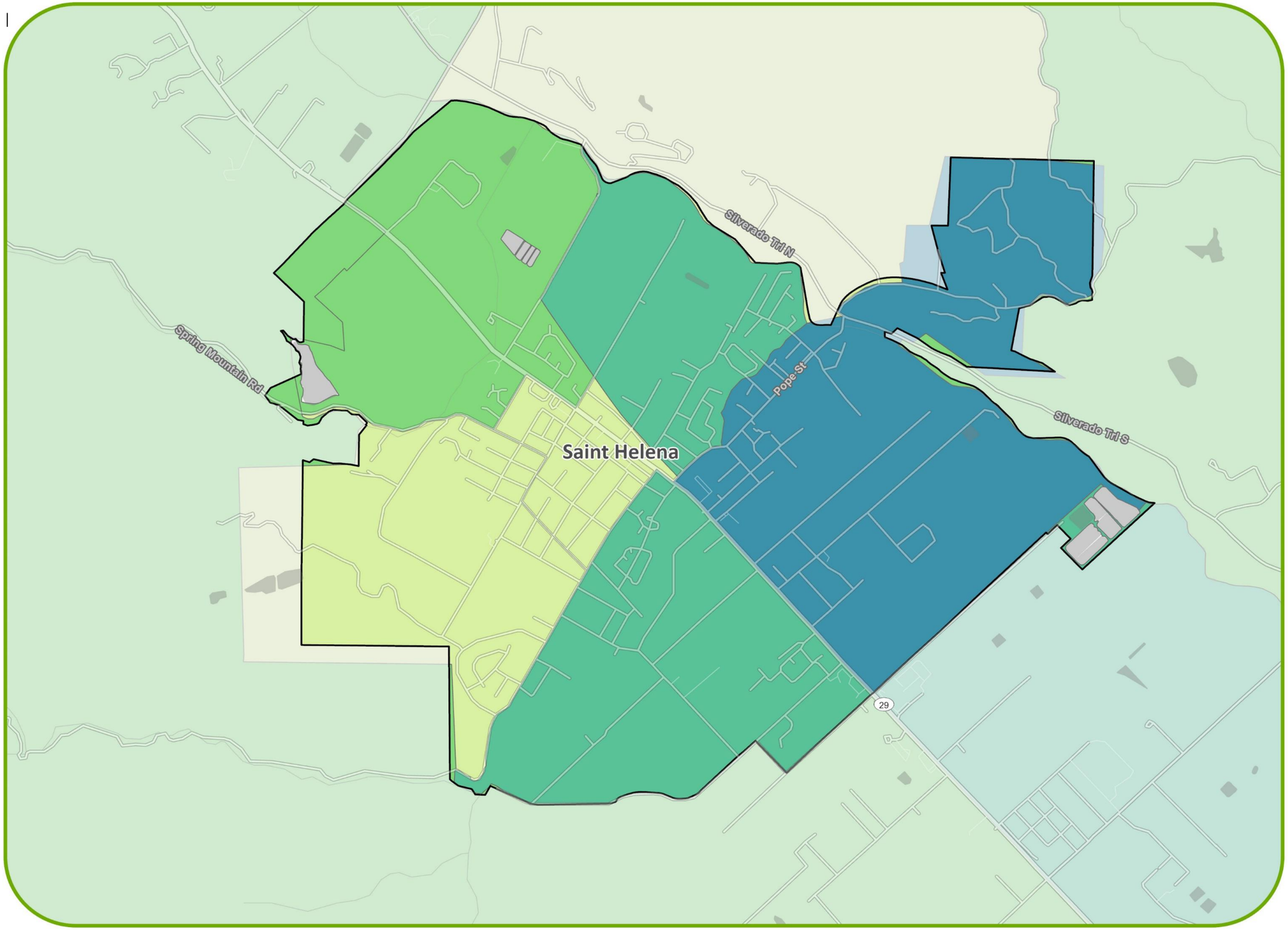


Figure 2:
Percent of Total Non-White Population (St. Helena)

City Boundary
(R) Racial Demographics (2018) - Block Group
Percent of Total Non-White Population
≤ 20%
21 - 40%
41 - 60%
61 - 80%
> 81%

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

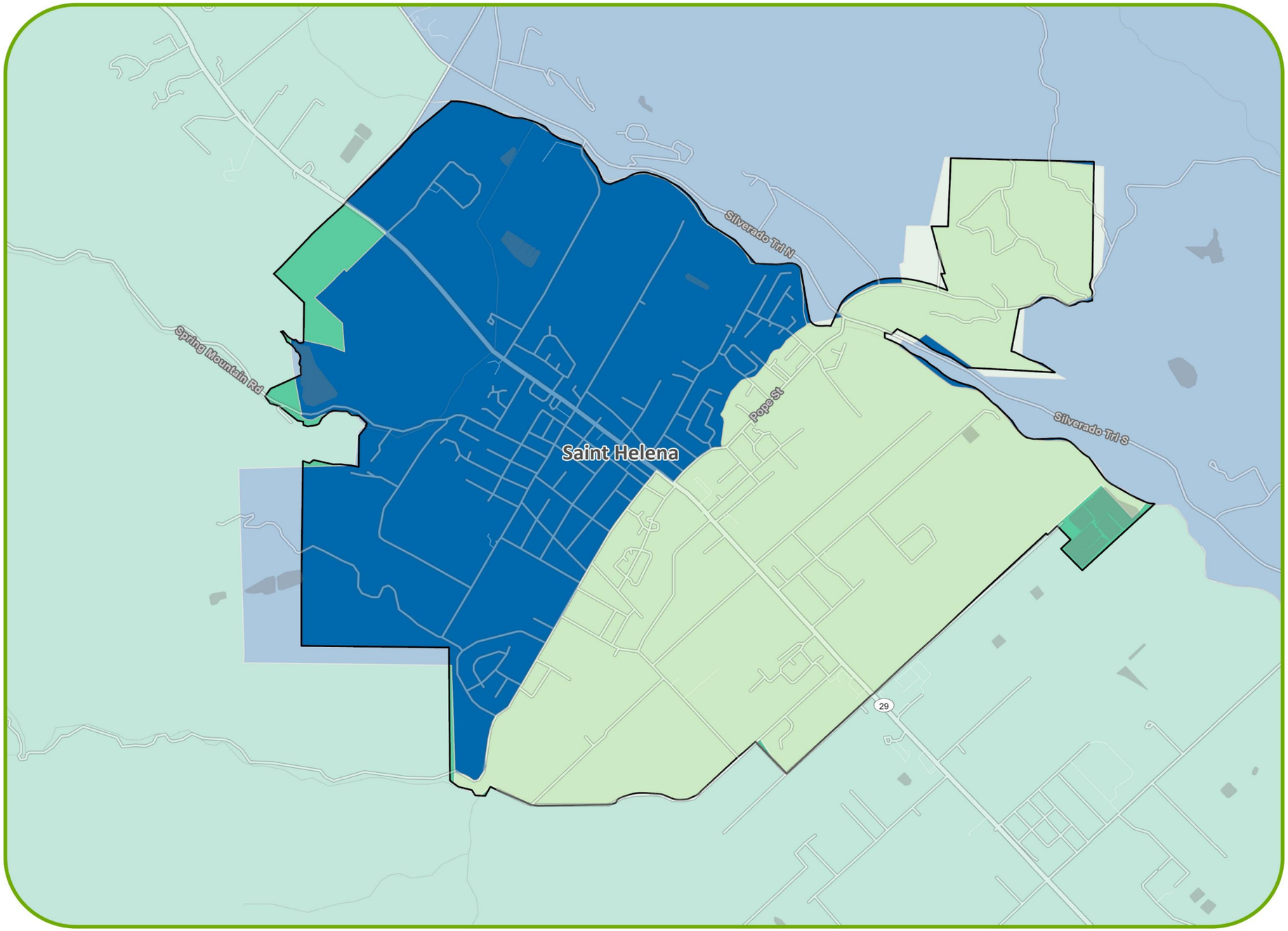


Figure 3:
Predominant Populations (St. Helena)

City Boundary

(R) Predominant Population - White Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - Hispanic Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - Asian Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - African American Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

(R) Predominant Population - Native American Majority Tracts

Dominance Value

- Slim (gap < 10%)
- Sizeable (gap 10% – 50%)
- Predominant (gap > 50%)

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

Figure 4 Percent of Population with a Disability (Napa County)

Source: AFFH Viewer, 2022

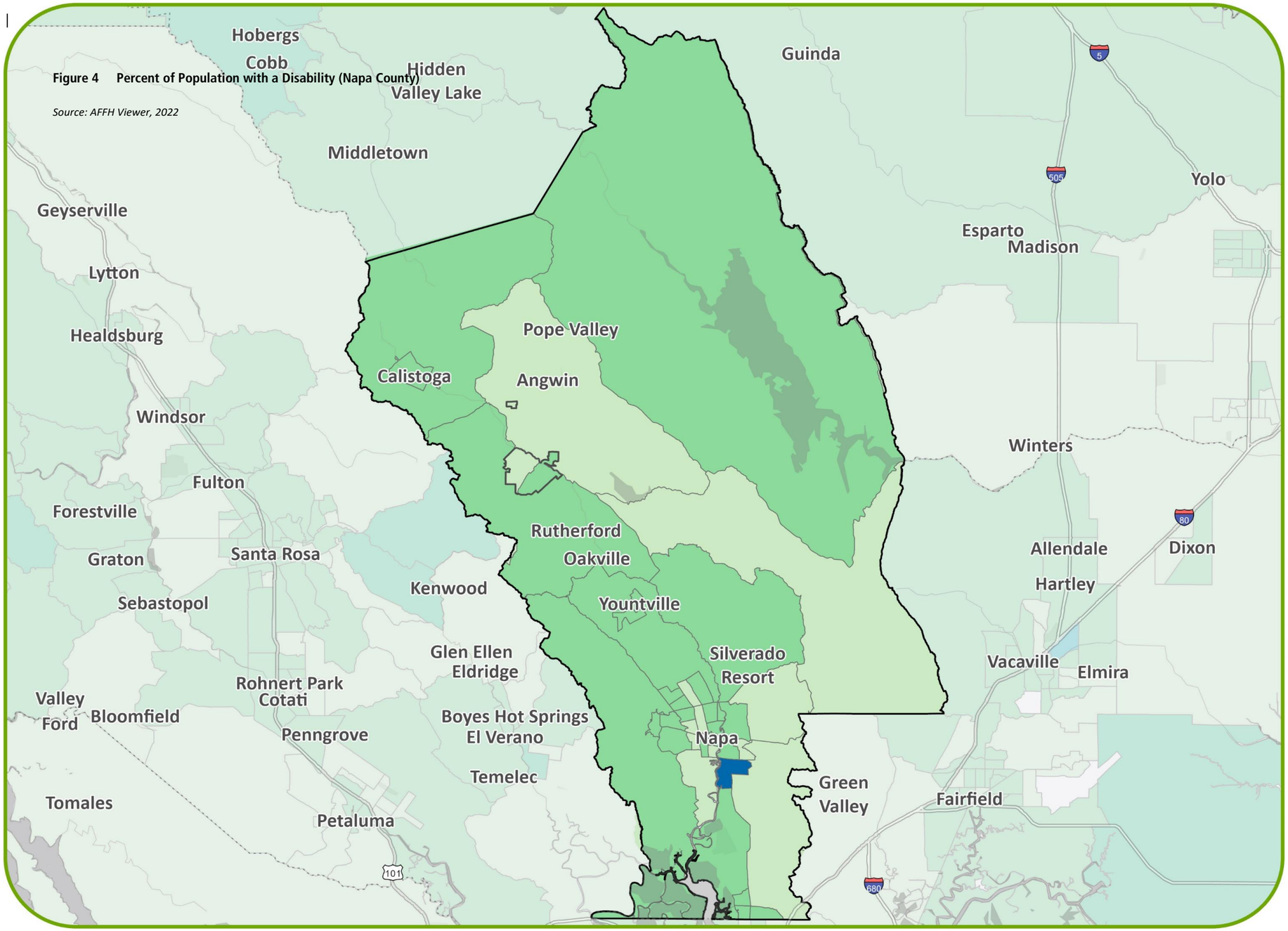


Figure 4: Percent of Population with a Disability (Napa County)

City Boundary
County Boundary
(R) Population with a Disability (ACS, 2015 - 2019) - Tract
Percent of Population with a Disability
< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%

ST. HELENA CALIFORNIA

0 3 6 Miles

N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

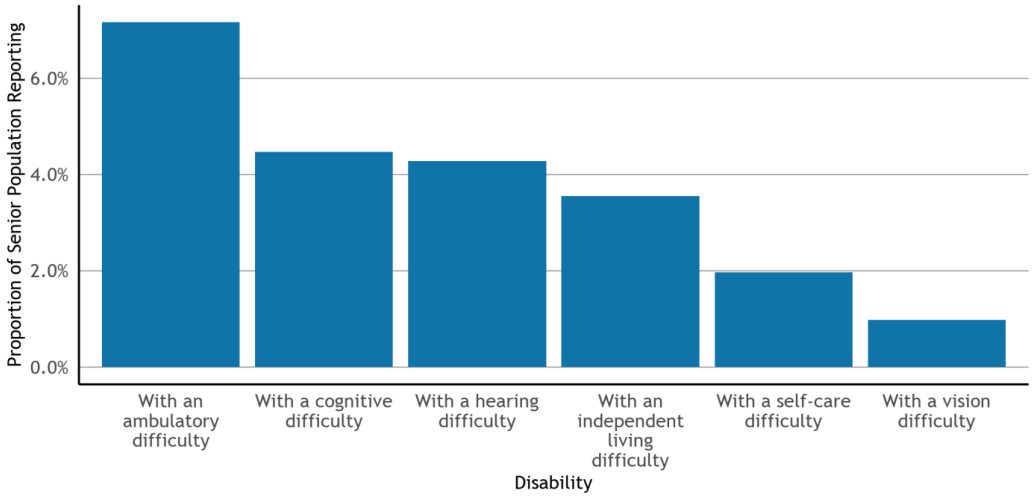
3.2.2 Local Trends

The 2015-2019 ACS estimated a total of 726 residents in St. Helena were living with one or more disabilities, which is approximately 11.9 percent of the total population. Of the 726 individuals living with a one or more disabilities, 466 (64.2 percent) are age 65 or older. The most common type of disability in St. Helena is ambulatory difficulty, defined as those who have serious difficulty walking or climbing stairs, as shown in

Figure 5

~~Figure 5~~. Persons with ambulatory disability have specific housing needs and may require housing that is wheelchair accessible or lacks stairs or steps.

Figure 5 Disability by Type (St. Helena)



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

Figure 6~~Figure 6~~ highlights the percentage of the population living with one or more disabilities in the city by census tract. The southeastern parts of the city, east of Spring Street and Pope Street, have higher concentrations of residents with one or more disabilities (between 10 and 20 percent living with at least one disability).

This page is intentionally left blank.

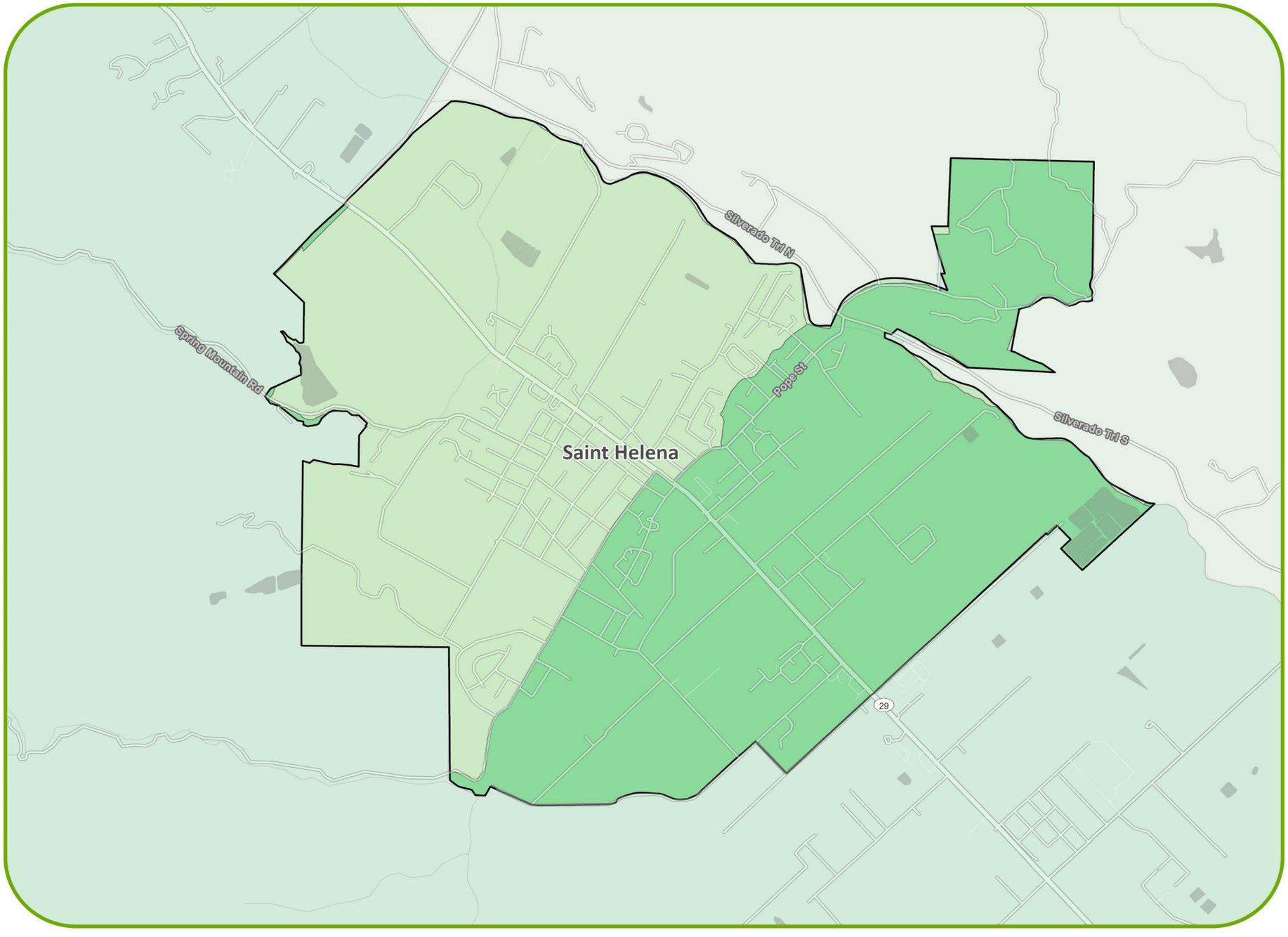


Figure 6: Percentage of Population with One or More Disabilities (St. Helena)

City Boundary

(R) Population with a Disability (ACS, 2015 - 2019) - Tract

Percent of Population with a Disability

- < 10%
- 10% - 20%
- 20% - 30%
- 30% - 40%
- > 40%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.
Page 1003 of 1733

3.3 Familial Status

Familial status refers to families with children under the age of 18, including those with legal custody of a child, pregnant persons, and those in the process of adopting or gaining legal custody. Families with children may face housing discrimination by landlords, including being denied housing due to the presence of children or being subject to special restrictions or fees. Differential treatments such as limiting the number of children in a complex or confining children to a specific location or unit are also fair housing concerns. In a 2016 housing discrimination study, researchers found that compared to households without children, households with children were shown slightly fewer units and were commonly told about units that were slightly larger, and as a result, slightly more expensive to rent.[72] Additionally, female-headed households with children require special consideration and assistance because of generally greater needs for affordable housing and accessible day care, health care, and other supportive services.

3.3.1 Regional Trends

Most households in Napa County are family households, comprising approximately 68 percent of the total 48,705 households in the county. Households with children present comprise 28.1 percent (13,699 households) of the total households or 41.4 percent of all family households in the county. Married couples without children represent 46.9 percent of family households. The majority of family households with children are married couple households with fewer numbers of female and male single parent households. Single-parent households are more often at risk for housing issues because they rely on a single income and may require access to affordable childcare. Table 4~~Table 4~~ shows a breakdown of household type by tenure (owned versus rented) and presence of children in Napa County. Single-parent households are more likely to rent than own, especially female, single-parent households. There are 1,008 single-parent households that own and 2,323 single-parent households that rent in Napa County.

Table 4 Household Type and Tenure (Napa County)

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married Couple Family, with Children Present	6,257	20.0%	4,036	23.2%
Single-Parent, Male Householder, no Spouse Present	383	1.2%	577	3.3%
Single Parent, Female Householder, No Spouse Present	700	2.2%	1,746	10.0%
Total Households with Children Present	7,340	23.5%	6,359	36.5%
Total Households	31,276	100%	17,429	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

[72] *HUD. 2016. https://www.huduser.gov/portal/sites/default/files/pdf/HDSFamiliesFinalReport.pdf.*

Figure 7~~Figure 7~~ shows the percentage of children in married couple households in Napa County. The less urban areas of the county have higher concentrations of children residing in married couple households while the urban areas have a lower percentage of children residing in married couple households. In most areas of the county the majority of children live in married couple households, however the northern half of the county generally has a higher percentage of children living in married couple households compared to the southern half.

Figure 8~~Figure 8~~ shows the estimated percentage of children in households with a female head of household with no spouse or partner. Urban areas of the county, especially areas of the City of Napa and Town of Yountville, have higher concentrations of children in female single-parent households with between 20 and 40 percent of family households headed by a single parent female. The southern area of the City of Napa has the highest concentration of children in households with a female head of household with no spouse or partner, with between 40 and 60 percent of families headed by a single parent female. Less urban areas of the county, outside of incorporated cities, have less than 20 percent of families headed by a single female.

Figure 9~~Figure 9~~ shows the percentage of adults living with a spouse or partner in Napa County. In most areas of the county 40 to 60 percent of adults are living with a spouse/partner. In areas in the southeast portion of the county, and on the west side of the City of Napa, there is a higher concentration of adults living with a spouse/partner, consisting of approximately 60 to 80 percent of adults.

Figure 10~~Figure 10~~ shows the percentage of adults living alone, with less than 20 percent adults living alone in most areas in Napa County. In several of the more urban areas, specifically portions of the City of Napa, Yountville, and St. Helena, there is a higher concentration of adults living alone (greater than 20 percent).

3.3.2 Local Trends

Approximately 58 percent of the total 2,702 households in St. Helena are family households, as shown in Table 5. The majority of families are married couple families with more renters than homeowners. However, more single-parent households own their home than rent. Table 6~~Table 6~~ shows the breakdown of families with children by tenure and household type.

Non-family households are the second most common household type; a total of 42 percent of households fall into this category. These are primarily individuals living alone. Female single parent families make up about 10 percent of both owner-occupied units and rented units. Compared to the entire county, St. Helena has a greater percentage of non-family households, especially those living alone.

Table 5 Household Type and Tenure (St. Helena)

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Family Households	920	58	586	53
Married couple family	735	46	408	37
Male householder, no spouse present	29	2	63	6
Female householder, no spouse present	156	10	115	10
Non-family households	670	42	526	47
Living Alone	644	41	395	36
Not Living Alone	26	2	131	12
Total Households	1,590		1,112	

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table S2501 Occupancy Characteristics, 2015-2019 Estimates.

Table 6 Tenure by Household Type and Presence of Children (St. Helena)

Household Type	Owner-Occupied	Percent of Total Owner-Occupied	Renter-Occupied	Percent of Total Renter-Occupied
Married Couple Family, with Children Present	164	10.3%	230	20.7%
Single-Parent, Male Householder, no Spouse Present	17	1.1%	11	0.1%
Single Parent, Female Householder, No Spouse Present	114	7.2%	50	4.5%
Total Households with Children Present	295	18.6%	291	26.2%
Total Households	1,590	100%	1,112	100%

Source: U.S. Bureau of the Census, American Community Survey (ACS), Table B25115 Tenure by Household Type (Including Living Alone) and Age of Householder, 2015-2019 Estimates.

The majority of children in St. Helena live in married couple households; however this percentage is less than in rural areas of Napa County. Figure 11~~Figure 11~~ shows the percentage of children in married couple households in St. Helena is between 60 and 80 percent, while more than 80 percent of children in the surrounding rural areas live in married couple households.

Figure 12~~Figure 12~~ shows the percentage of children in female single-parent households in St. Helena. In the northwest areas of St. Helena, 20 to 40 percent of children live in female single-parent households. In the southeast areas of the city less than 20 percent of children live in female single-parent households.

Figure 13~~Figure 13~~ provides estimates regarding the percent of the adult population living with a spouse in St. Helena. Throughout the city, 40 to 60 percent of adults are living with a spouse. Figure 14~~Figure 14~~

shows the percentage of the adult population living alone in St. Helena. In the western half of the city, 20 to 40 percent of adults live alone while in the eastern half of the city less than 20 percent of adults live alone.

Figure 7: Children in Married-Couple Households (Napa County)

City Boundary
County Boundary
(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract
Percent of Children in Married-Couple Households
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 3 6
Miles
N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

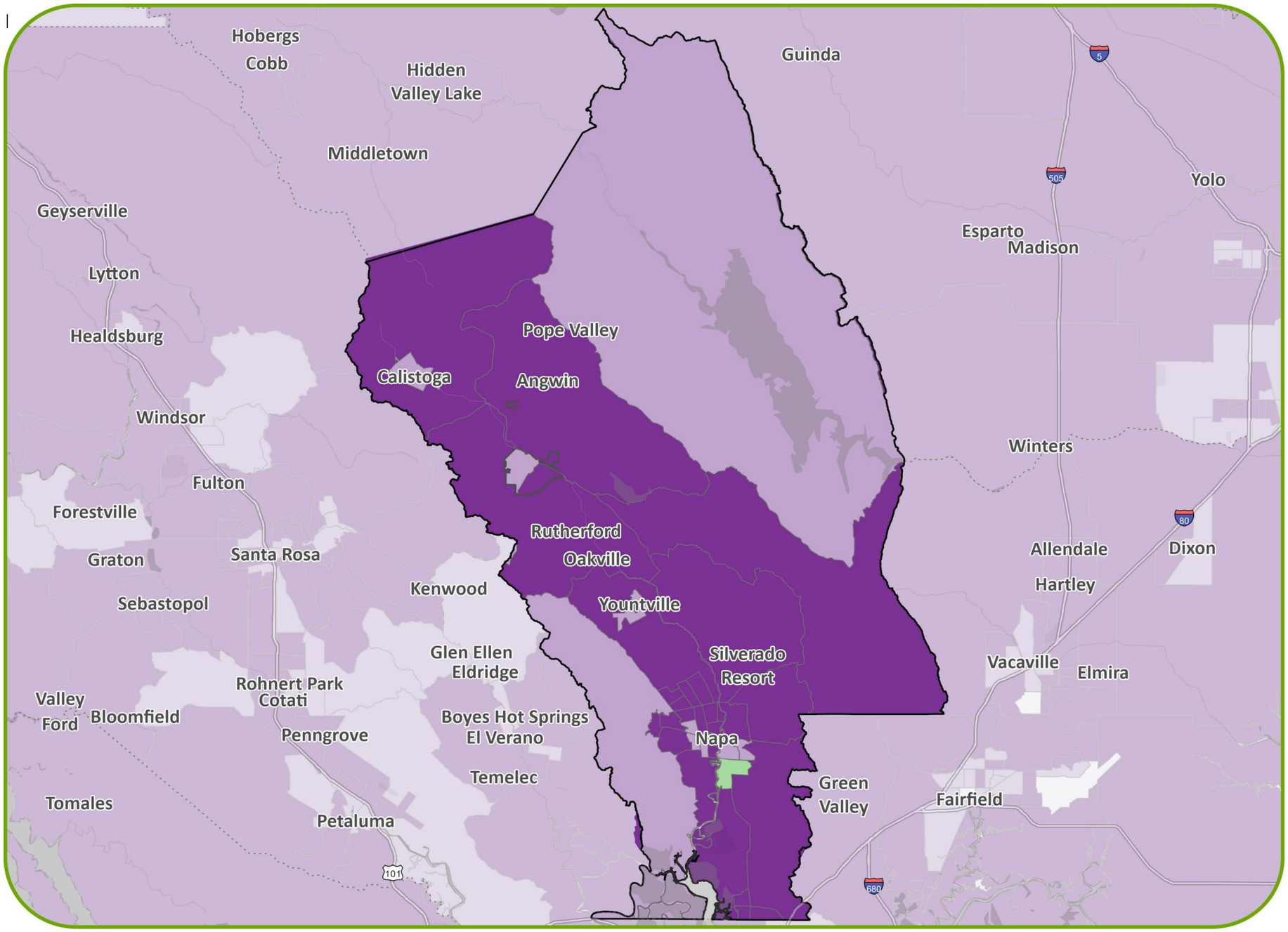


Figure 8: Female Headed Households with Children, No Spouse/Partner Present

City Boundary

County Boundary

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

Percent of Children in Female Householder, No Spouse/ Partner Present Households

- ≤ 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 3 6 Miles

N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

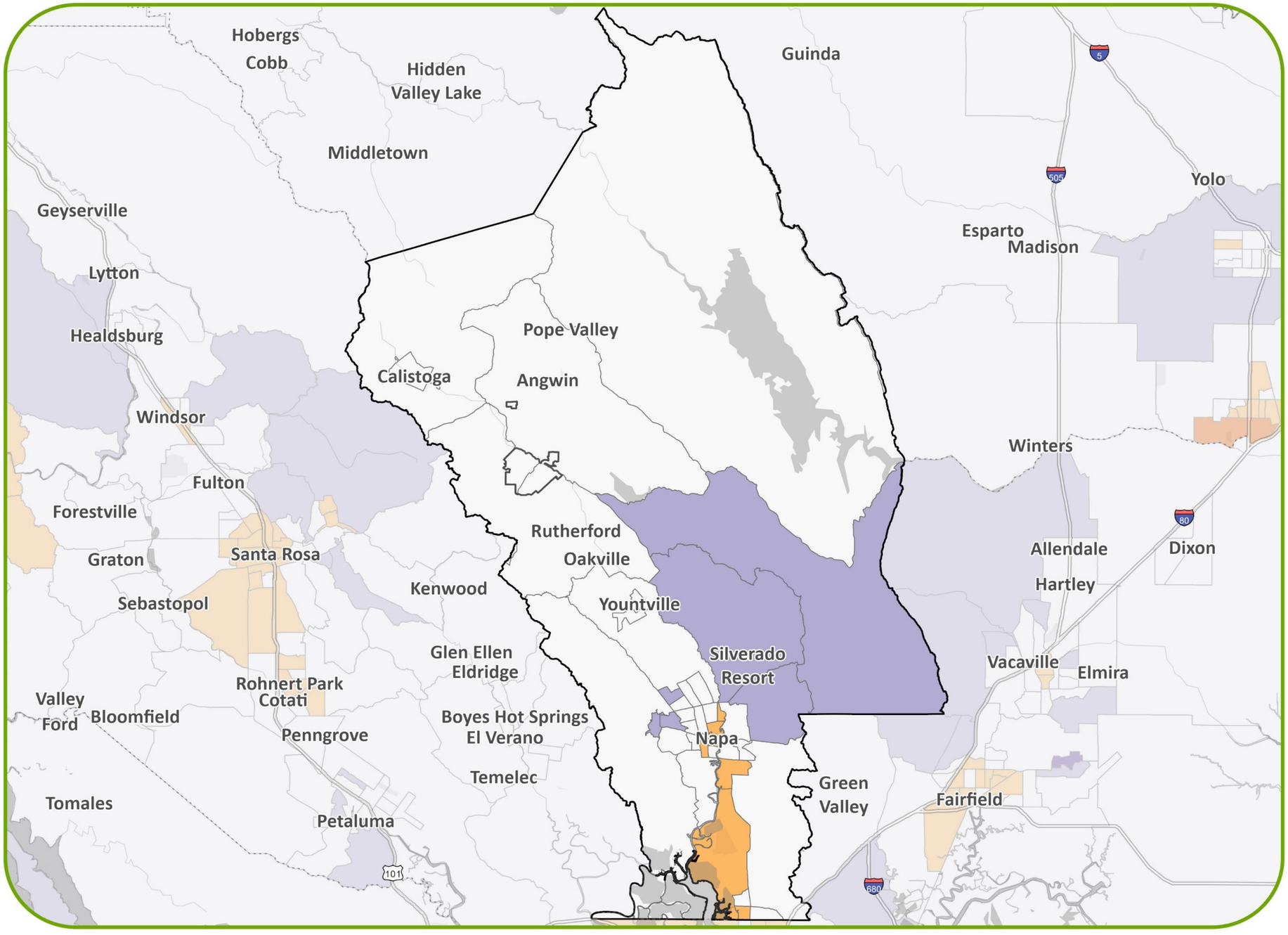


Figure 9: Population of Adults Living with Spouse/ Partner (Napa County)

City Boundary
County Boundary
(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract
Percent of Population 18 Years and Over in Households Living with Spouse
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

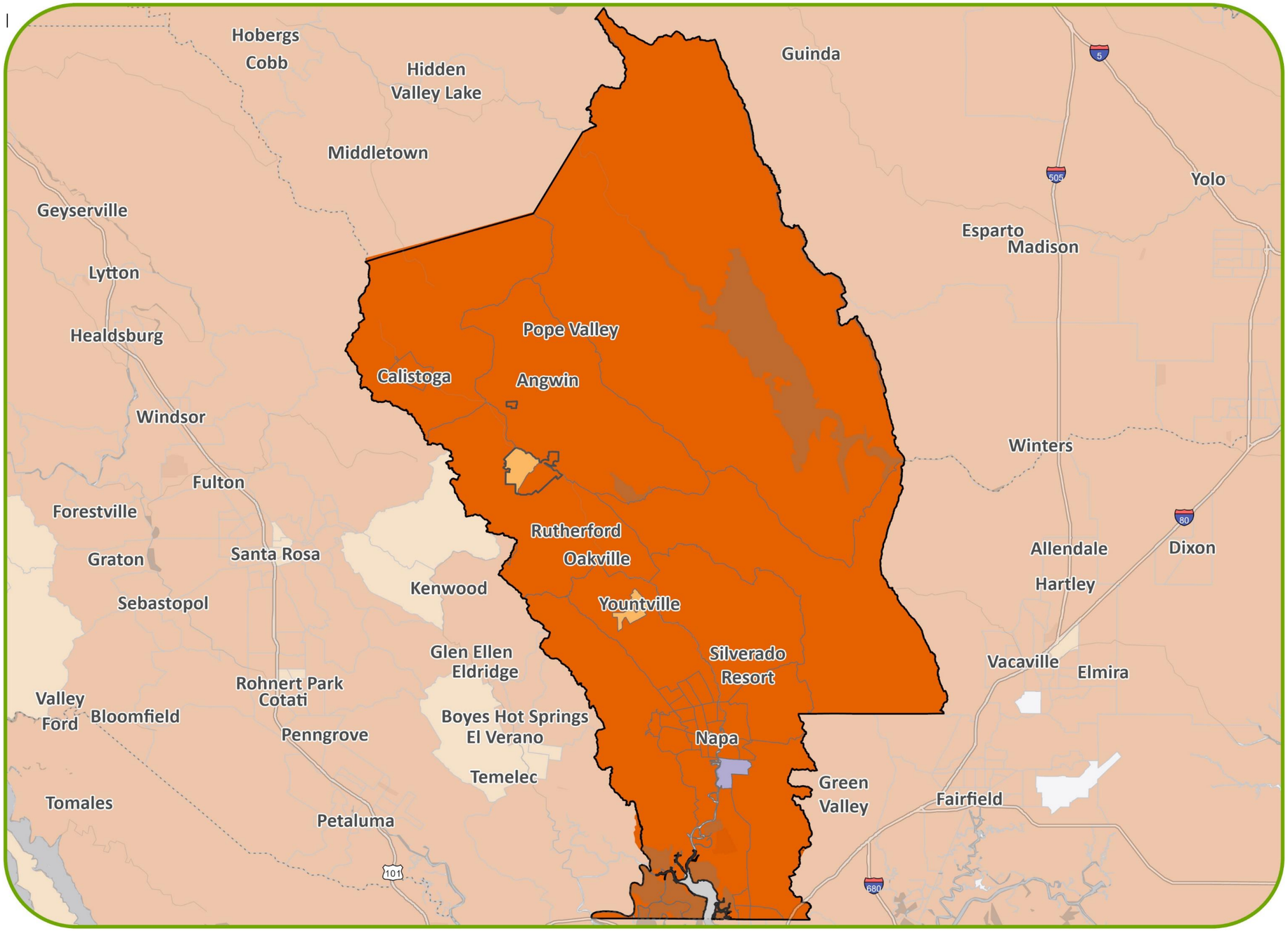


Figure 10: Population of Adults Living Alone (Napa County)

City Boundary

County Boundary

(R) Percent of Population 18 Years and Over in Households Living Alone (ACS, 2015-2019) - Tract

Percent of Population 18 Years and Over in Households Living Alone

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 3 6 N

Miles

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

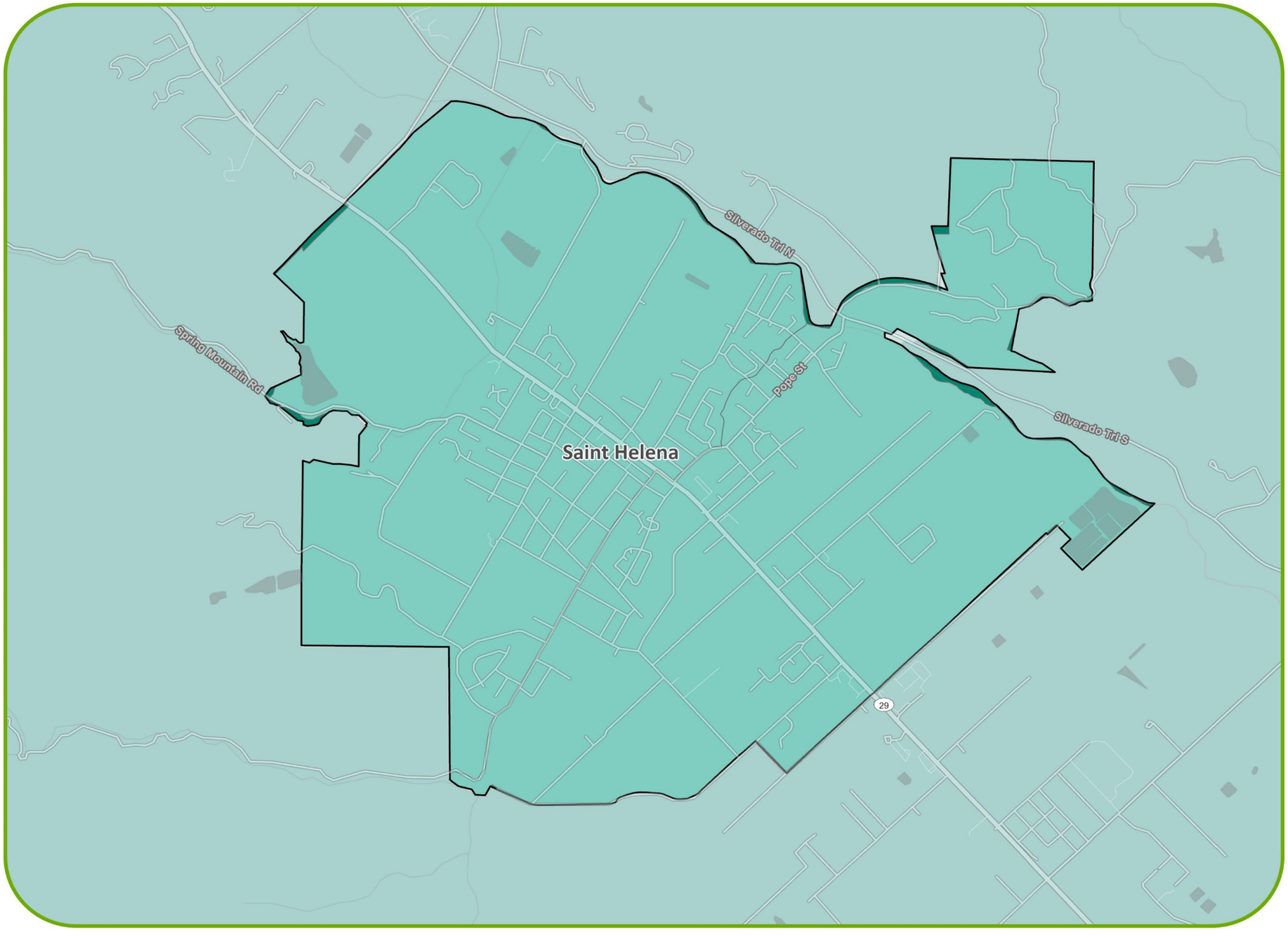


Figure 11: Children in Married-Couple Households (St. Helena)

City Boundary

(R) Percent of Children in Married - Couple Households (ACS, 2015-2019) - Tract

Percent of Children in Married-Couple Households

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

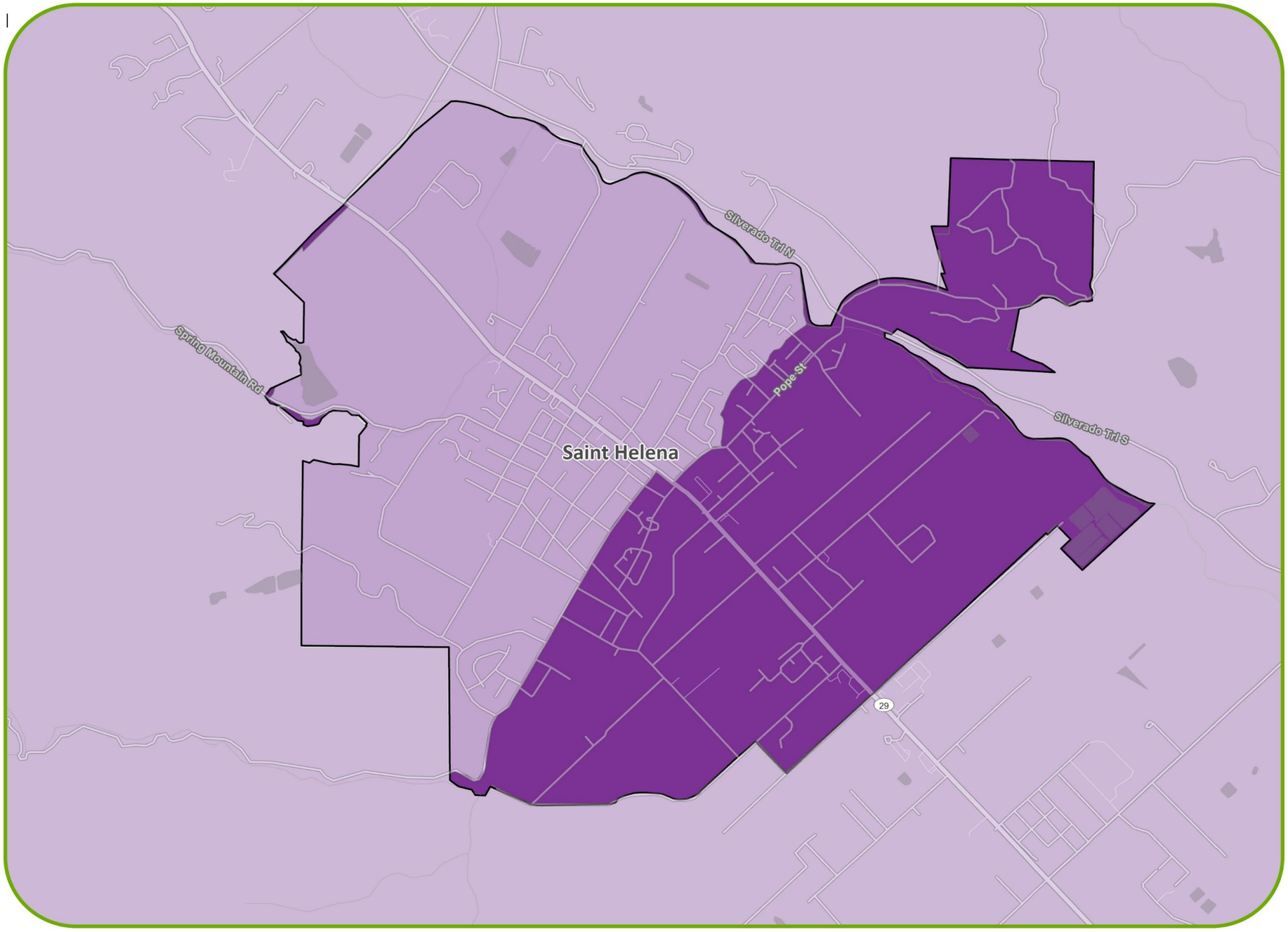


Figure 12: Female Headed Households with Children, No Spouse/ Partner Present (St. Helena)

City Boundary

(R) Percent of Children in Female Householder, No Spouse/Partner Present Households (ACS, 2015-2019) - Tract

Percent of Children in Female Householder, No Spouse/ Partner Present Households

- ≤ 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.



Figure 13: Population of Adults Living with Spouse/Partner (St. Helena)

City Boundary

(R) Percent of Population 18 Years and Over in Households Living with Spouse (ACS, 2015-2019) - Tract

Percent of Population 18 Years and Over in Households Living with Spouse

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

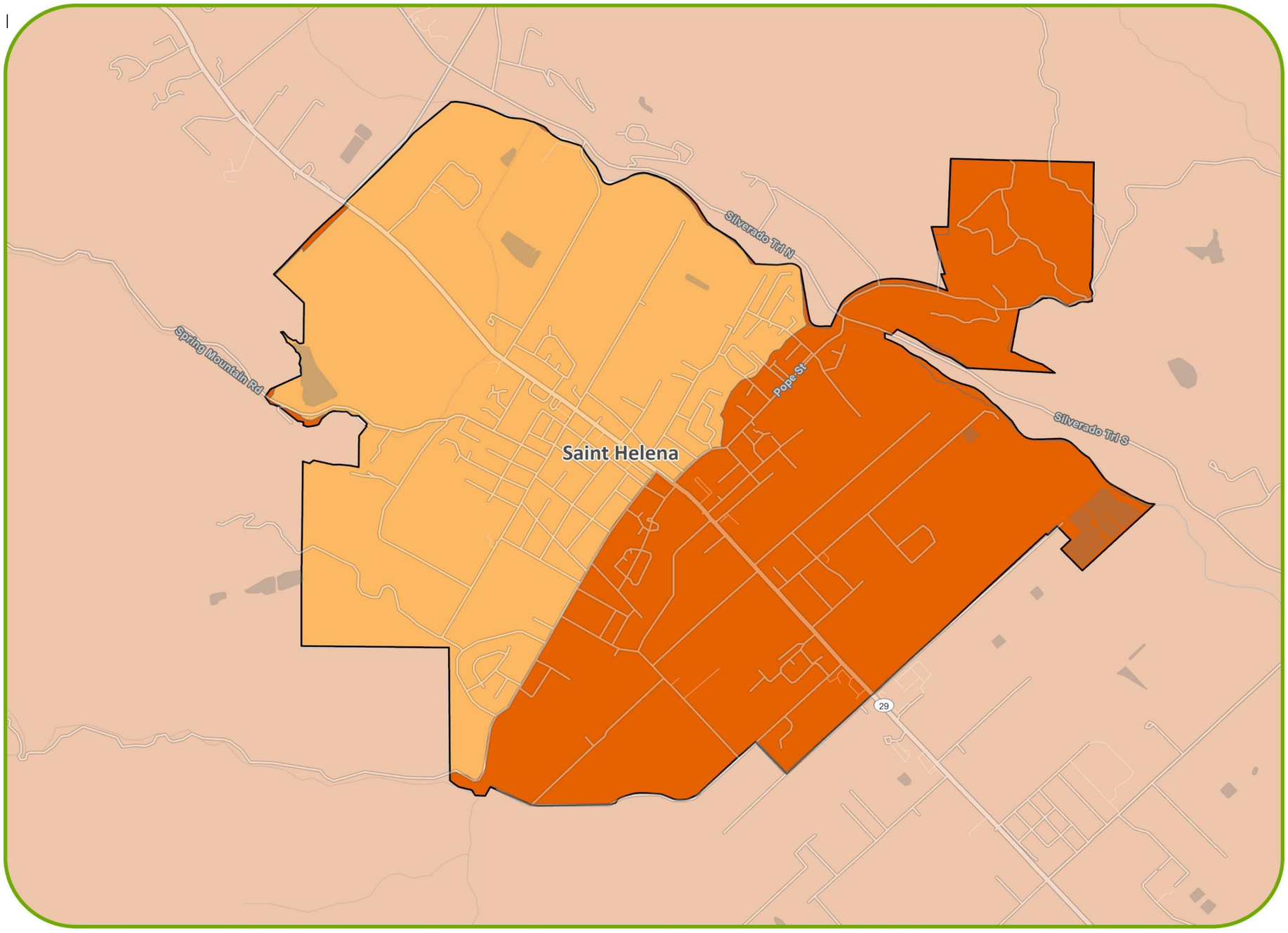


Figure 14: Population of Adults Living Alone (St. Helena)

Overall, the northwest portion of the city has a higher proportion of children living in female single-parent households and a higher proportion of adults living alone compared to the southeast portion of the city. The percentages of children living in married couple households and adults living in with a spouse/partner are high throughout the city.

3.4 Household Income

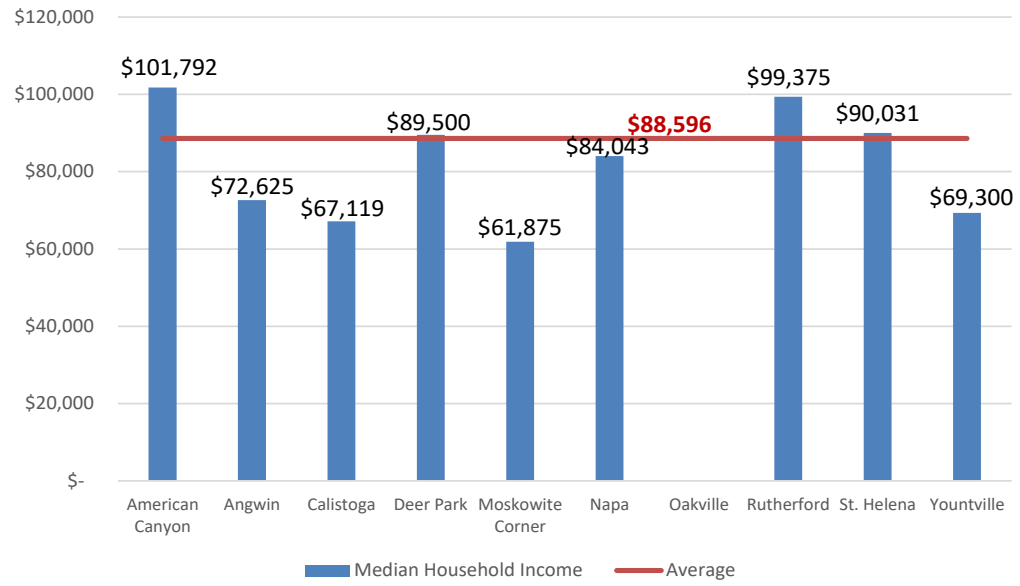
Household income is directly related to the ability to afford housing. Higher income households are more likely to own rather than rent housing. However, as household income decreases, households tend to pay a disproportionate amount of their income for housing and the number of persons occupying unsound and overcrowded housing increases. To achieve fair housing objectives, people in low-income households must have actual choice in housing opportunities – that is, they are able to locate units that are affordable and well maintained in all parts of a jurisdiction and region.

Identifying low or moderate income (LMI) geographies and individuals is important to overcome patterns of segregation. HUD defines a LMI area as a Census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the area median income).

3.4.1 Regional Trends

The median household income of Napa County is $88,596. LMI areas are concentrated in the more urbanized areas of the county, including the City of Napa, St. Helena, and Calistoga. Rural areas of the county tend to have higher income households. Figure 15~~Figure 15~~ shows the median household income for cities within Napa County.

Figure 15 Median Household Income (2015-2019)



Source: Bureau of the Census, American Community Survey American Community Survey, 2015-2019.

Figure 16~~Figure 16~~ shows median household income by block group using 2015-2019 ACS estimates. Block groups with the lowest median income are the eastern area of St. Helena, the area south of Yountville, and areas within the City of Napa.

LMI populations by census tract for Napa County are displayed in Figure 17~~Figure 17~~. Census tracts within Cities of Napa, St. Helena, and Calistoga have the highest percentages of populations with low to moderate income. These areas are the same areas with the highest percentages of non-White population.

3.4.2 Local Trends

Household incomes in St. Helena tend to be higher than the region as a whole, with a median income of $90,031 compared to the median household income of Napa County ($88,596). St. Helena has a higher median income than many of the surrounding cities, including the cities of Napa, Yountville, and Calistoga, as shown in Figure 15~~Figure 15~~.

Figure 18~~Figure 18~~ provides an overview of median household income by block group in the city. The census blocks with the lowest median income are located on the northeast and east side of St. Helena with median incomes of $47,083 and $51,544, which is less than the state median income of $87,100. Community input identified that many of the property owners in this area are not lower income and are in fact very wealthy. The low-medium income trends in this area of the city may partially be attributed to the three affordable housing developments (Stonebridge Apartments, Woodbridge Village Apartments, and

Hunt's Grove Apartments), Vineyard Valley Mobile Home Park, and a senior living community (Silverado Orchards Retirement Community) all located within these two census blocks. The census block with the highest median income is located in the downtown area in the center of the city with a median income of $158,500. The AFFH Data Viewer has no information on median income of the northwest area of St. Helena.

The LMI populations in St. Helena are concentrated on the east side of the city, as shown in Figure 19~~Figure 19~~. According to HUD estimates, in the eastern area of the city 68 percent of the population are LMI populations. In contrast, on western side of city less than 20 percent of the population is LMI. This pattern closely corresponds with areas of the city that have a greater non-White population concentration, which is also greater on the eastern side of the city.

This page is intentionally left blank.

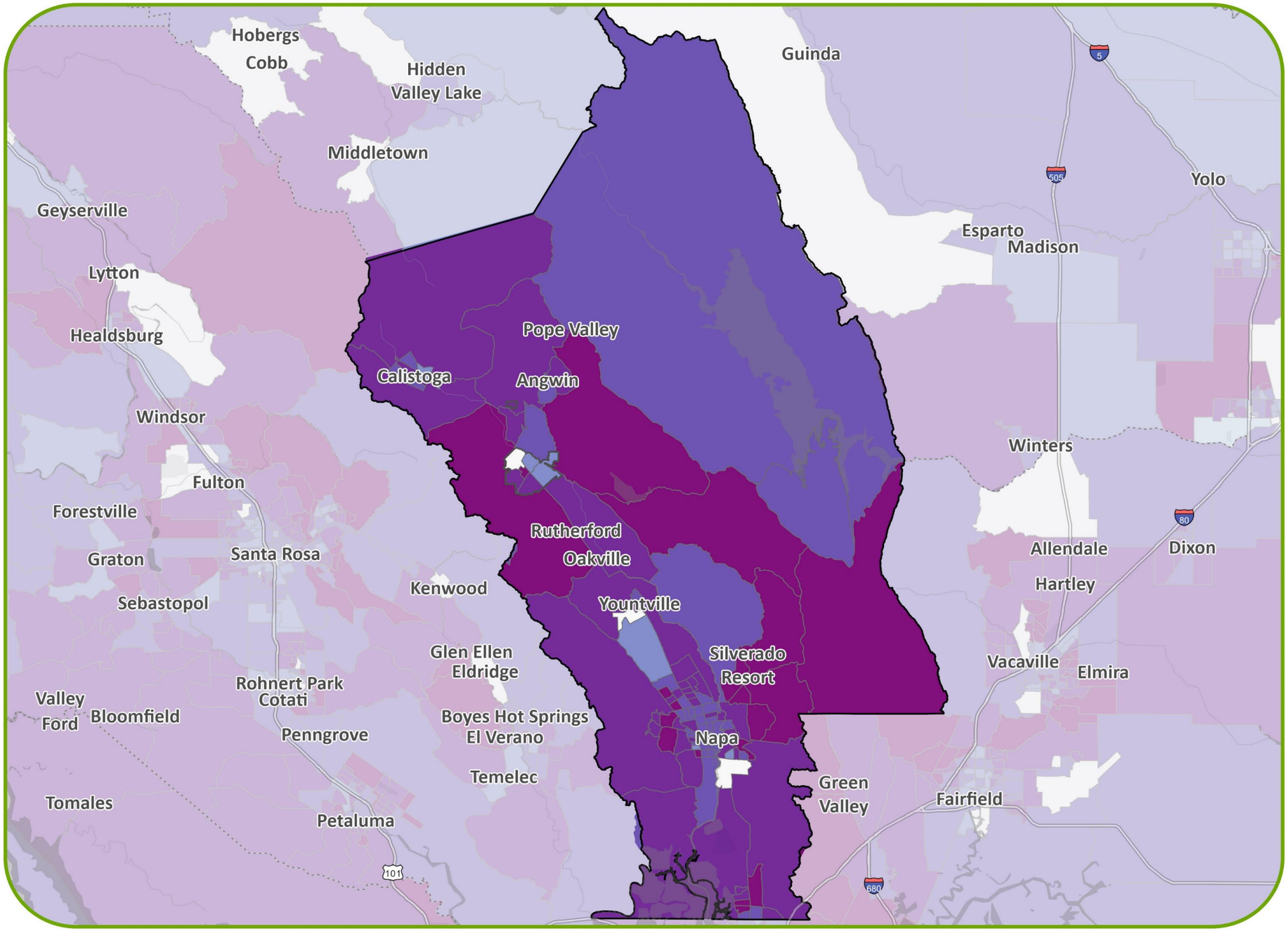


Figure 16: Median Household Income (Napa County)

City Boundary
County Boundary
(R) Median Income (ACS, 2015-2019) - Block Group
Median Income
< $30,000
< $55,000
< $87,100 (HCD 2020 State Median Income)
< $125,000
Greater than $125,000

ST. HELENA CALIFORNIA

0 3 6
Miles
N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

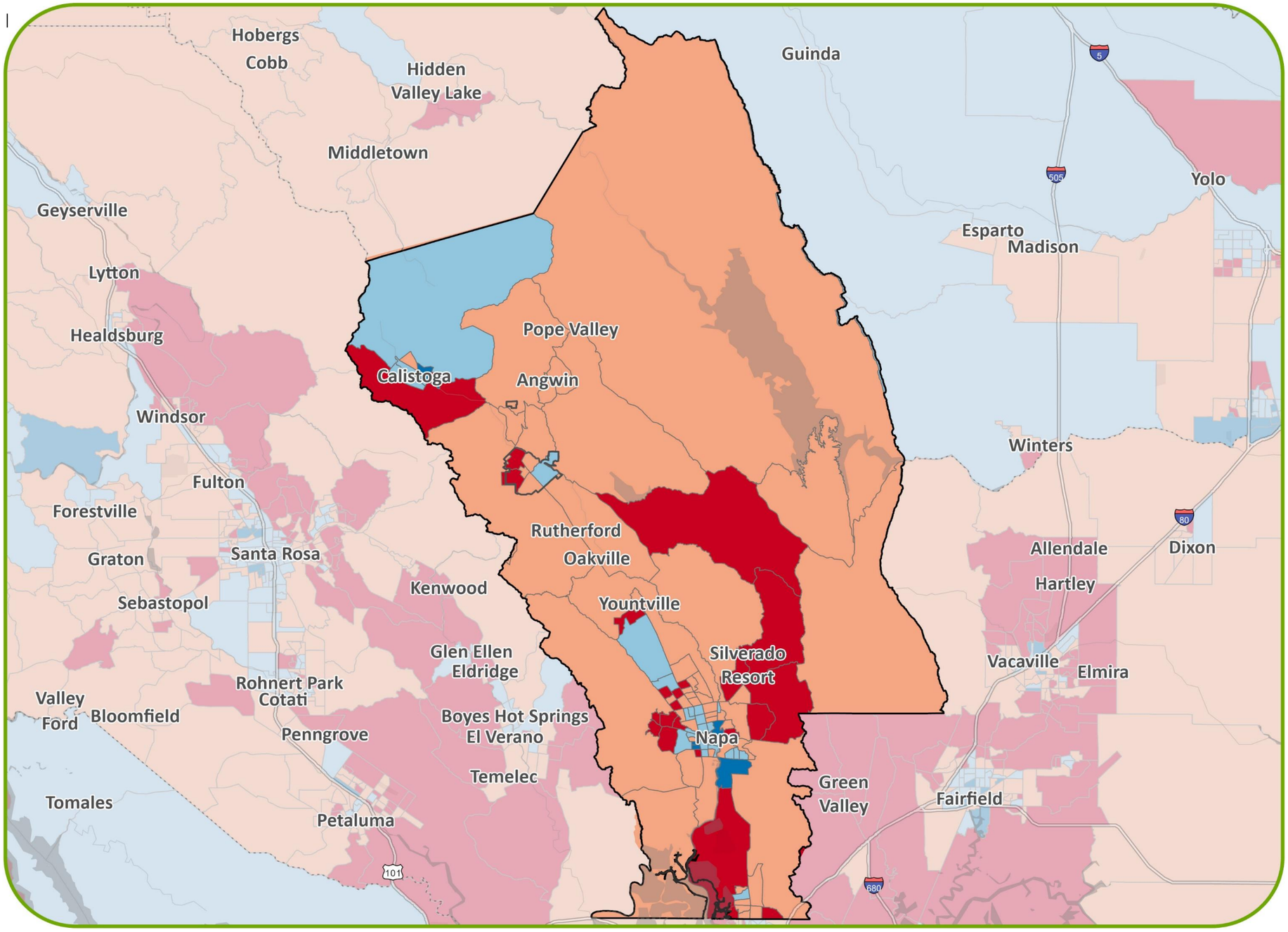


Figure 17: Low and Moderate Income Population (Napa County)

City Boundary
County Boundary
(A) Low to Moderate Income Population (HUD) - Block Group
Percent of Low-Moderate Income Population
< 25%
25% - 50%
50% - 75%
75% - 100%

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

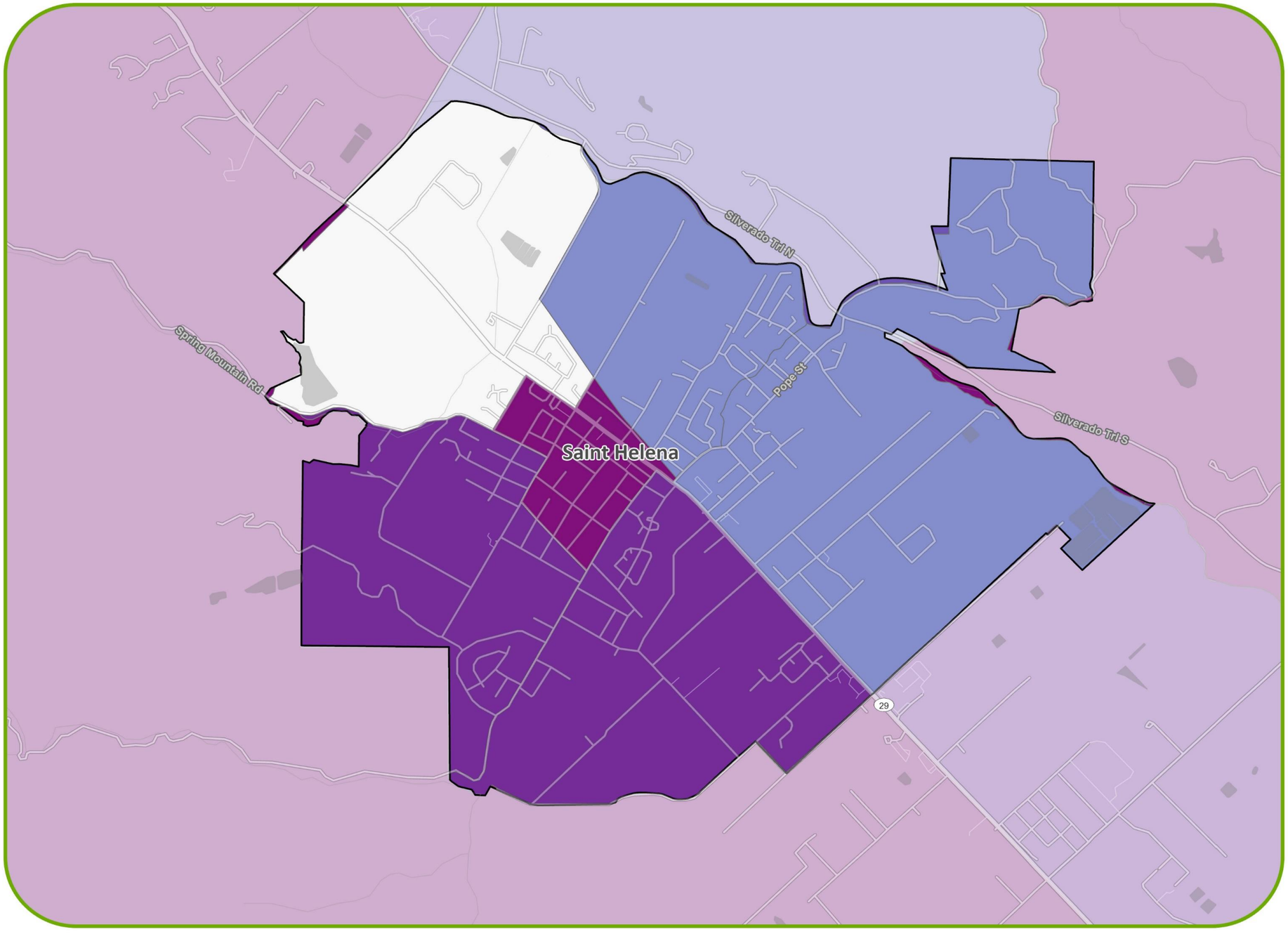


Figure 18: Median Household Income (St. Helena)

City Boundary
(R) Median Income (ACS, 2015-2019) - Block Group
Median Income
< $30,000
< $55,000
< $87,100 (HCD 2020 State Median Income)
< $125,000
Greater than $125,000

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

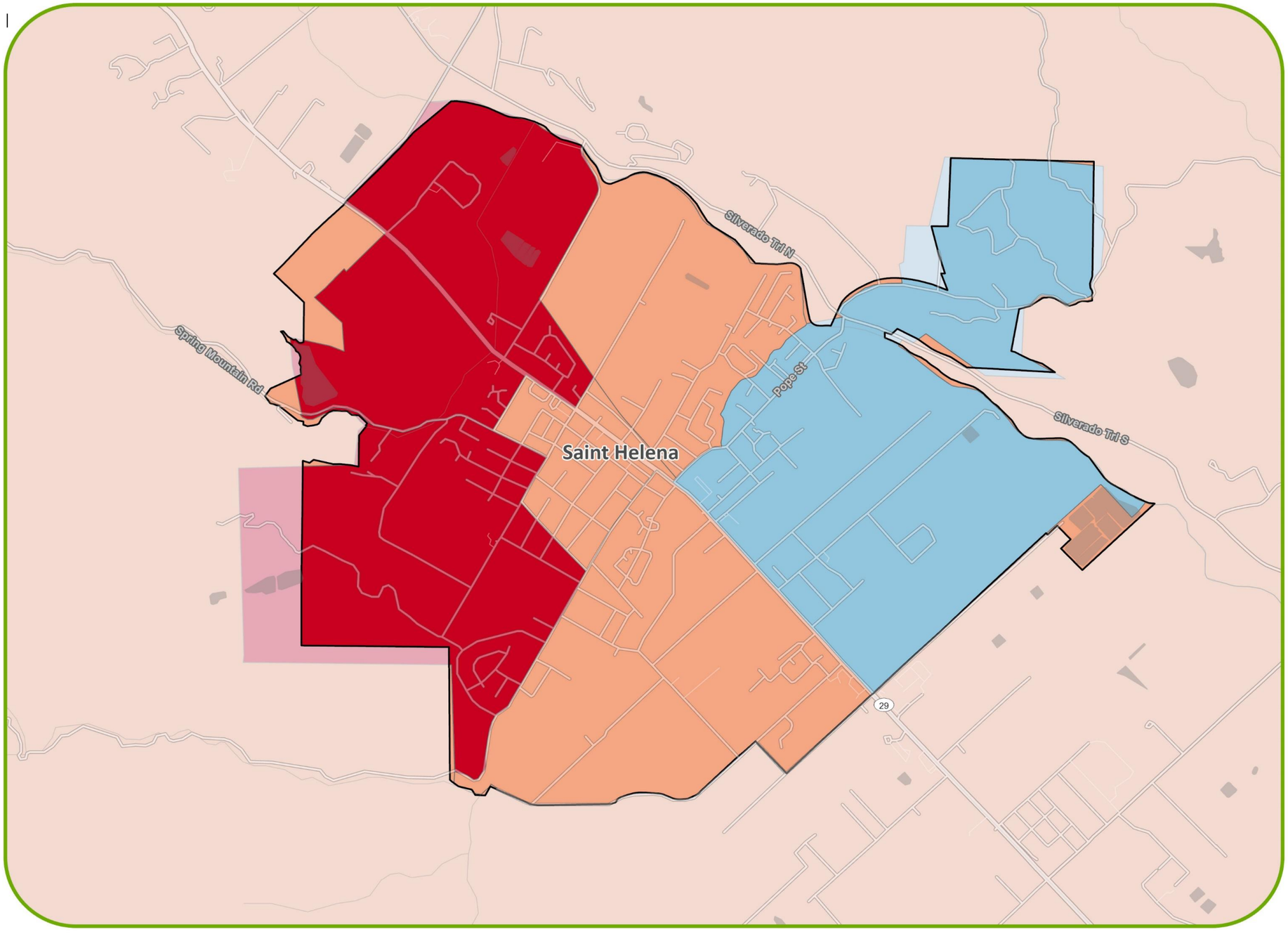


Figure 19:
Low to Moderate Income Population (St. Helena)

City Boundary
(A) Low to Moderate Income Population (HUD) - Block Group
Percent of Low-Moderate Income Population
< 25%
25% - 50%
50% - 75%
75% - 100%

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

3.5 Racially and Ethnically Concentrated Areas of Poverty

To identify racially and ethnically concentrated areas of poverty (known as R/ECAPs), HUD developed thresholds based on racial and ethnic concentration and income level. The threshold for racial and ethnic concentration is a non-White population of 50 percent or more within metropolitan or micropolitan areas (in rural areas it is 20 percent). Areas of "extreme poverty" are defined using the poverty test as those with more than 40 percent of the population at or below the poverty line or a poverty rate or three times the average of the metropolitan area, whichever is less. Areas that meet both the racial/ethnic concentration threshold and the "extreme poverty" threshold are considered R/ECAPs.

3.5.1 Poverty and Segregation

3.5.1.1 Regional Trends

There are no R/ECAPs within Napa County, however there is a small area of in the southern portion of the City of Napa that would be considered an area of extreme poverty with more than 40 percent of the population below the poverty line. According to 2015-2019 ACS estimates, approximately 8 percent of the population of Napa County are below the poverty level. Several areas within county have 10 and 20 percent of the population below the poverty line, including areas in the southern region of the county, in and around the Cities of Napa, American Canyon, and St. Helena. Figure 20~~Figure 20~~ shows the poverty status within Napa County.

3.5.1.2 Local Trends

St. Helena does not have any R/ECAPs. According to 2015-2019 ACS estimates, approximately 8 percent of the population of St. Helena are living below the poverty level, consistent with poverty rates of Napa County. The western half of the city has a greater percentage of the population below the poverty line, between 10 and 20 percent. This area also had a higher percentage of children in a female single parent household.

Figure 21~~Figure 21~~ displays the percentage of the population whose income is below the poverty line in St. Helena. The poverty rates in St. Helena have shifted over time. The 2010-2014 ACS estimated the eastern half of the city had a greater percentage of the population below the poverty line, opposite of the trend shown by the 2015-2019 ACS estimates.

Figure 22~~Figure 22~~ shows neighborhood segregation in St. Helena using to data from UC Berkeley's Urban Displacement Project (UDP). According to the UDP the predominant racial/ethnic composition in St. Helena is Latinx-White. ABAG's Segregation Report also analyzed neighborhood segregation in St. Helena between 2010 and 2020 using the racial isolation index, racial dissimilarity index, and Thiel's H-Index. The isolation index showed White residents are the most segregated racial group in the city, followed by Latinx residents. The dissimilarity index showed segregation is greatest between Asian/Pacific Islander and White residents, followed by Latinx and White residents. However, the dissimilarity index is an unreliable measure for Asian/Pacific Islander and Black/African populations in St. Helena because their populations are too

small for accurate calculation. Thiel's H-index for neighborhood level segregation indicated racial segregation between all racial groups within the city is less than in the average Bay Area jurisdiction. Compared to all Bay Area jurisdictions, St. Helena is less diverse, with a smaller percentage of the population consisting of people of color.

ABAG's Segregation Report also analyzed neighborhood level income segregation between 2010 and 2015 in St. Helena using the income group isolation index, income group dissimilarity index, and Thiel's H-index. The isolation index showed above moderate income residents are the most segregated income group in the city followed by very low income residents. Among all income groups, segregation of the moderate income population has changed the most between 2010 and 2015, becoming less segregated. The dissimilarity index showed income segregation is greater in St. Helena than in the average Bay Area jurisdiction between lower income residents and non-lower income residents and between very low income residents and above moderate income residents. Overall, segregation between lower income residents and residents who are not lower income increased between 2010 and 2015. According to Thiel's H-index for neighborhood level income segregation, income segregation in the city is less than the average Bay Area city and remained about the same between 2010 and 2015. Compared to all Bay Area jurisdictions, St. Helena has a similar share of very low income residents, lower share of low and moderate income residents, and a higher share of above moderate income residents.

In summary, ABAG's segregation report found White residents and above moderate income residents are the largest and most segregated racial and income groups in St. Helena.

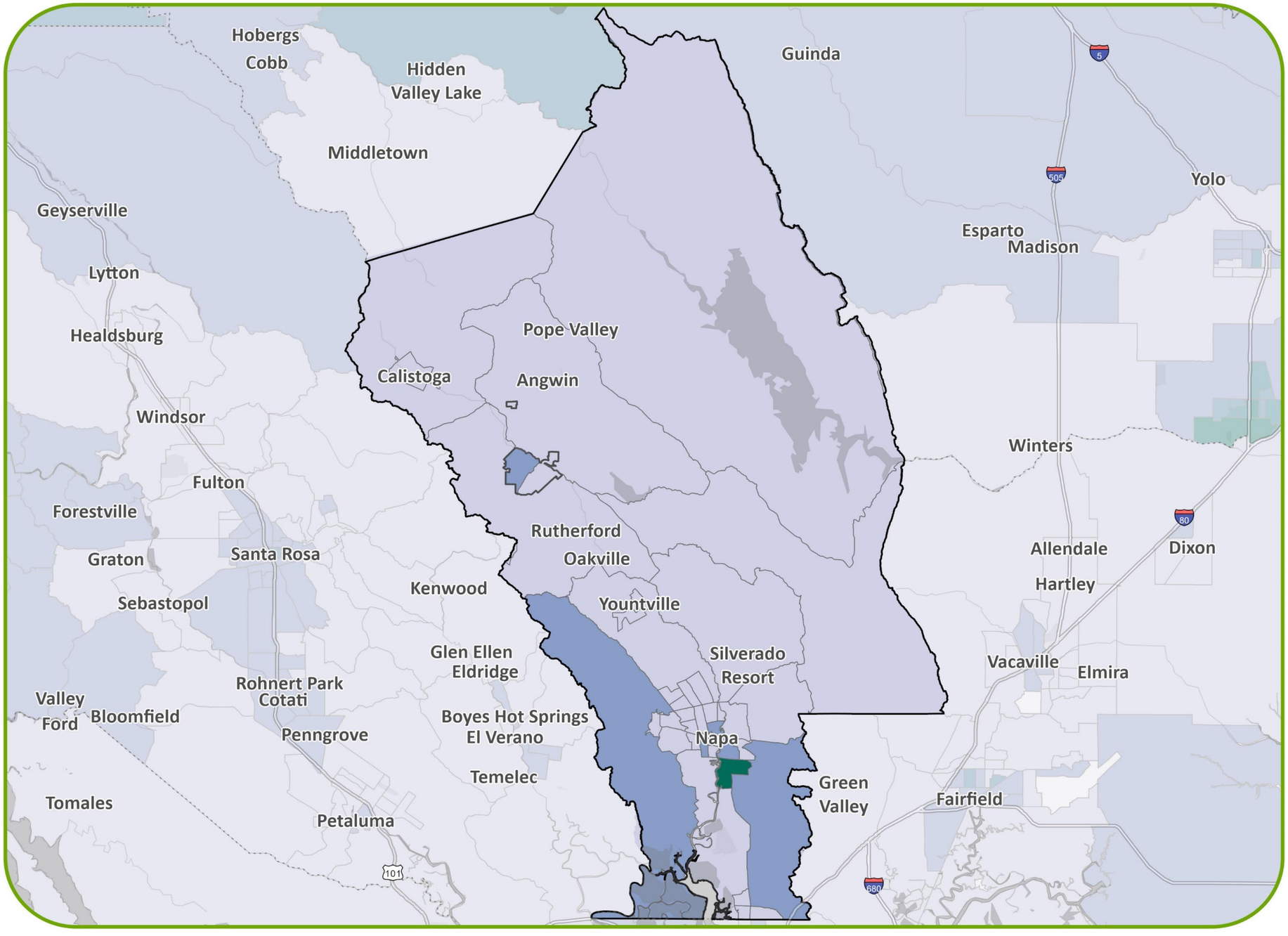


Figure 20:
Areas of High Poverty (Napa County)

City Boundary
County Boundary
(R) Poverty Status (ACS, 2015 - 2019) - Tract
Percent of Population whose income in the past 12 months is below poverty level
< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

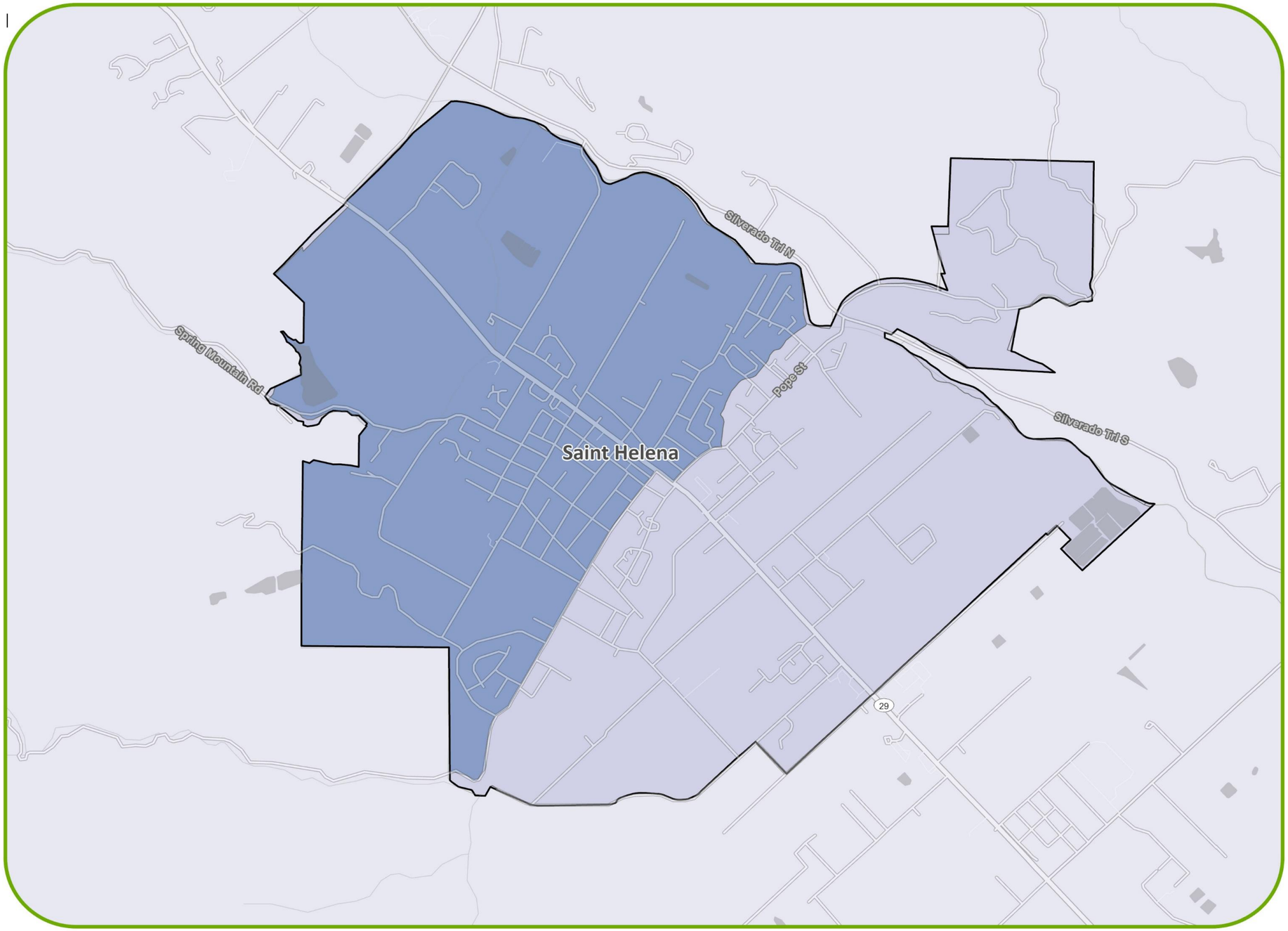


Figure 21:
Poverty Status
(St. Helena)

City Boundary
(R) Poverty Status (ACS, 2015 - 2019) - Tract
Percent of Population whose income in the past 12 months is below poverty level
< 10%
10% - 20%
20% - 30%
30% - 40%
> 40%

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

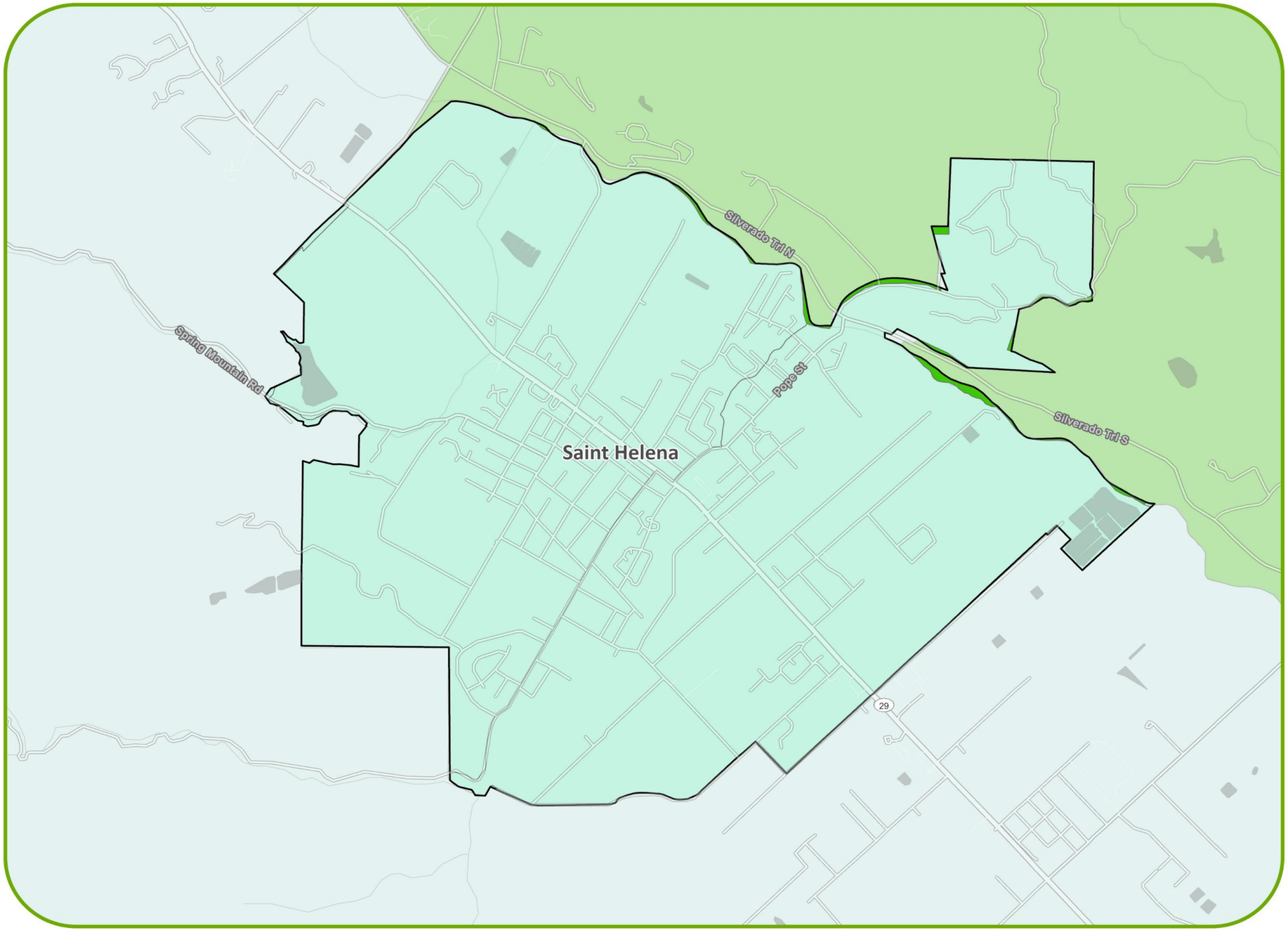


Figure 22: Neighborhood Segregation (St. Helena)

City Boundary
(A) Neighborhood Segregation (UC Berkeley, 2019) - Tract
Latinx-White
3 Group Mix

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.
Page 1029 of 1733

3.5.2 Concentrated Areas of Affluence

While racially R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence (RCAAs) must also be analyzed. Racially concentrated areas of affluence (RCAAs) are affluent communities that are predominantly White.[73] According to a policy paper published by HUD, White residents are the most racially segregated group in the United States and are typically more affluent than majority non-White communities. In addition to having a higher median income, areas of affluence experience less overcrowding, less housing cost burden on renters, and are generally less susceptible to displacement compared to LMI areas.

RCAAs have not been studied extensively, nor has a standard definition been published by HCD or HUD. HCD has created a metric to identify RCAAs by analyzing the total White population for each census tract and comparing it to the average percentage of total White populations for all census tracts within a given Council of Government (COG) region. This compared value is referred to as the Location Quotient (LQ). For example, a census tract with an LQ of 1.5 has a percentage of total White population that is 1.5 times higher than the average percentage of total White population within the COG region. HCD identifies RCAAs as census tracts with an LQ of more than 1.25 and a median income 1.5 times higher than the COG AMI (or 1.5x the State AMI, whichever is lower).

3.5.3 Regional Trends

There are several RCAAs in Napa County, which are primarily located in more rural areas of the county. Most of the RCAAs are concentrated along the western portion of the county with several RCAAs located within the northwest part of the City of Napa as well as in the rural areas northeast of the City of Napa. shows RCAAs in Napa County.

The population of Napa County is predominantly White, with the highest concentration of White residents residing in rural areas of the county. Figure 23~~Figure 23~~ highlights the predominantly White census tracts in Napa County. Areas with a lower concentration of White residents are generally located within the valley where population density is higher. The more rural areas along the eastern boarder of Napa County have high concentrations of White populations, which corresponds with areas that have the highest median incomes in the county.

3.5.4 Local Trends

There are no RCAAs identified within St. Helena. However, similar to patterns of affluence throughout Napa County, areas of St. Helena with higher median incomes correspond to areas with higher proportions of White residents. The northwestern area of the city has a larger proportion of White residents and a higher median income, while the southeastern area has greater racial/ethnic diversity and a lower median income.

[73] *Goatz, Damanio and Williams, "Racially Concentrated Areas of Affluence: A Preliminary Investigation" https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf, (2019).*

The northwestern area of the city has a predominant White population (over 50 percent) and the southeastern area of the city has a large White population and large Hispanic population (approximately 48 percent each). Figure 26~~Figure 26~~ shows the overlap of high median income and predominant White population in St. Helena.

In addition to having a higher median income, areas of affluence in St. Helena experience lower percentages of overpayment by homeowners, more positive economic outcomes, and more positive environmental outcomes compared to LMI areas.

3.6 Disparities in Access to Opportunities

According to HCD guidance, land use policies and planning often translate into the ability of residents to access neighborhoods of opportunity, with high-performing schools, greater availability of jobs that afford entry to the middle class, and convenient access to transit and services. The limits on housing choice and access experienced by people within protected classes, such as race, sexual orientation, or disability, have far-reaching impacts on access to job opportunity, quality education, and mental and physical health.[74] Access to opportunity often means both improving the quality of life for residents of low-income communities, as well as supporting mobility and access to 'high resource' neighborhoods. This encompasses education, employment, economic development, safe and decent housing, low rates of violent crime, transportation, and other opportunities, including recreation, food, and healthy environment (air, water, safe neighborhood, safety from environmental hazards, social services, and cultural institutions).

The analysis of place-based characteristics linked to opportunity indicators, quality education, employment, transportation, and healthy environment, seeks to understand the disparity between communities in terms of access to real and potential economic benefits and quality of life.

3.6.1 Transit Access

Reliable access to public transit is crucial, especially for low-income residents and/or persons with disabilities, to provide connections to employment opportunities. Access to employment via public transit can reduce income burden and increase housing mobility, which enables residents to locate housing in more areas.[75] The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice. Persons who depend on public transit may have limited choices regarding places to live.

[74] HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf
[75] Ong, Paul and Evelyn Blumenberg, "Job Accessibility and Welfare Usage: Evidence from Los Angeles." UCLA Department of Policy Studies, (1998).

3.6.2 Regional Trends

As Napa County is largely rural, residents mainly depend on their personal vehicles for commuting and traveling. Public transit options do exist in Napa County, primarily Vine Transit, a fixed route bus service operated by the Napa Valley Transportation Authority. Vine Transit operates fixed bus route service throughout the county from American Canyon to Calistoga and provides connections to the Vallejo Ferry Terminal, and El Cerrito Del Norte BART station, SolTrans stations in Vallejo and Fairfield, and the Suisun/Fairfield Train Station. Lake Transit Authority connects southern areas of Lake County to northern Napa County, with bus stops in Calistoga, St. Helena, and Deer Park. Additionally, several low cost, on demand shuttle services are available to the public providing fixed route and door-to-door transit within the city limits of their operating city, including the Yountville Trolley, St. Helena Shuttle, Calistoga Shuttle, and American Canyon Transit. Residents and visitors with physical and/or cognitive disabilities may be eligible to participate in VineGo Paratransit Service, a shared ride service providing curb-to-curb transportation. VineGo offers rides within and between cities throughout the county as well as to Kaiser Vallejo Medical Center.

This page is intentionally left blank.

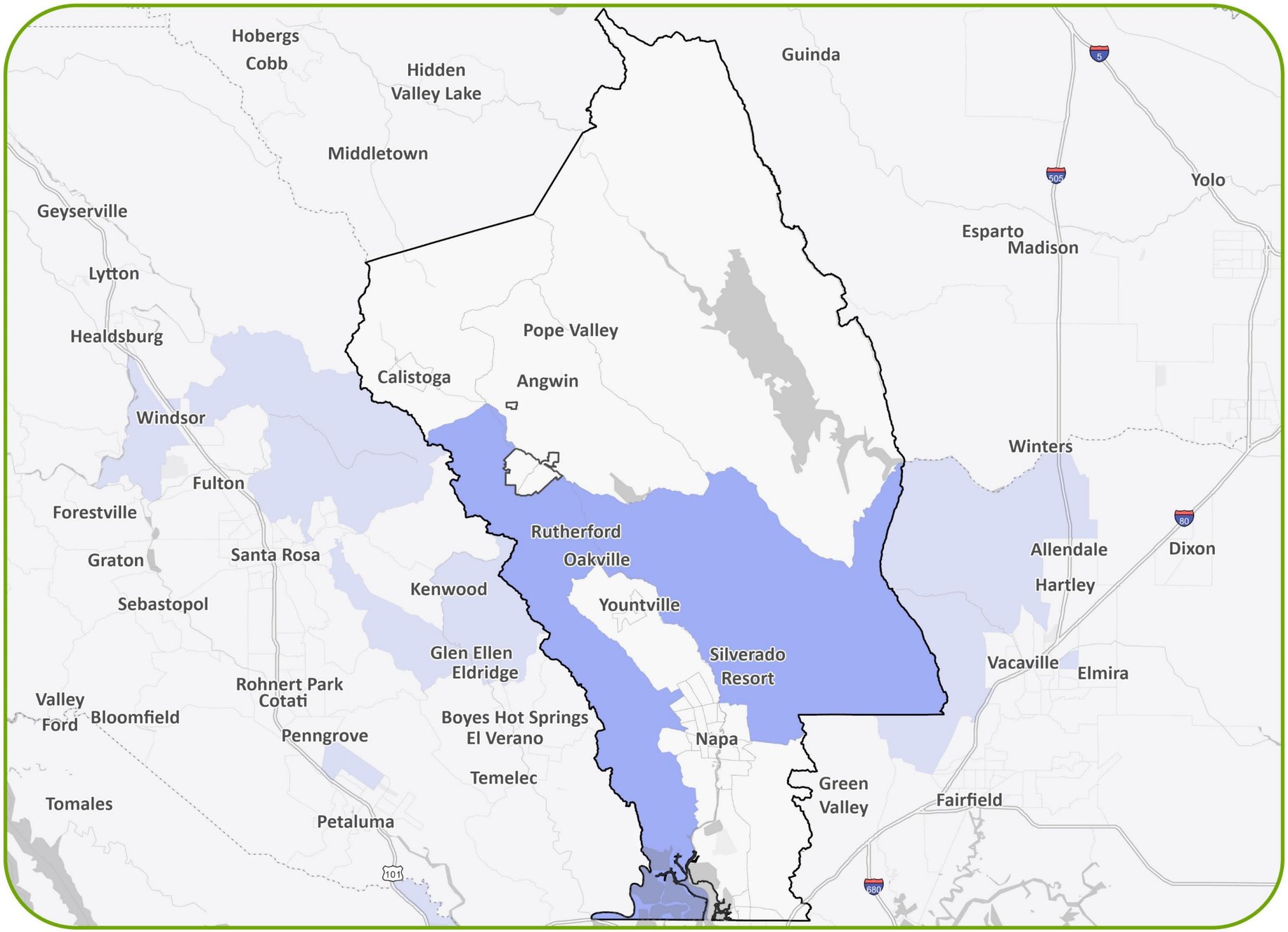


Figure 23:
Racially Concentrated Areas of Affluence (Napa County)

City Boundary
County Boundary
(R) Racially Concentrated Areas of Affluence RCAA (ACS, 2015 - 2019) - Tract
0 - Not a RCAA
1 - RCAA

ST. HELENA
CALIFORNIA

0 3 6
Miles
N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

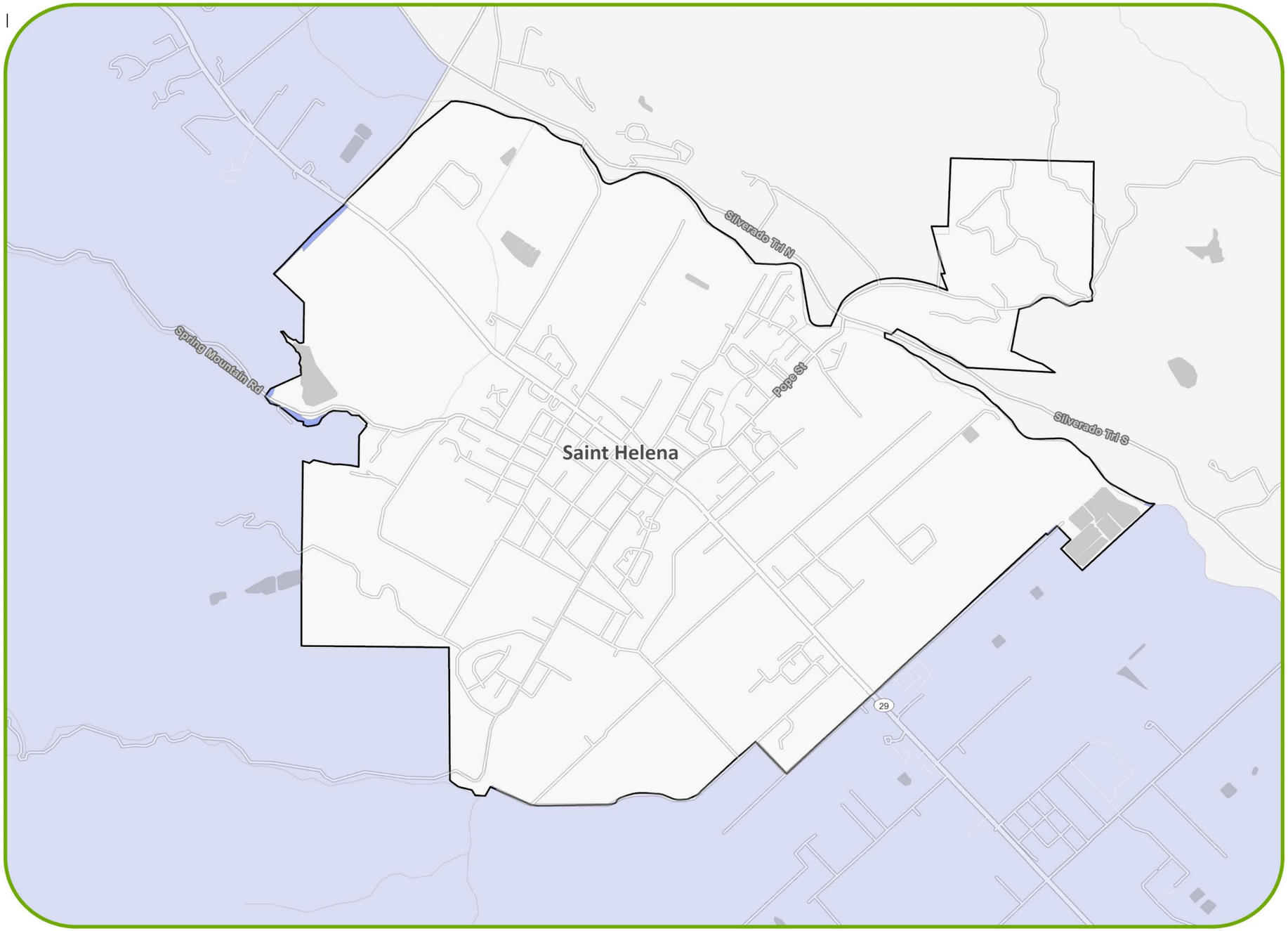


Figure 24: Racially Concentrated Areas of Affluence (St. Helena)

City Boundary
(R) Racially Concentrated Areas of Affluence RCAA (ACS, 2015 - 2019) - Tract
0 - Not a RCAA
1 - RCAA

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

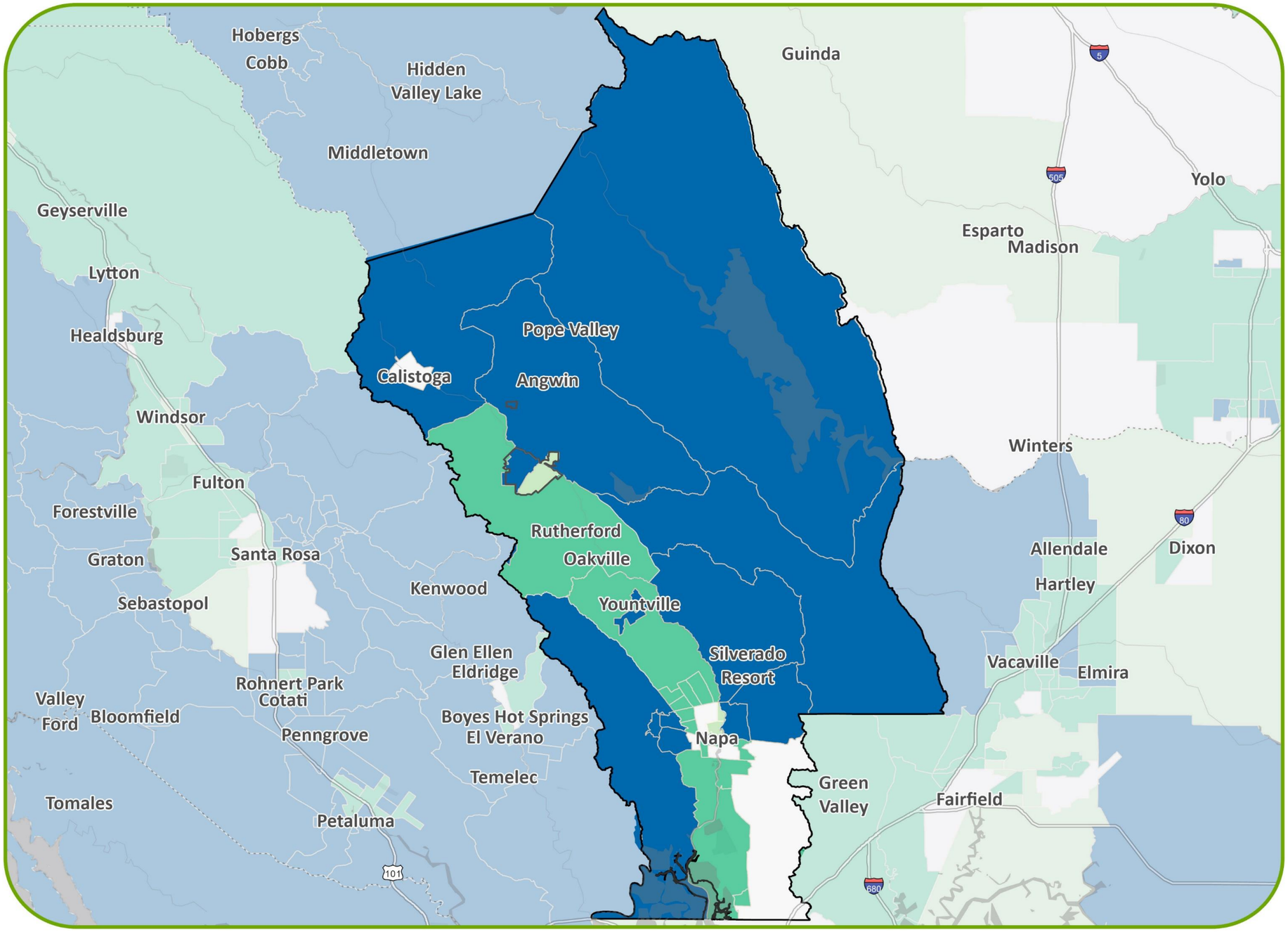


Figure 25: Predominant White Population (Napa County)

City Boundary
County Boundary
(R) Predominant Population - White Majority Tracts
Dominance Value
Slim (gap < 10%)
Sizeable (gap 10% – 50%)
Predominant (gap > 50%)

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

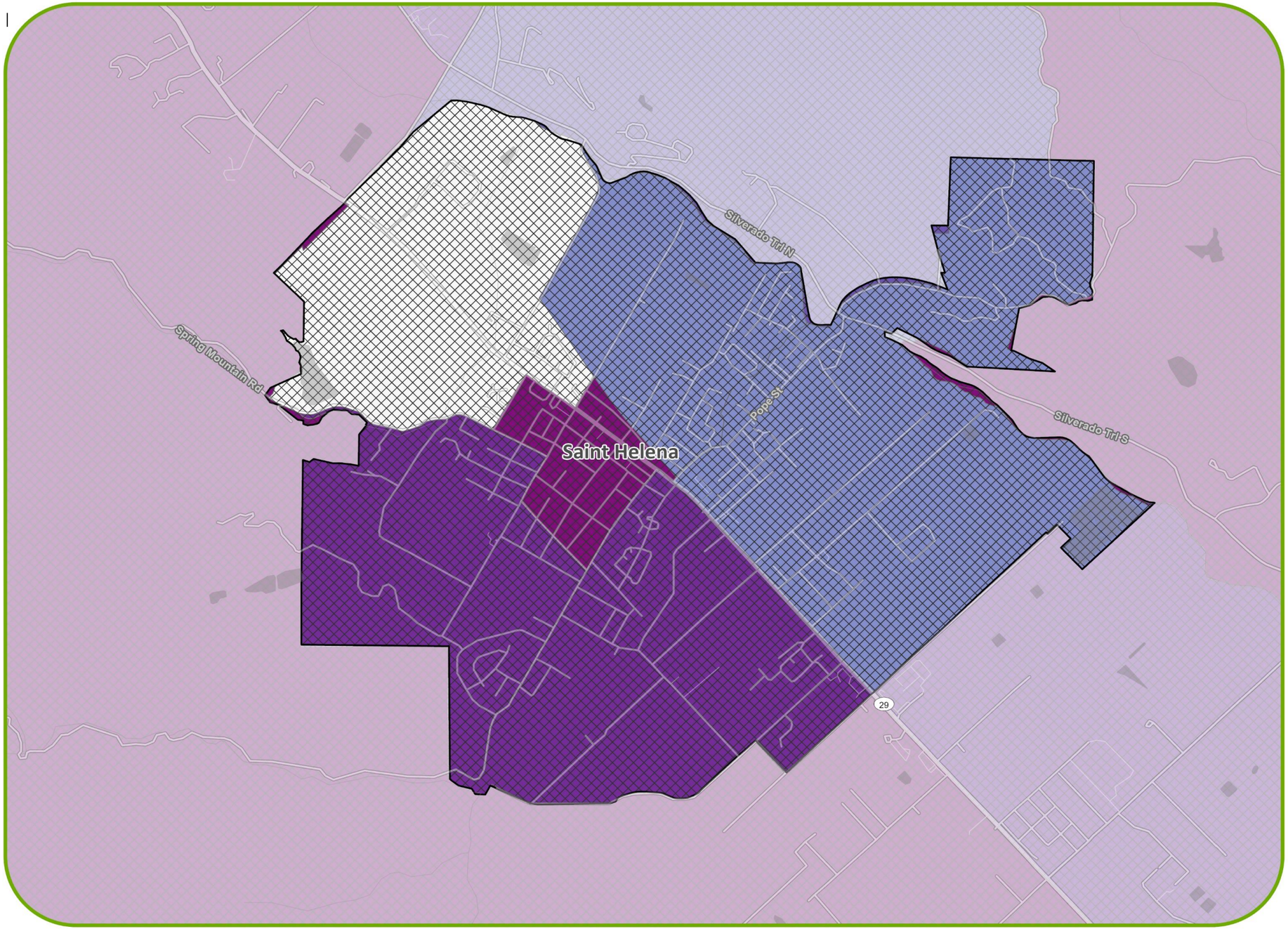


Figure 26: Predominant Populations and Median Household Income (St. Helena)

- City Boundary
- (R) Predominant Population - White Majority Tracts
- White Majority Tract
- (R) Predominant Population - Hispanic Majority Tracts
- Hispanic Majority Tract
- (R) Predominant Population - Asian Majority Tracts
- Asian Majority Tract
- (R) Median Income (ACS, 2015-2019) - Block Group Median Income
- < $30,000
- < $55,000
- < $87,100 (HCD 2020 State Median Income)
- < $125,000
- Greater than $125,000

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

The Commuter Bike Path (Vine Trail) runs parallel to the Napa Valley Railroad and provides an off-street route walking/biking path for recreation and commuting. Ultimately the Vine Trail will cover 47 miles from Vallejo to Calistoga. Currently 12.5 miles of the path has been completed from Kennedy Park in the City of Napa to Yountville. Sections of the Vine trail have also been completed in American Canyon and Calistoga.

AllTransit is an online database that provides details on transit opportunity throughout the United States, specifically looking at connectivity, access to jobs, and frequency of service. Napa County received an AllTransit performance score of 3.3 which equates to a low combination of trips per week and number of jobs accessible by transit.[76] Approximately 1.5 percent of commuters use public transit in Napa County. The cities of Napa (4.6), Yountville (4.6), and Calistoga (4.0) have the highest scores with a slighter greater combination of number of trips per week, accessible jobs, and available transit routes.

3.6.3 Local Trends

The City of St. Helena has an AllTransit performance score of 2.4 with approximately 1.0 percent of workers who commute using public transit. This score is lower than the County score of 3.3. One Vine Transit bus route passes through St. Helena, providing connections to the City of Calistoga to the north and City of Napa to the south. Additionally, the St. Helena Shuttle Service provides both a fixed route and an on-demand, door-to-door transit service option within the city limits.

Walk Score is a tool that produces a walkability index by assigning a numerical walkability score to cities and neighborhoods. Walkability is measured by analyzing population density, distance to amenities, and road metrics such as block length and intersection density. St. Helena has a walk score of 83, which is considered very walkable, and most errands can be accomplished by foot[77]. St. Helena's walkability score is most negatively affected by the limited number of parks within walking distance from different areas of the city.

The Environmental Protection Agency (EPA) also has a walkability index, which ranks block groups according to their relative walkability. The EPA walkability map, shown in Figure 27~~Figure 27~~, shows that walkability varies across the city. The highest walkability scores are in downtown and along Main Street where most of the commercial areas are concentrated. Further from downtown and in the western and eastern parts of the city, walkability scores are below average.

[76] *https://alltransit.cnt.org/*
[77] *https://www.walkscore.com/*

This page is intentionally left blank.

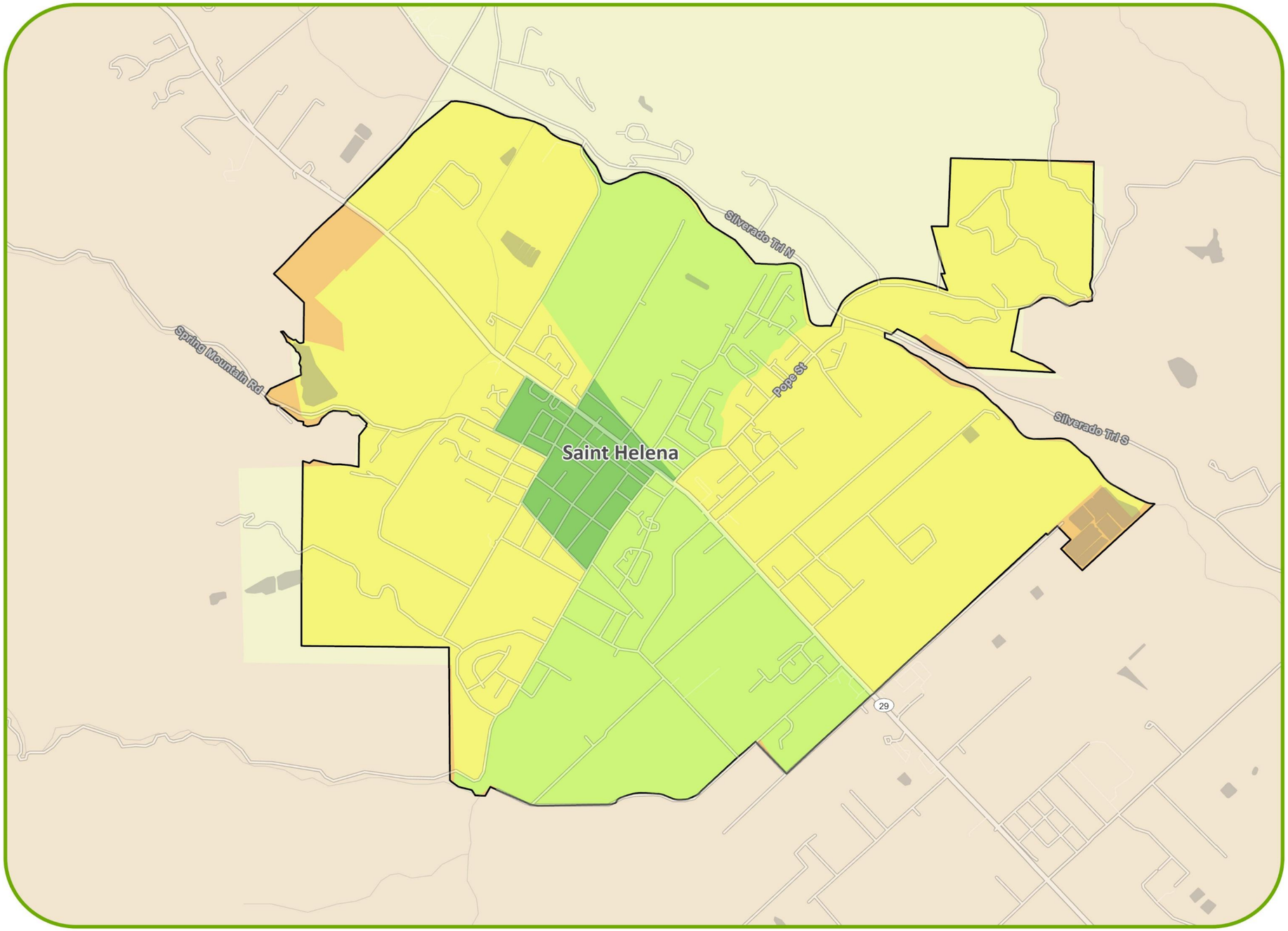


Figure 27:
Walkability Index
(St. Helena)

City Boundary

National Walkability Index

- 1 - 5.75 (Least Walkable)
- 5.76 - 10.50 (Below Average Walkable)
- 10.51 - 15.25 (Above Average Walkable)
- 15.26 - 20 (Most Walkable)

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.
Page 1041 of 1733

3.6.4 Access to Quality Education

Economics literature has consistently found about a 10 percent increase in wages/salary with each additional year of education.[78] Educational attainment is directly linked to housing opportunities. TCAC education domain scores, which are used to identify areas of higher or lower education opportunities, incorporate a variety of indicators including math and reading proficiency scores, high school graduation rates and student poverty rates to assess educational outcomes at the census tract level.

3.6.5 Regional Trends

Napa County is served by five school districts: Napa Valley Unified School District, St. Helena Unified School District, Calistoga Joint Unified School District, Howell Mountain School District, and Pope Valley School District. An overview of education outcomes across the Napa County is illustrated in Figure 28~~Figure 28~~ which shows the TCAC Opportunity Areas map. Education outcomes vary throughout the county. Areas in the western portion of the county and portions of the more urban areas have more positive education outcomes compared to eastern portions of the county and southern parts of the City of Napa.

3.6.6 Local Trends

The City of St. Helena is served by the St. Helena Unified School District which is comprised of four schools: a primary school, elementary school, middle school, and high school. Altogether, approximately 1,243 students were enrolled in 2020 from the City St. Helena and the surrounding areas. Approximately 45 percent of students were White and 52 percent were Hispanic/Latino. St. Helena Unified School District reported a high school graduation rate of 92.9 percent in 2020, 90.1 percent in 2019, and 94.1 percent in 2018. The district reported all students who did not receive high school diplomas in 2019 were Long Term English Learners and socio-economically disadvantaged students.[79]

Figure 29~~Figure 29~~Figure 28~~Figure 28~~ shows TCAC scores for education outcomes for St. Helena at the census tract level. St. Helena has better education outcomes than other areas of Napa County. At the city level, the southern and eastern areas of the city have better education outcomes than the western areas.

3.6.7 Economic Outcomes

Housing opportunities are directly related to economic opportunities. Access to high quality employment close to desired and affordable housing results in more housing opportunities and shorter commute times. The analysis for economic opportunities uses TCAC economic indicators, employment participation data

[78] *The Rehabilitation Research and Training Center on Disability Statistics and Demographics. 2020. https://disabilitycompendium.org/annualreport*
[79] *St. Helena Unified School District 2021-22 Local Control and Accountability Plan https://www.sthelenaunified.org/cms/lib/CA50000465/Centricity/Domain/36/LCAP%20Control%20Accountability%20Plan%202021%202022.pdf*

from the ACS, Metropolitan Transportation Commission (MTC) Equity Priority Communities (EPC), and the HUD Jobs Proximity Index.

TCAC economic opportunities are measured by census tract. They consider poverty, adult education, employment, job proximity, and median home values. A higher economic index score reflects more positive economic outcomes. The MTC EPC identifies concentrations of underserved populations in order to direct funding for housing and transportation equity. The HUD Jobs Proximity Index assesses the accessibility to job opportunities at the census block group level.

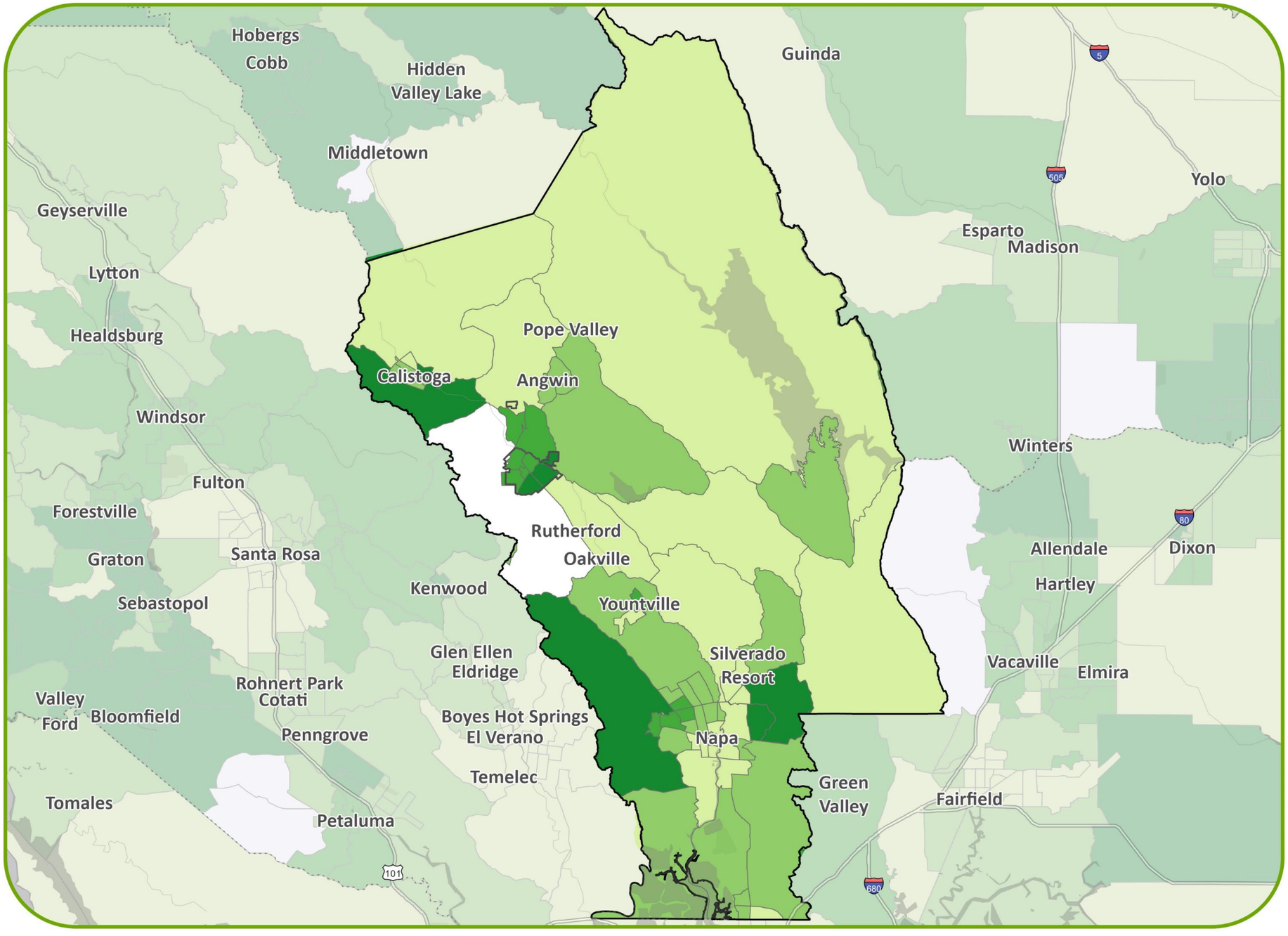


Figure 28:
TCAC Opportunity Areas – Education Outcomes (Napa County)

City Boundary
County Boundary
(R) TCAC Opportunity Areas (2021) - Education Score -Tract
Education Domain Score (by region)
- < 0.25 (Less Positive Education Outcomes)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Education Outcomes)
- No Data

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

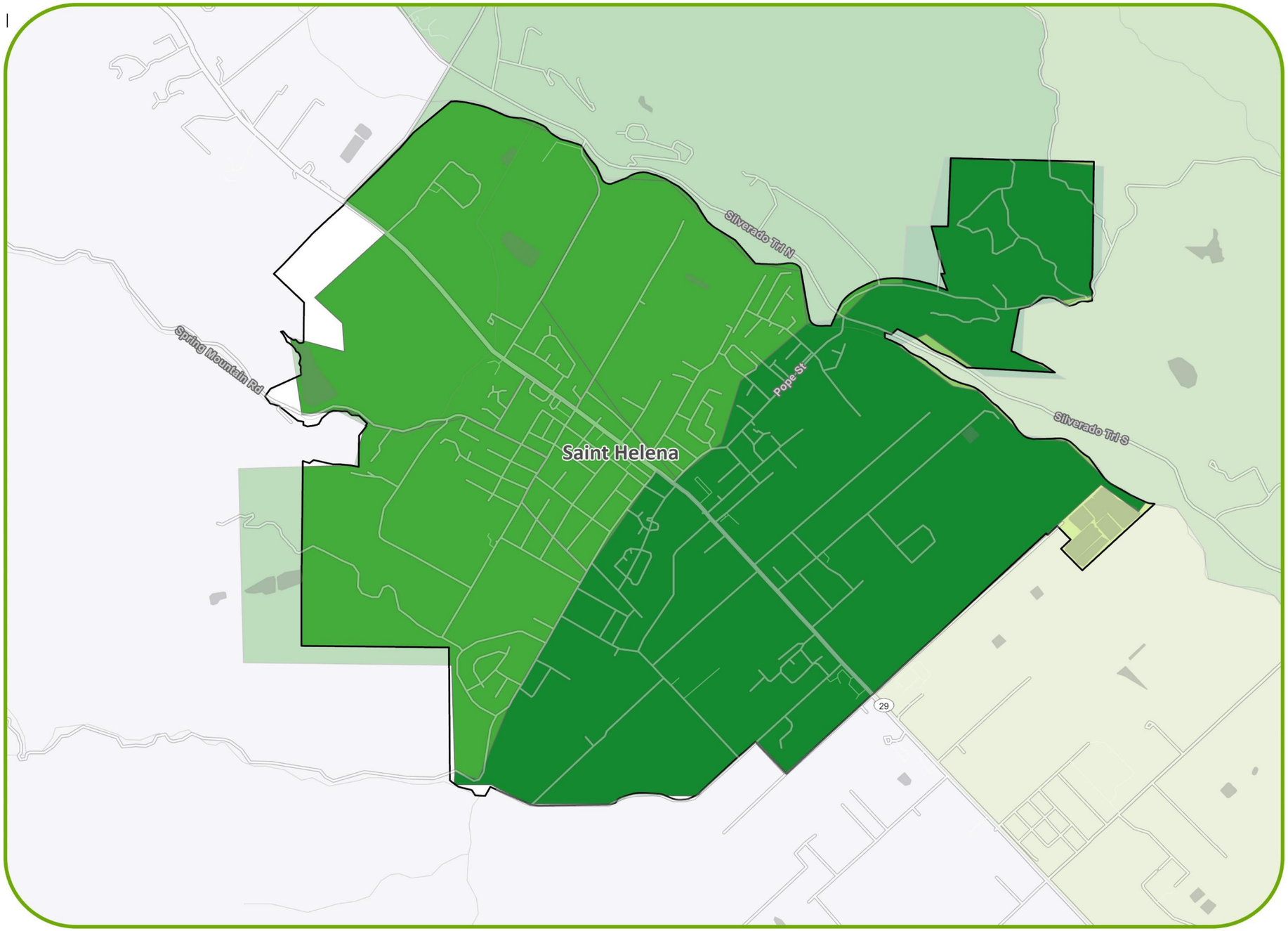


Figure 29:
TCAC Opportunity Areas – Education Outcomes (St. Helena)

3.6.8 Regional Trends

According to the California Employment Development Department, the unemployment rate of Napa County was 3.9 percent in February 2022 (not seasonally adjusted). Top employers in the county include manufacturing (including large- and small-scale wine manufacturing), healthcare, and accommodation and food service. The 2015-2019 ACS estimates reported 74,549 workers in the County of Napa with a labor force participation rate of 65 percent of persons 16 years and older. Approximately 33.7 percent of workers commute 30 or more minutes to work with a countywide mean commute time of 25.6 minutes.

Figure 30~~Figure 30~~ shows the TCAC Opportunity Areas map for economic outcomes across the county. Economic outcomes are varied with more positive outcomes generally located in the western areas of the county and less positive outcomes in the eastern areas of the county. This trend may be attributed to the high concentration of vineyards and wineries in the western and central areas of the county and low population density in eastern areas of the county.

3.6.9 Local Trends

According to the 2015-2019 American Community Survey (ACS), there are 3,159 persons in the labor force in St. Helena with a labor force participation rate of 61 percent. The California Employment Development Department reported the unemployment rate was 3.1 percent in December 2021 (not seasonally adjusted), slightly less than the county. Top industries in the city reflect county trends, with the highest number of workers in manufacturing, healthcare, and accommodation and food service.

Figure 31~~Figure 31~~ shows the TCAC Opportunity Areas map for economic outcomes in St. Helena. Much like the county, economic outcomes are varied across the city. Western areas of the city have more positive economic outcomes and eastern areas have less positive economic outcomes. This pattern of lower economic outcomes in the eastern areas of the city reflects the lower median incomes and greater ethnic diversity that is also experienced in these areas. The eastern areas of the city contain affordable housing developments, a mobile home park, and senior living community which may be contributing to lower median incomes and lower median home values.

ACS 2015-2019 estimates show approximately 22.4 percent of workers commute 30 or more minutes to work and the mean commute time is 19.6 minutes. Figure 32~~Figure 32~~ shows the job proximity index in St. Helena which assesses the accessibility of employment opportunities based on distance, a higher index score corresponds to closer job proximity. Job proximity throughout St. Helena is consistently high (closest proximity), especially when compared to the southern and eastern areas of the county.

This page is intentionally left blank.

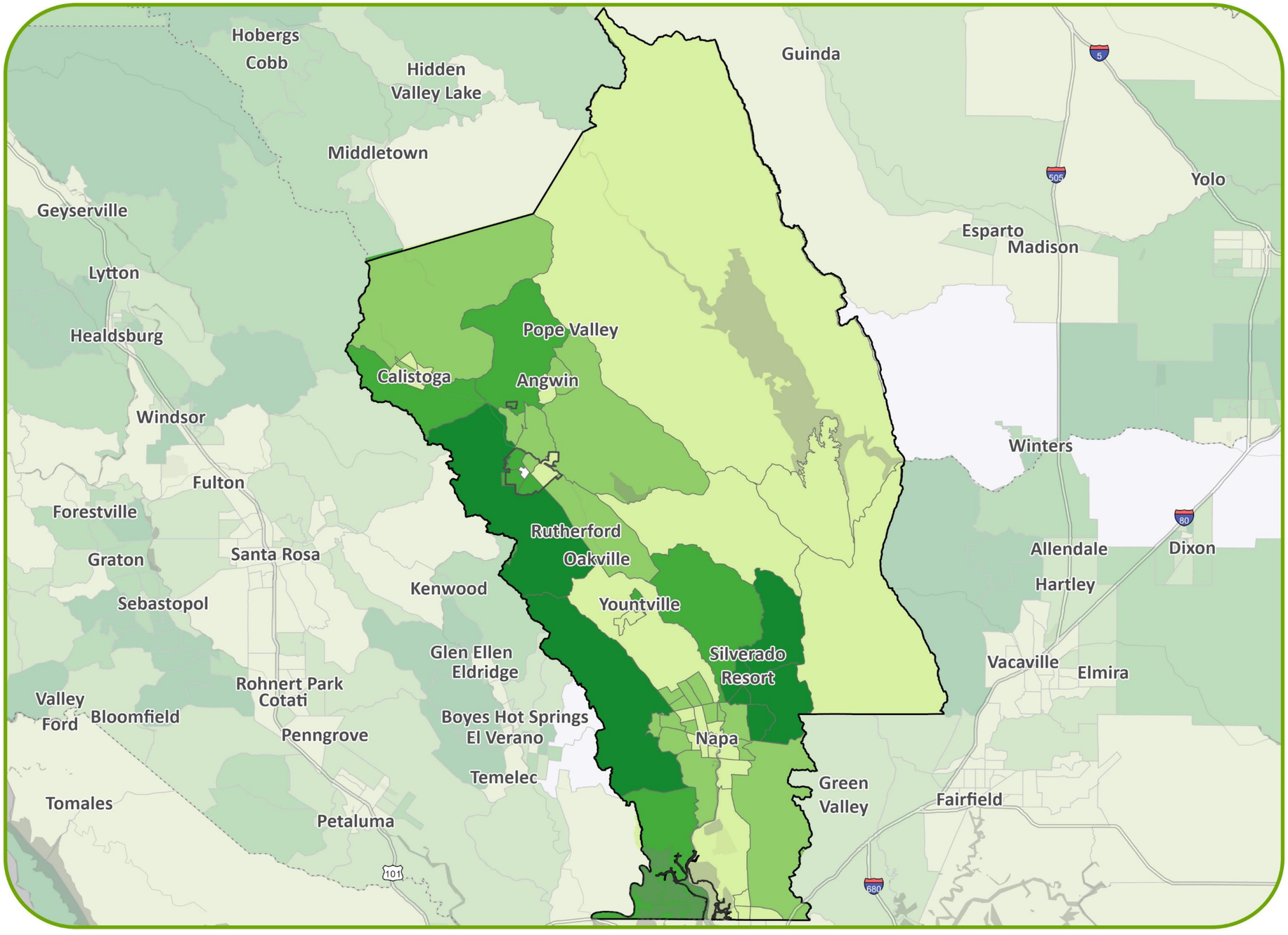


Figure 30:
TCAC Opportunity Areas – Economic (Napa County)

City Boundary
County Boundary
(R) TCAC Opportunity Areas (2021) - Economic Score - Tract
Economic Domain Score (by region)
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)
- No Data

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

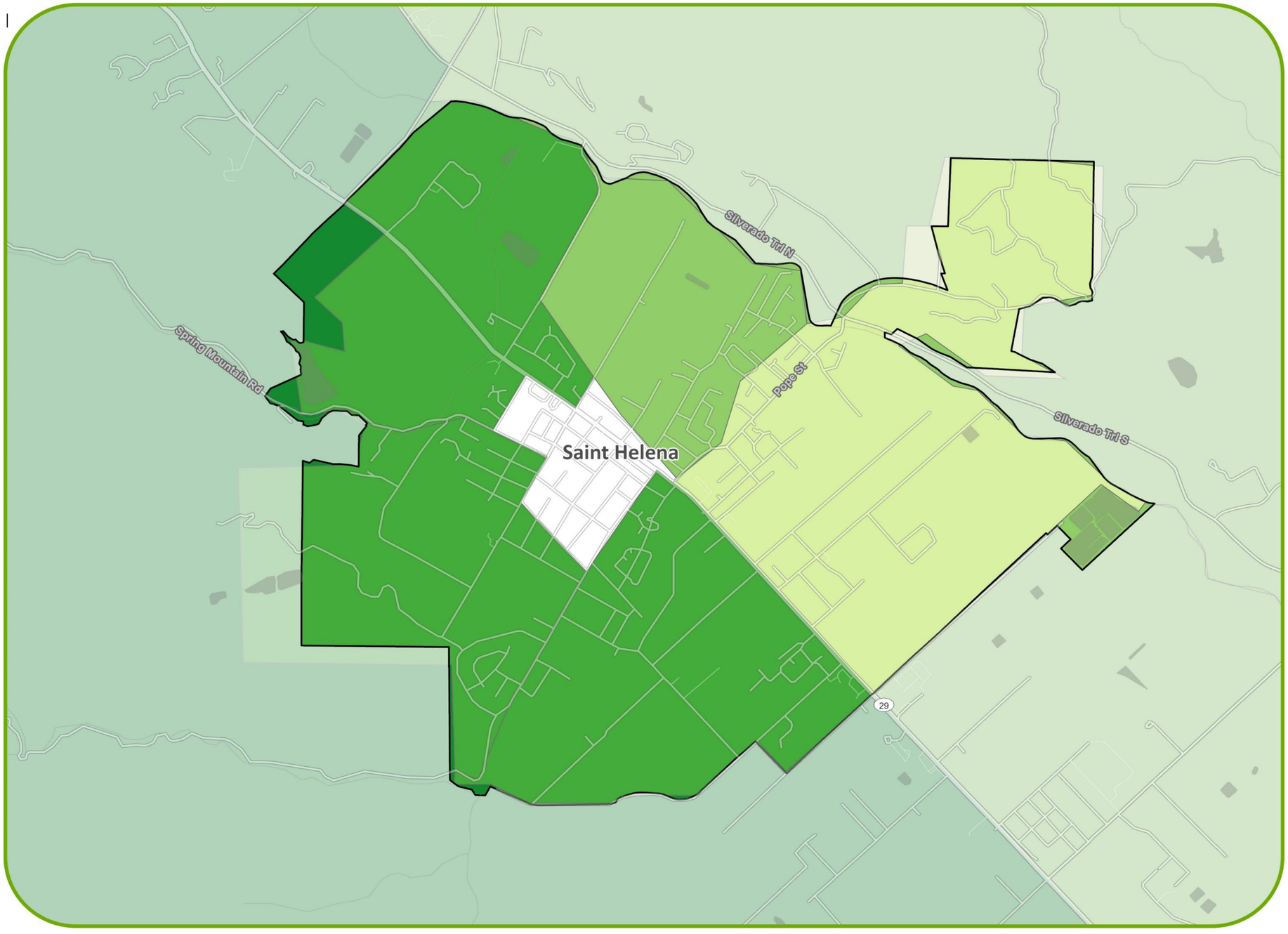


Figure 31:
TCAC Opportunity Areas – Economic (St. Helena)

City Boundary
(R) TCAC Opportunity Areas (2021) - Economic Score - Tract
Economic Domain Score (by region)
- < 0.25 (Less Positive Economic Outcome)
- 0.25 - 0.50
- 0.50 - 0.75
- > 0.75 (More Positive Economic Outcome)
- No Data

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

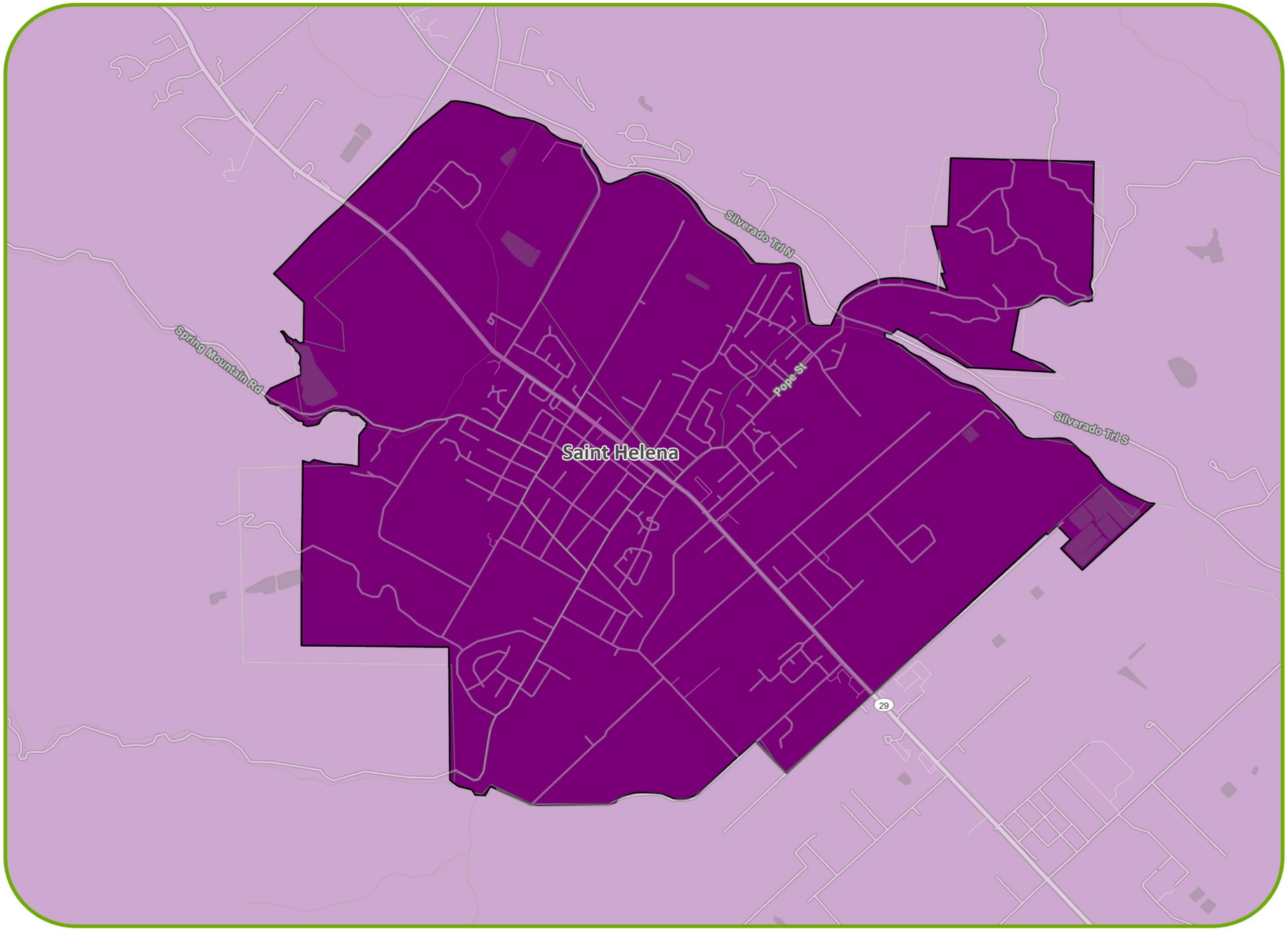


Figure 32:
Job Proximity Index (St. Helena)

City Boundary
(A) Jobs Proximity Index (HUD, 2014 - 2017) - Block Group
Index Score
< 20 (Furthest Proximity)
20 - 40
40 - 60
60 - 80
> 80 (Closest Proximity)

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.
Page 1051 of 1733

3.6.10 Healthy Environment

Access to a healthy environment is necessary for communities within a city to thrive. Healthy environment analysis considers patterns in the disparities found within individual neighborhoods and protected area groups. These disparities can vary in a number of categories, including air quality, water quality, safe neighborhood, environmental hazards, social services, and cultural institutions. Recent California laws, AB 1550, Senate Bill (SB) 535 and SB 1000 emphasize the importance of environmental justice as a fair housing issue. Environmental Justice, as defined by HUD, means ensuring the environment and human health are protected fairly for all people regardless of race, color, national origin, or income, and consideration the means by which federally assisted projects may have disproportionately adversely affect human health or the environmental on minority and low income populations.[80] The California Office of Environmental Health Hazard Assessment developed the California Communities Environmental Health Screening Tool (CalEnviroScreen) a screening methodology to help identify California communities disproportionately burdened by multiple sources of pollution called. High scoring census tracts tend to be more burdened by pollution from multiple sources and are most vulnerable to its effects, taking into account their socioeconomic characteristics and underlying health status.

3.6.11 Regional Trends

The CalEnviroScreen map for Napa County identifies the degree to which communities are considered burdened by pollution. Figure 33~~Figure 33~~ below shows the pollution burden for Napa County, representing the potential exposure to pollutants and resulting adverse environmental conditions. The more urban areas on the western side of the county have a higher pollution burden, especially within and to the south of the City of Napa. Figure 34~~Figure 34~~ shows TCAC Opportunity Map for environmental outcomes in the county. Similar to the CalEnviroScreen map, the TCAC Opportunity Map shows that the western areas of the county have less positive environmental outcomes compared to the eastern areas of the county. This may be caused by the mountains flank the valley which block wind flow and trap pollution. Additionally, the western and central areas of the county have a higher concentration of people, traffic, and agriculture which produces greater levels of pollution and pesticides. Eastern areas of the county tend to be forested and are less populated

3.6.12 Local Trends

Pollution Burden in St. Helena is lower than many other areas in the county, as shown in Figure 35~~Figure 35~~. However, the eastern areas of the city have a slightly higher pollution burden (overall score of 40) compared to the rest of the city, with high burdens of pesticides, cleanups, and groundwater threats. The western areas have a slightly lower burden (overall score of 33) with high burdens of pesticides, cleanups, groundwater threats, and solid waste. Pesticide use is considered high throughout the city likely due to pesticide applications on nearby vineyards. There are two cleanup sites located within the city including

[80] *HUD, 2021. https://www.hudexchange.info/programs/environmental-review/environmental-justice/*

one site with an active dry-cleaning business and one site with a manufactured gas plant that was dismantled in 1930. These two cleanup sites are also sources that pose groundwater threats to the city. A third cleanup site is located outside the city limits, southeast of the city, with a food market that has detected high pesticides in the soil beneath the building. A solid waste facility is located in the eastern area of the city which may potentially expose neighboring communities to environmental burdens such as odor, pests, and truck traffic. The southern and eastern areas of the city have a higher pollution burden, which corresponds with areas with higher ethnic diversity, higher populations with a disability, and lower median incomes discussed in the previous sections.

Figure 36Figure 36 shows the TCAC Opportunity map for environmental outcomes in the City of St. Helena. The southern and eastern areas of the city have less positive environmental outcomes compared to the western areas.

3.7 Disproportionate Housing Needs

Disproportionate housing needs generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, homelessness, and substandard housing conditions

3.7.1 Housing Cost Burden

Housing cost burden is defined as the proportion of a household's total gross income spent on housing costs. Households that spend at least 30 percent of their total gross income on housing costs (rent, mortgage, utilities, and other housing-related costs) are considered cost burdened, and households spending over 50 percent on housing costs are considered severely cost burdened. The higher the housing cost burden, the more likely residents are to live in overcrowded and substandard conditions and are less likely to afford to relocate. Low-income households and persons in protected classes disproportionately experience severe housing problems. Housing problems are households that has one or more of the following problems: lacks a complete kitchen facility, lacks complete plumbing facility, a household that is overcrowded, or a household that is cost burdened.

3.7.2 Regional Trends

Figure 37Figure 37 shows areas of Napa County where renter households overpay for housing (spend more than 30 percent of household income on housing costs). Overpayment by renters is a widespread issue across the county, especially in the more urban areas of the county as well as the northeast and southeast areas of the county. Similar to overpayment by renters, overpayment by homeowners is common throughout the county, highlighting that the costs of housing are too high for both renters and homeowners. Figure 38Figure 38 shows areas of the county where homeowners overpay for housing,

which is most prevalent in the urban areas of the county as well as the northwest and southeast areas of the county.

3.7.3 Local Trends

Housing cost burden among renters is widespread in St. Helena. Figure 39~~Figure 39~~ shows that 40 to 60 percent of renters overpay for housing in all areas of the city. Additionally, data from HUD's Comprehensive Housing Affordability Strategy (CHAS) indicates lower income households are disproportionately overpaying for housing.

Lower-income households experience higher cost burden than moderate income and above households in St. Helena. Approximately 41 percent of extremely low-income households (those earning 30 percent or less of the local area median income (AMI)) are considered severely cost burdened (spend 50 percent or more of their income on housing). Both renters and owners experience cost burden in St. Helena, with higher proportions of lower income households spending greater than 30 percent or 50 percent on housing. Table 7~~Table 7~~ shows housing cost burden of lower income households in St. Helena. Generally, a higher percentage of renters than owners experience cost burden, however, more owners than renters experience severe cost burden.

This page is intentionally left blank.

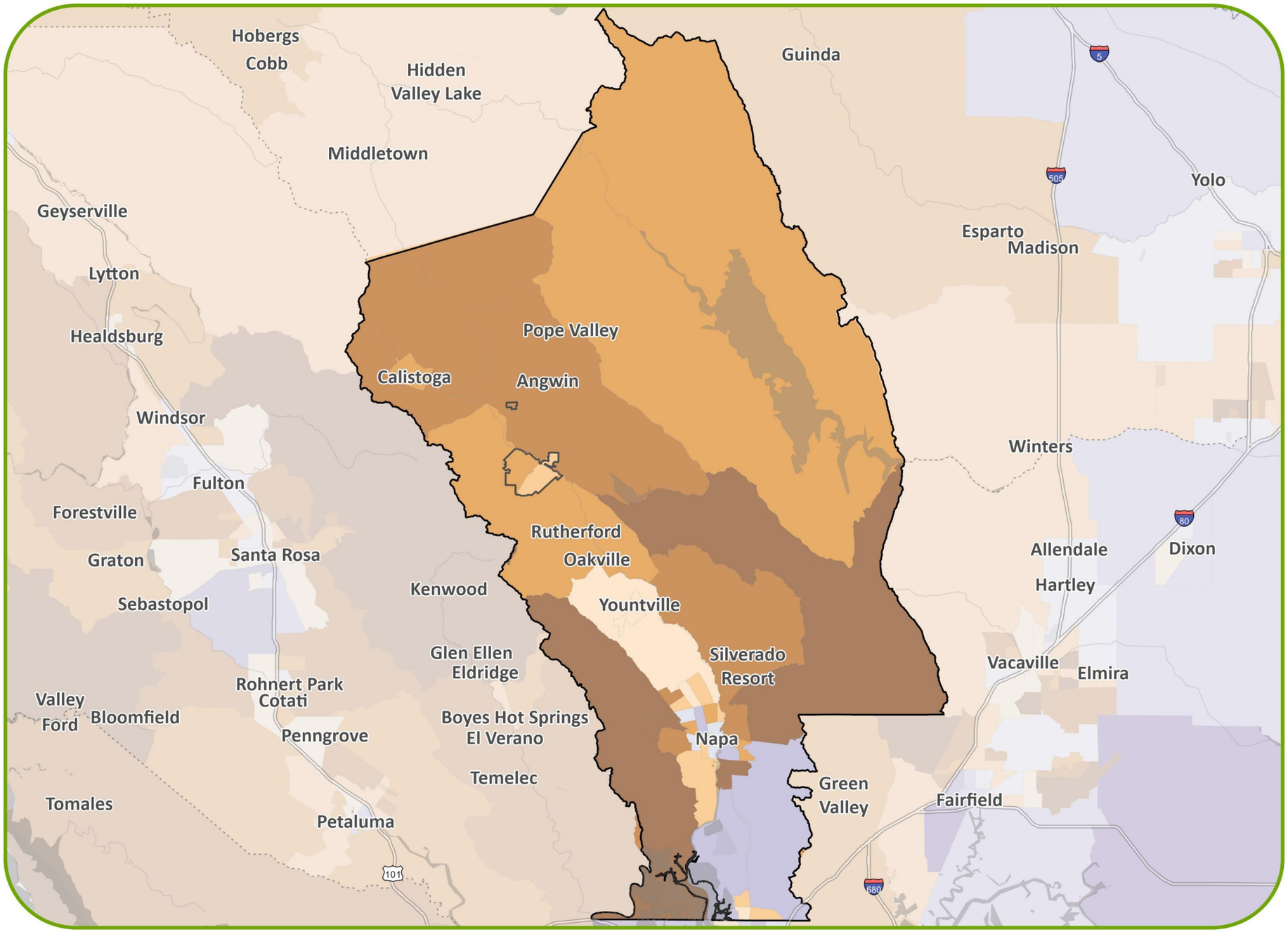


Figure 33: CalEnviroScreen 4.0 Percentile Scores (Napa County)

City Boundary
County Boundary
(A) CalEnviroScreen 4.0, 2021 - Tract
CalEnviroScreen 4.0 Percentile
1 - 10% (Lowest Scores)
11 - 20%
21 - 30%
31 - 40%
41 - 50%
51 - 60%
61 - 70%
71 - 80%
81 - 90%
91 - 100% (Highest Scores)

ST. HELENA CALIFORNIA

0 3 6
Miles

N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

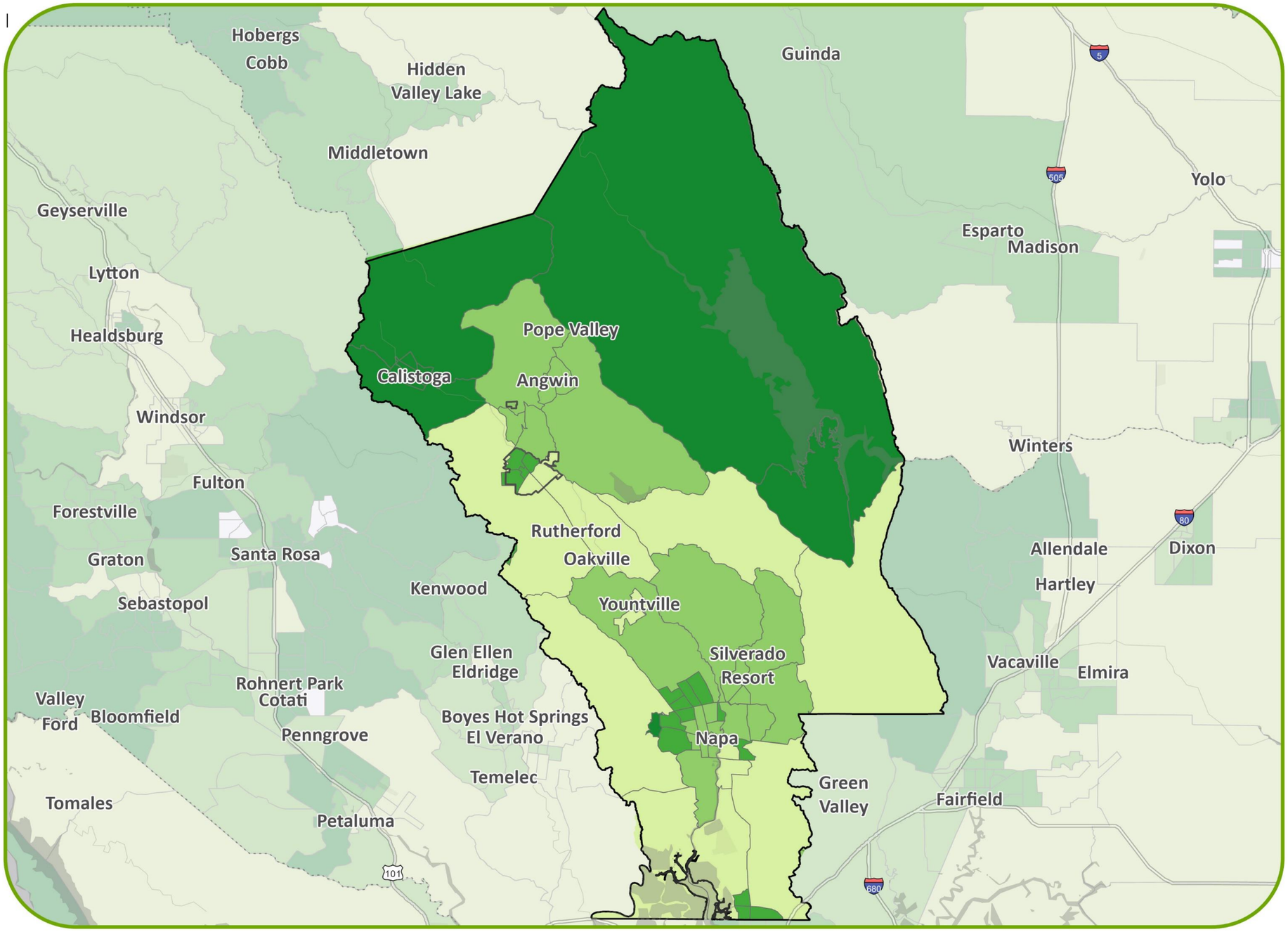


Figure 34:
TCAC Opportunity Areas – Environment (Napa County)

City Boundary
County Boundary
(R) TCAC Opportunity Areas (2021) - Environmental Score -Tract
Environmental Domain Score
< .25 (Less Positive Environmental Outcomes)
.25 - .50
.50 - .75
.75 - 1 (More Positive Environmental Outcomes)
No Data

ST. HELENA CALIFORNIA

0 3 6 Miles

N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

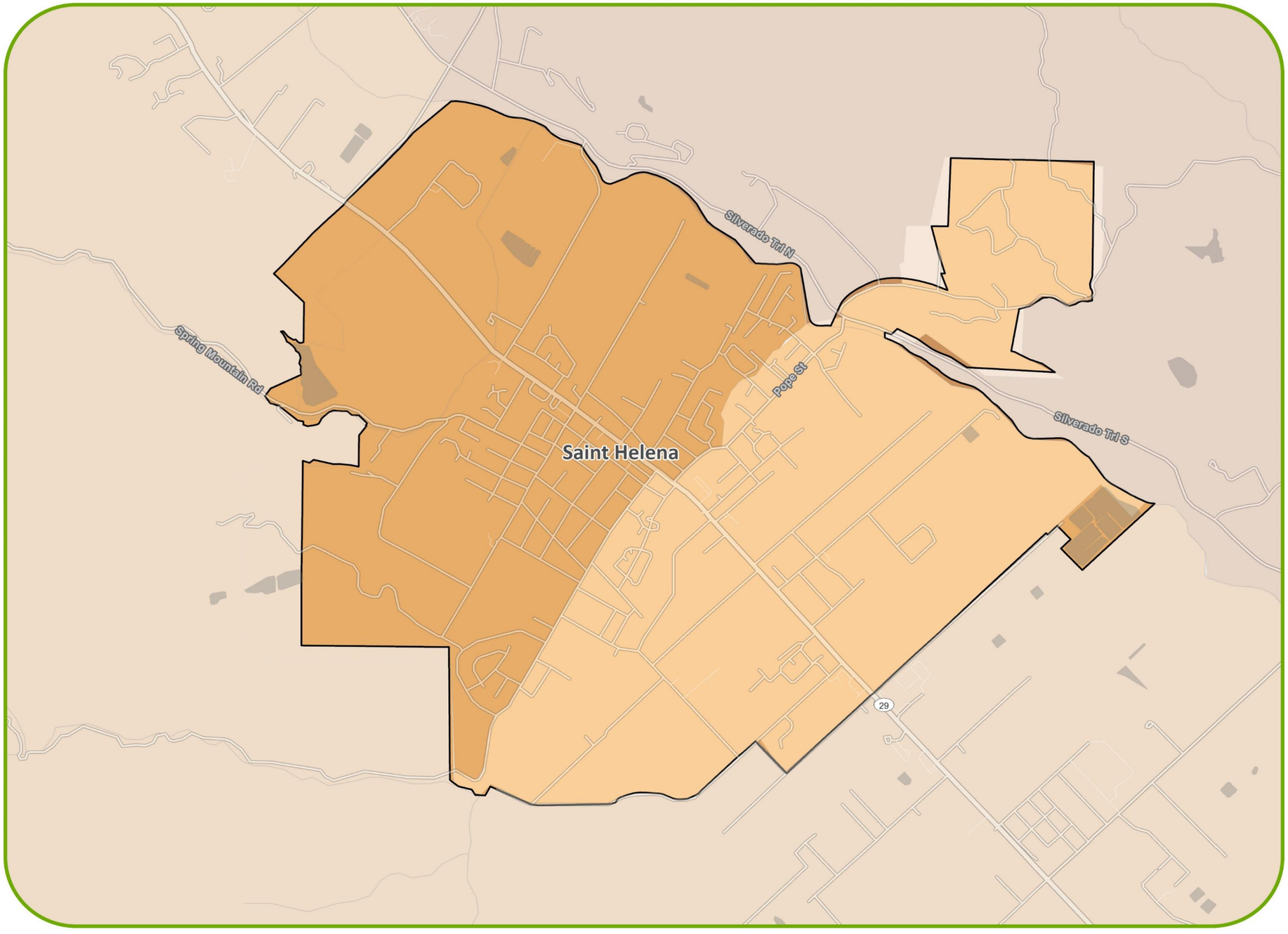


Figure 35: CalEnviroScreen 4.0 Percentile Scores (St. Helena)

City Boundary
(A) CalEnviroScreen 4.0, 2021 - Tract
CalEnviroScreen 4.0 Percentile
1 - 10% (Lowest Scores)
11 - 20%
21 - 30%
31 - 40%
41 - 50%
51 - 60%
61 - 70%
71 - 80%
81 - 90%
91 - 100% (Highest Scores)

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

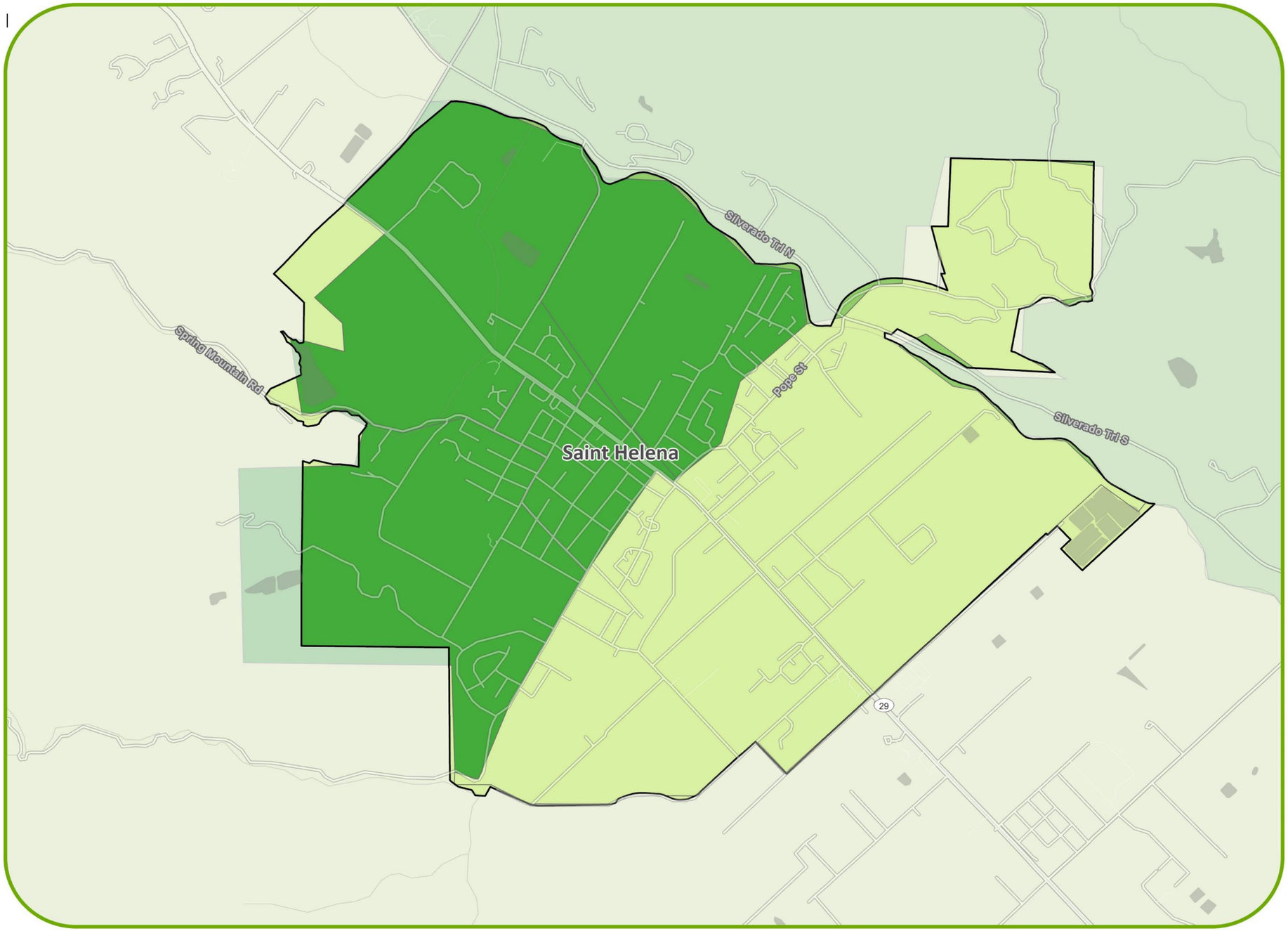


Figure 36:
TCAC Opportunity Areas – Environment (St. Helena)

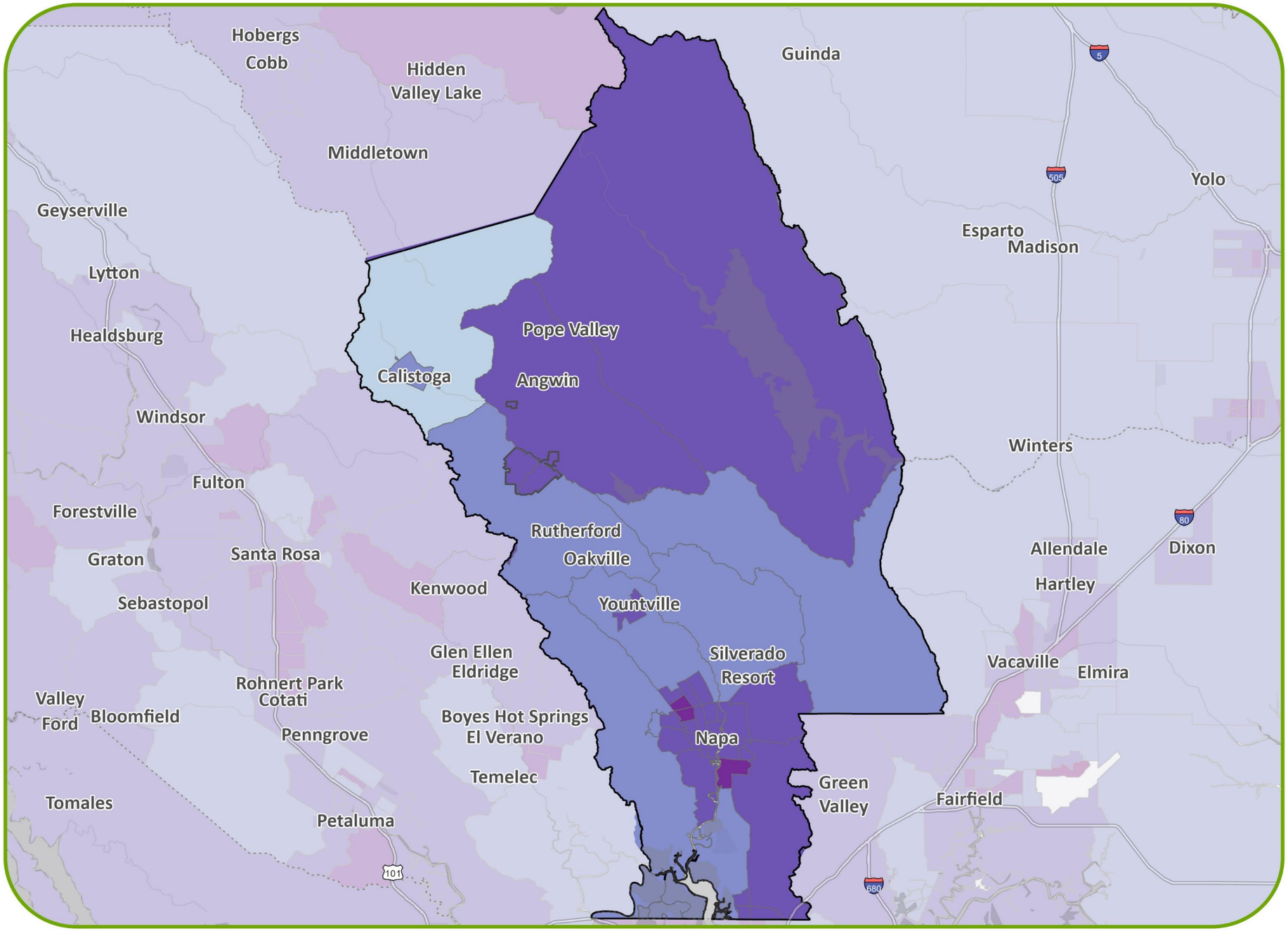


Figure 37: Overpayment By Renters (Napa County)

City Boundary
County Boundary
(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract
Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

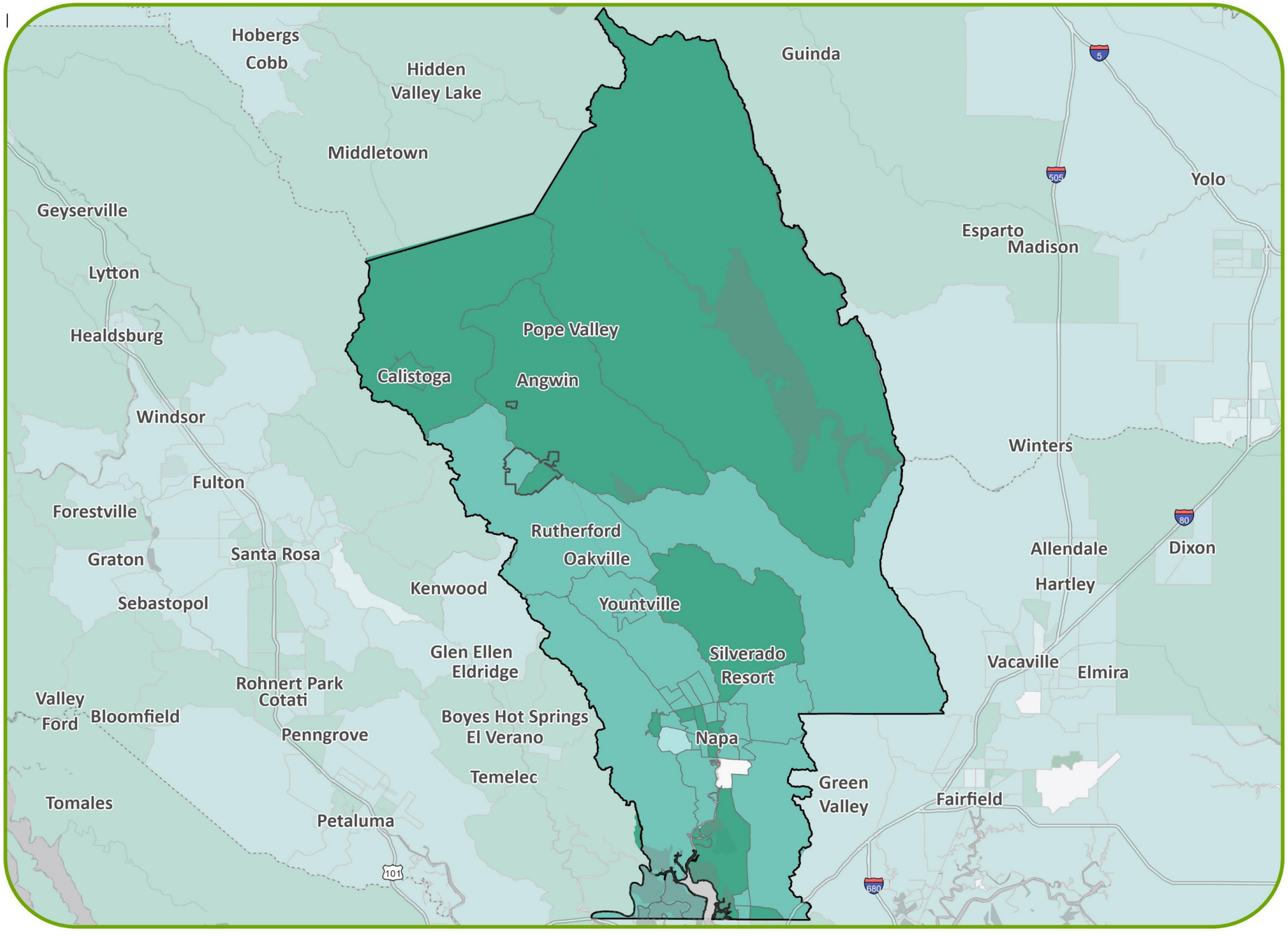


Figure 38: Overpayment By Homeowners (Napa County)

City Boundary
County Boundary
(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract
Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

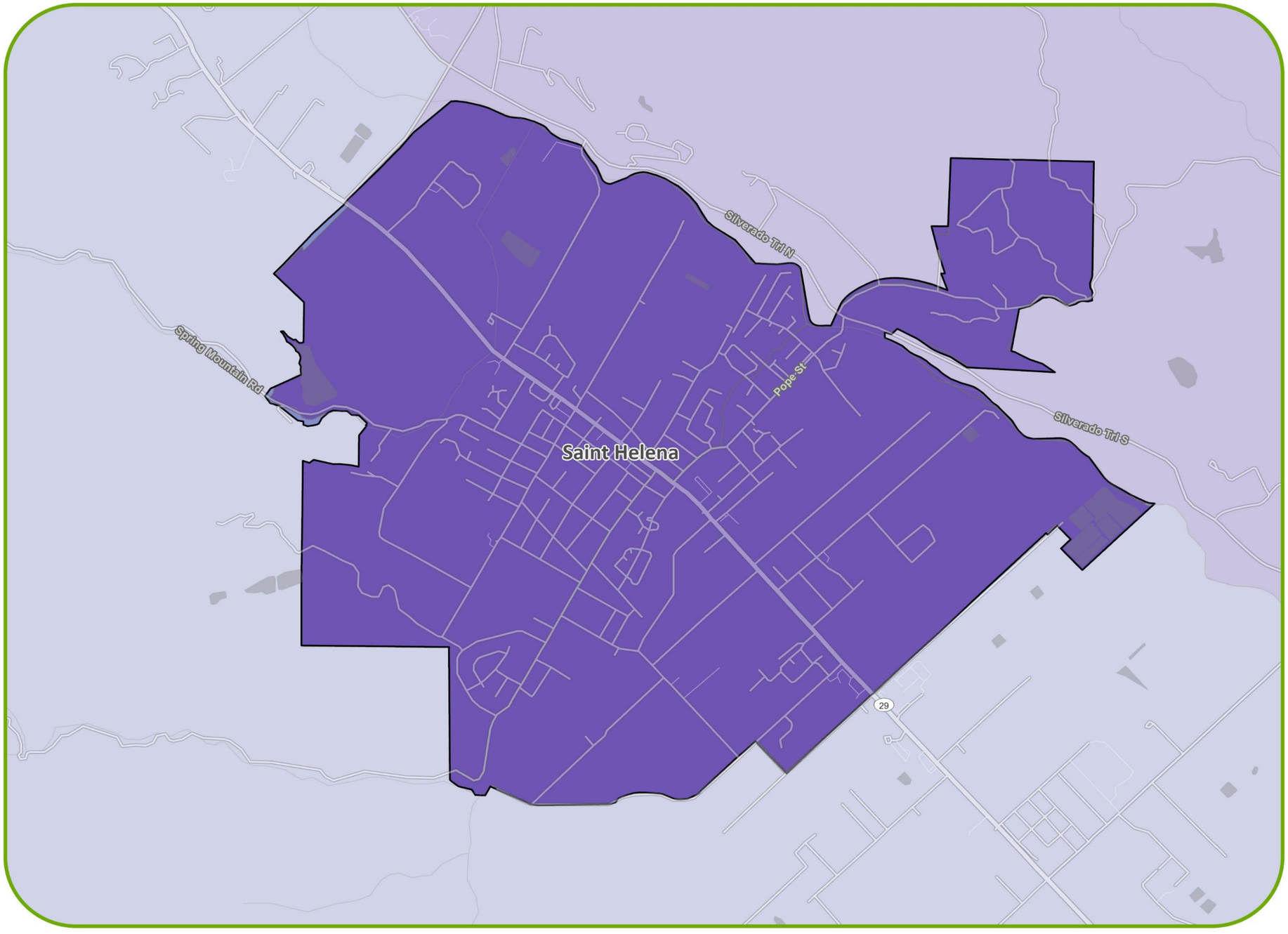


Figure 39: Overpayment By Renters (St. Helena)

City Boundary
(R) Overpayment by Renters (ACS, 2015 - 2019) - Tract
Percent of Renter Households for whom Gross Rent (Contract Rent Plus Tenant-Paid Utilities) is 30.0 Percent or More of Household Income
< 20%
20% - 40%
40% - 60%
60% - 80%
> 80%

ST. HELENA CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.
Page 1063 of 1733

Table 7 Housing Cost Burden of Lower-Income Households (2014-2018)

Household by Type, Income, and Housing Problem	Renters	Percent	Owners	Percent	Total Households	
Extremely Low-Income (0-30 % AMI)	185		160		345	
With Cost Burden >30%	100	54.1%	105	65.6%	205	59.4%
With Cost Burden >50%	50	27.0%	90	56.3%	140	40.6%
Very Low-Income (0-30 % AMI)	240		105		345	%
With Cost Burden >30%	195	81.3%	70	66.7%	265	76.8%
With Cost Burden >50%	35	14.6%	40	38.1%	75	21.7%
Low-Income (51-80 % AMI)	145		160		305	%
With Cost Burden >30%	100	69.0%	85	53.1%	185	60.7%
With Cost Burden >50%	40	27.6%	60	37.5%	100	32.8%
Moderate & Above Income (>80% AMI)	500		1,105		1,605	%
With Cost Burden >30%	133	26.6%	205	18.6%	338	21.1%
With Cost Burden >50%	8	1.6%	60	5.4%	68	4.2%
Total	1,070	41.2%	1,530	58.8%	2,600	%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2014-2018

3.7.4 Substandard Housing

HUD considers housing units to be "standard units" if they are in compliance with local building codes. Substandard housing is housing that poses a risk to the health, safety, or wellbeing of its occupants or neighbors, includes housing that does not have operable indoor plumbing, electricity, or heat. Housing age can be an important indicator of housing condition in a community. Like any other tangible asset, housing is subject to gradual physical or technological deterioration over time. If not properly and regularly maintained, housing can deteriorate and discourage reinvestment, depress neighboring property values, and eventually impact the quality of life in a neighborhood. Typically, housing over 30 years old is more likely to have rehabilitation needs that may include new plumbing, roof repairs, foundation work, and other repairs. Some older housing units may have health risks such as lead paint and asbestos. Housing issues such as mold may elevate health conditions such as asthma.

3.7.5 Regional Trends

In Napa County approximately 73 percent of all housing units were built before 1990. These older units potentially require minor repairs and modernization improvements. Figure 41~~Figure 41~~ shows the approximate break down by age of housing units.

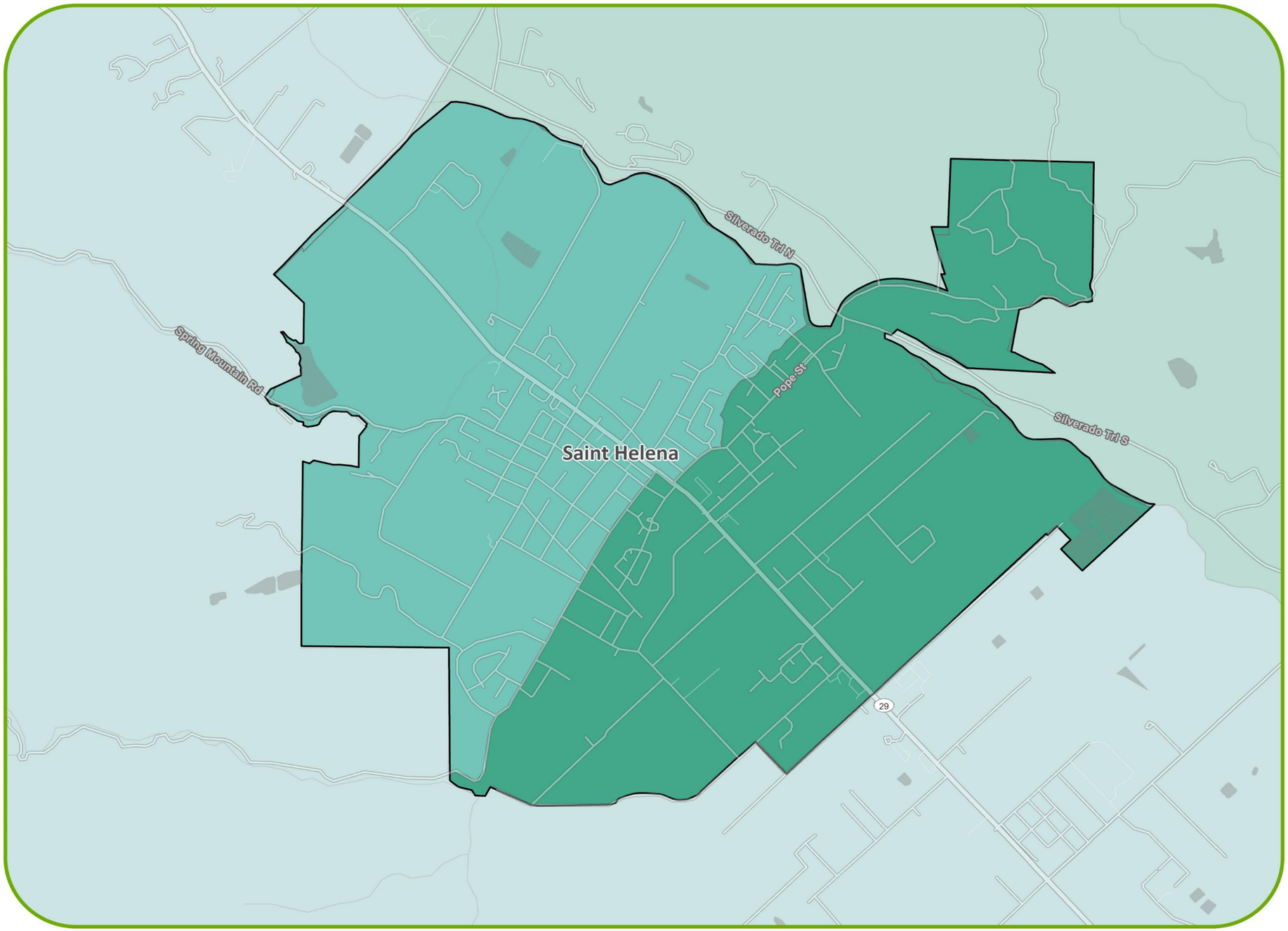


Figure 40: Overpayment By Homeowners (St. Helena)

City Boundary

(R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

Percent of Owner Households with Mortgages whose Monthly Owner Costs are 30.0 Percent or More of Household Income

- < 20%
- 20% - 40%
- 40% - 60%
- 60% - 80%
- > 80%

ST. HELENA CALIFORNIA

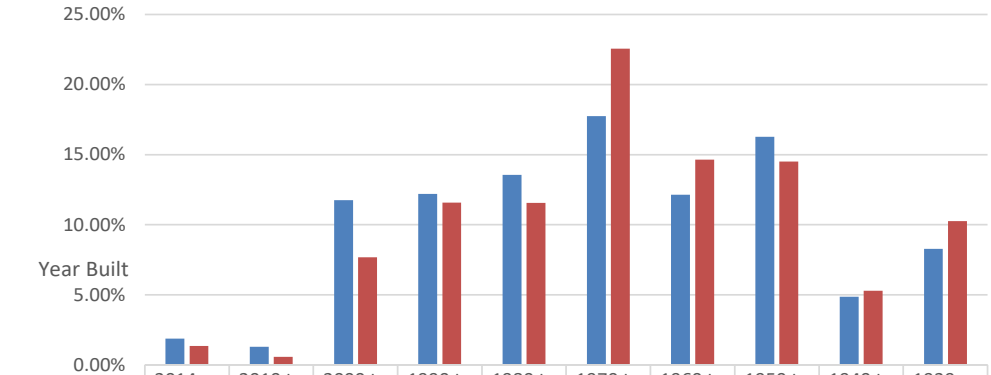
0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

This page is intentionally left blank.

Agenda Item #10.1.
Page 1067 of 1733

Figure 41 Housing Stock Age (2015-2019)



Source: Bureau of the Census, American Community Survey, 2015-2019

The County of Napa has a total of 881 substandard housing units, approximately 2 percent of the total occupied units in the county. A housing unit is considered substandard if it lacks complete plumbing or kitchen facilities. Of the 881 substandard units, approximately 15 percent lacked complete plumbing facilities and 85 percent lacked complete kitchen facilities. Table 8~~Table 8~~ shows a breakdown of the number of substandard housing units in Napa County and St. Helena. In the past, lack of telephone service was also an indicator of housing conditions. Today, with the widespread availability of cell and internet phone services, many households have chosen not to install land line telephone services, and availability of telephone service is no longer considered an indicator of substandard housing conditions.

Table 8 Substandard Housing Units (2019)

Condition	Napa County		St. Helena	
Lacking complete plumbing facilities	128	0.26%	0	0.00%
Lacking complete kitchen facilities	753	1.55%	83	3.07%
Total	48705		2702	

Source: Bureau of the Census, American Community Survey, 2015-2019.

3.7.6 Local Trends

As shown above in Figure 41~~Figure 41~~, approximately 79 percent of the city's housing stock was built prior to 1990, potentially requiring minor repairs and modernization improvements.

Table 8~~Table 8~~ shows 83 units, about 3 percent of the St. Helena's housing stock, are considered substandard. All identified substandard units lacked complete kitchen facilities.

3.7.7 Homelessness

"Homelessness," as defined by HUD, describes an individual, who is not imprisoned or otherwise detained, who:

- Lacks a fixed, regular, and adequate nighttime residence; and
- Has a primary nighttime residence that is:
  - A supervised publicly or privately operated shelter designed to provide temporary living accommodations (including welfare hotels, congregate shelters, and transitional housing for the mentally ill);
  - An institution that provides a temporary residence for individuals intended to be institutionalized; or
  - A public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings.

Throughout Napa Country, homelessness has become an increasingly important issue. Factors that contribute to the rise in homelessness include a lack of housing affordable available for low- and moderate-income households, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidies, and lack of support for persons with extreme developmental, physical, and mental disabilities.

3.7.8 Regional Trends

Napa County's 2020 Point-In-Time Count indicated there were 464 persons experiencing homelessness in the county on any given night; mostly in the City of Napa. This is an increase from 322 persons in the 2018 Point-In-Time Count.

3.7.9 Local Trends

The number of homeless persons in St. Helena is unknown as the 2020 Point-In-Time Count does not include a breakdown of the homeless population by jurisdiction. Based on St. Helena's share of the countywide population, 3.9 percent, it is estimated the City's homeless population is approximately 18 persons.

3.7.10 Overcrowding

Overcrowding is defined as housing units with more than one person per room (including dining and living rooms but excluding bathrooms and kitchen) and severe overcrowding refers to more than 1.5 persons per room. Large families generally have special housing needs due to lower per capita income, the need for affordable housing, or the need for larger units with three or more bedrooms, resulting in overcrowding.

Some households may not be able to accommodate high-cost burdens for housing and accept smaller housing or reside with other individuals or families in the same home. Potential fair housing issues emerge if non-traditional households are discouraged or denied housing due to a perception of overcrowding. Household overcrowding is reflective of various living situations such as a housing unit that is inadequately sized to meet a household's needs, the necessity or desire to have extended family members reside in an existing household, or unrelated individuals or families share a single housing unit.

Not only is overcrowding a potential fair housing concern, but it can also potentially strain physical facilities and the delivery of public services, reduce the quality of the physical environment, contribute to a shortage of parking, and accelerate the deterioration of homes. As a result, some landlords or apartment managers may be more hesitant to rent to larger households, thus making access to adequate housing even more difficult. According to local fair housing service providers and property managers, addressing the issue of large households is complex as there are no set of guidelines for determining the maximum capacity for a unit. Fair housing issues may arise from policies aimed to limit overcrowding that have a disparate impact on specific racial or ethnic groups with higher proportion of overcrowding.

3.7.11 Regional Trends

In Napa County, approximately 6 percent of occupied housing units are overcrowded. As shown in Figure 42~~Figure 42~~, overcrowded housing is most prevalent in the cities of Napa and Calistoga. The City of Napa has the highest percentage of overcrowded units. Certain areas within the city have between 14 and 36 percent of households that are overcrowded. Rural areas experience less overcrowding, and some rural areas have no overcrowded or severely overcrowded units.

Table 9~~Table 9~~ shows the percentage of housing units that are overcrowded. Renter-occupied households had a larger proportion of overcrowded households in the county.

Table 9 Overcrowding by Tenure

Jurisdiction	Overcrowded (1+ occupants per room)			Severely Overcrowded (1.5+ occupants per room)		
	Renter	Owner	Total	Renter	Owner	Total
St. Helena	9.26%	1.57%	4.74%	1.44%	1.01%	1.18%
Napa County	11.92%	2.99%	6.18%	3.50%	0.64%	1.66%

Source: Table B25014 Tenure by Occupants Per Room 2015-2019 ACS. Bureau of the Census, American Community Survey, 2015-2019.

3.7.12 Local Trends

Based on 2015-2019 ACS estimates, approximately five percent of households in St. Helena are overcrowded, compared to 6 percent for the county as a whole. As shown in Table 9~~Table 9~~,a higher proportion of renter households are overcrowded than owned households in St. Helena. Figure 43~~Figure 43~~

shows the percent of overcrowded households throughout the city, no concentrated areas overcrowding of households are shown. ACS estimates indicate overcrowding is a more common housing issue for Hispanic/Latino households than White households where approximately 20 percent Hispanic/Latino households in St. Helena are overcrowded compared to three percent of White households.

This page is intentionally left blank.

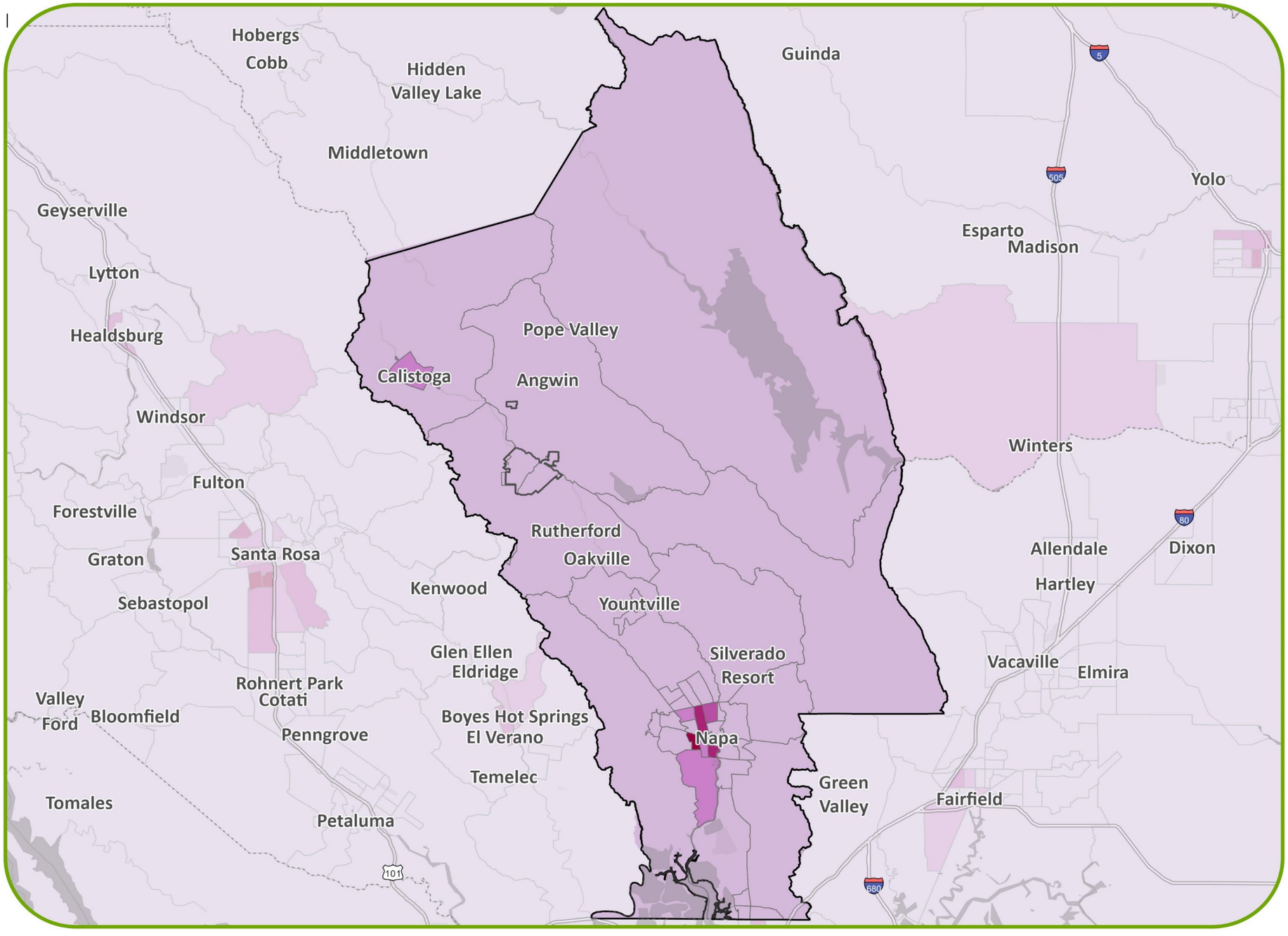


Figure 42: Overcrowded Households (Napa County)

City Boundary
County Boundary
(R) Overcrowded Households (CHHS) - Tract
Percent of Overcrowded Households
≤ 8.2% (Statewide Average)
8.3% - 12%
12.01% - 15%
15.01% - 20%
> 20%

0 3 6 Miles N

County of Napa, Yolo County, California State Parks, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, California Department of Housing and Community Development.

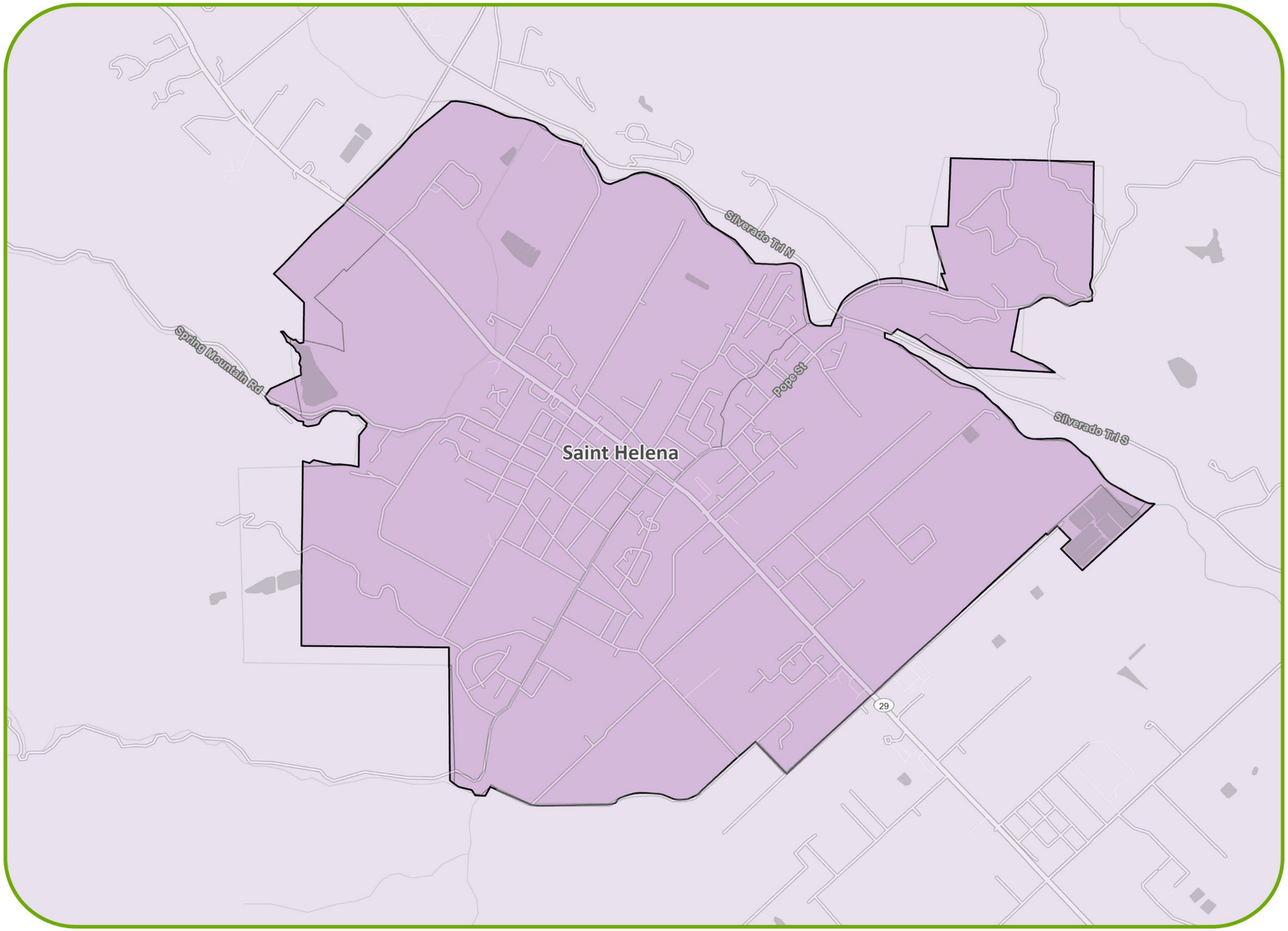


Figure 43: Overcrowded Households (St. Helena)

City Boundary
(R) Overcrowded Households (CHHS) - Tract
Percent of Overcrowded Households
- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

3.7.13 Displacement

Displacement, as defined by HCD, is used to describe any involuntary household move caused by landlord action or market changes. Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital can lead to displacement. Displacement is fueled by a combination of rising housing costs, rising income inequality, stagnant wages, and insufficient market-rate housing production. Decades of disinvestment in low-income communities, coupled with investor speculation, can result in a rent gap or a disparity between current rental income of the land, and potentially achievable rental income if the property is converted to its most profitable use. These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness.[81]

3.7.14 Regional Trends

The Urban Displacement Project (UDP) is an initiative out of the University of California, Berkeley that conducts data-driven research to better understand gentrification and displacement in order to generate more equitable and inclusive cities. UDP provides data to identify "sensitive communities," communities that are vulnerable to displacement caused by housing costs or with market-based displacement pressures within or near the community. As shown in Figure 44~~Figure 44~~ below, portions of the cities of Napa and Calistoga are identified as sensitive communities by UDP. These communities are also more racially/ethnically diverse and have lower household median income compared to other areas of the county.

3.7.15 Local Trends

UDP did not identify any areas within St. Helena that are considered vulnerable to displacement, as shown in Figure 45~~Figure 45~~. However, research from the University of California Berkeley indicates that 42.0 percent of households in St. Helena live in neighborhoods susceptible to or experiencing displacement.

[81] *HCD. 2021. https://www.hcd.ca.gov/community-development/affh/docs/affh_document_final_4-27-2021.pdf*

This page is intentionally left blank.

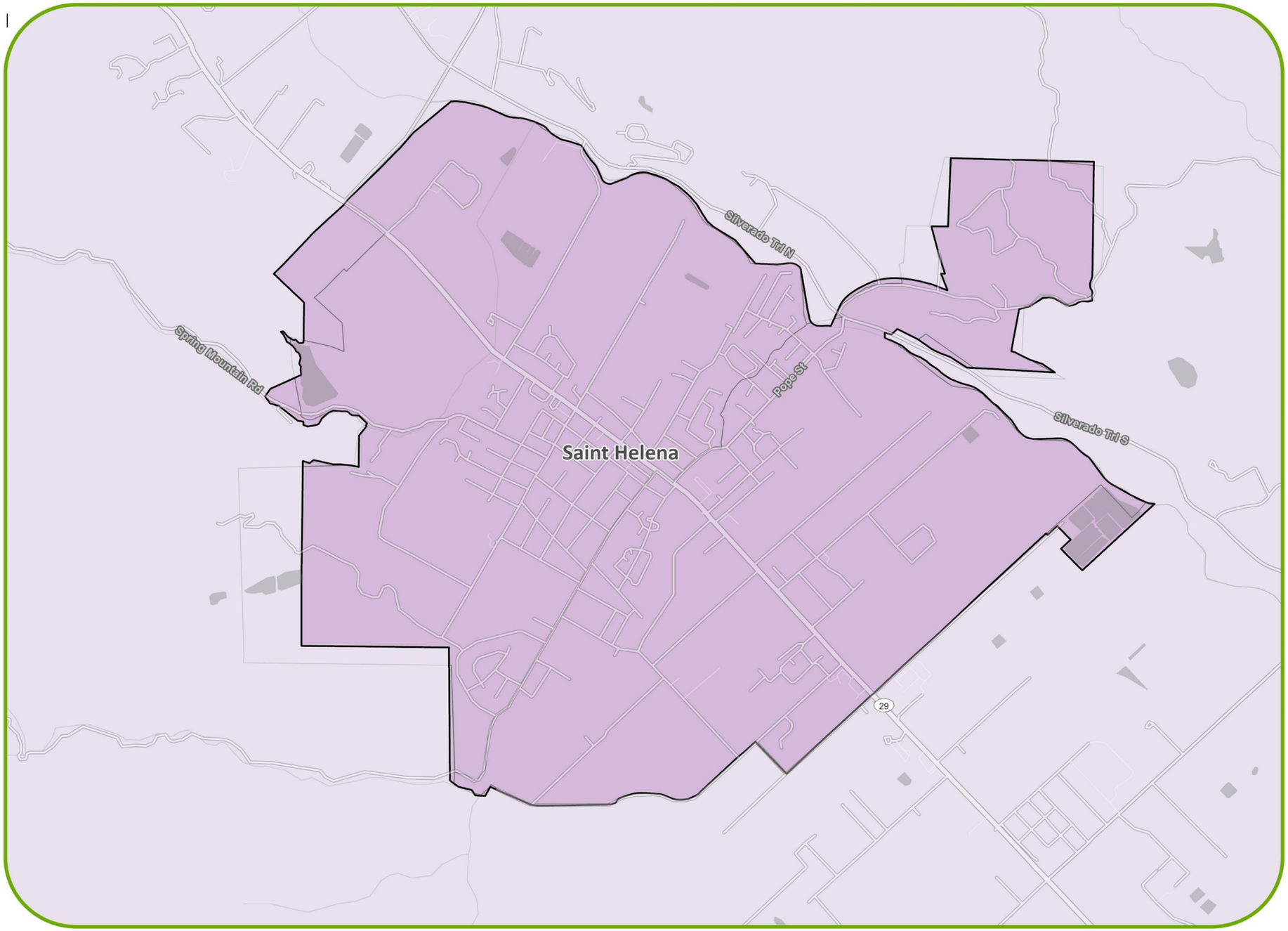


Figure 44: Sensitive Communities (Napa County)

City Boundary

(R) Overcrowded Households (CHHS) - Tract

Percent of Overcrowded Households

- ≤ 8.2% (Statewide Average)
- 8.3% - 12%
- 12.01% - 15%
- 15.01% - 20%
- > 20%

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

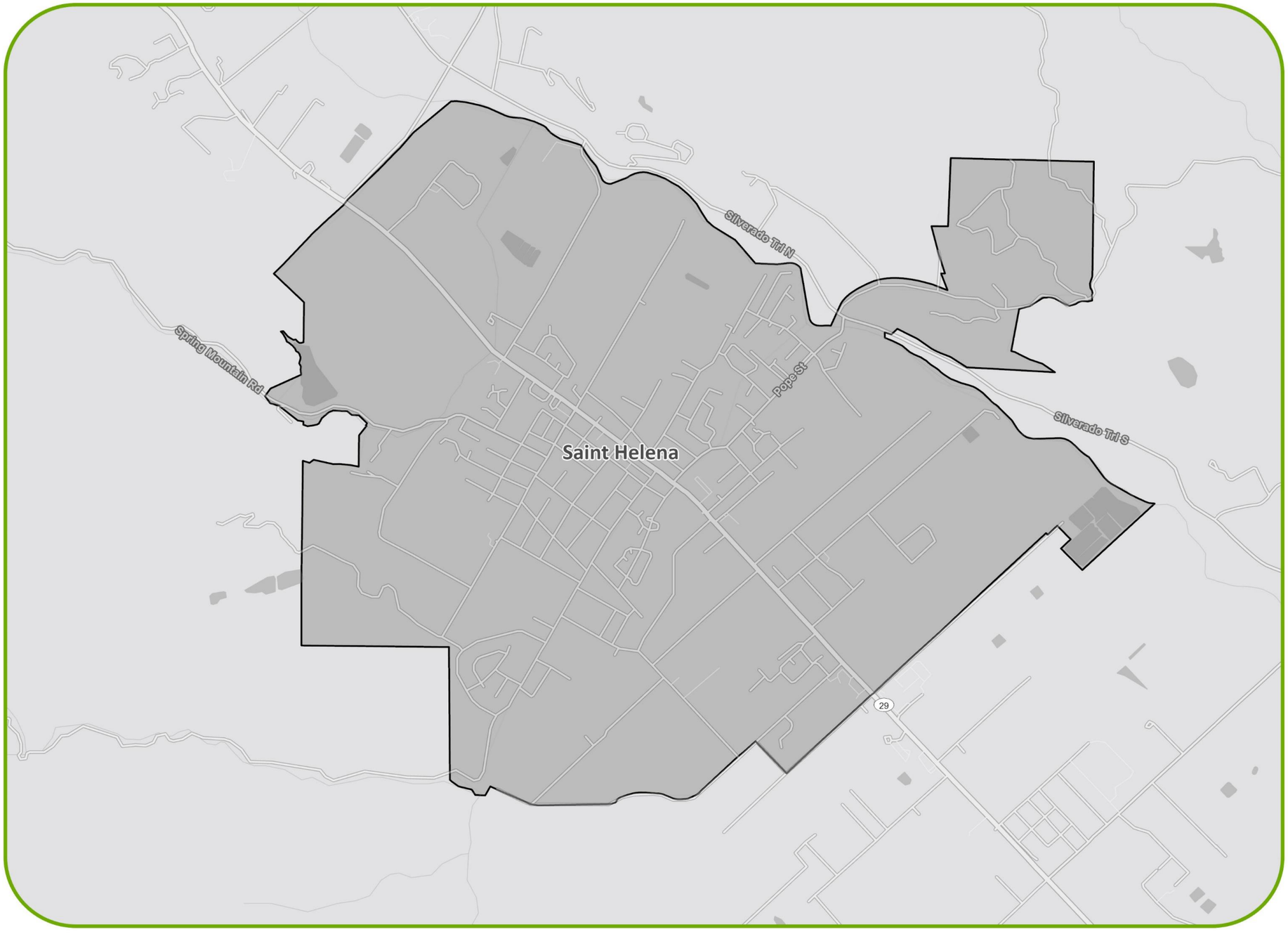


Figure 45: Sensitive Communities (St. Helena)

City Boundary
(A) Sensitive Communities (UCB, Urban Displacement Project)
Vulnerable
Other

ST. HELENA
CALIFORNIA

0 0.2 0.4 N
Miles

County of Napa, California State Parks, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, California Department of Housing and Community Development.

4. Local Area of Knowledge

The AFFH analysis identified the eastern portion of St. Helena as generally experiencinges more fair housing issues than other areas of the city. Fair housing issues in this area include higher levels of minority populations, low and moderate median income, overpayment of housing, higher median rent, and lower economic and environmental outcomes. The predominant population in this area of the city is White, however it has the highest non-White population of all areas within the city. Additionally, this area has a higher proportion of persons living with a disability compared to other areas. Overall, the eastern portion of the city is a moderate resource area, the same as the rest of the city. Some factors that could play into the trends seen in the data could be the location of existing retirement and older adult living facilities. The population living within these communities are, many time, fixed income and more often single-headed households. In addition, most of the city's high density land use and housing is located in this eastern portion of the city, which tends to be the housing type most affordable to lower income residents and single-parent households. As part of the Housing Element, the City is committing to improving the number of affordable units city-wide. In addition, with the recently adopted General Plan, the city envisions the redevelopment of Main Street within the eastern portion of the city with new, mixed-use development to increase economic opportunities and investments in this area.

4.1 Local Actions and Policy Efforts

In 2018, the City funded the 2018 St. Helena Housing Update Report, a housing analysis study that identified contributing factors to housing challenges in St. Helena. The report identified that residents believe new housing development primarily occurs east of Highway 29, however according to the report the majority of new construction was located west of Highway 29. In addition, the report also identified community opposition as a challenge to housing development in the city, leading to delays and increased project costs. Community members often desire to maintain the rural character of the city and are very concerned with how new development will impact surrounding neighborhoods.[82]

In October of 2020, the City Council adopted the Resolution 2020-105: Affirming that Discrimination and Systemic Racism Constitute A Public Health Crisis Causing Disparities in Mental Wellbeing, Language Access, Housing, Economic Development, Health, and Criminal Justice Experience, and Reaffirming Its Commitment to Advancing Justice, Equity, Diversity, and Inclusion in the City. This resolution commits the City to erasing barriers to opportunities to minority populations, including housing. The Staff Report to City Council for Resolution 2020-105 recommends actions to address racial equity and social justice in the community, including providing Spanish translation for City Council and Planning Commission meetings, provide all City communication in Spanish and reviewing adopted by other cities that promote inclusivity and access to affordable housing.

[82] 2018. St. Helena Housing and Community Report. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3395/staff_report-white_paper.pdf

The City also prepared a Diversity, Equity, and Inclusion Strategy to outline the City's efforts towards diversity, equity and inclusion, and social justice. The strategy includes actions such as creating a Diversity, Equity and Inclusion Committee to discuss topics, including housing and racial justice, and offering live Spanish interpretation for regular and special City Council and Planning Commission meetings. The City continues to provide Spanish interpretation for City Council and Planning Commission meetings.

~~4.1~~4.2 Stakeholder Input

The City held three housing workshops to receive feedback from the community on housing issues and the Housing Element Update (on September 16, 2021, January 20, 2022, and March 16, 2022). During these workshops, participants frequently brought up concerns regarding the lack of affordable housing for lower income households and the "missing middle" as well as the need to support affordable home ownership. AFFH related concerns included the high cost of housing, transportation accessibility, ADU trends (specifically that ADUs tend to be utilized as vacation rentals and not housing).

~~4.1.1~~4.2.1 Other Relevant Factors

Other factors to fair housing issues in St. Helena that have not been previously discussed in this analysis include lack of sufficient housing for farmworkers, availability of affordable units in a range of sizes, access to transportation, access to home ownership. These contributing factors limit the accumulation of wealth and access to housing resources in historically marginalized communities.

~~4.1.2~~4.2.2 Farmworker Housing

An estimated between 6,000 and 9,000 farmworkers are employed Napa County. Sufficient affordable housing options are lacking for farmworkers who are often lower income and have special housing needs, such as seasonal housing. The number of farmworkers employed in St. Helena is unknown, however the city's central location with regard to vineyards and wineries throughout the county would imply a number of farmworkers are employed in proximity to the city.

~~4.1.3~~4.2.3 Access to Transportation

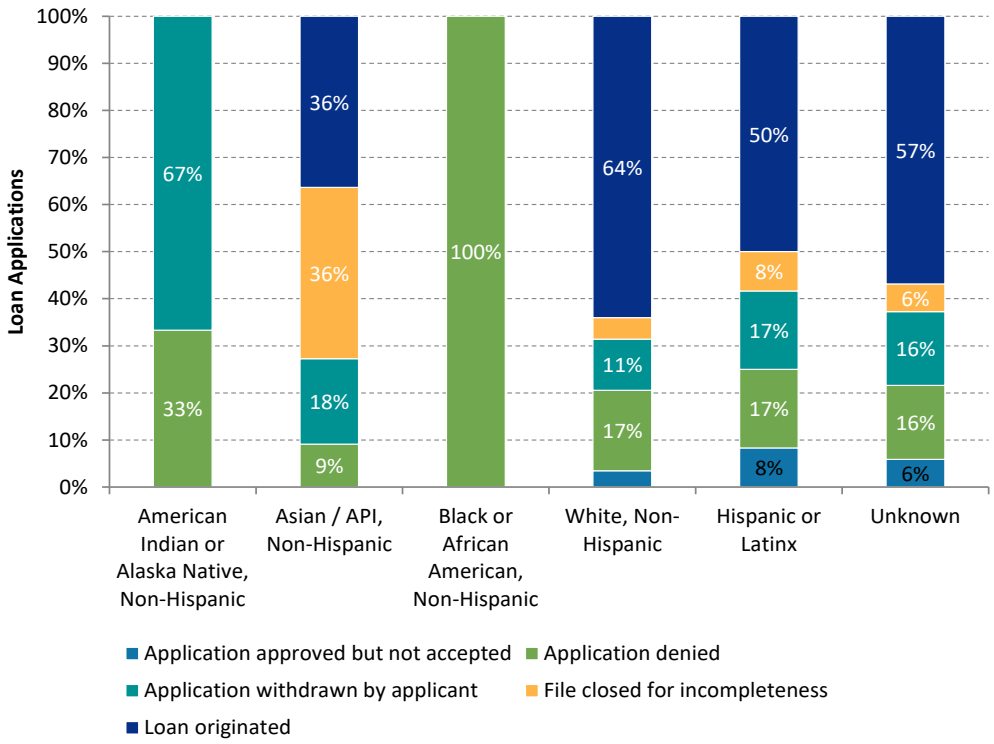
St. Helena's public transportation system is operated by Vine Transit which operates one bus route (Route 10) in the city. Route 10 has four stops in the city, however all four stops are along the main road, State Route 29. Areas of the city located further north or south are more than 0.25 miles from a bus stop. This bus route connects the City of Napa and the City of Calistoga where connections to destinations further north or south can be made. Residents who live or work in St. Helena have limited options for traveling via public transit, potentially limiting their housing options.

~~4.1.4~~4.2.4 Access to Home Ownership

Increasing housing costs has produced a barrier to home ownership for St. Helena residents. As of December 2020, Zillow reported typical home values in St. Helena were estimated at $1,665,790, much higher than the typical home value in Napa County, which is estimated at $768,410. Typical home values reflect the value of homes in the 35th to 65th percentile range. Home values have been consistently on the rise since 2000 (with the exception of the recession). This trend has made it more difficult for residents, especially lower income residents, to afford homes. Affordable housing projects in the city generally consist of rental units, which does not provide opportunities for lower income residents to own homes.

Mortgage application filing and acceptance data from 2018-2019 indicates there are racial/ethnic disparities among homeownership opportunities for residents in Napa County. As shown in Figure 46~~Figure 46~~, 64 percent of White, Non-Hispanic applicants and 50 percent of Hispanic/Latinx had their loan originated, compared to 36 percent of Asian/ API applicants, 0 percent of Black/African American, and 0 percent of American Indian/Alaska Native applicants.

Figure 46 Mortgage Applications and Acceptance by Race



Source: Federal Financial Institutions Examination Council's (FFIEC) Home Mortgage Disclosure Act loan/application register (LAR) files

4.2.5 Opposition to New Development

According to the 2018 St. Helena Housing Update Report, city residents are "deeply concerned with maintaining the rural character of town" and therefore residents~~locals~~ generally oppose housing projects that are perceived to changing neighborhood character. Many previous and ongoing multi-family housing projects have been met with comments and concern from community members regarding environmental impacts, such as increases in water demand and increases in traffic as well as impacts to existing neighborhoods and community character.

4.2.6 Location of New Housing

Some~~Many~~ residents of the city feel the city is segregated between east and west of Main Street, where the west side of the city consists of a greater percentage of White, affluent residents while the east side of the city has a greater percentage of non-White and low-income residents. In addition, residents have stated that the multi-family housing in the city is located in the eastern area. According to the 2018 St. Helena Housing Update Report, the majority of new construction over the last 10 years has been west of Highway 29.[83] The Magnolia Oaks housing development consists of 44 multi-family housing units, 10 of which are affordable to low-income residents. While this project is located just west of Highway 2~~9~~9, ~~it is still on the eastern half of the city.~~other recently multi-family projects have been constructed on the east along McCorkle Avenue. The City is in the process of adopting a new Zoning Ordinance to be consistent with the 2040 General Plan, which would permit duplexes and triplexes within the MR District (see Program H-N). This would create additional housing choices and affordability levels in the MR Districts on the western side of the city. In addition, Programs H-BB, H-EE, and H-XX ~~would~~ would implement placemaking strategies to outreach and work with the more diverse and older populations living in the east due to the historic development patterns.

5. Sites Inventory Analysis

5.1 Opportunity Areas

HCD and TCAC opportunity maps identify areas throughout the state whose characteristics support positive economic (low poverty, high employment, high median household income), educational (reading and math proficiency, high school graduation rates, low student poverty rates), and environmental outcomes (low exposure to pollution). A census tract with a designation of high resource would indicate there are strong educational and economic opportunities, meaning opportunity for current and future residents.

According to the 2022 TCAC Opportunity Map, the entire city is considered an area of moderate resource. ~~Most of the city is considered high and highest resource areas, including the western and southern portions of the city.~~ However, ~~the northern area of the city is designated as moderate resource and~~ the eastern

[83] Erica Skylar. 2018. St. Helena Housing Update Report. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3395/staff_report-white_paper.pdf

portion of the city is designated as low resource, indicating residents in these areas have low access to positive economic, educational, and environmental outcomes has a higher percentage of non-White residents, lower household median income., higher percentage of cost burden among renters and owners, and less positive economic and environmental outcomes compared to the rest of the city. TheThese demographic And socio-economic patterns 2021 TCAC/HCD Opportunity Map maps influenced the locations of potential lower income sites in the city.

5.2 Improved Conditions

According to the 2022 TCAC Opportunity Map, the entire city is considered an area of moderate resource. Demographic and socio-economic spatial patterns show that census blocks with low- and moderate-income households, greater Hispanic/Latino populations, and higher rates of housing problems are located throughout the eastern half of the city. Approximately 38 percent of the proposed units planned for in the sites inventory (Appendix B) are located in low resource areas of the city. Nine (9) percent are located in moderate resource areas, and 53 percent are located in high and highest resource areas. Sites that accommodate housing unit densities appropriate for lower-income units are scattered around the city. Sites that can accommodate most of the lower income units are located in the western and southern part of the city, which has a higher household median income and more positive economic and environmental outcomes. Approximately 38 percent of the total proposed units and 36 percent of the proposed lower-income units planned for in the sites inventory (Appendix B) are located in the eastern part of the city., with sites accounting for 36 percent of the proposed lower income unitswhich has a higher percentage of low- and moderate-income populations and non-White residents located in low resource areas, 15 percent located in moderate resource areas, and 49 percent located in high and highest resource areas. Table 10 shows the number of housing units proposed in each category of resource area broken down by income category..

Table 10 – Proposed Sites Inventory Housing Unit Allocation

Proposed Sites Inventory Housing Unit Allocation

Opportunity Category	Very Low Income	Moderate Income	Above Moderate Income	Total
Low Resource	61	40	8	109
Moderate Resource	31	0	0	31
High Resource	128	44	29	209
Total	228	84	37	349

Figure 47Figure 47 shows the site inventory in relation to the TCAC Opportunity Map. Sites proposed within the eastern area of the city, which is a low resource area, are diverse with a mix of lower income and non-lower income sites. Lower income sites spread across low, moderate, and high resource areasthe city. Site 7 (821 Pope Street) and Site 8 (882 and 886 College Avenue) have 50% lower income units and 50% moderate income units. The rest of the proposed lower income sites are 100% lower income units.

5.2.1 Exacerbated Conditions

The northern and eastern parts of the city contain block groups considered moderate ~~and low~~ resource with a higher concentration of Hispanic/Latino population, higher percent of renter occupied units, higher percentage of overpayment by residents, less positive economic outcomes, and higher pollution burden compared to the moderate and high resource areas of the city. According to California Housing Partnership data, all federal and State subsidized housing within St. Helena is in moderate ~~and low~~ resource areas in the northern and eastern portions of the city. The Sites Inventory does not exacerbate conditions in vulnerable areas of the city by identifying sites that can accommodate lower income units throughout the city. Additionally, one underutilized site was identified that could accommodate above moderate units in the ~~lower resource area~~eastern part of the city, which has a higher percentage of non-White residents and cost burden and lower economic and environmental outcomes.

5.2.2 Racially/Ethnically Concentrated Areas of Poverty and Affluence

There are no racially/ethnically concentrated areas of poverty or affluence identified in St. Helena. However, eastern areas of the city have a larger population of Hispanic/Latino residents as well as LMI populations compared to other areas of the city. In contrast, western areas of the city have higher concentrations of White residents, higher median incomes, and lower concentration of LMI populations. Sites feasible for lower income housing were identified in these affluent areas.

5.2.3 Access to Opportunity

The city is categorized into 2 census tracts~~.~~, both of which are considered moderate resource~~The western tract is considered highest, high, and moderate resource and the eastern tract is a mix of low, moderate, and high resource~~. Housing units in the sites inventory are not disproportionately concentrated in different resource areas, and the sites identified in ~~low resource~~ the eastern areas are scattered on vacant and underutilized parcels to facilitate the development of lower- and above moderate-income units.

5.2.4 Disproportionate Housing Needs

The fair housing assessment found a need for affordable housing for people with disabilities and adequate low-income households. The City incentivizes the development of extremely low-, very low-, low-, and moderate-income housing by reducing development fees and relaxing development standards to incentivize housing development. The City may also assist in acquiring and assembling property, subsidizing on-site and off-site improvements, and assisting in relocation activities as well as clearing and demolition.

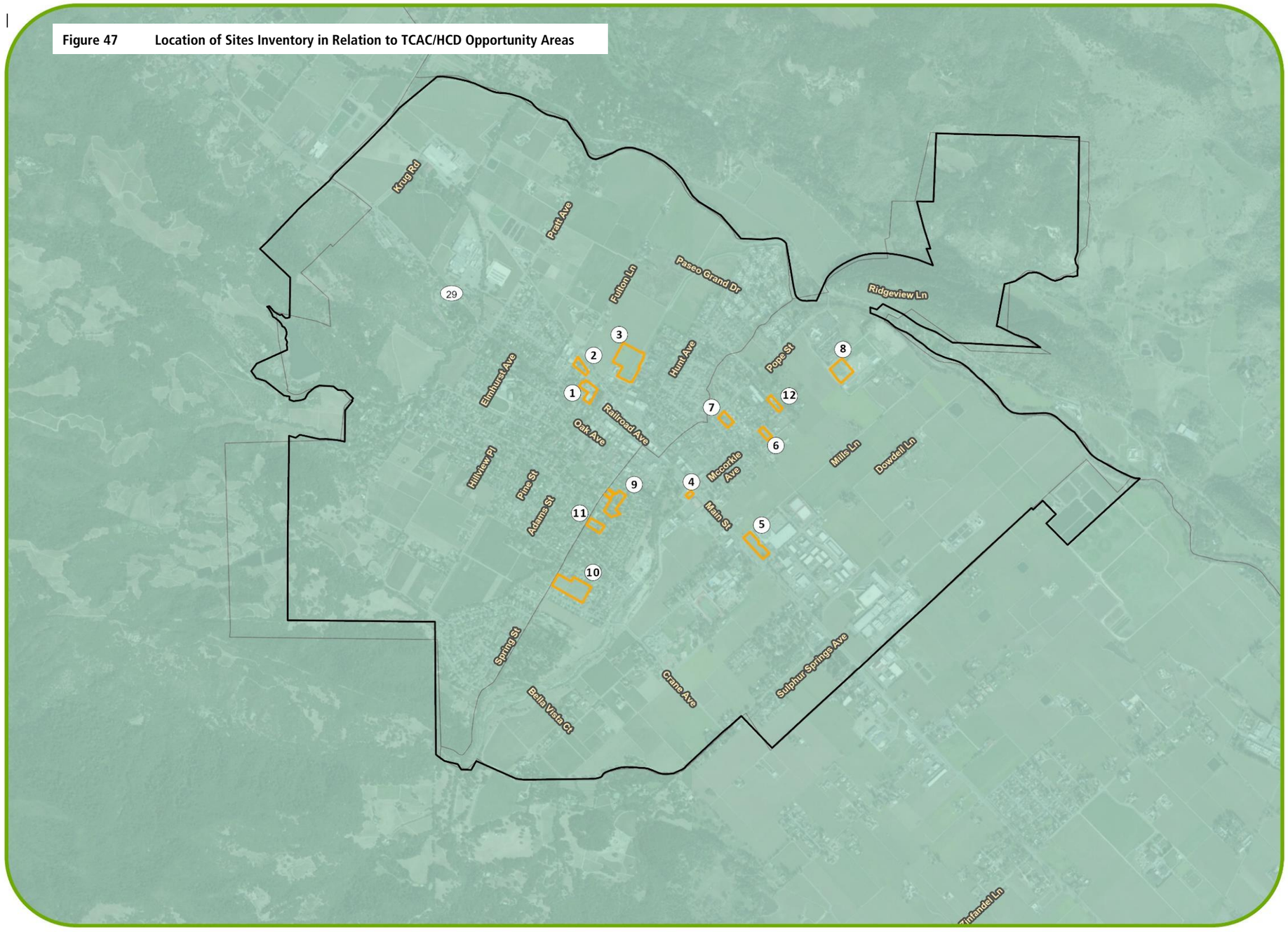
5.2.5 Subsidized Housing

In 2019, approximately 1,105 households received Housing Choice Vouchers in the County of Napa, with 10 households receiving rental assistance and 6 households on the wait list in St. Helena.[84] The AFFH Data Viewer does not have data on Housing Choice Vouchers for St. Helena.

[84] *City of Napa Housing Authority's Annual Report Housing Services Agreement, 2019, https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3395/2018-2019_housing_services_annual_report.pdf*

This page is intentionally left blank.

Figure 47 Location of Sites Inventory in Relation to TCAC/HCD Opportunity Areas



City Boundary
Selected Sites

TCAC Opportunity Areas (2022)
- Highest Resource
- High Resource
- Moderate Resource
- Low Resource
- High Segregation & Poverty
- Missing/Insufficient Data

1 - 1480 Main Street
2 - 1572 Railroad Avenue
3 - Adams Street
4 - 905 Main Street
5 - Main Street (between Mills & Dowdell)
6 - 709 McCorkle Avenue
7 - 821 Pope Street
8 - 882 and 886 College Avenue
9 - 1447 and 1515 Spring Street
10 - Spring Street (between Hudson & Valley View)
11 - 1637 Spring Street
12 - 620 McCorkle Avenue

ST. HELENA CALIFORNIA

0 0.2 0.4 Miles N

Imagery provided by Esri and its licensors © 2023. Additional data provided by County of Napa, 2022; CTCAC, 2022.

This page is intentionally left blank.

Agenda Item #10.1.

Page 1089 of 1733

6. Contributing Factors

This assessment of fair housing issues identifies factors that contribute to fair housing issues in the City of St. Helena, as shown in Table 10~~Table 10~~.

Table 10 Factors that Contribute to Fair Housing Issues

Identified Fair Housing Issue	Contributing Factor	Meaningful Action
Fair housing enforcement and outreach	· Lack of fair housing requirements and information provided to residents · Outreach and communication of services are limited to English · Limited fair housing testing and enforcement	· Participate in FHNV meetings, at least once annually, to coordinate regional responses to housing discrimination issues (Program H-XX)
Lack of affordable housing and displacement of residents	· Increasing rent and house/property costs · Dominance of single family housing · Land use and zoning laws · Availability of affordable units in a range of housing types	· Diversify and expand the housing stock to accommodate the varied housing needs of different groups (Programs H-E, H-H, H-I, H-J, H-W, H-LL) · Pursue down payment and mortgage assistance resources through the Housing Trust Fund or other resources (such as CalHome) for local funding to assist lower and moderate-income residents (Program H-GG) · Development of affordable housing on City-owned sites (Program H-V) · Provide by right approvals for multi-family housing projects that meet objective design and development standards (Program H-V) · At least once annually, provide an information on accessory dwelling units (ADUs) in the city, and target outreach to residents in the high resource

Page 1090 of 1733

Agenda Item #10.1.

		southwest of Main Street and northeast of Pratt Street (Program H-Q)
Concentration of lower income and minority households in the southeastern areas of the city	· Land use and zoning laws · Location of existing affordable housing	· Prioritize affordable housing in high resource areas southwest of Main Street and northeast of Pratt Street (Program H-V) · Encourage construction and renting of ADUs in high resource areas to increase supply of variety of housing types in the city (Programs H-I, H-R) · Prioritize CIP in ~~low resource areas~~ the eastern part of the city (Program H-WW) · Revise inclusionary housing ordinance for more lower income units, realistic in-lieu fees, workforce housing, and more on-site housing requirements (Program H-F) · Invest in public infrastructure projects in low and moderate resource areas that improve the quality of life for residents (Program H-WW)
Limited resources for persons with disabilities	· High cost of transportation for persons with disabilities · Lack of ADA compliant sidewalks	· Reduce ridership costs for VineGo paratransit system (Program H-WW) · Work with the County of Napa to carry out the ADA self-Evaluation and transition Plan to remove barriers for persons with disabilities to facilities and programs in Napa County (Program H-WW)

Appendix B: Comments on the Public Review Draft 2023-2031 Housing Element Update

The City received multiple comment letters on the Public Review Draft 2023-2031 Housing Element Update. Comments on the Public Review Draft were received between June 29, 2022, and July 30, 2022. Key changes in response to public input include revisions to various programs and the addition of a new site in the sites inventory.~~-~~

Response to Comments

In response to these comments, the City has made a number of revisions to the Public Review Draft Housing Element~~draft~~, including:

- 1: Policy Document – Program H-Y: Corrected spelling error and added Voorhees Circle (now program H-Z).
- 1: Policy Document – Policy HE 2.5: Revised language for clarity.
- 1: Policy Document – Program H-C: Urban Limit Line: Deleted program.
- 1: Policy Document – Program H-J: Updated funding sources to include State and Federal programs and grants (now program H-I).
- 1: Policy Document – Program H-M: Zoning to Facilitate Higher Density Housing: Revised for clarity (now program H-N).
- 1: Policy Document – Program H-R: Affordability Requirements for ADU Incentives: Updated text to specify that a regulatory agreement is required (now program H-S).
- 5. Housing Conditions – Key Findings: Added source information for the data presented in the key finding related to Cost Burden
- 5. Housing Conditions – Physical Housing Conditions: Estimated the number of homes in need of rehabilitation.
- 6. Housing Market Conditions – Affordable Home Purchase Prices: Corrected broken references to Table 15.
- 6. Housing Market Conditions – For-Sale Housing: Revised note on Table 15 to clarify that 2021 data was used.

- 11. Housing Resources – Pending and Approved Projects: Revised Table 36 to identify the existing unit at 963 Pope Street as deed restricted.
- 11. Housing Resources – Remaining RHNA: Revised Table 37 to fix incorrect income categorization for 963 Pope Street.
- 11: Housing Resources – Residential Sites Inventory: Added 620 McCorkle (APN 009-502-003) to the available sites inventory.

- 11. Housing Resources – Pending and Approved Projects: Revised Table 36 to identify the existing unit at 963 Pope Street as deed restricted.
- 11. Housing Resources – Remaining RHNA: Revised Table 37 to fix incorrect income categorization for 963 Pope Street.
- 11: Housing Resources – Residential Sites Inventory: Added 620 McCorkle (APN 009-502-003) to the available sites inventory.

July 26, 2022

TO: Members of the City Council and Planning Commission, City of St. Helena

FROM: Jennifer La Liberte, Executive Director

SUBJECT: Housing Element Update, 2023-2031, Public Review Draft

The Board of Directors of Our Town St Helena and I appreciate the opportunity to comment on the draft Housing Element Update (HEU).

General Comments

Pg 1-4 Potential Funding Sources – There does not appear to be consistency among the potential funding sources for the objectives. Some programs list specific potential sources (though the lists should be expanded) and some list only staff time. It appears this could be related to how current programs are funded. Federal, state, county, local, and private funding sources would seem appropriate for each objective that requires development and construction funding. Also, if detailed funding sources are to be included, then US Department of Agriculture Rural Development should be added.

Pg. 1-6 Throughout the document (beginning on page 1-6), much of the cited data is outdated and does not accurately reflect today's market conditions. For example, the HEU states "typical contract rent for an apartment in St. Helena was $1,470 in 2019," and to avoid being cost burdened, a renter would need to earn $59,160. According to the Napa County 2021 Affordable Housing Needs Report (May 2021) produced by the California Housing Partnership, the average asking monthly rent in Napa County is $1,948 and renters need to earn $77,916 to avoid being cost burdened. Since St. Helena tends to be at the top of the market for Napa County, it's safe to assume (and observe) that those figures are even higher. Marcus & Millchap publishes a quarterly Bay Area multi-family market report that identifies mean rents by county by unit type which would be more accurate even if not specific to St Helena. We know that a typical two-bedroom market rate unit in good condition is renting for $2,100-$2,650 plus utilities, and three-bedrooms in very good condition are at approximately $3,000 per month.

Pg.1-11 How were the specific quantified objectives derived under each of the programs and how do they relate to each other? There appears to be significant overlap in

these objectives. Example: farmworker housing and very low-income housing could be the same housing; senior housing could be incorporated into a low-income project. The Quantified Objectives Summary Table on 1-40 page provides the totals but not the logic in how the quantities were broken out.

Pg. 1-17 "The City will explore possible incentives for building attached market rate housing units for rent and for sale" which is great, but it ought not take five years to explore incentives. And what action comes after exploration? Similarly, why will it take four years to study potential modifications to the Zoning Code to facilitate higher density housing, etc., when the City is already updating the Zoning Code and the HE and should be fairly versed in what changes are needed? Is it possible to make incremental changes? For example, an immediate step the City could take is to remove the conditional use permit requirement in multi-family zones to streamline the process for developers.

Page 1-25 Change Murietta to Marietta. Note: Some Voorhees Circle homes that have not changed hands are also at-risk for conversion.

Pp. 2-23 Beginning on page 2-23, Joe is Joe McGrath, Jordan is Jordan Bentley, Mary Stevenson is Mary Stephenson, John is John Sales, Jennifer Le Liberte is Jennifer La Liberte, and Steve is Steve Goldfarb.

Page 2-57 Employment – what did the unemployment rate increase to? Table 3, under 2010 for Napa County, the comma is in the wrong place.

Page 2-82 Vacant units -- It would be useful to state how many people could be housed in these units which comprise 17.4 percent of the housing stock. If the rental vacancy rate is 3.1 percent and ownership vacancy rate is 5.3 percent, what constitutes the delta (17.4 minus 3.1 minus 5.3)?

Page 2-83 Cost burden – for the last paragraph, what is the time period this data represents?

Page 2-84 How does the fact that an overwhelming portion of our existing housing stock is 40 to 80 years old correlate with the City's preservation goals?

Page 2-88 Table 14 – how many of the permitted units from 2015-2019 have been built?

Page 2-96 Home values – how is "typical home value" defined? Zillow is the cited source, which is providing listing prices, not value. Based on current listings in St. Helena, $1.6 million is at the lower end of the range. Local realtors could provide updated

MLS data which would be timelier and more accurate than Zillow. Also, within this section it is not clear whether existing deed-restricted units are included in totals of rent/homeownership units and monthly cost. It could be that these income-qualified units are affecting the total values. Could this be made more explicit?

Page 2-98 Affordable home purchases – some zeroes are at the beginning of the first sentence and middle of the second sentence that don't make sense.

Page 2-99 Table 15 -- The Area Median Income figures are for 2021. HUD has published new figures for 2022, so the footnote to the table should be adjusted accordingly.

Page 2-103 Table 16 – Christine Apartments, 723 Hunt Ave., four units, should be included as a very low and low income; OTSH purchased in June 2021 and recorded 55-year deed restrictions. Also, Grayson Apartments were funded privately through the inclusionary requirements met by 632 McCorkle and references to tax credits, AHP, etc. should be removed. This is an important point because the housing crisis here will not be solved exclusively through non-profits.

Page 2-154 Table 36 – 963 Pope Street, under "Project Description", the existing house is deed restricted and should be noted.

Page 2-155 Table 37 – if the 4 pending or approved units is referring to 963 Pope St, those should be moved to "lower" income.

Policies

HE 2.5 "Allow duplexes in all low-density residential zones" – please clarify whether this allowance is by right and not with a conditional use permit.

HE 4.8 "Give preference to projects providing workforce housing affordable to up to 140 percent of the AMI" – there doesn't appear to be an implementation program associated with this policy. What preference would be given, and would it be at the expense of another affordability level?

Implementation Programs

H-A, H-NN "Concentration of sites for affordable housing" – OTSH supports the City's efforts to ensure affordable housing sites are identified geographically throughout the city. But we caution that land is scarce, and large sites rarely become available that are suitable for multi-unit housing, and, most that do, tend to be located east of Main Street. We support incentivizing affordable housing wherever it can get

built, and don't support the City prioritizing Affordable Housing Trust Fund dollars for affordable projects in the western portion of the city at the expense of projects in the eastern portion.

H-C OTSH believes we should be planning for a more sustainable and less car-dependent future. We should be exploring opportunities to increase infill density and expand height limits and reduce parking requirements. Up and in should be the focus. The block of land from south of White Sulphur Spring Creek to Grayson and west of Highway 29 and east of Crane vineyard is one of the most poorly utilized sections of the City, and we believe a housing task force could explore how to unlock the potential here. Expanding the Urban Limit Line should be the last option as it runs a great risk of negatively impacting what makes this such a great and desirable place to live with vibrant wine and tourism industries.

H-D Water and sewer access should be prioritized for both affordable and missing middle housing. Also, please define "missing middle" in terms of Area Median Income. The water neutrality requirement should be eliminated for any attached affordable and missing middle housing. The City could consider requiring other trade-offs such as no-irrigation landscaping or rain capture systems.

H-J "ADU Workforce Housing Incentive Program" -- broaden the potential funding sources to include grants, state and federal programs. Also, consider working with the County Assessor to allow a property tax reduction on the larger property in exchange for 30-year a deed restriction on an ADU, with proper monitoring to ensure compliance.

H-M OTSH believe the City should immediately remove the Conditional Use Permit requirement on MDR Zoning. At a minimum, it should be removed for any parcel identified in the HE as a Housing Opportunity Site. Discretionary review is the toehold for opposition to these projects and makes developers wary of taking the significant financial risk that is required for this type of development. Also, consider allowing deed restrictions for missing middle projects (as defined by the City) and in exchange grant fee waivers and eliminate the housing impact fee requirement.

H-P We should not incentivize ADUs beyond existing state mandates unless they have a deed restriction and rental occupancy requirements in exchange. While this may be implied it isn't clearly stated.

H-R, H-DD	"Affordability requirements for ADU incentives; reduced fees for affordable housing" – these should include a reference to the mechanism that will restrict affordability (i.e., affordable housing regulatory agreement).
H-S	"Illegal housing units" – these types of policies or programs can be double edged as they often end up displacing households that cannot afford to live in legal units. Consider a companion program that sees to support households displaced by this program.
H-U	Under Objectives – "Support the development of 3 multi-unit housing projects….support the development of five infill projects…." What does "support" mean? As written it implies a maximum the City will "support" during the planning period.
H-??	Under Goal 3, Conservation of Existing Housing – consider adding an implementation program: "The City will work to obtain CDBG or other available funds to create an 'Affordable Housing Conservation Fund' so units can be acquired quickly when they hit the market and preserved at affordable levels."
H-Z	"Vacation Rentals" – the City should consider prohibiting vacation rentals in certain zoning districts if it hasn't already.
H-FF	"Affordable Homeownership" – the City should work with the County's Proximity Housing Program to provide down payment assistance to St. Helena first-time home buyers. If the County is amenable to working with the City to create a funding set-aside for St. Helena, the City could then market the program or work with others to do so.
H-II	"Housing Coordinator" – this is an immediate need, and a specified time frame is encouraged rather than "ongoing". It would be preferable to do this as a City of St Helena position, but a shared position is better than none. OTSH would prefer the City consider a Housing / Economic Development FTE rather than a lower level, part-time Housing Coordinator. Also, meeting with partner jurisdictions twice during the 13-year planning cycle does not appear to be sufficient.

Proposed Sites

Site maps	It would be helpful to add a north arrow to the aerials.

Page 2-162 The last sentence should read, "However, the future property owner intends to develop 36 to 50 units."

Page 2-170 Table 50, Site 5 – change 50 to 36-50 (if possible).

Housing Opportunity Sites

Adams Street What is the rationale for the size and placement of the Opportunity Site on the Adams Street property?

709 McCorkle This site was recently purchased and is intended to function as an estate compound. It has a low to zero probability of being developed for affordable housing.

741 McCorkle This house was recently renovated with significant capital improvements and is unlikely to be further developed in the next HE cycle.

1637 Spring This site has recently been purchased for the intent of turning it into employee housing.

Proposed site We encourage the City to add 620 McCorkle Avenue (APN 009-502-003-000) as a "key housing site". This 0.76-acre site is zoned MDR and is currently on the market. Including it as a key housing site would eliminate the requirement for a conditional use permit and be consistent with the goal to remove barriers to development of multi-unit housing.

Conclusion

OTSH commends the City for its work on this document. Realizing that the HEU is a mandated document that needs to follow strict guidelines, we hope the City will also create an implementation plan that identifies measures, cost analysis, staff and funding resources, and time frames for meeting the goals contained herein.

Aaron Hecock

From: LAURA KEIR <lkeir@me.com>
Sent: Tuesday, July 19, 2022 11:09 AM
To: Aaron Hecock
Subject: [External] Land designation

Hi
It appears numerous parcels sent to the state to meet our quota fir homes are not currently available for sale? Are they going to be for sale? And we are not aware? Or, emanate domain enforcement would be necessary?
I firmly disagree with the high to med density development of Valley View Hudson vineyard property being developed as traffic on the road is already more than a residential area should have to handle between cut threw traffic to avoid Hwy 29 to the school traffic it's impossible to safely get out of your driveway or even ride a bike!
Spring Street is narrow and I notice in addition three sites are designated as possible development.
The government/ Bay Area need to either agree to continue our exempt status. Recognize us as a primary agricultural area or the Napa Vally will be destroyed!

Laura
Sent from my iPhone

City of St Helena, City Hall
Received

JUL 13 2022

1480 Main St.
St Helena, CA 94574

Housing Element for Public Comment
Aaron Hecock, Senior Planner, City of St. Helena
ahecock@cityofsthelena.org

July 10, 2022

Dear Mr. Hecock,

As concerned St. Helena residents, we have read the Housing Element Update and plan to attend the public forum.

We support the city's efforts to identify appropriate sites for potential development to provide additional housing that is badly needed. Yet after reading about proposed rezoning and adding more density, we remain vigilant in pointing out situations where multi-unit projects would negatively impact neighborhoods.

We have shared with several City officials the situation we face after the recent purchase of the parcels at 1521 and 1541 Elmhurst. The owner, Jennifer Mozzetti, and her friend John Bowman, a self-described developer from Napa, have disrupted this peaceful neighborhood with their alleged plans to develop the parcel at 1541 Elmhurst into a multi-unit site with the "cooperation of the City." They initially claimed, as a result of their purchase of the two parcels, they "owned" the Elmhurst Alley from the property at 1521 extending to the end of the alley.

The city, through correspondence from Eric Janzen on 5/17/22 and several other emails, assured us that the Elmhurst Alley was listed by the County Assessors as a public right of way and is not owned by Ms. Mozzetti.

Elmhurst Alley is a single lane, dead-end alley that extends off busy Spring Mountain Road. It provides access to the vehicles of 5 single family homes in addition to the mail truck, delivery trucks and home health care vehicles that service those homes. The tightness of this alley already poses safety questions for Emergency and Fire Department vehicles.

Any development of the property at 1541 Elmhurst from its current single-family residence to a multi-unit would be unwise and unsafe expanding the number of alley users. (Garbage day finds the street with as many as 15 garbage cans as it is!) Certainly, the goal of adding multi-unit housing in St Helena is a laudable one, but to drop a new multi-unit project in an already dense neighborhood with limited access from a single-lane, blind alley, would be ill-conceived.

Our specific questions are these we hope you can answer:

1.The Housing Element mentions an inventory of possible sites, not yet public, that might be used to develop more housing.
Is the parcel at 1541 Elmhurst currently on this site list or being considered?

2. Can individuals, seeking to develop multi-unit housing on their own properties apply to be included on this site list?

If the answer is "yes" to either question, we kindly request a site visit, in person, by a member of the Planning Commission, so that the impact of adding more housing and residents on Elmhurst Alley will be obvious.

Sincerely yours,

Dayna Van Kleeck
1800 Spring Mountain Court

Henry Kistler, M.D.
1781 Spring Mountain Road

Susan Taylor Kistler
1781 Spring Mountain Road

Brenda Hill
1777 Spring Mountain Road

Jim Lampkin
1777 Spring Mountain Road

Terence Ford
1806 Spring Mountain Court

Kathryn Ford
1806 Spring Mountain Court

Polina De-Levi
1809 Spring Mountain Court

Vladymer De-Levi
1809 Spring Mountain Court

Brenda Hill
1777 Spring Mountain Road

Jim Lampkin
1777 Spring Mountain Road

Terence Ford
1806 Spring Mountain Court

Kathryn Ford
1806 Spring Mountain Court

Polina De-Levi
1809 Spring Mountain Court

Vladymer De-Levi
1809 Spring Mountain Court

Aaron Hecock

From: Nancy Dervin <nancydervin@hotmail.com>
Sent: Friday, July 1, 2022 3:13 PM
To: housingelements@hcd.ca.gov
Cc: office@mintierharnish.com; CityCouncil; Aaron Hecock
Subject: Re: [External] Public Review Draft Housing Element Available Now!

Dear HCD,

I am concerned about the City of St. Helena putting forth a Housing Element Draft that contains at least one property that the City has repeatedly been told is absolutely not available which is 601 Pope Street. There are other properties on the Draft that are also potentially not available but this one site is positively not available.

We have a huge housing shortage problem, like most communities. Knowingly including unavailable sites is unethical as well as contrary to the purpose of identifying housing opportunity sites.

What should be or can be done about this?

Sincerely,
Nancy Dervin
St. Helena, CA

From: St. Helena Housing Element <jim@mintierharnish.ccsend.com> on behalf of St. Helena Housing Element <office@mintierharnish.com>
Sent: Thursday, June 30, 2022 10:31 AM
To: nancydervin@hotmail.com <nancydervin@hotmail.com>
Subject: Public Review Draft Housing Element Available Now!



CITY OF ST. HELENA

Aaron Hecock

From: Mary Wilson <boecoup@gmail.com>
Sent: Wednesday, July 13, 2022 12:54 PM
To: Aaron Hecock
Subject: [External] Housing sites

I wanted to comment on the list of potential sites for housing that was in the St Helena Star. I've taken the time to look at each of the addresses mentioned. With the exception of one, I found all of them viable locations. My one exception is the vineyard location on Spring St.
One of the things that makes St Helena unique are the vineyards still scattered within the city. They are a part of our heritage, displaying the agriculture that has made this valley the world class jewel that it is. Please allow this one to remain as it is.

Respectfully, Mary Wilson

Sent from my iPad

Mary Wilson
1426 Kearney St.
St. Helena, Ca. 94574

707-529-4406

Aaron Hecock

From: Joe McGrath <joe.mcgrath65@gmail.com>
Sent: Thursday, July 14, 2022 12:12 PM
To: Aaron Hecock
Cc: Mary Stephenson; Maya DeRosa; Eric Hall; Lester Hardy; Jennifer La Liberte; Jordan Bentley; Joe Mcgrath
Subject: [External] Re: [External] A Potential New Opportunity Site

Aaron:

Thanks.
Speaking as a private citizen and neighboring property owner (and concurring with Mary as an OTSH Board member), I would also advocate that this lot [620 McCorkle - APN 009-502-003-000] be added to **this** HE cycle as a "Housing Opportunity Site".

In light of the recent multi-family developments on that street I would recommend however that it remain MDR, otherwise it may cause too much opposition with residents on the south side of McCorkle.
The goal would be to eliminate conditional use requirements which become, as you know, major entanglements in entitlement.

However, as MDR it should be explicitly listed under **17.40.020 Permitted Uses (N):**

N. Multiple-family dwellings, apartments, and dwelling groups at a density up to the maximum allowed by the medium density residential district shall be allowed as a permitted use on the following MR zoned parcels, which are identified as "Key Housing Sites" in Table 42 of the city's 2015-2023 housing element, and are identified as follows by street address and assessor's parcel number (APN): 567 Pope St. APN 009-070-002; 591 McCorkle Ave. APN 009-070-003; 1817 Spring St. APN 009-322-009; Sulphur Springs Ave. APN 009-362-015; Spring St. APN 009-441-023 and 009-552-002; 576 Pope St. APN 009-552-003; 1105 Pope St. APN 009-090-003. (Ord. 17-2 § 6 (part); Ord. 16-8 § 1; Ord. 15-2 § 7 (part): Ord. 12-2 § 6: Ord. 07-5 § 2 (part): Ord. 05-4 § 1 (part): Ord. 03-4 § 11: prior code § 27.51)

Please confirm that the above constitutes "public comment".

Thx,

Joe

Aaron Hecock

From: Joe McGrath <joe.mcgrath65@gmail.com>
Sent: Monday, July 18, 2022 4:41 PM
To: Aaron Hecock; Maya DeRosa
Subject: [External] HE Draft Input

Aaron/Maya:

Here are some additional comments/inputs re: Housing Element. Please do not take them as criticism of your hard work. The Housing Element can be a valuable tool to accomplish our municipal housing objectives if we shape it correctly.

Thanks,

Joe

General Comments:

* Current planning meetings should be held in person with a zoom option. It should no longer be acceptable that public meetings are held entirely by Zoom. It also should not be acceptable that participants to Zoom meetings have no idea how many other participants are present, and, if participants "opt-in" to identify themselves, are identified.

* The document and the process are too long, too bureaucratic, and not specific enough with respect to immediate and effective actions and policy changes that will alter the climate in any meaningful way to have a real near-term impact on affordable or missing middle housing.

* The document itself is outdated with may reference to data as far back as 2019 representing "current" data. We lived in a far different world than in 2019.

* A major flaw in the Housing Element process for Above Moderate or Market Rate units. Our State Legislators did not comprehend second home or vacation communities.
So meeting the HE RHNA objective for Above Moderate by enabling, say, the Hunter Project is nonsensical if say 50% of the SFHs ultimately become vacation homes.
Having these types of development consume constrained water, sewer and other valuable resources can impinge on more critical housing needs.

Specific Section / Page Comments:

Page 1-11:

H-C We should be planning for a more sustainable and less car-dependent future. We should be exploring opportunities to increase infill density and explore expanding height limits, and reduce parking requirements. Up and In should be the focus. The block of land from south of White Sulphur Spring Creek to Grayson and West of Highway 29 and east of Crane vineyard is one of the most poorly utilized sections of the City. We should unleash a task force to see if we can unlock

potential here. Expanding the Urban Limit Line should be our last option, and runs great risk of negatively impacting what makes this such a great and desirable place to live with a vibrant wine industry and tourism economy.

Page 1-12:

H-D. Water and sewer access should be prioritized for both affordable and missing middle. Also please define "missing middle" in terms of AMI %. 200%? Water Neutrality Requirement should also be eliminated for any attached affordable and missing middle. Mandate no-irrigation landscaping instead. All new buildings in CA are highly water efficient by California Building Code. It is better that we have new stock than old stock re: environmental sustainability (similar to newer car fleet vs. older regarding emissions).

Page 1-17:

H-M. It should not take 4 more years following 3 years working on the Housing Element to understand what Zoning Ordinances need to be changed to enable housing.

1) Start with removing the Conditional Use Permit requirement in some manner on MDR Zoning. At minimum, it should be reduced for any parcel identified in Housing Element as Housing Opportunity Site (not just Key Housing Opportunity Site") . It is imperative to reduce or eliminate "discretionary" review. Discretionary review is the toehold for opposition on these projects. It is also a toehold for CEQA opposition.
2) Define "Missing Middle" in terms of AMI. 200%?
3) Tradeoff off 2:1 (or some such ratio) of affordability requirements on private developers for below moderate units for moderate to missing middle (200%) cutoff units. Ie a developer can meet "affordable" designation if he/she builds (2) deed-restricted moderate to missing middle (80-200%AMI?) units for every (1) required < moderate unit (<80% AMI unit).
4) Eliminate Water Neutrality requirements for above. This is just one more hurdle.
5) Eliminate Housing Impact Fees for above. By very nature these projects are having a POSITIVE housing impact.
6) Reduce overall permit fee structure for above. (on page 2-142 it calculates 12.3% of multi-family costs on Permits & Fees. This is right after it the HE states that governmental constraints are not a factor?)

Pg 1-15:
H-J. What can we do to entice existing ADUs into a deed-restricted affordable? How about a tradeoff on property tax relief on that unit for 30-yr deed-restriction and rental occupancy rate compliance??

Pg 1-19:
H-P. We should not further incent ADUS beyond existing state mandates unless they have deed-restriction and rental occupancy requirements in exchange.

Pg 1-29:
H-II. What are the accountabilities of the Housing Coordinator? Why would we not do this under existing Departments?

Pg 1-34:
H-UU. We should be considering "no-irrigation" landscaping (at least after plants take hold).
We should eliminate the Water Neutrality Requirement on any deed-restricted affordable < 200% AMI. This is a cumbersome and complex and expensive requirement to comply with. New attached buildings under CBC are highly water efficient and perform well below 65 GPD per capita. Nix the irrigated landscaping as a tradeoff.

Pg 2-38:

HE1.B. This document indicates that because units have been built in last cycle that Growth management System was not an obstacle. This is untrue. 632 McCorkle was "lucky" in that we straddled two years and literally consumed (8) of the (9) available allocation. Had this been a 10 unit project, it is not clear what the City would have done. Had there

been another similar project, it is unclear what the city would have done. Uncertainty is the enemy of Investment and the friend of Risk.

Pg 2-103

Table 16 - Grayson Apartment 2 units funding source were **not** Tax Credits, nor AHP, nor RHCP, nor City funded. These two units were **funded privately** through inclusionary requirements on 632 McCorkle. This is an important point, because we will not solve the housing crisis here exclusively through non-profits.

Pg 2-125:

Saying that Building Codes and Zoning Ordinances are not a "governmental constraint" to development is an entirely untrue statement and somewhat offensive coming from a government agency. While I would not argue that enhancements in the California Building Code are in most cases warranted, they have most definitely affected housing costs and housing production and have contributed to the shortage of affordable housing stock. Enhancements to CBC in ADA, Seismic, Fire, and Environmental requirements have played a significant role in the increase in housing costs. This must be acknowledged. As for Fire Code, nearly all of the costs in the building code are for suppression systems to extinguish a fire that starts inside the building. Most homes in CA are destroyed by fire from outside the building.. The CBC however is very clear and the requirements do not have broad interpretation, so while costly to comply with, is not a great impediment.

Zoning Ordinances however and discretionary reviews are something entirely different. Developers do not like uncertainty. If a Zoning Ordinance can be interpreted differently by different people - that is problematic. And if the outcome of a Design Review Meeting may be different based on the makeup of a Commission that is problematic. Developers do not like uncertainty. This is why discretionary reviews are highly problematic. To bring a complete application to Design Review Submission - let's say 8-12 units - could easily require an investment of $250K. Surveys, Civil Plans, Arch Plans, Elec Plans, Plumbing Plans, Mechanical Plans, etc. This all with the possibility of project Denial.

Lastly. CEQA is a major governmental constraint and should be acknowledged as such. CEQA should have no role in infill projects within ULL unless special circumstances warrant.

2-132:

We should articulate what Design Review is "not". For projects that are entitled, Design Review has no function in determining whether a project can be built or not to its entitlement. It would be much preferable to establish objective design guidelines that should be followed for multi-family rather than subject applications to a highly subjective process.

2-138:
Parking requirements for 2 Bedrooms within the ULL should be reduced to 1.5 spaces for <200% AMI.

Housing Opportunity Sites Input

For the sites listed, the probability that any given site gets developed in the next HE cycle range between 0% and 95% (Phelps Site). Most sites identified have a low probability (< 10%?) chance of being developed.

709 McCorkle: This site has recently been purchased and is intended to function as an estate compound.

741 McCorkle: This house has been recently renovated with significant capital improvements, and is unlikely to be further developed in this HE cycle.

1637 Spring Street: This site has recently been purchased for the intent of turning it into employee housing. My understanding is that the current plan is to convert 1 BRs into 2 BRs through garage conversion.

620 McCorkle: Per prior inputs, this site should be added to the Housing Opportunity Site and Key Housing Opportunity Site list.

Saint Helena Housing Coalition, Inc.

PO Box 988
Saint Helena, CA 94574

July 13, 2022

Mr. Aaron Hecock, AICP Senior Planner
City of Saint Helena
1572 Railroad Avenue
Saint Helena, Ca 94574

RE: 2023-2031 Housing Element Draft
VIA: Email

Dear Mr. Hecock:

First of all ,we would like to thank you for the this very through and professional work product. It is obvious that much research and attention to detail has been taken.

A question. Under the Water Section it is stated that "although the maximum amount of (Bell Canyon) water that is available to the City is 992 acre-feet". Why?

In Section 11. Housing Resources -Future Housing Needs we note the following:

> The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units by income category.(Emphasis added).

Based upon our work in attempting to find suitable land for new "affordable" Essential worker housing our experience, in part, differs from the report's conclusions:

Regarding the City owned Adams Street parcel considerable thought should be given to identifying the Eastern most portion of the parcel, not the Western end for "affordable" housing. SHHC submitted as preliminary site plan so indicating. Thus, leaving the West end for a potential city hall location or other civic functions. To us, it does not make sense to place any type of affordable" housing at the West end.

Site 4: 905 Main Street. When SHHC made inquiries, we were informed that the owner expressed that this for-sale price of this parcel would exceed $1,000,000. Given the suggested density of five units that would make the land cost per unit $200,000. For most "affordable" housing the land cost should be nearer to $50,000 per unit to qualify for the necessary grants and/or financing thus making this parcel financially unfeasible.

Site 7: 81 Pope Street. Zillow estimates that the current price for this property is approximately $2,000,000. Again, that would work out to a land cost of $100,000 per unit of the projected 20 "affordable Units (to say nothing of the cost of demolishing the existing structure). . For most "affordable" housing the land cost should be near to $50,000 per unit to qualify for the necessary grants and/or financing thus making this parcel financially unfeasible.

Site 9: 1447 and 1515 Spring Street. The Zillow estimated sales price for each of the existing residences at $1.6mm to $1.75mm, totally $3.35mm in value. For the estimated 24 units that works out to a land cost of $139,583.00 per unit. For most "affordable" housing the land cost should be near to $50,000 per unit to qualify for the necessary grants and/or financing thus making this parcel financially unfeasible.

Site 10: Spring Street between Hudson Avenue & Valley View. From my notes during the public comment portion, I believe it was Joe McGrath who said that this property had recently been sold and lease-back on a long-term basis. Based upon that it would appear this parcel is not currently available.

Site 11: 601 Pope Street. This property owner declined SHHC's to acquire this parcel under a long-term lease. We offered $200,000 per year for a sixty-five-year lease and their response was "oh, we just like the way it looks".

Site 12: 1637 Spring Street. As recently as this spring this property owner expressed No interest, and the direct quote was "let them try and develop it."

Therefore, Mr. Hecock, unless that City is prepared to use Eminent Domain as in Kelo v. New London, it appears that the identified sites does not fulfill the "must" requirement of available sites to satisfy Saint Helena's 2023-2031 RHNA requirements.

Respectfully submitted:

Rick Crebs

Rick Crebs, CEO
rick@sthelenahc.org
707-580-0418

Saint Helena Housing Coalition, Inc.

PO Box 988
Saint Helena, CA 94574

July 25, 2022
Mr. Aaron Hecock, AICP Senior Planner
City of Saint Helena
1572 Railroad Avenue
Saint Helena, Ca 94574

RE: 2023-2031 Housing Element Draft
VIA: Email

Dear Mr. Hecock:

Again, we would like to thank you for leading this sixth Housing Element 2023-2031 document incredibly rich document full of quite important and relevant data.

However, we have some considerable concerns over facts stated and conclusions reach:

Issue #1:
In this report you state "The Housing Element ***must*** also identify ***adequate*** residential sites ***available*** for a variety of housing types for all income levels; provide assistance in developing ***adequate*** housing to meet the needs of low- and moderate-income households; address governmental constraints on the maintenance, improvement, and development of housing; conserve and improve the condition of the existing stock of affordable housing; and promote housing opportunities for all persons". (Aaron Hecock-Report to the City Council & Planning Commission Meeting -21 July 2022, page 4) (Emphasis added).

Response #1A:
Not being lawyers we referred to recognized authorities on the words contained in the above Issue #1.

Merriam-Webster Dictionary:
Ensure – "We define **ensure** as "to make sure, certain, or safe" and one sense of insure, "to make ***certain*** especially by taking necessary measures and precautions," is quite similar. But insure has the additional meaning "to provide or obtain insurance on or for," which is not shared by **ensure."**

> **Certain** – Ascertained; precise; identified; definitive; clearly known; unambiguous; or in law, capable of being identified or made known, without liability or to mistake or ambiguity, from data already given."

Realistic- means "based upon what is real rather than on what is wanted or hoped for"

> **Real –** means "having objective independent existence; not artificial, fraudulent, or illusory; being precisely what the name means; occurring or existing in actuality"

Black's Legal Dictionary:
Adequate means "Sufficient; proportionate; equally sufficient; equal to what is required; suitable to the case or occasion; satisfactory"
Availability Means "This phrase, among mercantile men, is a term well understood to be anything which can readily be converted into money; but it is not necessarily or primarily money."

Ready means **"**Prepared for what one is about to do or experience; equipped or supplied with what is needed for some act or event; *prepared for immediate movement or action"*(Emphasis added)

Demonstrate means "to prove indubitably"

Indubitable Proof "Evidence of which is not only found creditable but is of such weight and directness as to make out the facts alleged beyond a doubt."

Must "This word, like the word 'shall' is primarily of mandatory effect."

Based upon the above definitions SHHC is perplexed as to how the Housing Element can, in good conscience, or on any legal basis include 601 Pope Street or 1837 Spring Street as both owners have stated that they are not interested.

I just spoke to the owner who has been a dear friend of our families for 37 years and she stated ,"No one contacted me and further had no interest in allowing their back acreage to be developed into 'affordable' housing."?

Response #1B:
During the public comment section of the July 21m, 2022 2023-31 Zoom Housing Element, Rick Crebs, from SHHC, raised the issue of financial feasibility of Sites #4, 905 Main Street is stating "When SHHC made inquiries, we were informed that the owner expressed that this for-sale price of this parcel would exceed $1,000,000. Given the suggested density of five units that would make the land cost per unit $200,000. For most "affordable" housing the land cost should be nearer to $50,000 per unit to qualify for the necessary grants and/or financing thus making this parcel financially unfeasible".

Similar financial analysis was also offered on Site #7 821 Pope Street, (land costs of $100,000 per unit); Site #9 1447 & 1515 Spring Street, (land costs of $139,583 per unit).

Based upon that information provided during the Housing element Zoom meeting of Thursday, July 21, 2022, a question was directed by a city council member to the city's staff relative to the property valuations statements raised by Rick Crebs of SHHC on valuations attributed to Zillow. The response was questioned of the authenticity of the Zillow valuations. This seems odd in that the Housing Element report refers to Zillow eight (8) times as the authority on real estate valuations.

It was further stated that grants or low interest loans would off set the high land costs.

Please allow SHHC to provide a current financial analysis as present in SHHC's Offer to Develop 88 Units (using 2.3 acres at the East end of the Adams Street city owned parcel).

Use of Grants: Adams Street as an example:

Total Construction Costs $43,116,112 or average of $489,956 per unit (Leased, not sold land)

Funding necessary to complete this project: (Projected)

City/County	$2,000,000	(4.4%)
Other Grants	$32,337,084	(75.0%)*
Mortgage or Bond	$ 7,054,364	(16.40%)
Total	**$43,116,112**	**100% (rounded)**

*The largest grants that SHHC has been able to discover are from the California Department of Housing Affordable Housing Sustainable Communities (AHSC) grants which currently has a maximum grant amount of

$35mm, so the Adams Street project comes close to it. This information is supplied to illustrate the extreme difficulty present in realistically financing the Saint Helena community to provide the "Must" in the RHNA requirement.

Issue #2:

In this report you state "The issue of owner consent to being included on the housing opportunity sites list has come up on several occasions. Being listed as a housing opportunity site in no way terminates or otherwise affects existing uses on-site. Furthermore, there are currently no legislative or other means to compel a private property owner in this process, meaning we cannot force or otherwise require that they build housing. That said, owner consent is not a requirement for inclusion in the housing opportunity sites inventory (Government Code 65583.2). The inventory is to show that there are suitable sites to meet the City's RHNA and the programs are there to help housing developers to make that happen. Designating sites as suitable for housing falls within the City's authority to regulate land uses. If the Housing Element were to designate an already developed site."

Response to #2:
Mr. Hecock, it is true that California government Code does not include language requiring "owners Consent". but, by the same logic, it does not exclude requiring the "owners' consent." This, it would seem that your comment is non-responsive. Further, Code 65583.2 refers to Government code 65583 which, in part, states "(3) An inventory of land suitable and available for residential development, including vacant sites and sites having ***realistic*** and ***demonstrated*** potential for development during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites, and an analysis of the relationship of the sites identified in the land inventory to the jurisdiction's duty to affirmatively further fair housing. (Emphasis added).

Further, in referring to the word definitions provided above, that the proposed Saint Helena Housing 2023-2031 Document on a factually basis fails to meet with any degree of accuracy of the meanings of the authenticated meaning of the words; **Adequate**, **Available**, **Demonstratable**, **Ensure**, and **Must.**

In closing, such vagueness in the prior Housing Element Reports may have been tolerated in the past. However, our town is critically deficient in sufficient "affordable" housing for all AMI's. The fact that so many are required to commute to work in the Upper Valley each day clearly contributes to unnecessary Green Housing Gas (GHG) emissions to say nothing of the cost to commute which further contributes multiple well vetted studies that conclude that the majority of those renting are cost burdened. Many in the 50-60% of household income!

Lastly, the lack of a strategy to affirmatively address Saint Helena's housing crisis is to deny, or turn its back, on its pledge to work towards a policy of Diversity, Equity, and Inclusion.

Our town can no longer rely upon the old "Three Card Monty Trick" in addressing the statutory issues the Housing Element requires.

SHHC's First Suggestion:
The city should consider removing Sites 4 (905 Mains Street, Ste 7 (821 Pope Street, Ste 9 1447 & b1515 Springs Street as being financially unrealistic due to associated land costs and instead revise the Adams Street parcel from 30 unit of Lower Income to the recommendations in the following graph:

Table 50 Summary of Housing Units (Extracted)

	Lower Income	Moderate Income	Above Moderate Income	Total

Pending Projects	0	**4**	**88**	**92**
ADU Trends	0	0	72	72
Recommended Changes		**Site Inventory**		
Site 3 (Adams Street)	**-22**	**9**	**76**	**63**
Site 4 (905 Mains Street)	**0**	**0**	**-5**	**-5**
Site 7 (821 Pope Street	**-10**	**-10**	0	**-20**
Site 9 (1447 & 1515 Spring Street)	**-24**	0	**-24**	**-48**
Totals	**-56**	**-1**	**47**	**-10**
Remaining Sites (Consolidated)		**Site Inventory**		
Sites 1, 2, 5, 6, 8, 10, 11,12	152	87	244	483
Color Code -Purple-Doubtful				
Red - Subtractions				
Green -Additions				

The results reached is close to a net neutral on units for each category of AMI housing. And the inclusion of 88 units plus 50 for the OTSG/Phelps's project equates to a realistic 54% of Saint Helena's 2023-31 RHNA required allocation.

SHHC's Second Suggestion:

While draconian, the only true solution SHHC sees to the significant challenges in achieving the forthcoming coming 2023-31 RHNA Site locations allocations is for the city to firmly state that it will undertake, if necessary, Eminent Domain proceeding as in the Kelvo v. New London U.S. Supreme Court Decision.

In closing, it is time to discard the Housing Element word games from the past and boldly put forth only those Opportunity Sites that are ***certain*** and ***available***.

Respectfully submitted:

Rick Crebs

Rick Crebs, CEO
rick@sthelenahc.org
707-580-0418

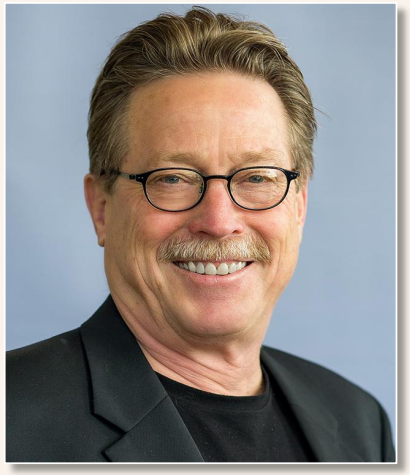
Ccs: Anil Comelo, City Manager
Maya DeRosa, Director of Planning
Geoff Ellsworth, Mayor
Paul Dohring, Esq. Vice Mayor
Lester hardy, Esq., City Council Member
Eric Hall, City Council Member
Anna Chouteau, City Council Member

Housing Element Public Hearing Draft

City of St. Helena

City Council Hearing
May 9, 2023

Introductions



Jim Harnish, JD
Project Manager



Ryan Lester
Deputy Project Manager



Ryan Russell
Senior Planner

mintierharnish
Planning Tomorrow Today®

rincon

Meeting Purpose

Agenda:

- Project Overview
- Summary of HCD Comments on the Draft Housing Element
- Summary of HCD Comments on the Revised Draft Housing Element
- Discussion and Potential Action



Project Overview

What does a Housing Element Do?

- Provides an assessment of both current and future housing needs
- Identifies opportunities and constraints on housing production
- Establishes goals, policies, and programs to meet housing needs
- Updates City practices and regulations to reflect new State laws

Why are we Updating the Element?

- Updates are required by State law
- To achieve compliance, the California Department of Housing and Community Development (HCD) must certify the Element
  - HCD Review Timeline:
    - Mandatory 90-day review: September-December 2022
    - Mandatory 60-day review of revised draft: February-April 2023
- HCD provides detailed comments following each review
- All HCD comments must be addressed to achieve certification

Why are we Updating the Element?

- Without a compliant Housing Element:
  - The City would be ineligible for several Federal and State housing, community development, and infrastructure funding and grant programs
- Consequences for not updating the Housing Element:
  - The General Plan could be deemed inadequate and therefore invalid
  - A noncompliant or invalid General Plan creates the potential for the City to be sued when making land use decisions
  - HCD can pursue legal action against “bad actors”

Engagement Efforts

- Planning Commission/City Council Study Sessions
  - March 23, 2021: Housing Element Overview
  - February 22, 2022: Sites Inventory and Potential Housing Opportunity Sites
  - July 21, 2022: Public Review Draft Housing Element
- Community Workshops (3)
  - September 16, 2021: Housing Element Overview
  - January 20, 2022: Sites Inventory and Potential Housing Opportunity Sites
  - March 16, 2022: Affirmatively Furthering Fair Housing
- Focus Group Meetings (4)

Regional Housing Needs Allocation (RHNA)

- 6th Cycle RHNA: 256 units, divided into four income levels as follows:
  - Very Low Income: 104 units (41 percent)
  - Low Income: 59 units (23 percent)
  - Moderate Income: 26 units (10 percent)
  - Above Moderate Income: 67 units (26 percent)
- Due to new state law (SB 166: No Net Loss) jurisdictions should provide capacity of 15-30 percent beyond the RHNA

Summary of Capacity to Meet the RHNA

	Lower Income	Moderate Income	Above Moderate Income	Total
Pending Projects	4	1	88	93
ADU Trends	0	0	72	72
Site Inventory				
Vacant and Underutilized Sites Inventory	203	69	35	307
Total	**207**	**70**	**195**	**472**
St. Helena RHNA plus 20% Buffer	192	31	79	302
Surplus	**15**	**39**	**116**	**170**



Summary of Comments on the Draft Housing Element

Comments on the Draft Element

Following the 90-day review (September-December), HCD required:

A. An analysis of 5th cycle actions related to housing for residents with special housing needs

B. Additional data and analysis on several subsections of the housing needs and analyses

C. Greater specificity and more detailed actions in implementation programs

D. Additional information on how public input was required

Significant Changes based on Comments

- Expanded fair housing analysis and response to public input
- Provided additional information to support feasibility assumptions related to nonvacant and City-owned sites
- Reorganized the Governmental Constraints section and added required analyses
- Revised programs, including:
  - Updated all programs to include specific timing and accelerated timing of Program related to place-based density increases (SB 9), ADU workforce housing incentives, and removal of the growth management system
  - Added incentives to encourage development of non-vacant and City-owned sites, and through SB 9 lot splits



Summary of Comments on the Revised Draft Housing Element

Comments on the Revised Draft Element

Following the 60-day review (February-April), HCD required:

1. Further data and analysis on sites in the inventory and fair housing issues
2. Expanded evaluation of constraints related to land use controls and parking requirements
3. Specific program language related to replacement housing units, City-owned sites, and permanent supportive housing
4. Additional fair housing program actions to work to overcome fair housing issues

Significant Changes based on Comments

- Expanded information on lower-income sites, non-vacant sites, infrastructure and realistic capacity calculations
- Expanded analysis of height and lot coverage requirements
- Added required language to programs related to: housing for persons with disabilities, replacement housing units requirements, City-owned sites, and permanent supportive housing
- Reviewed all programs and added fair housing actions, place-based strategies, and measurable goals (metrics) and timelines (milestones)

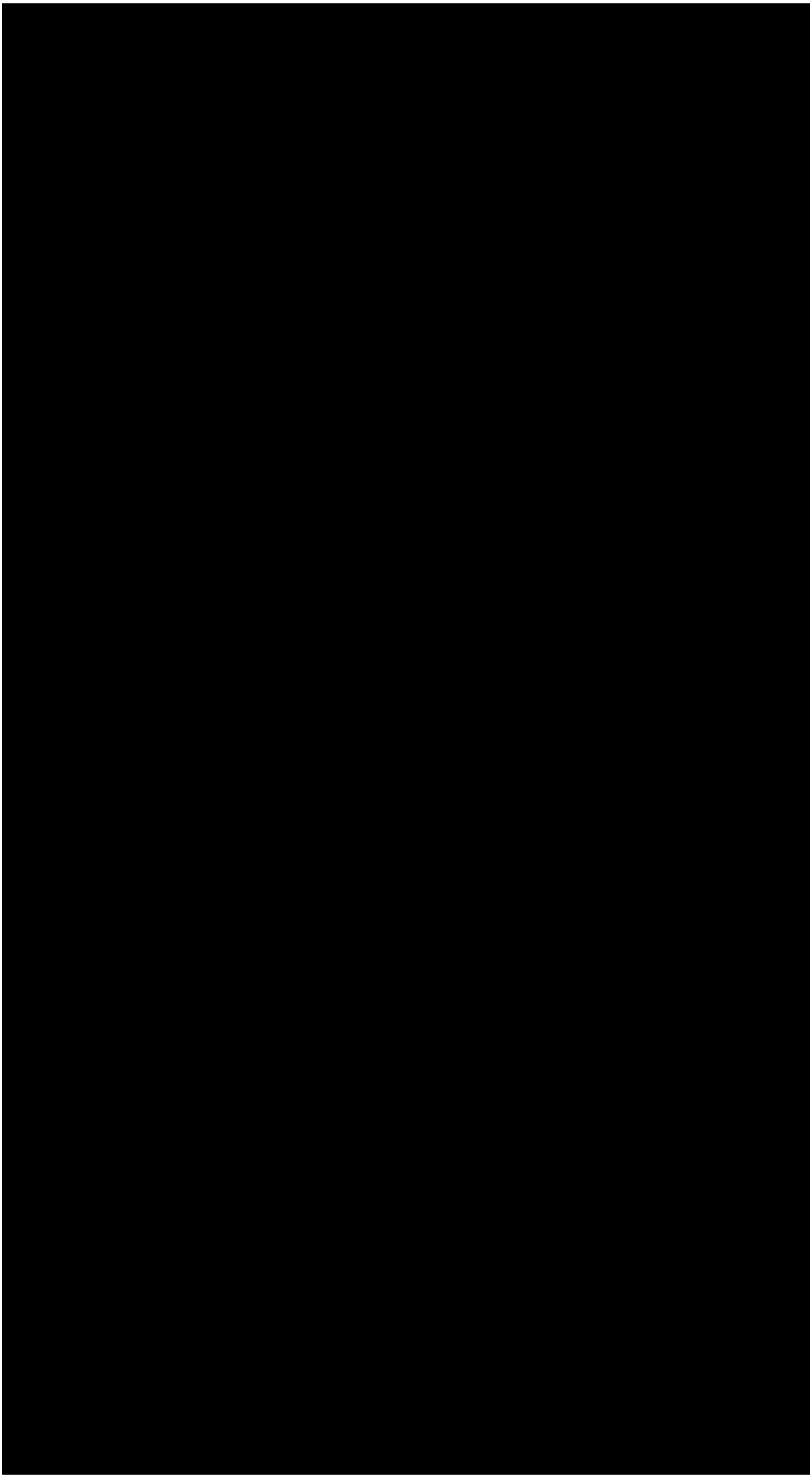
Discussion and Potential Action

Discussion and Potential Action

- Questions?
- Potential Action:

  Staff recommends that the City Council adopt a resolution finding:

  1. *That the EIR Addendum for the Housing Element Update to the City of St. Helena 2040 General Plan is adequate and complete in compliance with the California Environmental Quality Act; and*
  2. *Adopt an Amendment to the General Plan (GPA 2023-001) updating the Housing Element of the General Plan for the period of 2023-2031 and incorporating it into the 2040 General Plan.*





ST. HELENA CALIFORNIA
HOUSING ELEMENT 2023 - 2031

City Boundary

Selected Sites

1 - 1480 Main Street
2 - 1572 Railroad Avenue
3 - Adams Street
4 - 905 Main Street
5 - Main Street (between Mills & Dowdell)
6 - 709 McCorkle Avenue
7 - 821 Pope Street
8 - 882 and 886 College Avenue
9 - 1447 and 1515 Spring Street
10 - Spring Street (between Hudson & Valley View)
11 - 1637 Spring Street
12 - 620 McCorkle Avenue

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **PUBLIC HEARINGS**

Subject: **Consideration and Proposed Resolution Adopting a General Plan Amendment (GPA 2023-002) to update the Public Health, Safety, and Noise Element of the General Plan and adoption of an Addendum to the General Plan Environmental Impact Report.**

CEQA Determination: **General Plan Environmental Impact Report Addendum pursuant to CEQA Guidelines Section 15164**

Prepared By: Aaron Hecock, Senior Planner

Reviewed By: Maya DeRosa, Community Development Director

Approved By: Anil Comelo, City Manager

BACKGROUND

California State law requires that local governments prepare and adopt a General Plan, which is a blueprint for meeting the community's long-term vision for the future. The Public Health, Safety and Noise Element (known as the Safety Element) is one of the nine State-mandated elements of the General Plan. While the City's Public Health, Safety, and Noise Element was revised and adopted in June 2019 as part of a comprehensive update to the City's General Plan, recent State of California legislation requires that Safety Elements be reviewed and updated as necessary alongside the 2023 – 2031 Housing Element update. This legislation (summarized below) requires that the Safety Element include the following:

1. Senate Bill 99 (2019). Residential Emergency Evacuation Routes. Senate Bill 99 requires all cities and counties, upon the next revision of the housing element on or after January 1, 2020, to update the safety element to include information identifying residential developments in any hazard area that do not have at least two emergency evacuation routes.

2. Senate Bill 1241 (2012). State Responsibility Areas and Very High Fire Severity Zones. This bill requires review and update of the safety element, upon the next revision of the housing element on or after January 1, 2014, to address the risk of fire in state responsibility areas and very high fire hazard severity zones.
3. Senate Bill 1035 (2018). New Information on Flood, Fire, or Climate Hazards. Senate Bill 1035 requires cities and counties to update their safety element during a housing element or local hazard mitigation plan update cycle, but not less than once every eight years, if new information on flood hazards, fire hazards, or climate adaptation or resilience is available that was not available during the previous revision of the safety element.
4. Senate Bill 379 (2015). Climate Change Adaptation. Senate Bill 379 requires all cities and counties to include climate adaptation and resiliency strategies in the safety elements of their general plans beginning January 1, 2017. The bill requires the safety element update to include a set of goals, policies, objectives, and implementation measures based on a vulnerability assessment.

A 30-day public review and comment period for the Safety Element Update was held from September 9, 2022 through October 10, 2022. The City of St. Helena Planning Commission and City Council held a duly noticed joint public hearing to receive and provide feedback on the Draft Safety Element on September 27, 2022. Minor revisions were incorporated as appropriate into the draft document based on the limited feedback received. On May 2, 2023 the Planning Commission held a public hearing on the draft Safety Element and General Plan EIR Addendum where they unanimously adopted a resolution recommending that they each be adopted by the City Council with the following additions to the Safety Element:

1. Add an implementation action calling for the City to develop best practices and standards for streets, roads and intersections in order to facilitate access by firefighting apparatus and to provide alternative emergency routes of ingress and egress.
2. Add an implementation action requiring landslide mitigation (i.e., netting, straw, etc.) in areas prone to landslides.
3. Add an implementation action to create connectivity standards for new developments to prevent the creation of single-access neighborhoods.
4. Add a footnote to Figure 9.10 (Fire Hazard Severity Zones) with a link to Cal Fire's Fire Hazard Severity Maps as they are in the process of being updated and will change in the future.

The recommended action should note the addition of these items should the Council find their addition appropriate. As discussed in more detail below, an underlined/strikethrough version of the document has been attached to this report which shows additions and deletions to the draft document after the public comment period.

DISCUSSION

California Environmental Quality Act (CEQA)

In considering the potential environmental impacts of the Safety Element update, the City determined that the Final Environmental Impact Report (EIR) certified for the 2040 General Plan update (2040 General Plan update Final EIR, State Clearinghouse Number 2010042001) is of continuing informational value. The City also determined that the potential environmental impacts (both direct and indirect impacts) of the Safety Element update are within the scope of the previously certified Final EIR and that none of the conditions requiring subsequent or supplemental environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. Based on the information and analysis provided in the attached EIR Addendum, the City determined that only minor or technical changes to the previously certified Final EIR are necessary and that that preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate.

Safety Element Purpose

The Safety Element presents a framework for minimizing risks posed by environmental and human-caused hazards that may impact St. Helena residents' health and welfare. The Safety Element aims to protect St. Helena residents, workers, and visitors from negative exposure to flooding, fires, hazardous materials, air pollution, geologic and seismic hazards, disaster response, and climate change hazards. The attached update does not constitute a new document, it is a required update to the existing Chapter 9 of the City's General Plan. An underlined/strikethrough version of the document has been attached to this report which shows additions to the document underlined and deletions in ~~strikethrough~~ so that the reader can easily identify what was added and what was removed from the adopted version of the document. As detailed in the attached updated document, the Public Health, Safety, and Noise Element includes the following sections:

- 9.2 Public Health, Safety, and Noise in St. Helena. Summarizes key issues related to the public health and safety of St. Helena residents, workers, and visitors (p. 9-3).
- 9.3 Key Findings. Identifies key findings based on an existing conditions analysis (p. 9-32).
- 9.4 Goals. Defines overarching goals to guide policies and implementing actions (p. 9-36).
- 9.5 Policies and Implementing Actions. Identifies policies and implementing actions to minimize hazards and risks to life and property (p. 9-37).

In alignment with the recently adopted state legislation noted above, this update of the City's Public Health, Safety, and Noise Element does the following:

- Includes information and a figure identifying residential developments in any hazard area that do not have at least two emergency evacuation routes;
- Identifies policies and implementing actions that minimize evacuation challenges for vulnerable residential development;
- Identifies evacuation routes and evacuation locations;
- Updates information on flood hazard and fire hazards;

- Identifies measures and policies, consistent with state legislation, that proactively mitigate wildfire risk by addressing areas within the wildland urban interface in and surrounding the City;
- In conformance with CAL FIRE's recommendations includes up-to-date wildfire maps, historical information, and information on current wildfire mitigation efforts;
- Includes a Climate Change Hazards and Vulnerability Assessment Appendix that details projected climate change impacts on the City's vulnerable community members;
- Includes climate adaptation and resiliency strategies targeted at vulnerable populations, built assets, services, and natural and managed resources in the City.

As a result of this new analysis, new programs have been added to the Safety Element to comply with State law and ensure that local policies align with State goals to address climate hazards and hazard mitigation planning. These programs are reflected in the updated Public Health, Safety, and Noise Element found in attached to this report. The following are examples of the types of programs found in the update:

Wildfire

- PS4.L Develop and disseminate education and outreach materials to landlords, businesses, and residents regarding retrofits and home-hardening measures that align with recommendations from CAL FIRE's Wildfire Home Retrofit Guide.
- PS4.I Coordinate with Napa County Communities Firewise Foundation, the St. Helena Fire Safe Council, and neighboring jurisdictions to implement wildfire mitigation projects proposed in the Napa County Community Wildfire Protection Plan.

Disaster Planning

- PS6.J Develop and maintain evacuation options for vulnerable populations such as young children, older adults, outdoor workers, individuals that are linguistically isolated, visitors, and individuals with access and functional needs.
- PS6.L Designate and publish in Zonehaven safety zones and/or shelter-in-place locations as potential places of refuge when evacuation routes or evacuation shelters are inaccessible.

Climate Change Hazards

- PS7.G Coordinate with PG&E and Napa County Office of Emergency Services to establish backup power and emergency grid shutdown protocols that protect the City's vulnerable populations.
- PS7.J Develop and disseminate guidelines and outreach materials on tree and plants species that are drought-tolerant and wildfire resistant to city residents and businesses.

As noted above, Senate Bill 1035 requires St. Helena and all California cities and counties to update their Safety Element with new information on flood hazards, fire hazard, and climate adaptation and resilience in conjunction with the Housing Element update cycle. In accordance with California Government Code Section 65302(g), St. Helena is required to complete a Climate Change Vulnerability Assessment in conjunction with the update to its Safety Element. The Climate Change Vulnerability Assessment is attached to this report and is a new Appendix (Appendix B) to the General Plan (Appendix A is the City's Historic Resources Master List).

FISCAL IMPACT

Mintier Harnish's contract in the amount of $228,024 to prepare the Housing and Safety Element Updates was approved by the City Council on January 26, 2021. Approximately 98% of the budget has been spent to date ($222,643).

RECOMMENDED ACTION

Staff recommends that the City Council adopt a resolution finding:

1. That the EIR Addendum for the Public Health, Safety and Noise Element Update to the City of St. Helena 2040 General Plan is adequate and complete in compliance with the California Environmental Quality Act; and

2. Adopting an Amendment to the General Plan (GPA 2023-002) updating the Public Health, Safety and Noise Element and incorporating it into the 2040 General Plan (with the additions noted above).

ATTACHMENTS

SE Resolution
09 Public Health, Safety and Noise_2023
St.Helena Climate and Vulnerability Assessment_Appendix B_2023
Housing and Safety Elements EIR Addendum_Final April 2023
09 Public Health, Safety and Noise_2023_redline
Noise Tables_redline

CITY OF ST. HELENA

RESOLUTION NO.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA ADOPTING A GENERAL PLAN AMENDMENT (GPA 2023-002) TO UPDATE THE PUBLIC HEALTH, SAFETY, AND NOISE ELEMENT OF THE GENERAL PLAN AND ADOPTING AN ADDENDUM TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT

Recitals

1. The St. Helena City Council adopted the St. Helena General Plan Update 2040 on May 14, 2019.
2. The 2040 General Plan is a comprehensive, long-term general plan for the physical development of the City of St. Helena and establishes an overall framework and set of goals for city development.
3. The Public Health, Safety, and Noise Element, known as the Safety Element, is a required element of the General Plan per Government Code §65302(g).
4. Amendments to Government Code §65302(g) since General Plan adoption require additional content in Safety Elements to address climate change resilience, evacuation planning, and increased risks of wildfire and flooding.
5. The City of St. Helena Planning Commission and City Council held a duly noticed joint public hearing to receive and provide feedback on the Draft Safety Element on September 27, 2022.
6. The Planning Commission has reviewed the Environmental Impact Report (EIR) Addendum for the Housing and Safety Element Update to the City of St. Helena 2040 General Plan and found it adequate and complete in compliance with the California Environmental Quality Act (CEQA).
7. A public notice was published in the Napa Valley Register in compliance with state and local law.
8. The City of St. Helena Planning Commission held a duly noticed public hearing on the Draft Safety Element on May 2, 2023 where they approved a resolution recommending that the City Council adopt the General EIR Addendum and Safety Element Update.
9. The City Council of the City of St. Helena, State of California, considered the Draft Safety Element, General Plan EIR Addendum, staff report, and all testimony, written and spoken, at a duly noticed public hearing on May 9, 2023.

Resolution

A. In making the findings in this Resolution, the City Council 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. **NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:**

1. The foregoing recitals are true and correct and are incorporated by reference into this action.
2. The City Council received an Addendum to the St. Helena General Plan Update Environmental Impact Report (General Plan EIR) (State Clearinghouse No. 2010042001). In accordance with CEQA Guidelines Sections 15162 and 15164, the Addendum evaluated whether the project's environmental impacts are covered by and within the scope of the General Plan EIR and substantiated the City's determination that the Safety Element update policies and programs are within the scope of the General Plan EIR. Therefore, the Housing Element update does not require subsequent action under CEQA, and the Addendum Evaluation, in conjunction with the EIR, adequately analyzes potential environmental impacts.
3. The City Council adopts a General Plan Amendment (GPA 2023-002) to update the Public Health, Safety and Noise Element of the General Plan and adopts an Addendum to the General Plan Environmental Impact Report.

Approved at a Regular Meeting of the St. Helena City Council on _____, 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



chapter nine

public health, safety, and noise

9 public health, safety, and noise



The Public Health, Safety and Noise element identifies goals, policies, and implementing actions to minimize risks to life and property associated with natural hazards.

1 introduction
2 land use and growth management
3 economic sustainability
4 public facilities and services
5 circulation
6 historic resources
7 community design
8 open space and conservation
9 public health, safety, and noise
10 climate change
11 housing
12 parks and recreation
13 arts, culture, and entertainment

9.1 Purpose of the Element

The Public Health, Safety, and Noise Element presents a framework for minimizing risks posed by environmental and human-caused hazards that may impact St. Helena residents' health and welfare. The Public Health, Safety, and Noise Element aims to protect St. Helena residents, workers, and visitors from negative exposure to flooding, fires, hazardous materials, air pollution, geologic, seismic, and climate change hazards.

The Public Health, Safety, and Noise Element includes the following sections.

- **9.2 Public Health, Safety, and Noise in St. Helena.** Summarizes key issues related to the public health and safety of St. Helena residents, workers, and visitors (p. 9-3).
- **9.3 Key Findings.** Identifies key findings based on an existing conditions analysis (p. 9-32).
- **9.4 Goals.** Defines overarching goals to guide policies and implementing actions (p. 9-36).
- **9.5 Policies and Implementing Actions.** Identifies policies and implementing actions to minimize hazards and risks to life and property (p. 9-37).

9.2 Public Health, Safety, and Noise in St. Helena

St. Helena is surrounded by natural beauty, hillsides, vineyards, and waterways. While these natural features are great assets for the community, they can present risks due to flood, fire, geologic, seismic and climate change. In addition, human-caused risks, such as hazardous materials, air pollution, and unhealthy noise levels can also pose risks to community health and safety. Effective planning to prepare for and mitigate the adverse effects of these natural and human-caused risks can help ensure that St. Helena maintains a high level of safety for its residents, workers, and visitors. Following is a discussion of the steps St. Helena takes to prepare for these risks, the potential impacts the various risks could have on St. Helena and ways for the City to minimize or prepare for these potential impacts.

PUBLIC SAFETY SERVICES

Identification of public safety services in the Public Health, Safety, and Noise Element is important because these services are critical to the property and life savings effort required during an emergency and must be identified to comply with Government Code 65302. The Napa County Fire Department and the City of St. Helena Fire Department provide fire and emergency services for St. Helena. The City is served by the following fire stations that have the capability to respond to medical emergencies, rescues, structural fire, and wildfire: Napa County Station #26, located at 3535 Saint Helena Highway in Calistoga, the Napa County Station #12, located at 7401 Solano Ave in Yountville, the Napa County Volunteer Station #15, located at 1989 Highway 29 in Rutherford, the Napa County Volunteer Station #21, located at 680 Sanitarium Road, and the St. Helena Fire Station, located at 1480 Main St in St. Helena. Additional public safety services are provided by the St. Helena Police Department. The St. Helena Police Department is located at 1480 Main Street in St. Helena.

EMERGENCY PREPAREDNESS

The State of California requires all municipal governments to prepare and plan for potential emergencies including natural and human caused events. St. Helena seeks to ensure the safety of its residents, services, infrastructure, businesses, and buildings during an emergency scenario.

Emergency preparedness efforts in St. Helena include:

- Implementation of risk reductions measures identified in the Napa County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).
- Implementation of emergency operation protocols as included in Napa County Emergency Operations Plan.
- Continued coordination of evacuation management planning through Zonehaven, in conjunction with the Napa County Sheriff Department, Napa County Office of Emergency Services, CAL FIRE, and neighboring jurisdictions.
- Education and training of residents on emergency response management and preparedness as part of the Napa Valley Community Emergency Response (CERT) program.
- Upgrades to structures and infrastructure to comply with building and fire codes.
- Maintaining a cooling center at the St Helena Library (1492 Library Lane) during extreme heat events.

The City is actively engaged in local and regional emergency planning efforts. St. Helena is a participating jurisdiction of the Napa County MJHMP, which includes a hazard mitigation assessment and mitigation actions for Napa County and participating jurisdictions. Additionally, the City is involved in the development and regular updates to the Napa County Operational Area Emergency Operations Plan, which describes emergency operation planning processes and protocols for Napa County jurisdictions These efforts combine with an actively engaged and educated public to support emergency preparedness for the City.

CRITICAL FACILITIES

Critical facilities are structures and institutions necessary for a community to respond to and recover from emergencies. Identification of them is important because critical facilities must continue to operate during and following a disaster to reduce the severity of impacts and accelerate recovery. They are essential to the health and welfare of residents and are relied upon to recover following hazard events. Such facilities have been identified in the Napa County MJHMP and several are located in St. Helena or in close proximity to the City. They include police stations, fire stations, hospitals, elder care facilities, schools, regional emergency services, critical water facilities, and governmental buildings.

Additionally, facilities such as natural gas pipelines and the transportation system are identified as critical infrastructure, which enable buildings, residences, and the transport of good and services to remain functional. These critical facilities are identified in Figure 9.1.

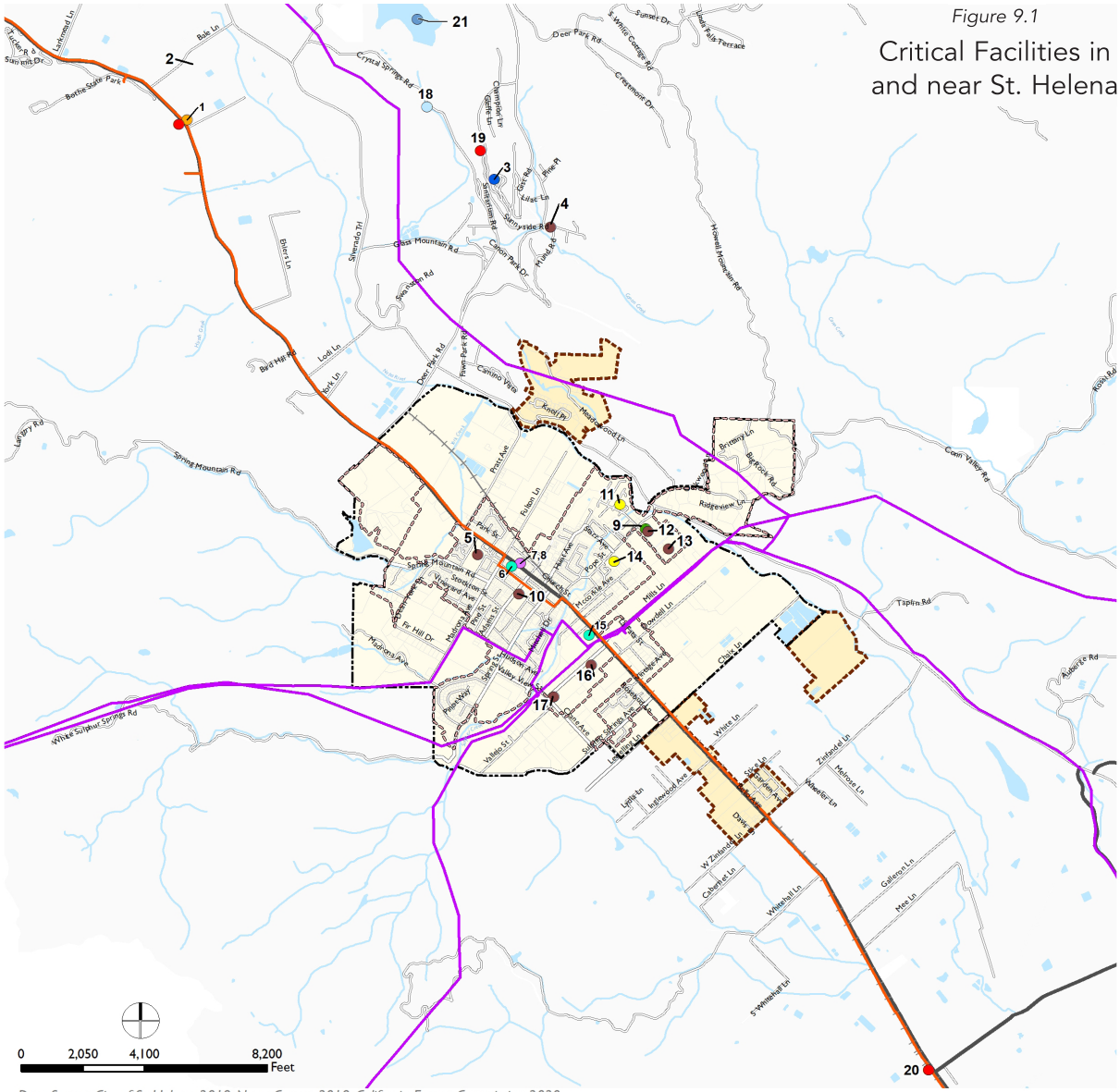
EMERGENCY EVACUATION & ISOLATED ST. HELENA NEIGHBORHOODS

Evacuation routes are used to move residents out of impacted areas before or during a disaster or hazard event. St. Helena's major evacuation routes include State Route 29 and the Silverado Trail, which lies east of and directly parallel to State Route 29. In addition to identification of these major routes, St. Helena is required by Government Code Section 65302 (g)(5) (as amended by Senate Bill 99) to update the Public Health, Safety, and Noise Element to include information identifying residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation access roads. Identifying residential developments without access to two emergency evacuation access roads allows the City to identify opportunities to improve evacuation capacity and connectivity for vulnerable neighborhoods. Figure 9.2 identifies residential neighborhoods that have a single access road for entry and exit (i.e., roads that connect to a collector or arterial road by only a single route).

There are currently two neighborhoods in the City that have been identified as having only a single access road. The neighborhood identified off College Avenue is partially located in the 500-Year flood zone, Bell Canyon Dam failure inundation area, and the high and medium liquefaction susceptibility area. The neighborhood identified off Vineyard Avenue is within the medium liquefaction susceptibility area. These neighborhoods are most vulnerable during evacuation scenarios and pose significant logistical challenges. As a result, policy and implementing actions have been developed to minimize evacuation challenges for these specific neighborhoods.

Figure 9.1

Critical Facilities in and near St. Helena



Data Source: City of St. Helena, 2018; Napa County, 2018; California Energy Commission 2020.

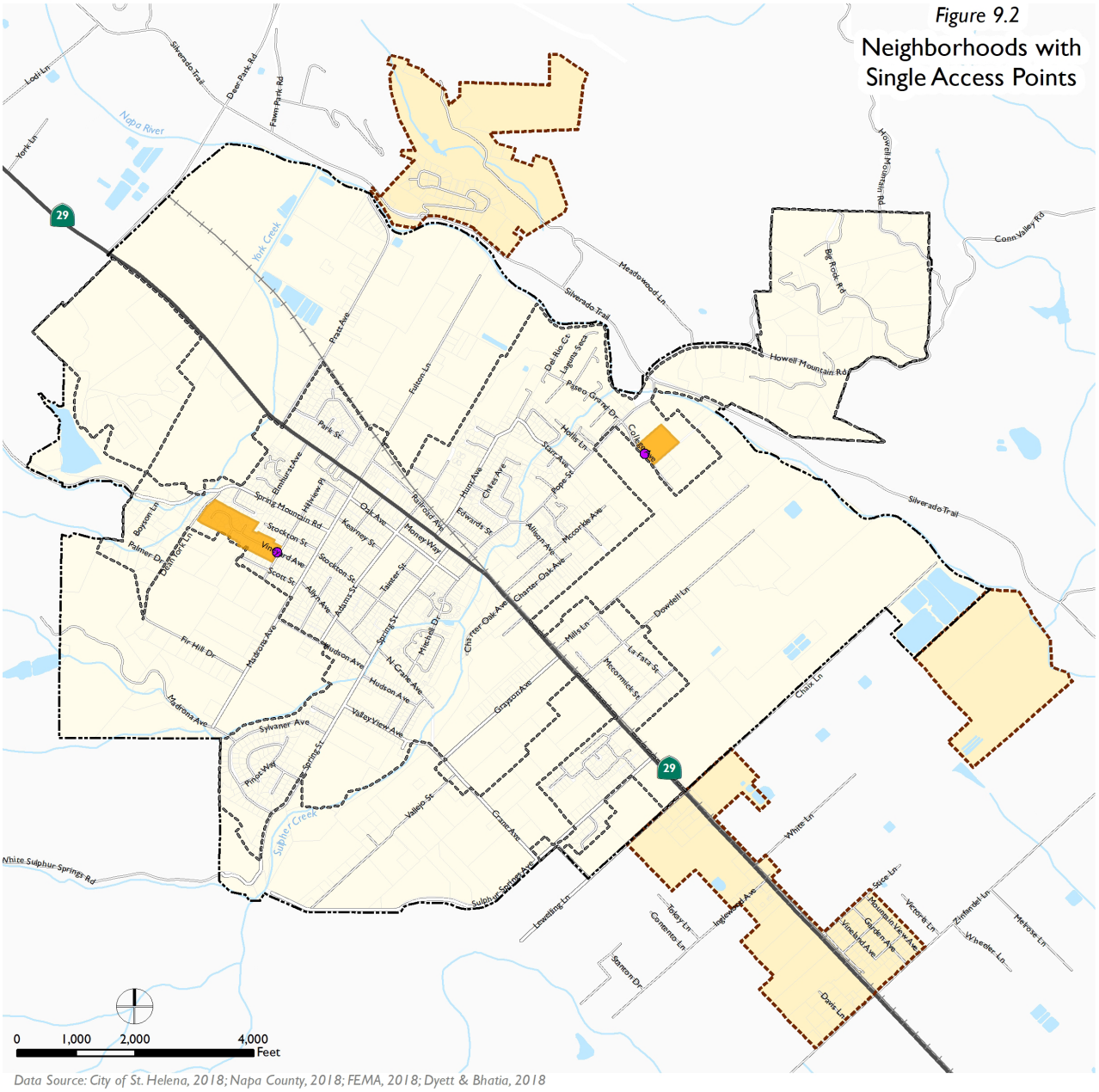
Critical Facilties

- City Hall
- Elder Care Facilities
- Emergency Command Center
- Fire Station
- Health Care Facility
- Hospital
- Police Station
- Dam
- School
- Water Treatment
- Natural Gas Pipeline
- Transmission Line
- Railroads
- Water Features
- Urban Limit Line
- Study Areas
- City of St. Helena

1 - CAL FIRE St Helena Emergency Command Center
2 - Napa County Station 26
3 - Adventist Health St Helena
4 - Foothill Adventist Elementary School
5 - Robert Lewis Stevenson Intemediate School
6 - OLE Health St Helena
7 - Police Station
8 - City of St Helena Fire Department
9 - St Helena City Hall
10 - St Helena Elementary School
11 - Vineyard Valley Mobile Home Park
12 - Napa Valley College - St Helena
13 - St Helena Montessori School
14 - Silverado Orchards Retirement Apartments
15 - Community Health Clinic Ole
16 - Saint Helena High School
17 - St Helena Primary School
18 - St Helena Water Treatment Plant
19 - Napa County Volunteer Station #21
20 - Napa County Volunteer Station #15
21 - Bell Canyon Dam

Figure 9.2

Neighborhoods with Single Access Points



Data Source: City of St. Helena, 2018; Napa County, 2018; FEMA, 2018; Dyett & Bhatia, 2018

- Single Entry/Exit Residential Neighborhood
- Single Entry and Exit Access Point
- Railroads
- Water Features
- Urban Limit Line
- Study Areas
- City of St. Helena



Low-lying portions of Napa Valley are prone to flooding.

FLOODING

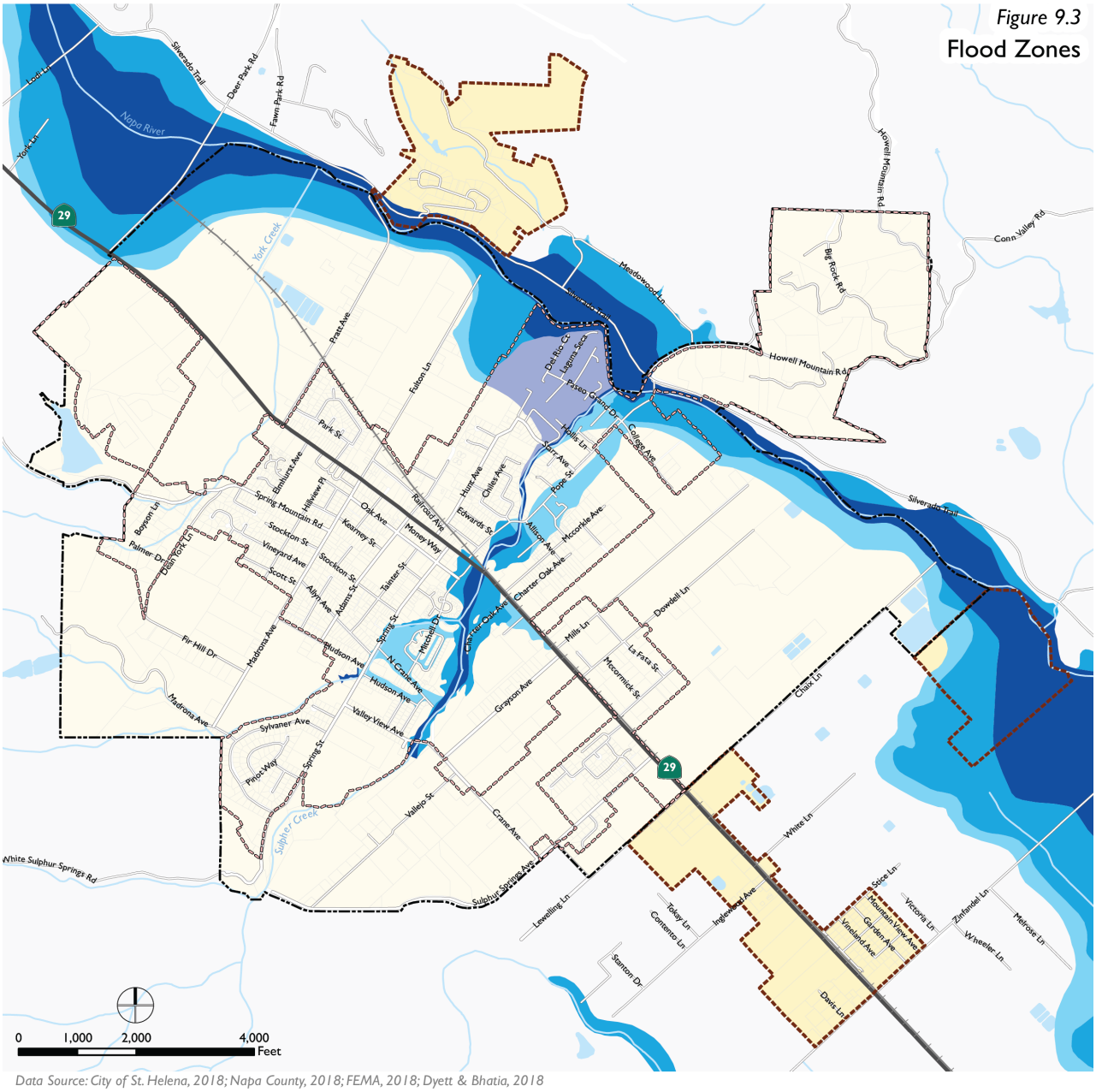
The Napa River and some of its tributaries are prone to flooding, which poses a risk for people and structures in adjacent parts of the Napa Valley. The Napa River flows are largely influenced by precipitation. The peak flows generally occur in January, February, and March. Some of the worst flooding in the immediate area of St. Helena has occurred in December and April, especially in and around the Vineyard Valley Mobile Home Park, which is near the confluence of Sulphur Creek and the Napa River. The area experienced significant flooding in 1986, 1995, 1997, and 2005 with extensive property loss.

Flood hazards also exist in the York Creek and Sulphur Creek Watersheds in St. Helena. During the 2005 New Year's Eve storm event, flooding from York Creek significantly impacted residential and industrial properties, including buildings located on the properties of Beringer Winery and the Culinary Institute. The Beringer water treatment plant flooded and ponds overflowed into the creek. In addition, the creek flooded vineyards on both sides of its corridor, downstream of State Route 29 to the Napa River.

Flood hazards in the Sulphur Creek watershed are due primarily to channel bed aggradation in the lower reach where gravel mining was historically conducted. Sulphur Creek continues to supply and deposit substantial amounts of sediment in this reach. Consequently, the increased volume of sediment currently stored in the channel decreases the volume available for floodwater, potentially causing an increased flood hazard locally and within the City of St. Helena. Further study needs to be done of the Sulphur Creek area in order to prevent future flooding and to protect habitat for steelhead and salmon.

Recently, the City collaborated with the Napa County Board of Supervisors and the Napa County Flood Control District to study the Napa River's hydraulics between Deer Park Road and Pope Street. The resulting study identified the need for an extension of the 100-year floodplain beyond the areas previously identified by the Federal Emergency Management Agency (FEMA). Figure 9.3 identifies areas that fall within the City's 100-year (one percent) and 500-year (0.2 percent) floodplain; as identified by the Federal Emergency Management Agency (FEMA) in 2018. Figure 9.4 includes areas in and around St. Helena that would be inundated in the case of dam failure.

Figure 9.3
Flood Zones

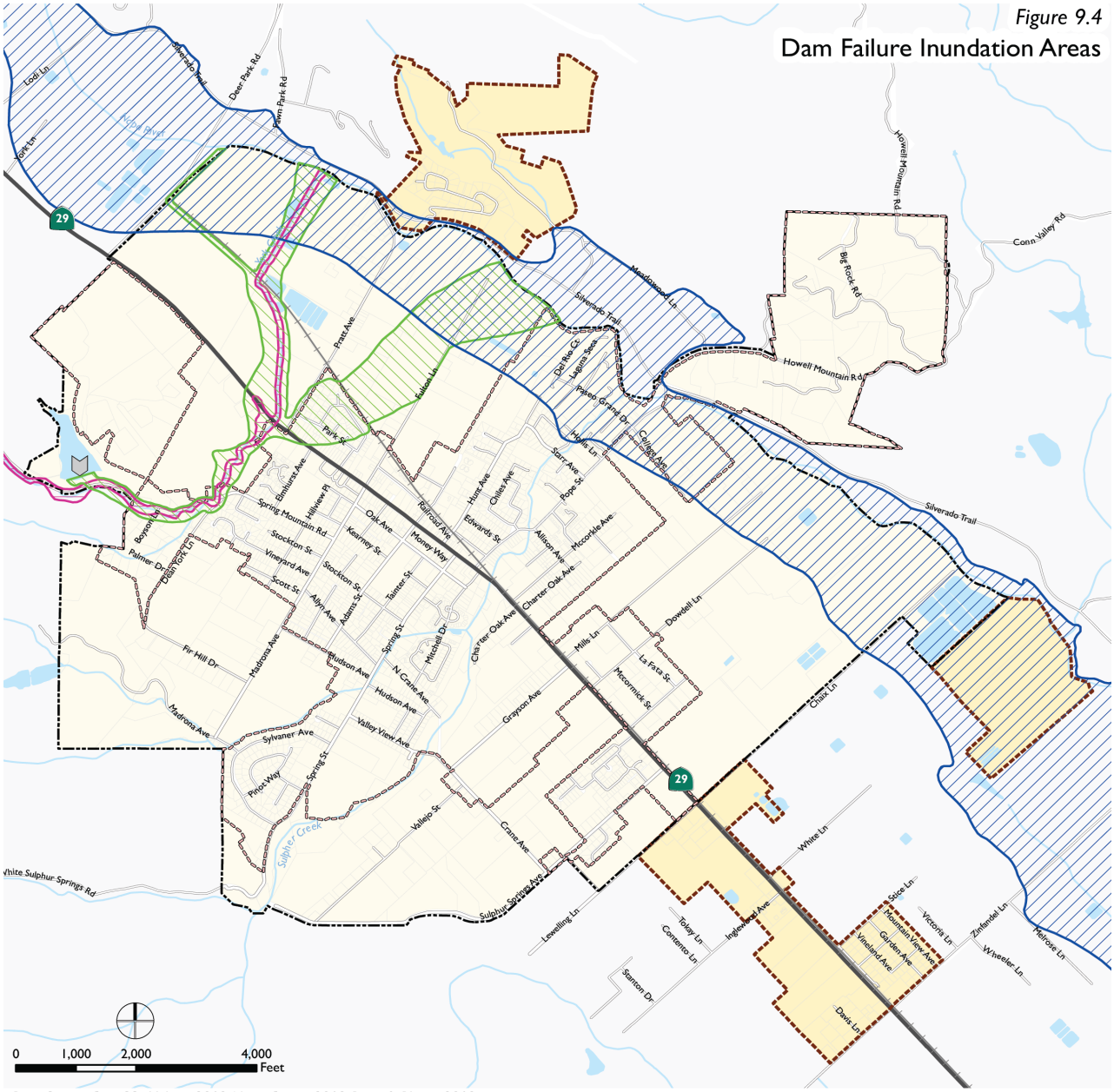


Data Source: City of St. Helena, 2018; Napa County, 2018; FEMA, 2018; Dyett & Bhatia, 2018

- Floodway
- 100-Year Flood Zone (1% Annual Chance Flood Hazard)
- 500-Year Flood Zone (0.2% Annual Chance Flood Hazard)
- Reduced Risk Areas due to Levee
- Railroads
- Water Features
- Urban Limit Line
- Study Areas
- City of St. Helena

Figure 9.4

Dam Failure Inundation Areas



Data Source: City of St. Helena, 2018; Napa County, 2018; Dyett & Bhatia, 2018

St. Helena Lower Dam

Dam Inundation Areas

- Bell Canyon Dam
- St Helena Lower Dam
- St Helena Upper Dam

- Railroads
- Water Features
- Urban Limit Line
- Study Areas
- City of St. Helena

COMPREHENSIVE FLOOD CONTROL AND RIVER RESTORATION

In 2011, the City completed a Comprehensive Flood Control and River Restoration Project north of the Pope Street bridge and on the west side of the Napa River. The purpose of this project was to protect residential property in the floodplain from the 100-year storm events and restoring the Napa River and its surrounding habitat. The project is designed to reduce flood risk to protect approximately 470 homes, including the Vineyard Valley Mobile Home Park and the Hunt's Grove Apartment Complex, that were located in a FEMA-designated flood zone prior to completion of the project. The project site was about 36 acres. The project planning began in 2000, with actual construction starting in May 2009. Phase I of the project consisted of construction of a levee, along with a storm drain bypass and other related infrastructure improvements. Phase II, the final phase of the project, included construction of a floodwall that is roughly eight feet high where it is anchored to the levee. The floodwall gradually reduces in height as it continues south along the Napa River to the confluence of the river and Sulphur Creek. It then turns to the west and continues along Sulphur Creek, terminating at Paseo Grand Avenue. The wall is about three and a half feet high at its terminus. The total project cost was about $32 million, with the cost of construction at about $9.1 million.

To balance the removal of land from the floodplain, the area known as "lower terrace B" was cut down significantly and widened to accommodate the large flood flows. In Phase II, this terrace was cut down to the level of the Napa River and is designed to carry significant amounts of flood water, should it become necessary.

The second half of this $9.1 million project is the continuation of the flood wall around Vineyard Valley and habitat restoration in the "upper terrace B." The habitat restoration was a critical element of the overall plan and included the installation 40,000 plantings and anchoring fallen trees into the terrace. This project also included maintenance conducted according to a maintenance plan, irrigation, and development of a pedestrian interpretive trail.

St. Helena has developed an Operations and Maintenance Manual for the Comprehensive Flood Control and River Restoration Project, which describes the extent of the project and outlines operation and maintenance activities that the City and Napa County Flood Control District will work together to manage. The

manual describes project features, routine monitoring and maintenance activities, pump station operation, emergency operations, surveillance, personnel training, utility coordination and design.

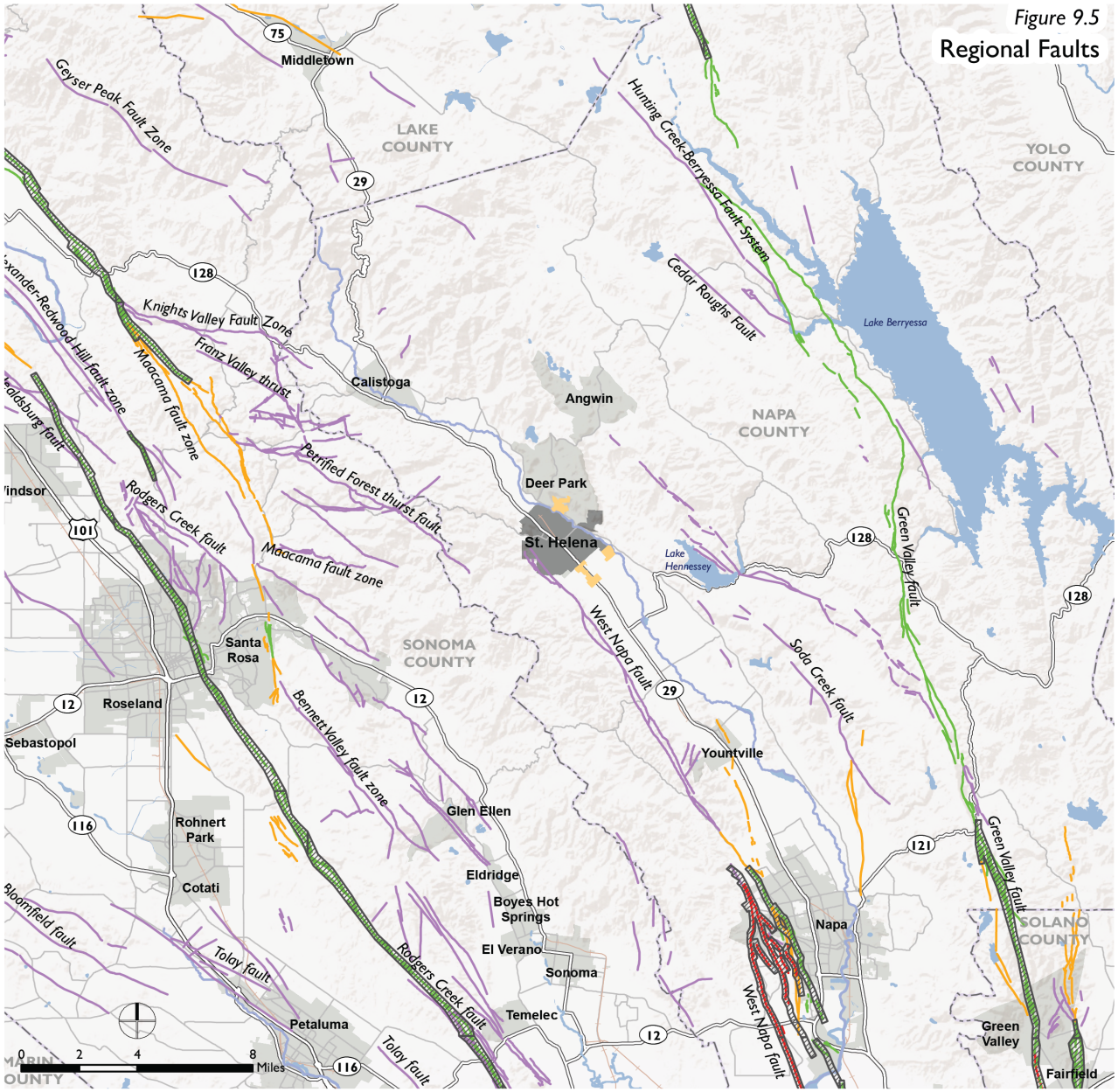
GEOLOGIC AND SEISMIC HAZARDS

Although St. Helena is located in a seismically active region, there are no known active faults located in the city *(see Figure 9.5)*. Faults are commonly considered to be active or likely to have another earthquake sometime in the future, if they have moved one or more times in the past 10,000 years. The California Geological Survey, the primary source of geologic information used for decision-making by California's government agencies, designates Alquist-Priolo Earthquake Fault Zones around the surface traces of active faults in the state and provides maps for use in planning and controlling new or renewed construction so as to minimize associated risks. According to the most recent maps the nearest active faults to St. Helena are the West Napa Fault, located 14 miles to the south, and the Rodgers Creek Fault, located 13 miles to the west. Additionally, a number of unnamed, relatively small, older faults are located at the base of the Sonoma and Vaca mountains along the margins of the Napa Valley; however, based on available information, displacement of these faults occurred more than 10,000 years ago and as such these faults are not considered active.

Overall, the fault rupture hazard for the city is considered to be low, and the primary geologic hazards of concern are those that could result from excessive shaking effects stemming from earthquakes elsewhere in the region. For instance, a large earthquake event in the area could result in liquefaction in the city's low-lying areas *(see Figure 9.6)*, and landslides and debris flow in areas with sloped, hilly terrain (*see Figure 9.7*). Development in the city's upland areas has often required the removal of trees and vegetation, leaving some hillsides susceptible to erosion and landslides during heavy rains. Actions available to the City to protect areas of the community at greatest risk and minimize the risks of injury and property damage include restricting development in the hillside areas and requiring prompt re-vegetation on slopes prone to instability. The use of best management practices during construction can also limit erosion and the risk of landslides. Employing earthquake engineering strategies in the design of buildings and structures, such as installation of earthquake drains or use of low mobility grouting and dynamic compaction during construction, can limit risks associated with liquefaction.

In August 2014, a 6.0 earthquake struck the Napa Valley, with the epicenter of the quake approximately 6 miles southwest of the City of Napa. While damage from the quake was substantial in Napa, particularly in Napa's downtown area, St. Helena experienced very little to no measurable damage.

Figure 9.5
Regional Faults



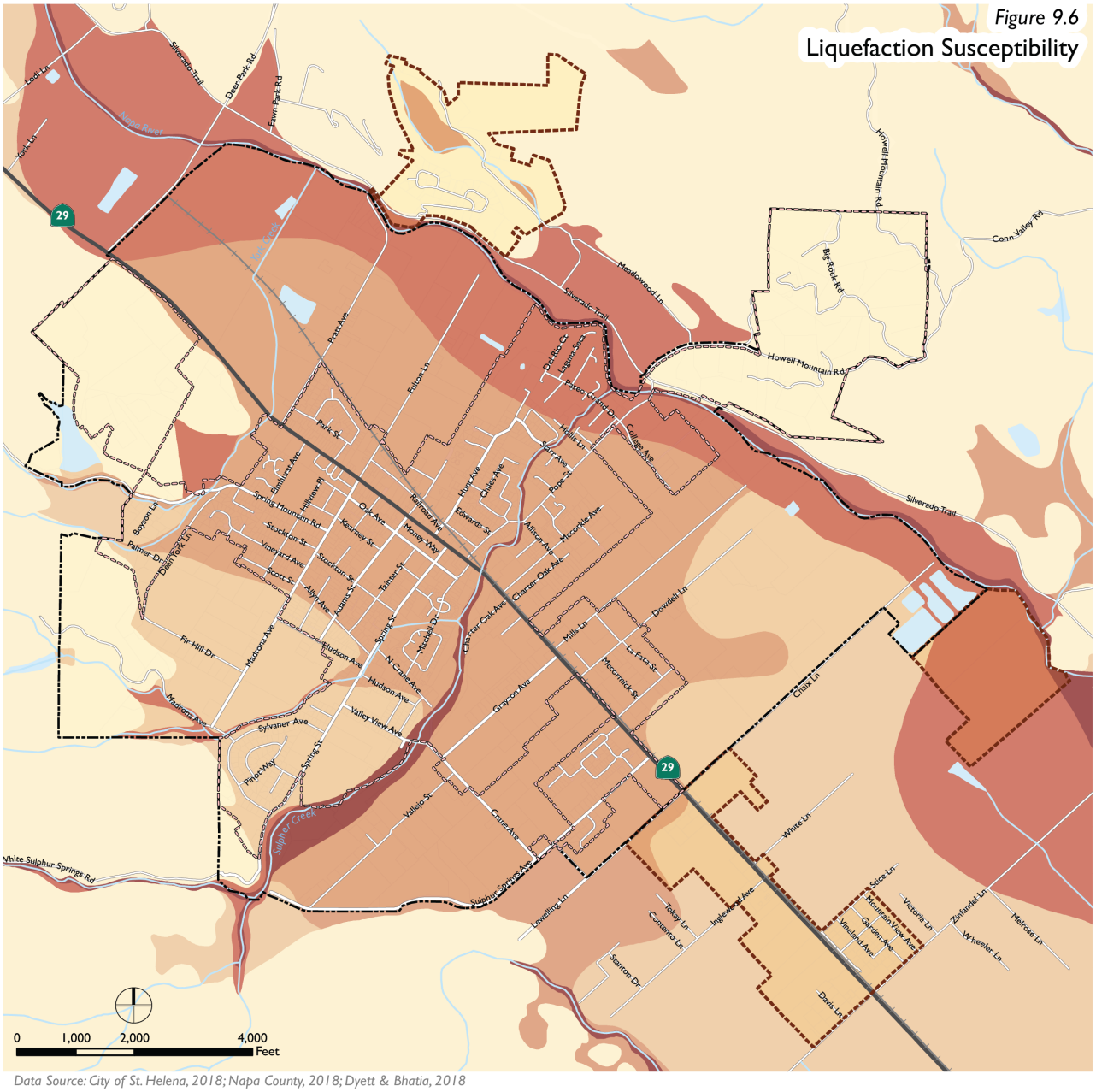
Data Source: City of St. Helena, 2018; Napa County, 2018; USGS and CGS, Quarternary Fault and Fold Database for the U.S., 2006; Dyett & Bhatia, 2018

Geologic Features
- Historic (<150 years)
- Latest Quaternary (<15,000 years)
- Late Quaternary (<130,000 years)
- Undifferentiated Quaternary (<1.6 million years)
- Alquist Priolo Fault Zones

- County Boundary
- Waterbodies
- City of St. Helena
- Study Areas
- Urban Areas
- Freeway/Major Highway
- Major/Minor Roads
- Railroads

Figure 9.6

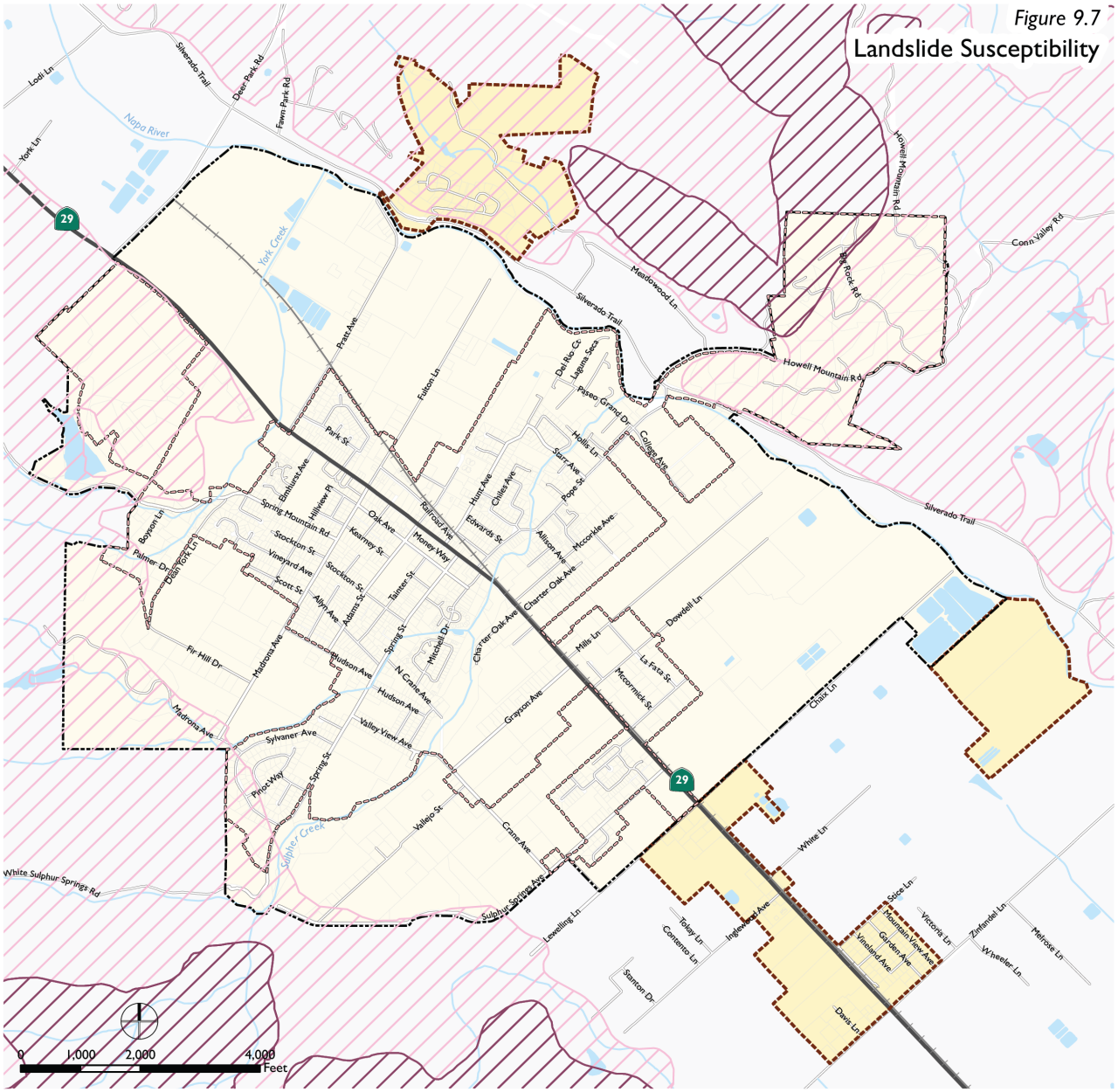
Liquefaction Susceptibility



Data Source: City of St. Helena, 2018; Napa County, 2018; Dyett & Bhatia, 2018

- Very High
- High
- Medium
- Low
- Very Low
- Water
- Railroads
- Urban Limit Line
- Study Areas
- City of St. Helena

Figure 9.7
Landslide Susceptibility



Data Source: USGS, provided by Assocation of Bay Area Governments (ABAG) Resilience Program; 1997, City of St. Helena, 2018; Napa County, 2018; Dyett & Bhatia, 2018

Existing Landslide Distribution
- Mostly Landslide
- Few Landslides

- Railroads
- Water Features
- Urban Limit Line
- Study Areas
- City of St. Helena

Mostly Landslides - Consists of mapped landslides, intervening areas typically narrower than 1500 feet, and narrow borders around landslides; defined by drawing envelopes around groups of mapped landslides.

Few Landslides - contains few, if any, large mapped landslides, but locally contains scattered small landslides and questionably identified larger landslides; defined by drawing envelopes around areas free of mapped landslides.



Air pollution from auto exhaust and dust, can pose health hazards among sensitive populations.

AIR POLLUTION AND HAZARDOUS MATERIALS

Mitigating the public health and safety risks caused by air pollution and hazardous materials will inevitably require changing human behavior. Air pollution resulting from auto exhaust, tobacco smoke, and fugitive dust creates unhealthy air conditions for residents and can pose a particular threat to sensitive populations, such as children and older adults. Implementing measures to reduce auto trips, tobacco smoke exposure, and construction-related fugitive dust can help St. Helena reduce residents' contact with air pollution. Compact development patterns, facilities to encourage walking and biking, and incentives to reduce automobile trips are just a handful of ways that St. Helena can help improve local air quality.

The Bay Area Air Quality Management District (BAAQMD) is the public agency responsible for regulating stationary sources of air pollution in Napa County and the San Francisco Bay Area. BAAQMD monitors air quality in the nine-county Bay Area and reports annually on pollutant concentrations for comparison to State and federal health-based ambient air quality standards. Data indicates that in the Bay Area, as throughout the state, the transportation sector and mobile sources of emissions are the most significant sources of air pollution. Senate Bill (SB) 375, approved by the Governor on September 30, 2008, seeks to reduce greenhouse gas emissions—and, consequently, other pollutants—from mobile sources by

integrating land use and transportation planning at the regional level. *(For a more detailed discussion of SB 375 and related opportunities see the Climate Change Element.)*

Hazardous materials used by local businesses are often transported on the City's roadways and found present in smaller quantities in private homes in the form of solvents, cleaning fluids, and other substances. Implementing policies to improve the safe use, transport, and disposal of these materials can be instrumental in avoiding environmental contamination and human health impacts.

NOISE

Noise is a sound which is unhealthy or unwanted. It can be a human-caused public health hazard which includes excessive, intrusive, or objectionable noises that disrupt daily life. Noise has been tied to physiological effects ranging from hearing loss, high blood pressure, and sleep disturbance, to communication interference and general interruption and annoyance of normal daily activities. Definitions of acoustical terms used in this discussion are listed in Table 9.1.

Land uses have different levels of compatibility relative to noise, and the State of California mandates that general plans include noise level compatibility standards for the development of land as a function of a range of noise exposure values (see Table 9.2). Table 9-3 identifies interior noise standards.

The ambient noise environment throughout much of St. Helena is extremely quiet in comparison to typical urbanized settings, especially in the evenings and at nighttime. With the exception of Main Street (State Route 29) and major collector roadways, the noise environment can be characterized as being that of a quiet rural setting. Residential areas are generally shielded from traffic noise on highways, arterials, and collectors and register very low background sound levels.

TABLE 9.1: Definition of Acoustical Terms

Term	Definition
Decibel, dB	A unit describing the amplitude of sound. Equal to 10 times the logarithm to the base 10 of the ratio of two like quantities.
Sound Pressure Level (SPL)	10 times the logarithm to the base 10 of the ratio between the square of the sound pressure to the square of the reference sound pressure of 20 µPascals. Sound pressure level is the quantity that is directly measured by a sound level meter and expressed in decibels (dB).
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure is expressed in Hertz (Hz). Normal human hearing is approximately between 20 Hz and 20,000 Hz.
A-Weighted Sound Level, dBA	The SPL in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes low frequency components of sound in a manner similar to the frequency response of the human ear and correlates well with subjective response to sound.
Noise	Unwanted or unhealthful sound.
Equivalent Noise Level, LAeq	The average A-weighted sound level during the measurement period. The A-weighted equivalent continuous sound level.
LAmax, LAmin	The maximum and minimum A-weighted sound level during the measurement period with the sound meter using fast-time-weighting.
LA01, LA10, LA50, LA90	The A-weighted sound levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, Ldn	The average A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to levels measured at night between 10:00 pm and 7:00 am.
Total Sound	The composite of sound from all sources near and far.
Ambient Sound	The sound level measured in the absence of an intrusive or extraneous noise.
Intrusive Noise	That noise from a source of specific origin which intrudes above or within the existing background sound level. The degree of intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as in contrast to the prevailing background sound level which exists in the absence of the intrusive noise.
Background Sound Level	The LA90 of the ambient sound. It represents the ever present lower sound level due to distant sources which are individually indistinguishable, and in the absence of the Intrusive or Extraneous Noise.
Extraneous Noise	Specific or distinguishable intermittent sound from nearby sources such as mechanical devices, leaf blowers, pumps, vehicles, horns, sirens, barking, talking, shouting, birds, wind and other similar individual sources, which don't normally exist on a continuous or regular basis.
Intermittent Noise	A noncontinuous sound consisting of a number of clearly distinguishable sound events of varying frequency and/or intensity.

TABLE 9.2: Noise Land Use Compatibility Guidelines

Land Use Category	Completely Compatible[1]	Tentatively Compatible[2]	Normally Incompatible[3]	Completely Incompatible[4]
Residential	< 55 dBA	55-60 dBA	60-75 dBA	> 75 dBA
Commercial/ Office	< 65 dBA	65-75 dBA	75-80 dBA	> 80 dBA
Industrial/ Agricultural	< 70 dBA	70-80 dBA	80-85 dBA	> 85 dBA
School, libraries, churches, hospitals	< 65 dBA	65-70 dBA	70-80 dBA	> 80 dBA
Playground, neighborhood park	< 67 dBA	67-70 dBA	70-75 dBA	> 75 dBA

1. Completely Compatible – Specified land use is satisfactory, based on the assumption that any buildings involved are or normal conventional construction.
2. Tentatively Compatible – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems of air conditioning will normally suffice.
3. Normally Incompatible – New construction and development should generally be discourage. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must b made and needed noise insulation features included in the design.
4. Clearly Incompatible – New construction or development should generally not be undertaken.

TABLE 9.3: Maximum Interior Noise Level Criteria of Intermittent Noise for Public Use Facilities

Land Use	Maximum Intermittent Noise Level LAmax	Basis for Criterion
Concert Hall	25	Intrusion of noise may spoil artistic effect
Theater	30	Intrusion of noise may spoil artistic effect
School Auditorium	35	Minimize intrusion into artistic performance
School Classroom	55	Speech communication-20 ft.-raised voice
School Laboratory	60	Speech communication-6 ft.-normal voice
Church/Sanctuaries	45	Speech communication-50 ft.-raised voice
Library	55	Speech communication-3 ft.-normal voice

Source: Adapted from Table 2 in "Night Insulation Problems in Buildings," Paul S. Veneklasen & Associates, 1973; Noise Element of the Napa County General Plan, 1982.

9 public health, safety, and noise



Human-caused public health hazards include excessive, intrusive or objectionable ambient noises that disrupt daily life.

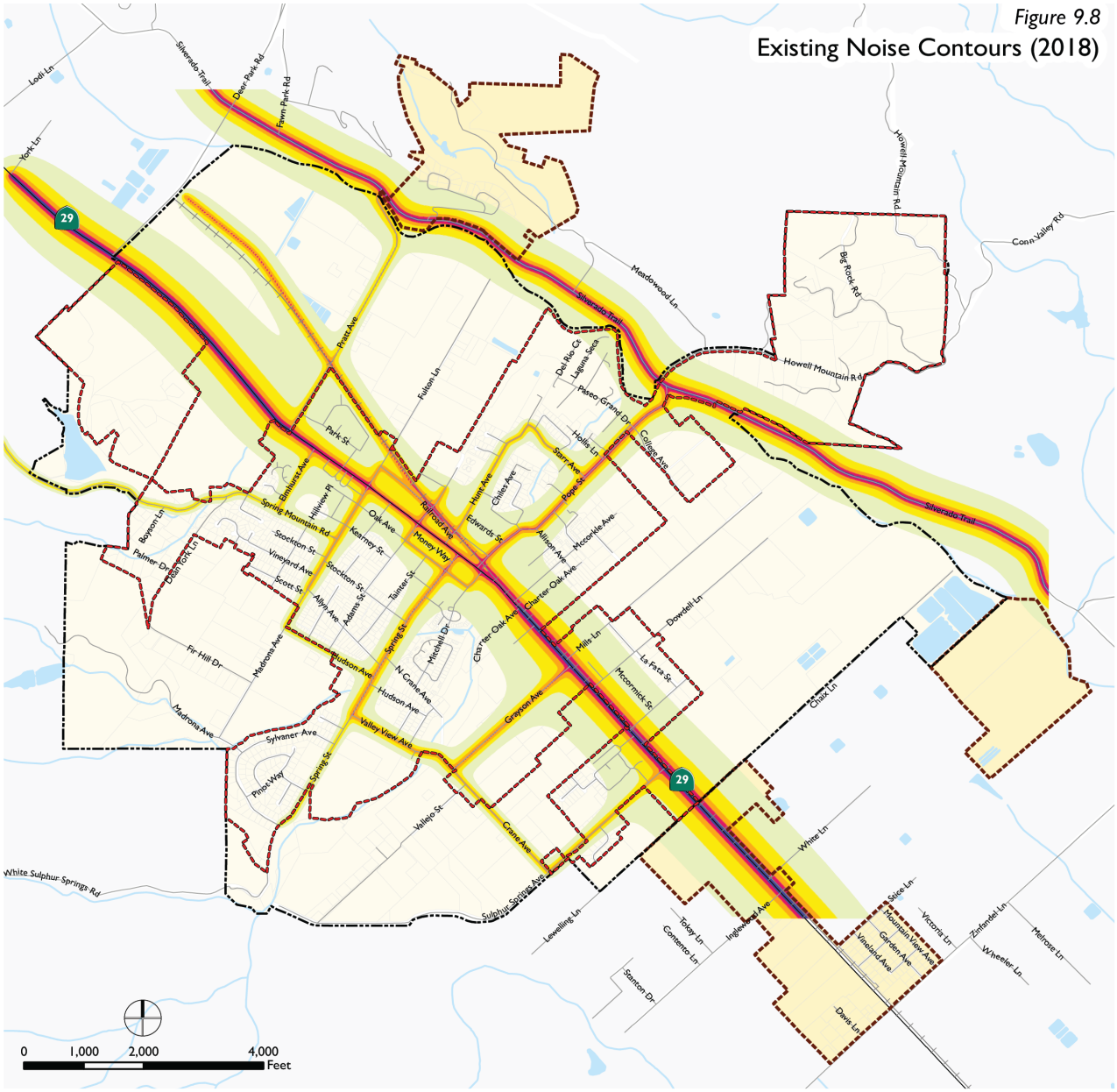
Sleep disturbance and the annoyance of sound not only depend on the absolute sound level of a noise source but are related to the magnitude of the noise above that of background sound levels. This means that in particularly quiet rural environments, the control of extraneous, intrusive, and annoying noise sources is important to maintaining the public health and a quality living sound environment expected by the community. Typically, a change in noise levels of less than 3 dBA is not discernable to the general population. Increases in average noise levels from 3 to 5 dBA are clearly discernable to most people. Increases in average noise levels over the background ambient of more than 5 dBA are considered to constitute an adverse environmental impact health and quality of life.

Vehicular traffic on Highway 29 and collector streets is the primary source of noise in the community. Other non-stationary sources which are intermittent and generally inconsequential to the noise environment include flyover commercial aircraft at high altitudes, and small general aviation and helicopter flyovers. The Wine Train travels to St. Helena each day and emits a loud horn at crossings, along with the low frequency rumble of the diesel engines. Typical stationary noise sources in St. Helena include agricultural and industrial activities. Agricultural activities result in noise from wind machines, tractors, and sulphur blowers which are employed in the spring in the early hours of the morning. The St. Helena Fire Department has sirens at two locations which sound on average twenty times annually, with approximately half of them occurring during nighttime hours. Noise contours as of 2018 are seen in Figure 9.8.

Noise concerns in St. Helena are principally linked to land use compatibility. Concerns relate to adverse noise effects from new commercial development on surrounding noise-sensitive uses such as residences and schools, and also to adverse noise effects from agricultural activities within the city limit. Right-to-farm provisions necessitate accommodating agricultural uses while also seeking to minimize conflicts. To address these concerns and to promote a compatible noise environment throughout the city, Table 9.4 establishes limits on intrusive noise and regulates the amount of noise a specific sound source can emit relative to the typically low residential background sound levels. This standard is specific to residential areas within St. Helena. Additionally, by generally promoting good neighbor practices and facilitating open communication between agricultural, commercial, and residential uses the City can help to foster a healthy noise environment. Noise contours projected for 2040 for highway traffic are shown in Figure 9.9. The physical distances of noise contours from the roadway centerline to be used in determining land use compatibility are listed in Table 3.11-11 of the EIR.

Figure 9.8

Existing Noise Contours (2018)



Data Source: Charles M. Salter Associates, Inc, 2018; City of St. Helena, 2018; Napa County,2018; Dyett & Bhatia, 2018

- DNL 55 - 60 dB
- DNL 60 - 65 dB
- DNL 65 - 70 dB
- DNL 70 - 75 dB
- DNL 75 - 80 dB
- Urban Limit Line
- Study Areas
- City of St. Helena

TABLE 9.4: Standard and Adjustments for Determining Noise Impact of Intrusive Noise for Residential Receptors

STANDARD

The LAeq of an intrusive noise shall not exceed the following values:

- 7 am – 7 pm (daytime) 45 dBA
- 7 pm – 10 pm (evening) 40 dBA
- 10 pm – 7 am (nighttime) 35 dBA

Or shall not exceed LA90 + 5 dBA whichever is greater. The background sound level LA90 must be measured in the absence of the intrusive noise at the appropriate time of noise impact.

The intrusive noise shall be measures in absence of extraneous noise.

Acoustical terms defined in Table 9.1 shall be considered as part of this standard.

The maximum noise level LAmax of any intrusive noise shall not exceed the LAeq limits by more than 10 dBA.

The limits for intrusive noise are to be corrected as indicated below.

These noise limits apply to the nearest residential property line or at the nearest affected location on the receiver's property.

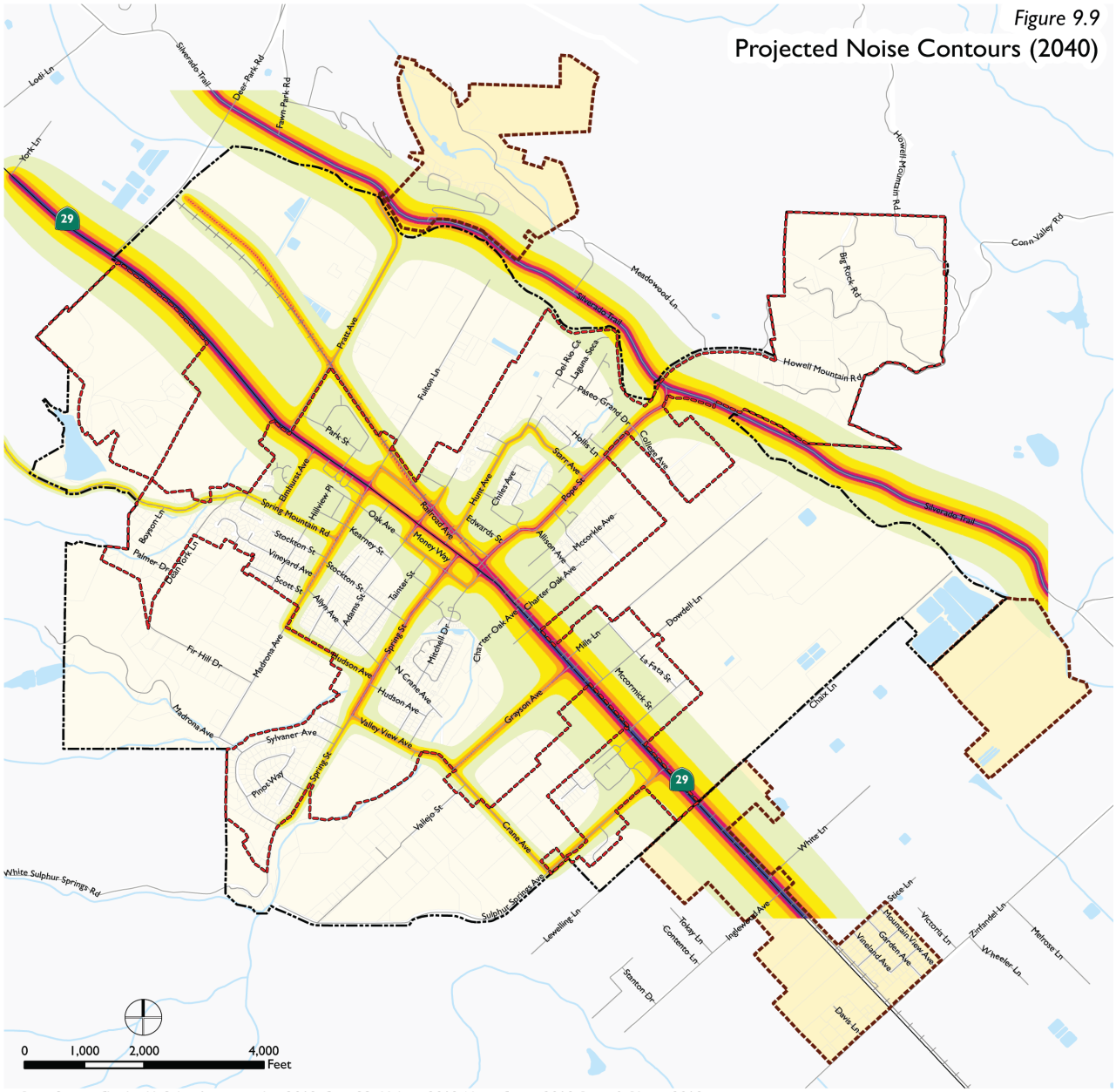
CORRECTIONS FOR INTRUSIVE NOISE

Type of Correction	Circumstances of Correction	Correction[1]
Seasonal	Summer or year round operation	0 dBA
	December through March only	+ 5 dBA
Tone or Impulse	No tonal or impulse character	0 dBA
Characteristics	Tonal character[2] present in noise	- 5 dBA
	Impulsive[3], repetitious or modulating[4] signal	- 5 dBA[5]

Notes:
1 Correction to be applied to the Standard's limits for intrusive noise.
2 Tonality exists when the 1/3 octave noise level of the tone is 5 dB greater than the average level of the two adjacent 1/3 octave frequency bands.
3 Transient sound having a peak level of short duration typically less than 100 msec.
4 Either in amplitude, frequency or duration including compressor "hammering" noise.
5 In addition to correction for tonality.

Figure 9.9

Projected Noise Contours (2040)



Data Source: Charles M. Salter Associates, Inc, 2018; City of St. Helena, 2018; Napa County,2018; Dyett & Bhatia, 2018

- DNL 55 - 60 dB
- DNL 60 - 65 dB
- DNL 65 - 70 dB
- DBL 70 - 75 dB
- DNL 75 - 80 dB
- Urban Limit Line
- Study Areas
- City of St. Helena



St. Helena's fire and police departments respond to structural fires, wildfires and other disasters.

FIRE

Key human-caused public health and safety hazards affecting St. Helena include structural fires, vegetation fires, and other disasters that require advanced planning. Overall, in the urbanized portion of St. Helena within the city limit, the risk of vegetation fire is moderate to low; however, areas of the city in the hilly terrain along the western perimeter of the city and east of the Napa River are designated by the California Department of Forestry and Fire Protection (CAL FIRE) as moderate, high or very high fire hazard severity zones, according to CAL FIRE 2020 data (see Figure 9.10). St. Helena does not have any critical facilities, as seen in Figure 9.1, located within a fire hazard severity zone.

As described in the Public Safety Services section, fire services are provided to residents by Napa County Fire Department and the City of St. Helena Fire Department. Fires occurring in the heavily-wooded hillside areas can be difficult for firefighting efforts due to slope, topography, and availability of fuels. Fire burns more intensely up slopes and securing a fire on steep terrain is challenging for firefighting efforts. Traffic congestion on City streets, including State Route 29, a two-lane highway, can provide limited ingress and egress for emergency vehicles that must gain access to the fire. Furthermore, traffic congestion can pose major challenges to St. Helena's collaboration with neighboring municipalities and agencies that seek to establish and implement regionally coordinated disaster planning for police, fire, and emergency medical services. The City can

work with local, regional, and state agencies to address key traffic-related concerns on State Route 29 and County roads to ensure that adequate levels of fire protection are maintained, particularly on hillsides and in fire-prone areas, and to support regional collaboration for disaster preparedness.

In 2021, the Napa Communities Firewise Foundation led the development of the Napa County Community Wildfire Protection Plan in collaboration with Napa County agencies, PG&E, CAL FIRE and local jurisdictions. The Plan seeks to reduce wildfire risk in Napa County, including areas surrounding St. Helena, through a variety of proposed wildfire mitigation projects.

Napa County has experienced many historical fires in the past several decades. Historical fires in or adjacent to St. Helena since 1950 are summarized seen below in Table 3.

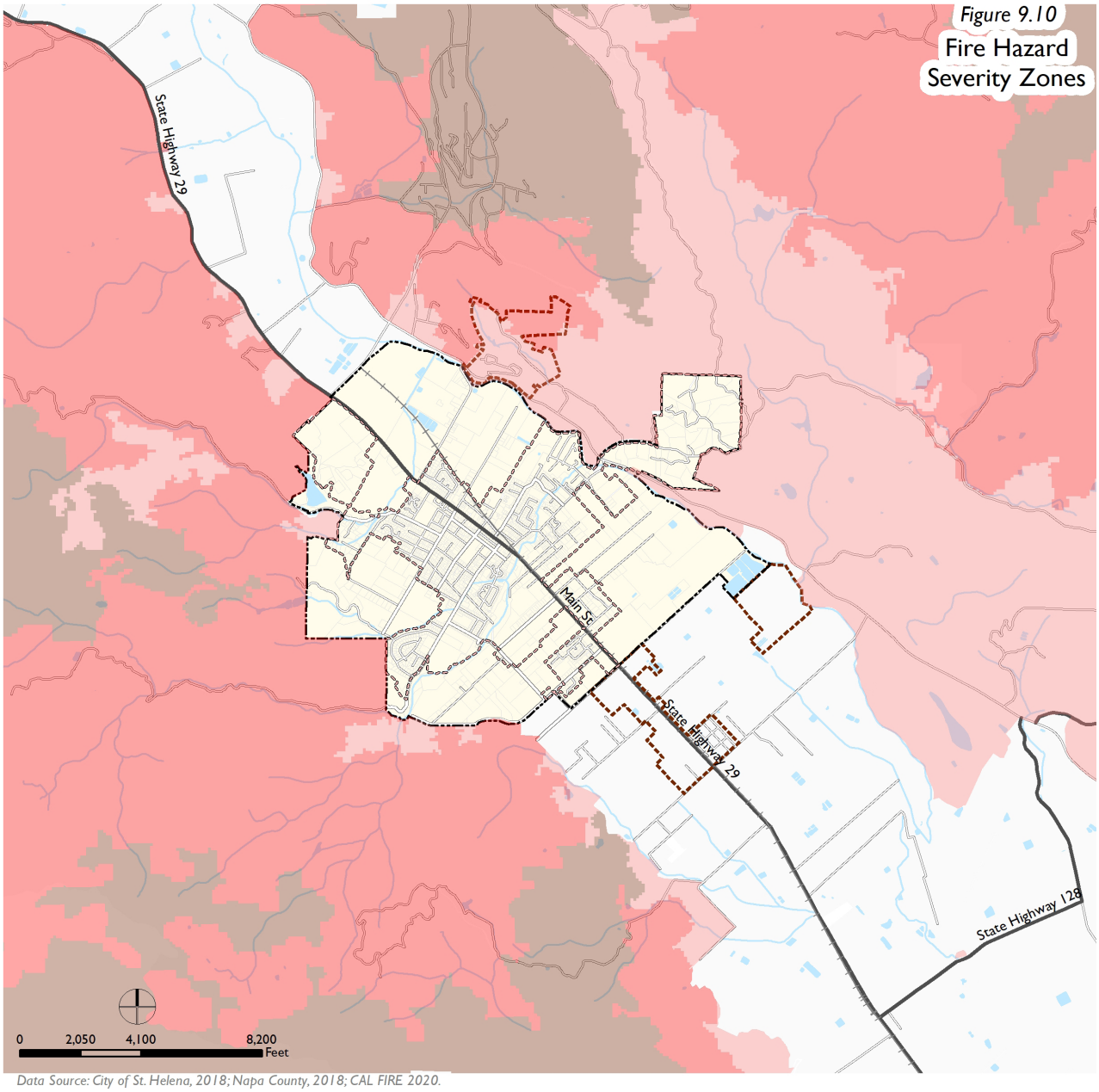
Peak water supply and water availability are crucial for fighting wildfires. Peak load water supply refers to the sum total of water required for fire flow, operational daily consumption, and emergency storages. With new developments, the City will need to increase its peak load water supply reserves. Policies PS4.G and PS4.H seek to address water supply demand concerns.

TABLE 9.5: Historic Fires in or adjacent to St. Helena (1950–2021)

Name	Year	Acres Burned
Roadside #14	1964	231
Atlas Peak	1981	33606
Howell Mountain Fire	1983	2354
Silverado	2003	69
Deer	2008	233
Hillcrest	2016	17
Tubbs	2017	36702
Atlas	2017	51625
Nuns	2017	55798
Glass	2020	67484
LNU Lightning Hennessey	2020	305651
Spring	2021	1
Pope	2022	4

Source: CAL FIRE 2021

Figure 9.10
Fire Hazard Severity Zones



Data Source: City of St. Helena, 2018; Napa County, 2018; CAL FIRE 2020.

Fire Hazard Severity Zones
- Moderate
- High
- Very High

- Railroads
- Water Features
- Urban Limit Line
- Study Areas
- City of St. Helena

CLIMATE CHANGE HAZARDS

The St. Helena Climate Vulnerability Assessment, found in Appendix B, includes an evaluation of how climate change may impact vulnerable community members as well as critical services, facilities and infrastructure in the City. Key findings from the assessment are summarized below.

Climate change is a global phenomenon that can impact local health, natural resources, infrastructure, emergency response, and many other aspects of society through changes in climate conditions. In St. Helena, climate conditions and associated natural hazards are expected to change in the following ways:

- **Increasing temperatures:** Average maximum temperatures in St. Helena are expected to rise between 3.3°F and 4.4°F by 2050, and between 4.2°F and 7.2°F by 2100.
- **Extreme heat:** Extreme heat days occur when the maximum temperature is above 100.4°F. The annual number of extreme heat days is projected to increase by as much as 31 days per year by 2100.
- **Increasing intensity of precipitation events and longer dry periods:** It is projected that by the end of the century the largest precipitation events in the Bay Area region will increase in volume (inches of rain per day) between 6% and 37%.
- **Wildfire:** There will be increased wildfire probability due to variable and decreasing precipitation and increasing temperatures.

Climate change will disproportionately impact certain populations in St. Helena. The following vulnerable populations have been identified in St. Helena:

- **Young Children:** St. Helena has one of the highest concentrations of children in Napa County (St. Helena General Plan 2019). Children are particularly at risk to climate hazards because they are dependent on others for care, are vulnerable to injury or sickness, and may not understand or are not capable of taking the measures needed to protect against or evacuate from climate hazards.
- **Older Adults:** Silverado Orchards Retirement Community and Vineyard Valley Mobile Home Park are two particularly vulnerable facilities in the City, as they are home to a substantial population of elderly individuals.

- **Outdoor Workers:** Extreme heat and smoke events pose disproportionate health risks to the city's outdoor workers who are employed in viticulture, agriculture, construction, and other outdoor occupations
- **Individuals that are Linguistically Isolated:** Individuals that are linguistically isolated have no to limited English proficiency. Linguistically isolated households may not understand important safety, public health, or evacuation orders and communications when conducted exclusively in English during a hazard event, which may compromise the ability of residents to remain safe and healthy. They may not have access to resources available to help recover from climate related impacts if resources are only available in English.
- **Visitors:** St. Helena is surrounded by an expanse of vineyards and agricultural lands. The City is a popular tourist destination in Napa County. Visitors are at risk during climate hazard events as they may not receive adequate warning and may not have knowledge regarding access to emergency services.

All residents of St. Helena rely on various infrastructure and services such as water systems, electricity, natural gas, and roads. These systems and assets are vulnerable to the impacts of climate change, which puts the wellbeing of residents at risk. Those with pre-existing and chronic health conditions that rely on services and systems, are particularly vulnerable in situations where hazard events impact access to electricity, food, water supplies, healthcare, sanitary resources, transportation, and communication platforms. Impacts to St. Helena from climate change are wide ranging and expected to include the following:

- Extreme heat can cause heat-related illnesses such as heat stress, heat stroke, and dehydration and may exacerbation of existing respiratory and cardiovascular conditions. Those who do not have access to cooling, who have high outdoor exposure, and those who have health conditions or physiological conditions are particularly at risk. Extreme heat may trigger a power safety shutoff to decrease wildfire risk and/or manage high demand.
- Drought can impact the reliability of affordable water services for city residents which may cause individuals to become dehydrated and/or experience costs burdens associated with increased water rates. Prolonged droughts may limit the water supply for fire suppression efforts. Drought can also negatively impact wildlife dependent on local water resources. It can lead to declining quality and yield of vineyards located in St. Helena.

- Wildfires can cause individuals to be injured from smoke inhalation or burns. People may also have their belongings or homes destroyed or damaged during a wildfire event. Residential and commercial buildings, critical facilities, and critical infrastructure can be damaged from a wildfire. Wildfires may move through open spaces, threatening local wildlife. In order to mitigate further risk, a power safety shutoff may be initiated during a wildfire which would impact electricity services in the city.
- Floods can cause individuals to be injured from high velocity or high-volume floodwaters. People may have their belongings or homes destroyed or damaged from floodwater inundation. Flooding can cause structural damage to residential and commercial buildings, critical facilities, and critical infrastructure. High volumes of floodwater may cause stormwater systems to get overwhelmed and impaired.

Implementation of policies and programs included in this Public Health, Safety, and Noise Element that improve the community's adaptive capacity, including addressing some of the underlying contributing factors, will reduce the negative impacts that climate change could have on vulnerable populations, critical services, facilities, and infrastructure.

CONCEPTS, TRENDS AND IDEAS

Hazard Mitigation Planning



FEMA oversees hazard mitigation plans.

Hazard mitigation is defined by the Federal Emergency Management Agency (FEMA) as "sustained action taken to reduce or eliminate long-term risk to people and their property from hazards." The goal of hazard mitigation is to ensure long-term resilience against natural and human-caused hazards.

Mitigation Plans form the foundation for a community's long-term strategy to reduce disaster losses and break the cycle of disaster damage, reconstruction and repeated damage.

As a condition for receiving certain types of non-emergency disaster assistance, State, Tribal, and local governments are required to develop a hazard mitigation plan. The Napa County Multi-Jurisdictional Hazard Mitigation Plan was written in cooperation with the cities of St. Helena, Calistoga, American Canyon, Yountville, and local special districts, and was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's 2011 Local Hazard Mitigation Plan guidance. The Napa County MJHMP identified and profiled hazards, assessed facilities and populations at risk, and sets forth goals, mitigation strategies and mitigation action items for flooding, earthquakes, wildfire, severe weather, drought, climate change, slope failure, dam failure, agricultural disaster, and pandemic disease. Working together, local communities and jurisdictions in Napa County can reduce the long-term risks associated with natural and human-caused hazards. Consistent with that effort, the Public Health, Safety and Noise Element is St. Helena's primary policy tool for ensuring local action and St. Helena's involvement in implementing regional hazard mitigation strategies. For more information about the Napa County MJHMP, visit https://mitigatehazards.com/napa-county-mjhmp/documents/.

9.3 Key Findings

There are several challenges and opportunities facing St. Helena related to public health, safety, and noise. The following key findings are based upon comprehensive existing conditions analysis and community input.

Flooding

- Flooding in Napa County generally occurs within the low-lying Napa Valley floor. Between 1961 and 1997, flooding resulted in approximately $540 million in property damages. St. Helena experienced major flood events in 1986, 1995, and 2005 that caused an estimated combined total of $95.6 million in damages in the city. Most flooding occurred in the vicinity of Vineyard Valley from Fulton Lane to Pope Street.
- The flood history of York Creek suggests that the creek bed is not of adequate size to convey larger storm events. During the 2005 New Year's Eve storm event, flooding from York Creek significantly impacted residential and industrial properties. The Beringer water treatment plant flooded and ponds overflowed into the creek. In addition, the creek flooded vineyards on both sides of its corridor, downstream of State Route 29 to the Napa River.
- Until 2002, an aggregate mining operation, now discontinued, removed approximately 40,000 to 50,000 cubic yards of material from Sulphur Creek annually. Further study is needed to determine how aggregate buildup at Sulphur Creek may affect flooding issues in the area.
- Completed in June 2011, the City of St. Helena Comprehensive Flood Control and Environmental Restoration Project provides a minimum 100-year level of flood protection within the project and surrounding area of St. Helena. Design of the project was done on the basis of a Napa River Flood Model Study from Zinfandel Lane to Lodi Lane completed jointly by the City of St. Helena and the Napa County Flood Control and Water Conservation District with Measure A funding. The individual elements of the project include floodplain terracing, shoreline restoration, a new levee, floodwall and bank stabilization, and storm-water management features including a detention basin and pumping facility. The project protects hundreds of homes and is projected to save millions of dollars in flood insurance claims.
- Portions of St. Helena's residential, commercial and winery industrial areas are located within or near the 100-year floodplain. Requiring infrastructure

and drainage plans to minimize risk in these areas, in compliance with State and federal requirements, at a minimum, can promote the safety of residents and businesses. Moreover, restricting new development within the FEMA-designated floodplain and prohibiting development in the floodway can minimize additional flood hazards and the need for further mitigation measures.

Seismic and Geologic Activity

- St. Helena is located in a seismically-active region, with seismic activity primarily related to movements in the San Andreas Fault Zone (SAFZ). Although there are a number of active faults in the region, there are no known active faults in St. Helena.
- Local earthquake hazard mapping suggests that a magnitude 7.9 or greater earthquake on the San Andreas Fault, or a 6.5 magnitude event on the West Napa Fault, could result in strong shaking in the city. As a result, St. Helena's susceptibility to liquefaction ranges from low in the upland areas west of downtown, to very high along the Napa River. United States Geological Survey (USGS) maps indicate that slope stability and landslide issues exist in St. Helena's upland areas, and a major earthquake event could result in significant debris flow. As noted previously, the recent August 2014 earthquake had a magnitude of 6.0, which resulted in no measurable soil liquefaction within the City of St. Helena.
- By limiting the type and scale of new development in hillside areas, or areas subject to liquefaction, the City can limit the potential for property damage and loss of life as a result of major seismic activity. In addition, complying with the Universal Building Code (UBC) and adopting other standards for building safety along with emergency response disaster planning will help minimize the impacts of seismic and geologic disasters.

Air Pollution and Hazardous Materials

- The greatest source of greenhouse gas emissions in the City of St. Helena is the Transportation sector, which comprises 59 percent of total emissions according to a 2018 inventory compiled for the General Plan update. The transportation sector is also the largest generator of air pollution emissions in the County, with mobile sources – automobiles and trucks – providing the greatest level of emissions. A 2007 Bay Area Air Quality Management District (BAAQMD) GHG inventory indicated that approximately 56 percent of GHG

emissions in Napa County resulted from mobile source emissions. Mobile emissions are a significant source of other pollutants, as well, including carbon monoxide and particulate matter.

- The development of a Climate Change Element for the St. Helena General Plan is an important step forward in contributing to the effort to improve regional and local air quality. Napa County's Communitywide Climate Action Plan and the Climate Change Element provide a strategic policy framework to reduce greenhouse gas emissions and reduce air pollution derived from its multiple sources.
- CalEnviroScreen have shown that people living in agricultural areas of California have higher amounts of pesticides in their bodies than other people, which can result in adverse health outcomes. Based on data compiled by the Office of Environmental Health Hazard Assessment (OEHHA), census tracts in St. Helena are in the top quartile in terms of pounds of pesticide per square mile in the state for the years 2012-2014. The Napa County Agricultural Commissioner is responsible for ensuring the safe use of pesticides in all settings in the county. The County runs a Pesticide Use Enforcement program to educate pesticide users of their legal responsibilities and conduct inspections and investigations to ensure the safety of workers, the public, and the environment. Compliance and enforcement activities are complemented with extensive training and outreach to help growers and employees ensure safe handling and use of pesticides.

Noise

- The primary source of noise in the community stems from motor vehicle traffic and commercial activity, particularly in areas near major roads, such as State Route 29. Mitigating traffic noise can be difficult, particularly the noise generated along State Route 29 throughout the day and night. However, the City can adopt noise standards to address more infrequent noise sources, such as those related to off-hours delivery, and commercial loading and unloading.
- While there are few industrial noise sources in St. Helena, passing trains and aircraft generate intrusive noise periodically in the community.
- Agricultural operations generate noise on a seasonal basis; however, local right-to-farm policies limit the City's power to regulate noise impacts. Encouraging the regular communication of planned agricultural activities to

surrounding residents can help address potential conflicts relating to noise compatibility. In addition, adopting noise compatibility standards for sensitive land uses can help to minimize the impacts of intrusive noise sources.

Fire and Emergency Response

- St. Helena's full time fire department, supported by six full time and 19 part time firefighter staff member (hired in Fall 2021), provides fire protection services for wildland and structural fires within the city limits and in unincorporated areas of Napa County. Although service levels within the city are generally adequate, the heavily-wooded and frequently dry hillside areas could create significant challenges for firefighters.
- By limiting the type and scale of new development in hillside areas, and requiring sufficient road widths and turning radii to accommodate emergency response vehicles, the City can limit the potential for property damage and loss of life due to fires.
- Traffic congestion can adversely impact emergency response time in St. Helena, particularly when emergency vehicles must cross State Route 29. The City can work with emergency response providers to create solutions that address traffic-related emergency response challenges.
- The City of St. Helena Fire Department and Napa County Fire Department provide fire services to St. Helena.
- In Napa County, wildfires have grown in frequency and intensity over the past two decades. There have been several fires in or adjacent to St. Helena since 1950.
- Water availability and peak water supply are extremely important for fighting fires and preparing for disaster events. St. Helena can ensure adequate water availability by pursuing water supplies from additional sources.



Emergency response is an important part of protecting residents and businesses.

topic area
1 AIR QUALITY

Climate Change Hazards

- Climate change is projected to increase the frequency and/or intensity of various natural hazards in the coming decades.
- St. Helena will experience increasing average maximum temperatures, increasing intensity of precipitation events, and longer dry periods.
- St. Helena is vulnerable to growing impacts from extreme heat and wildfire.
- As climate change occurs, communities and assets will be affected to varying degrees based on level of sensitivity to a particular hazard.
- The City's most vulnerable populations include young children, older adults, outdoor workers, individuals that are linguistically isolated, and visitors.
- Vulnerable critical services and infrastructure include water systems, natural gas, and roads.
- Extreme heat, drought, wildfire, and flooding will have impacts to critical facilities, services, and infrastructure that are vulnerable and located in hazard zones.
- Wildlife may suffer from loss of habitat and decreased availability of food and water sources due to increased severity and frequency of extreme heat, drought, wildfire, and floods.

9.4 Goals

The goals of the Public Health, Safety and Noise Element are:

Maintain High Levels of Public Health and Safety.
St. Helena is committed to maintaining high standards of public health and safety through anticipation of and preparation for potential natural and human-caused hazards.

Effectively Coordinate Responses to Emergencies and Natural Disasters.
St. Helena is dedicated to protecting residents, businesses, and the environment through efficient local emergency response efforts, public education, and effective coordination with regional, State, and federal agencies.

topic area
1 AIR QUALITY



9.5 Policies and Implementing Actions

A range of policies and implementing actions are outlined below and organized into the following topic areas:

1. **Air Quality;**
2. **Noise;**
3. **Seismic and Geologic Hazards;**
4. **Fire and Hazardous Materials;**
5. **Flood Hazards;**
6. **Disaster Planning; and**
7. **Climate Change Hazards**

The following policies and actions mandate, encourage, or allow certain initiatives to be pursued throughout the duration of the General Plan. Together, they serve as strategic directions for City staff and partners, highlighting where time and resources should be focused.

Policies and actions are set to protect the community against flood hazards.

topic area
1 AIR QUALITY

Policies

PS1.1 Achieve and maintain clean, healthy air for the residents of St. Helena to preserve environmental quality and community health.

PS1.2 Support regional efforts to achieve and maintain state ambient concentration standards to protect public health, reduce adverse industrial plant effects, and enhance the visual environment. In particular, provide local support for implementation of policies and measures set forth in the Napa Valley Countywide Transportation Plan.

PS1.3 Encourage effective regulation of those sources of air pollution, both inside and outside of St. Helena, which affect air quality, by implementing as many of the recommendations of the Napa Valley Countywide Transportation Plan as are cost-effective, equitable and feasible.

PS1.4 Promote an optimized land use development pattern that minimizes cumulative air quality impacts from proposed developments consistent with statewide air quality standards and local affordable housing and economic development goals.

Implementing Actions

PS1.A Minimize local adverse air quality impacts related to construction by requiring dust abatement procedures for local projects as required by existing laws and regulations.

PS1.B Review project proposals for their potential to generate hazardous air pollutants.

PS1.C Develop guidelines for locating new sensitive uses, including residences, schools, and childcare facilities, away from air stationary pollutant sources consistent with existing air quality laws and regulations. The guidelines can include measures to mitigate air emissions from existing stationary sources, as well as to design buildings to prevent exposure.

PS1.D Encourage and support cost-effective regional efforts to use alternative modes of transportation.



Air quality can be improved by implementing the Napa County Congestion Management Plan.

topic area
1 AIR QUALITY

PS1.E If sufficient user interest is demonstrated, consider a citywide network to help commuters arrange carpools, including online coordination capabilities and designated areas for parking and pick-up.

PS1.F Subject to modifications that reflect local conditions, costs, and variations, consider adopting the thresholds of significance contained in the Bay Area Air Quality Management District's (BAAQMD) Guidelines for Assessing the Impacts of Projects and Plans for determining the significance of project impacts under the California Environmental Quality Act.

PS1.G Continue to implement an ordinance to restrict exposure to environmental tobacco smoke in new and existing multi-unit dwellings, public events, and outdoor areas, such as parks and playgrounds.

PS1.H Adopt a voluntary, cost-effective, employer-based transportation demand management (TDM) program for St. Helena businesses in compliance with the BAAQMD's 2017 Clean Air Plan (CAP). Components of a TDM program should include measures to reduce the use of single-occupancy vehicles for work-related commuting, such as carpool/vanpool matching services and employer-sponsored transit passes., to the extent sufficient user interest is demonstrated.

PS1.I The potential for sources of odors that do not comply with national or state standards from restaurants, auto body shops, or waste treatment facilities shall be considered when evaluating proposed residential projects and projects with sensitive recipients.

topic area
2 NOISE

Policies

PS2.1 Preserve the current low levels of noise in St. Helena to maintain the City's rural atmosphere consistent with accepted national or international standards for noise protection.

PS2.2 Maintain a citywide environment that balances various City objectives while minimizing the impact of highway, railroad, and industrial noise. The City should manage both indoor and outdoor noise levels to protect health and safety. A combination of noise standards and existing noise levels should be used to determine impacts and mitigation measures.

PS2.3 Minimize potential noise impact conflicts between land uses by regulating land uses that are non-compliant with adopted noise ordinances. Encourage noise-generating uses to reduce their impacts while promoting land use patterns that avoid conflicts. Employ the City's noise standards, and noise contour maps to determine the compatibility of land uses.

PS2.4 Require a reduction and/or control of the use of machinery, mechanical systems and other noise-making equipment and sources in and near residential areas where the noise impacts are non-compliant with local noise ordinances.

PS2.5 An increase in average noise levels of 5 dBA or greater is considered to be significant and to constitute a noise impact by the noise source in question for the purpose of environmental analyses.

Implementing Actions

PS2.A Consider the environmental impact of transportation-related noise and other noise sources in the review of any new projects and approval of subdivision plans and requests for changes in the zoning ordinance.

PS2.B Consider the Land Use Compatibility Standards presented in the State of California's General Plan guidelines when siting new uses, subject to local variation based on local conditions and needs. These standards identify the acceptability of a project based on levels of noise exposure.

PS2.C Require an acoustical study, prepared by a qualified acoustical consultant for:

- All proposed projects that are likely to be non-compliant with adopted City standards.

PS2.D Consider requiring a noise study when new developments are built in close proximity to noise sources, such as State Route 29 and the railroad tracks. These developments should consider the exterior and interior noise environment.

PS2.E Require construction operations to use noise suppression devices and techniques and limit noisy construction activities per the City's noise ordinance.

PS2.F Consider amending the City's noise ordinance to regulate intrusive noise sources, such as the use of machinery and equipment, landscaping and property maintenance devices, animals, and idling buses or trucks in or near residential receptors or uses sensitive to noise.



Noise can be mitigated by minimizing conflicts between land uses by regulating incompatible land uses.

topic area
2 NOISE

Policies

PS3.1 Minimize risk of injury, loss of life and property damage from seismically-induced and other known geologic hazards.

PS3.2 Restrict the intensity of development and the level of landform alteration in the hillside areas where the potential for slope failure is significant based on existing seismic standards.

PS3.3 The required soils and geologic reports for new development shall include geotechnical analysis for construction in areas with potential geological hazards and/or for purposes of environmental analysis. The analysis shall investigate all potential geo-hazard issues for the site where there is substantial evidence of a potential risk.

PS3.4 Geologic reports for new development shall describe hazards and include mitigation measures to reduce risks to acceptable levels. Where appropriate, an engineer's or geologist's certification may be required stating that risks have been mitigated to an acceptable level.

topic area
3 SEISMIC AND GEOLOGIC HAZARDS

Implementing Actions

PS3.A Require a soils and geologic report to be submitted for new construction prior to the issuance of grading and building permits and the submission of final maps in seismically hazardous areas.

PS3.B Prohibit any development—including any land alteration, grading for roads, and structural development—in areas of seismically hazardous slope instability or other geo- logic concerns until mitigating measures are taken to limit potential damage to levels of acceptable risk.

PS3.C Require prompt re-vegetation of development areas on slopes prone to seismically hazardous instability. Use native and drought-tolerant plant species for landscaping on slopes where excess watering might induce seismically hazardous landslides and/or erosion.

PS3.D The City shall rely upon the most current and comprehensive geological hazard mapping available in the evaluation of potential seismic hazards associated with proposed new development.

PS3.E All development and construction proposals shall be reviewed by the City to ensure conformance to applicable building standards. Reasonable recommendations of the geotechnical analysis shall be implemented.

topic area
4 FIRE AND HAZARDOUS MATERIALS

Policies

PS4.1 Use the Zoning Code to define a reasonable transitional zone around industrial areas to protect the health and safety of residential neighborhoods.



PS4.2 Limit development in areas of High and Very High wildfire hazard as defined and mapped by the California Department of Forestry and Fire Prevention (CAL FIRE) in order to prevent the loss of lives, injuries, and property damage due to wildfires, unless development is permitted by local approval under the CAL FIRE regulations.

PS4.3 To the extent feasible and cost effective, protect residents, employees, and visitors from wildfires.

PS4.4 To the extent feasible and cost effective, protect St. Helena residents from health and safety impacts related to the use, storage, manufacture, and transport of hazardous materials.



The transitional zone around industrial areas protects the health and safety of residential neighborhoods.

PS4.5 Encourage new uses that do not rely extensively on the use of hazardous materials.

PS4.6 Facilitate communication and education about fire safety, non-point source pollution, household hazardous waste disposal, and recycling opportunities.

PS4.7 To the extent feasible and cost effective, ensure that all streets and roads comply with best practices and standards in terms of width, turning radius, and grade in order to facilitate access by City firefighting apparatus, and to provide alternative emergency routes of ingress and egress.

topic area
4 FIRE AND HAZARDOUS MATERIALS

Implementing Actions

PS4.A Designate areas in St. Helena that are prone to fire hazards and make this information available to the community.

PS4.B Continue to require implementation of best practices in fire resistance for all new and remodeled structures in fire-prone areas, including fire fuel removal, creation of defensible space for firefighters, construction with fire-resistant building materials, and installation of automatic sprinkler systems. Study the need to designate a Wildland-Urban Interface Fire Area within St. Helena to provide protection in additional areas.

PS4.C Require all structures in high wildfire hazard areas to maintain a clearance of flammable vegetation away from structures and to use fire-resistant ground covers. The minimum clearance distance should be 100 feet in the Wildland-Urban Interface areas.

PS4.D Require all new development to meet the minimum fire flow rates specified by the City's Fire Code.

PS4.E Require all new development plans to be approved by the Fire Department prior to the issuance of building permits, grading permits, or final map approval.

PS4.F Develop a program to inform and educate the community about potential risks, resources, and roles and responsibilities for addressing fire safety in St. Helena. Inform residents of homes adjacent to public lands of their responsibility to provide fire breaks and defensible space adjacent to their homes.

PS4.G Investigate additional water supply sources to ensure the provision of adequate water availability to meet future peak fire, emergency, and domestic demands.

PS4.H Permit new development only within areas that have adequate water pressure.

topic area
4 FIRE AND HAZARDOUS MATERIALS

PS4.I Coordinate with the Napa County Communities Firewise Foundation, the St. Helena Fire Safe Council, and neighboring jurisdictions to implement wildfire mitigation projects proposed in the Napa County Community Wildfire Protection Plan.

PS4.J Consider incorporating wildfire risk reduction measures, including load clearing and brush management into plans, operations and maintenance procedures for public access roads, parks, trails, open space, critical infrastructure, and critical roads.

PS4.K Provide educational materials to encourage businesses and residents to adopt drought tolerant and fire-resistant landscaping practices.

PS4.L Develop and disseminate education and outreach materials to landlords, businesses, and residents regarding retrofits and home-hardening measures that align with recommendations from CAL FIRE's Wildfire Home Retrofit Guide. Identify funding resources to support home retrofit and hardening projects.

PS4.M Partner with the St. Helena Fire Safe Council, the Napa Communities Firewise Foundation, and CAL FIRE to conduct educational workshops for landowners on defensible space, vegetation management, and home-hardening techniques based upon the most up-to-date science and State management guidelines to reduce wildfire hazards.

PS4.N Update standards in the zoning code to be consistent with the most recent SRA Fire Safe Regulations: title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 (commencing with section 1270) (SRA Fire Safe Regulations) and title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations).

PS4.O Minimize risks to existing development in areas at highest risk to wildfire by identifying existing non-conforming development and revise to meet contemporary fire safe standards. Address road standards and vegetative hazard, and require all development to meet or exceed CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 requirements (SRA Fire Safe Regulations).

PS4.P Coordinate with CAL FIRE and Napa County Fire Department to incorporate best practices around wildfire risk reduction and vegetation management into maintenance planning of parks and open spaces.

topic area
4 FIRE AND HAZARDOUS MATERIALS

PS4.Q Coordinate with CAL FIRE, Napa County Firewise Foundation, and Napa County Fire Department to identify funding sources and develop incentives to assist landowners in dead tree removal.

PS4.R Require fire protection plans for new development in areas of the City that are located adjacent to CAL FIRE hazard severity zones.

PS4. S Review all new development proposals for their potential to introduce the production, use, storage, and/or transport of hazardous materials, and require reasonable controls on such materials.

PS4.T Develop a Hazardous Materials Response Plan that includes guidelines, protocols, and strategies to respond to a local hazardous materials spill.

PS4.U Continue to require compliance with federal, State, and local regulations for the safe production, transport, handling, use, and disposal of hazardous materials that may cause air, water, or soil contamination. Require buffers for operations which handle substantial amounts of hazardous materials. When siting new facilities or expanding existing facilities, require buffer zones between hazardous materials facilities and residential uses, parkland, trails, and open space facilities.

PS4.V Develop and launch a citywide education campaign to encourage the use of green products in order to reduce non-point source pollution. Target efforts towards the reduction of household chemical use and hazardous waste disposal.

PS4.W Require environmental assessments during the planning for development in areas previously used for agricultural, commercial, or industrial uses. Remediation of identified contamination that may result in health risks to construction workers and future owners and users shall be required prior to approval of construction, demolition, and grading permits for development.

PS5.X Work with the Napa County Agricultural Commissioner and other responsible agencies to identify and enforce mechanisms to control residual pesticides and pesticide runoff to prevent significant risk to water quality, vegetation, wildlife, and humans.

topic area
4 FIRE AND HAZARDOUS MATERIALS

PS4.Y Develop a program to inform and educate the community about potential risks, resources, and roles and responsibilities for addressing fire safety in St. Helena. Inform residents of homes adjacent to public lands of their responsibility to provide fire breaks adjacent to their homes.

PS4.Z Review all new development proposals for their potential to introduce the production, use, storage and/or transport of hazardous materials, and require reasonable controls on such materials.

PS4.AA Develop a Hazardous Materials Response Plan that includes guidelines, protocols, and strategies to respond to a local hazardous materials spill.

PS4.AB Strengthen regulations for the safe production, transport, handling, use and disposal of hazardous materials that may cause air, water, or soil contamination. Require buffers for operations which handle substantial amounts of hazardous materials. When siting new facilities or expanding existing facilities, require buffer zones between hazardous materials facilities and residential uses, parkland, trails, and open space facilities.

PS4.AC Develop and launch a citywide education campaign to encourage the use of green products in order to reduce non-point source pollution. Target efforts towards the reduction of household chemical use and hazardous waste disposal.

topic area
5 FLOOD HAZARDS

Policies

PS5.1 Minimize the risk to people, property and the environment caused by flooding hazards. Site new development to minimize potential damage from a 100-year flood. Consider changes in precipitation associated with climate change in the design of new development to avoid potential flood damages. Continue to require that any new development is constructed to FEMA standards. Prohibit the siting of uses within Flood Hazard Areas inconsistent with FEMA standards that could result in health and safety hazards, including those due to the release of chemicals or other substances as a result of inundation or erosion. Ensure that any new flood protection projects comply with federal and State standards.

PS5.2 Ensure that new development or existing lots of record within the 100-year floodplain are properly graded, sited, and constructed to mitigate flood effects and do not cause increases or expansion of the flood area that increase flood risk.

PS5.3 Within the 100-year floodplain, encourage open space uses, such as parks or natural areas.

PS5.4 Ensure that construction of flood barriers does not adversely affect natural floodplains, stream channels and natural barriers that help accommodate or channel flood waters.

PS5.5 Prohibit new development within areas designated as Floodway in the current FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM). (*Also see the Public Facilities and Services Element, Topic Area 3*)

PS5.6 Coordinate with the Napa County Flood Control and Water Conservation District and other responsible agencies to maintain protocols and funding for the regular inspection and maintenance of flood control facilities in the city, including levees, floodwalls, floodplain terracing, stormwater detention ponds, and pumping facilities.

PS5.7 Require that development within Special Flood Hazard Areas prepare and implement infrastructure and drainage plans compliant with State and federal requirements in order to minimize risk in these areas.

topic area
5 FLOOD HAZARDS

PS5.8 Locate, when feasible and cost-effective, new essential public facilities outside of Special Flood Hazard Areas, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities. *(Also see the Public Facilities and Services Element, Topic Area 3)*

Implementing Actions

PS5.A Coordinate with the Napa County Flood Control District to ensure that stream channels are routinely cleared of vegetation and debris which could impede stormwater flows, while protecting riparian habitat.

PS5.B Require developers with land adjacent to the Napa River to construct or contribute a fair share toward the construction of necessary flood control improvements.

PS5.C Strengthen and enforce regulations that prohibit the dumping of litter, fill, and waste materials into creeks and waterways. Educate the public about flooding and health hazards associated with these activities.

PS5.D Require that best design practices are implemented for sewer and water lines in areas subject to flooding or are sited to avoid contamination and flooding when pipelines break.

PS5.E Prohibit the introduction of urban development in FEMA-designated Floodway zones.

PS5.F Review Municipal Code Chapter 15.52, Flood Damage Prevention, to ensure that regulations reflect best practices. Periodically update the City's flood hazard regulations in accordance with FEMA/NFIP regulations.

PS5.G Implement the requirements of FEMA relating to construction in Special Flood Hazards Areas as illustrated on Flood Insurance Rate Maps.

PS5.H Implement low impact development practices for new development and redevelopment projects to reduce stormwater peak flow rates and volumes from smaller, more frequently occurring storm events.





Coordination with the County Flood Control District will ensure that stream channels are routinely cleared of vegetation and debris.

topic area
6 DISASTER PLANNING

Policies

PS6.1 Ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters and that applicable operations and maintenance manuals are followed.

PS6.2 Ensure the swift and safe evacuation of residents, employees, and visitors in the event of a disaster event or other emergency.

PS6.3 Alleviate evacuation challenges associated with single access residential neighborhoods.

Implementing Actions

PS6.A Maintain and periodically update the City's Emergency Response Plan.

PS6.B Conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures.

PS6.C Continue to collaborate with regional agencies and neighboring jurisdictions to develop and implement a regional emergency coordination plan and agreement for police, fire, and emergency medical services.

PS6.D Maintain emergency roadways and improve them as necessary and appropriate to ensure ongoing serviceability.

PS6.E Maintain reliable communication pathways with the public to ensure a safe and streamlined evacuation.

PS6.F Engage with the Napa Valley Transportation Authority, Caltrans, California Highway Patrol, adjacent cities, and Napa County to identify regional evacuation solutions that address major evacuation routes.

PS6.G Conduct outreach with residents in single access road neighborhoods to enforce home hardening and defensive space standards and conduct emergency preparedness and response trainings.

PS6.H Coordinate with Napa County Sheriff Department, Caltrans, Napa County Emergency Response Team (CERT), St. Helena Fire Safe Council, homeowner associations, and neighborhoods to facilitate the use of Zonehaven for evacuation coordination.

PS6.I Develop and employ evacuation alternatives and/or alternative emergency access routes in neighborhoods that have single ingress/egress.

topic area
6 DISASTER PLANNING

PS6.J Develop and maintain evacuation options for vulnerable populations such as young children, older adults, outdoor workers, individuals that are linguistically isolated, visitors, and individuals with access and functional needs.

PS6.K Designate and publicize evacuation routes and evacuation shelters through Zonehaven.

PS6.L Designate and publish in Zonehaven safety zones and/or shelter-in-place locations as potential places of refuge when evacuation routes or evacuation shelter are inaccessible.

PS6.M Assist local and small businesses in planning for business continuity and emergency preparedness.

PS6.N Prioritize the City's essential facilities when conducting post-disaster building evaluations.

topic area
7 CLIMATE CHANGE HAZARDS

Policies

PS7.1 Protect the City's vulnerable population from the impacts of climate change.

PS7.2 Support greater resilience, redundancy, and reliability of local and regional infrastructure and services.

PS7.3 Protect and restore climate-vulnerable ecosystems, natural resources, and managed resources.

PS7.4 Increase local economic resilience and business continuity.

Implementing Actions

PS7.A Conduct an assessment on the effectiveness of current City cooling center operations to evaluate current amenities and resources available to ensure the needs of vulnerable populations are met during extreme climate events, such as high heat days and bad air quality days. Ensure the City's cooling center has adequate backup power sources and battery storage to mitigate service disruptions.

PS7.B Update the St. Helena building code to require cost-effective and reasonable weatherization and consideration of extreme heat for new developments.

PS7.C Explore opportunities to provide funding assistance to households and populations that are in greatest need of weatherization to address extreme heat, extreme storm, and air quality concerns.

PS7.D Consider climate change impacts and vulnerabilities during the infrastructure planning process. Identify projects as part of capital improvement programs that consider climate adaptation priorities.

PS7.E Invest in cost-effective, feasible renewable back-up power sources and storage options to increase energy resilience at critical facilities during extreme heat events, wildfires, extreme precipitation events, or other scenarios that may trigger a power safety shutoff or outage.

topic area
7 CLIMATE CHANGE HAZARDS

PS7.F Expand the use of drought-tolerant green infrastructure, including street trees, and landscaped areas where feasible and cost-effective, as part of cooling strategies in public and private spaces.

PS7.G Coordinate with PG&E and Napa County Office of Emergency Services to establish backup power and emergency grid shutdown protocols that protect the City's vulnerable populations.

PS7.H Evaluate critical facilities to assess the feasibility and cost-effectiveness of retrofitting to increase long-term resilience to climate change hazards including extreme heat, extreme precipitation events, and wildfire.

PS7.I Partner with St. Helena Chamber of Commerce and Visit Napa Valley to pilot and implement a local business resilience initiative to build small business resilience capacity by increasing the awareness of and preparedness for business continuity risks in the face of climate change. Provide resources to help local business manage risk and enhance resilience, and conduct outreach campaigns to engage business, governmental, and community leaders to preparedness for economic resilience.

PS7.J Develop and disseminate guidelines and outreach materials on tree and plants species that are drought-tolerant and wildfire resistant to city residents and businesses.

PS7.K Partner with local researchers (such as, California State University-Sonoma) to make accessible localized viticulture climate adaptation strategies that address impacts of extreme heat, drought, wildfire, and extreme precipitation events to vineyards in and around the city.

PS7.L In recognition of the increase in severity and frequency of floods and wildfires, essential public facilities should be sited in areas that are least prone to hazard impacts, when feasible and cost-effective.

PS7.M Partner with the St. Helena Chamber of Commerce and St. Helena Welcome Center to develop emergency public health and evacuation communication strategies for visitors and tourists.



Safety Element Update

Climate Change Hazards and Vulnerability Assessment

prepared by

City of St. Helena
Office of the City Clerk
1088 College Avenue
St. Helena, California 94574
Contact: Aaron Hecock, AICP, Senior Planner

prepared with the assistance of

Rincon Consultants, Inc.
4825 J Street, Suite 200
Sacramento, California 95819

March 2023

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

Table of Contents

1 Introduction 1
2 Approach 2
3 Climate Hazards 3
3.1 Temperature 3
3.2 Precipitation 5
3.3 Wildfire 6
4 Vulnerable Populations 7
5 Conclusion 9
6 References 10

Figures

Figure 1 Annual Average Maximum Temperature 4
Figure 2 Extreme Heat Days 4
Figure 3 Figure Annual Precipitation 5

This page intentionally left blank.

1 Introduction

Climate change is driven by the human contribution of certain gases like carbon dioxide and methane into the atmosphere. These gases, commonly known as greenhouse gases or GHGs, absorb and re-emit heat that has been discharged from the Earth's surface. This works to trap heat near the earth's surface, increasing the natural greenhouse effect. Greenhouse gases from human activities have been collecting in the atmosphere since the 1800's and are warming the climate more and more every year. This rise in average temperatures across the globe affects precipitation patterns, temperature, and ocean water levels. The Intergovernmental Panel on Climate Change (IPCC) has concluded that global climate change will impart adverse effects on the Earth's natural systems, resources, and populations.

St. Helena is, and will continue to be, affected by the impacts of climate change in the form of increased extreme heat days, increased average temperature, stronger storms, more severe floods, deeper droughts, and more frequent and larger wildfires. Specific impacts on the community of St. Helena will vary based on social, economic, and physical characteristics. This report assesses the projected impacts climate change will have on St. Helena.

2 Approach

Senate Bill 1035 (2018) requires St. Helena and all California cities and counties to update their safety element with new information on flood hazards, fire hazard, and climate adaptation and resilience in conjunction with the housing element or local hazard mitigation plan update cycle, which occur every 8 years and 5 years, respectively. In accordance with California Government Code Section 65302(g) (as updated by SB 379), St. Helena is required to complete a Climate Change Vulnerability Assessment in conjunction with the update to its safety element. The update to the safety element must consist of the following components:

1. A vulnerability assessment that identifies the risks climate change poses to the local jurisdiction and the geographic areas at risk from climate change.
2. Set of adaptation and resilience goals, policies, and objectives based on the information specified in the vulnerability assessment.
3. Set of feasible implementation measures designed to carry out the goals, policies, and objectives identified in the adaptation objectives.

The IPCC, a United Nations subgroup responsible with global advancement and communication of climate change understandings, has established several scenarios used to describe possible future GHG emissions and associated warming. Two of these are commonly used to compare possible futures and have been selected for this assessment.

- The Representative Concentration Pathway (RCP) 4.5 represents a “medium emissions” scenario in which emissions peak around 2040 and then decline at the end of the century. This scenario assumes global agreement and implementation of GHG reduction strategies.
- The RCP 8.5 represents a “high emissions” scenario in which emissions continue to rise throughout the 21st century (Intergovernmental Panel on Climate Change [IPCC] 2021).

This assessment relies on Cal-Adapt, an interactive online tool that is aligned with the IPCCs emissions scenarios, to present localized climate change projections and impacts. The tool was developed and is maintained by the University of California Berkeley with oversight from the California Energy Commission (CEC). These climate projections provide an understanding of possible future conditions for temperature, precipitation, and wildfire in St. Helena. California’s Fourth Climate Change Assessment San Francisco Bay Area Regional Report, released by the State in 2018, and the 2020 Napa County Multi-Jurisdictional Hazard Mitigation Plan are also used to determine projected climate impacts in St. Helena and Napa County. These projections will allow St. Helena to prioritize policies and actions that increase resilience and the ability for the community to adapt and prepare for the effects of climate change.

3 Climate Hazards

3.1 Temperature

Observations over the past century indicate that temperature has increased across the San Francisco Bay Area region, which includes Napa County. According to California's Fourth Climate Change Assessment San Francisco Bay Area Regional Report the region's average annual maximum temperature has increased by 1.7 degrees Fahrenheit from 1950-2005 (CEC 2019). As a result of these findings, warming is expected to increase in St. Helena in the coming decades as evidenced under the two GHG emission scenarios:

- Under RCP 4.5, future model-average temperature values are projected to increase by 3.3°F by mid-century (2040-2069) and 4.2°F by end of century (2070-2100) (CEC 2021). The average hottest day of the year is expected to increase by 3.9-6.4°F by the end of the century, depending on location in the San Francisco Bay Area Region (CEC 2019).
- Under RCP 8.5, future model-average temperature values are projected to increase by 4.4°F by mid-century and 7.2°F by end of century (CEC 2021). The average hottest day of the year is projected to increase by 6.3-10°F by the end of the century, depending on location in the San Francisco Bay Area Region (CEC 2019).

Additionally, the intensity and frequency of extreme heat days is expected to increase. In St. Helena an extreme heat day is when the maximum temperature exceeds 100.4°F. Historically, between 1961-1990, the city experienced four extreme heat days per year on average.

- Under RCP 4.5, by the end of the century, extreme heat days are expected to increase to 17 days per year.
- Under RCP 8.5, extreme heat days are expected to increase to 31 days per year (CEC 2021).

Changes in average maximum temperature and extreme heat days are presented in Figure 1 and Figure 2, respectively. In both figures, the purple lines show high emissions scenario (RCP 8.5), the blue line shows the medium emissions scenario (RCP 4.5), the grey lines show the current trend (observed). The shaded areas indicate the range for the emissions scenario to account for uncertainty in future projections and variability between climate models. For example, the blue shaded areas represent the range of data for the medium emissions scenario (RCP 4.5) (CEC 2021). Because these scenarios are driven by global GHG emissions and regional climate change caused by global emissions, the scenarios applicable to St Helena and the San Francisco Bay Region will likely vary based primarily on regional, national, and global actions to reduce such emissions and adapt to such climate changes.

Figure 1 Annual Average Maximum Temperature

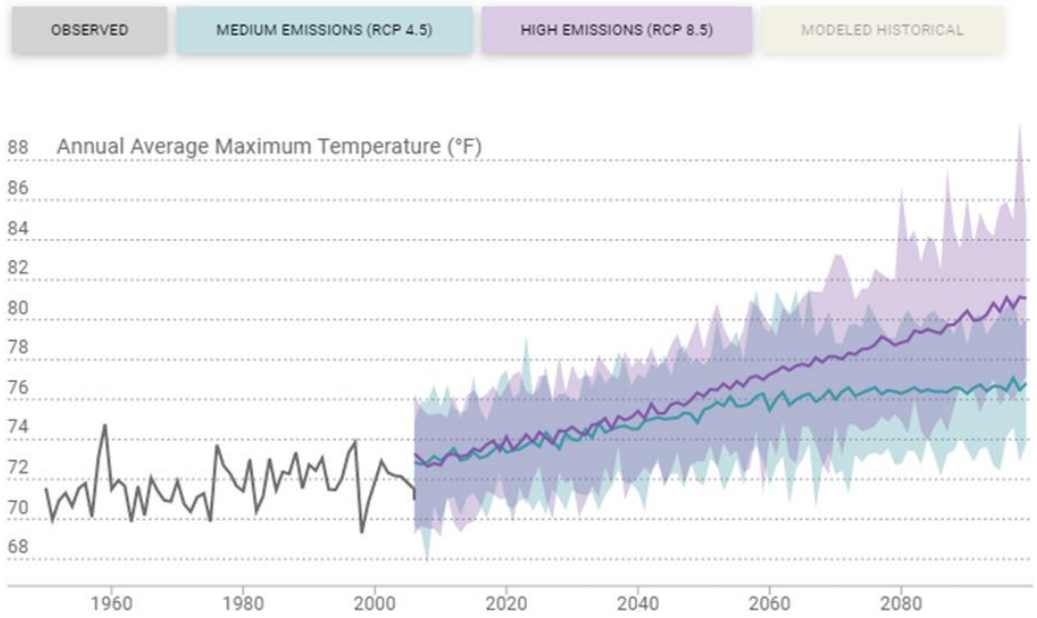
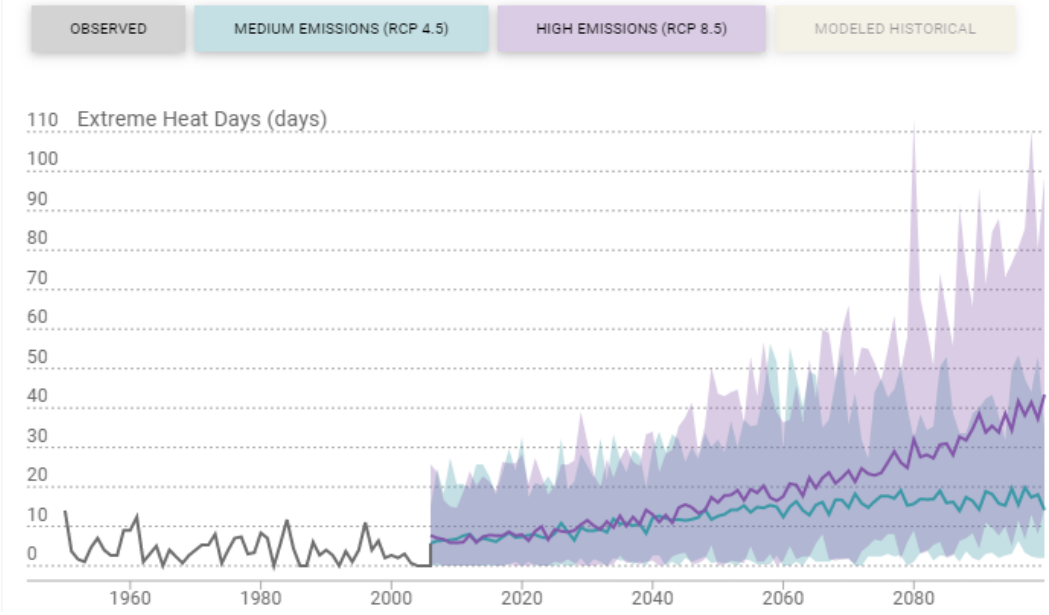


Figure 2 Extreme Heat Days

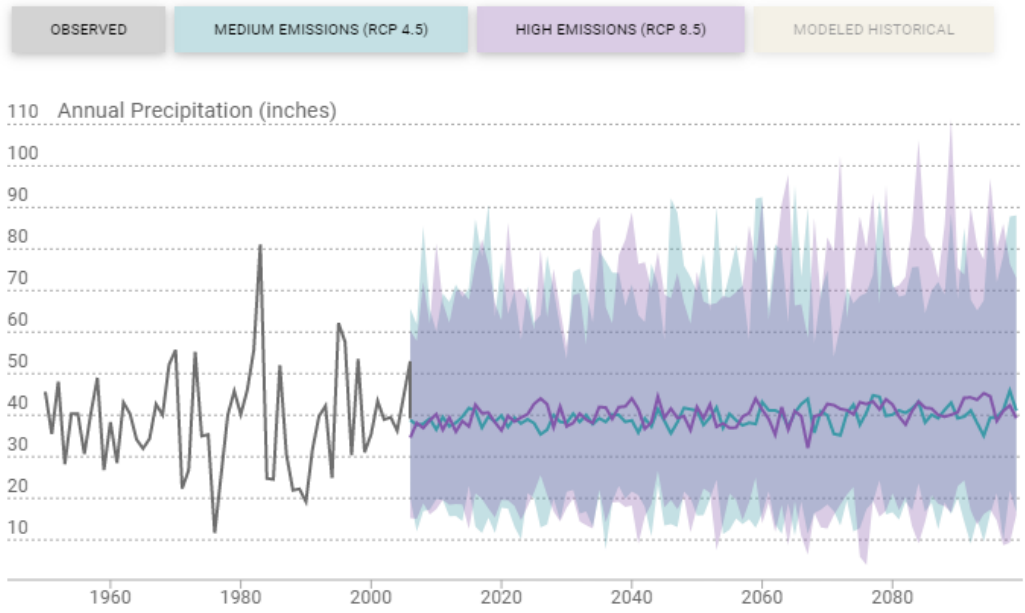


3.2 Precipitation

Historically, precipitation over the San Francisco Bay Area region is highly variable from year to year. In this region, and in most of California, large, discrete storms generate a significant portion of the region's total precipitation. Generally, model projections suggest that potential changes in average precipitation in the coming decades will be trivial in comparison to the region's historic natural variability (see Figure 3). However, both wet and dry periods are expected to become more extreme and frequent, leading to overall increased variability in the region and in California. Climate models project that by the end of the century the largest precipitation events in the Bay Area region will increase in volume (inches of rain per day) between 6% to 21% under RCP 4.5 and 37% under RCP 8.5 (CEC 2019). Increased heavy precipitation events can pose particular risk to St. Helena's low-lying residential areas near the Napa River, which are prone to flooding (Napa County Multi-jurisdictional Hazard Mitigation Plan [MJHMP] 2020).

Climate projections suggest that with overall temperatures increasing through the century, irrespective of whether average precipitation increases or decreases, there will likely be longer and more extreme droughts in the state. Changes in precipitation are shown in Figure 3. The purple line shows the high emissions scenario (RCP 8.5), the blue line shows the medium emissions scenario (RCP 4.5), the grey line shows the current trend (observed). The shaded areas indicate the range for the emissions scenario. For example, the blue shaded areas represent the range of data for the medium emissions scenario (RCP 4.5) (CEC 2021). However, such changes in precipitation in St. Helena are likely to vary primarily based on global, national, and regional activities to reduce or adapt to such changes.

Figure 3 Figure Annual Precipitation



3.3 Wildfire

Climate change is projected to exacerbate wildfire risk by creating hotter and dryer landscapes, notably, due to increased variability in precipitation. In the San Francisco Bay Area Region, wildfire risk is influenced by a multitude of compounding factors that include its mostly warm and dry Mediterranean-type climate, continuing expansion of the wildland urban interface, drought events, periodic episodes of offshore Diablo winds, historical fire suppression, human activities, topographical factors, and the type and spatial distribution of vegetation (CEC 2019).

Napa County's unique topography is marked by a narrow valley with surrounding and intermixed hilly, wooded landscapes that are at high risks to wildfires, according to the Napa County Multi-Jurisdictional Hazard Mitigation Plan. St. Helena lies in the center of Napa Valley and is surrounded on the east and west by CAL FIRE designated State Responsibility Area (SRA) and Local Responsibility Area (LRA) very high fire hazard severity zones. SRAs are lands in which CAL FIRE has financial and legal responsibility for wildfire protection and where CAL FIRE administers fire hazard classification and building standard regulations. LRAs are lands in cities, unincorporated areas with low wildfire risk, cultivated agricultural area, lands that not do not meet the criteria for SRA or Federal Responsibility Areas (FRA), and fire-prone lands that are owned by a federal agency.

Many cities in Napa Valley, including St. Helena, have areas that are within the Wildland Urban Interface (WUI). Land and developments in the WUI are susceptible to property damage as a result of wildfire events. Wildfires pose a significant threat to St. Helena's vineyards and winery properties. California's 6th largest wildfire on record, the Lake Napa Unit (LNU) Lighting Complex, scorched Napa County along with five other surrounding counties in August 2020. Residents in St. Helena and the surrounding area were evacuated as fires drew nearer and air quality levels rose to unhealthy levels. In this event, dry vegetation, decreases in precipitation, and high temperatures were contributing factors in the rate of wildfire spread and the total acreage burned.

Findings from modeling studies suggest that overall, there will be increased fire probability in the Bay Area, due to variable and decreasing precipitation and increasing temperatures. However, over time, urban and rural areas may see reduced fire risk as high-density human development increases and vegetation land are subject to human-initiated defensible space and wildfire hazard mitigation activities and projects.

Wildfire often generates secondary hazards that can greatly impact public health and community safety. For example, wildfires can trigger smoke events that can travel long distances and negatively impacts public health in the region. Wildfire smoke can cause health impacts, from mild eye burning to irritated air ways, heat stroke and even cardiac issues. Wildfire smoke disproportionately impacts children, elderly, people with chronic diseases, pregnant people, and outdoor workers (Napa County MJHMP 2020).

4 Vulnerable Populations

While all people in a community will experience climate change, some may be more affected than others. For example, older adults and young children may be more at-risk to heat illness during an extreme heat event. Sensitivity to climate hazards can be influenced by several factors, including: differences in individual health, age, and ability; institutional bias or exclusion from political and decision-making power; inequities in infrastructure and access to health care, economic opportunity, education and other services; and inequities in environmental and living conditions. Vulnerabilities within a community can inhibit that community's adaptive capacity or their ability to cope with climate change impacts. Development and implementation of programs and projects that improve the community's adaptive capacity, including addressing some of the underlying contributing factors will reduce the negative impacts that climate change could have on vulnerable populations.

Climate change may disproportionately impact certain populations in St. Helena, depending on the interaction of climate change with other variables, such as availability of social services; hazard mitigation programs; emergency preparation and assistance; and climate adaptation programs. The following vulnerable populations have been identified in St. Helena based on the Healthy Places Index mapping tool:

- **Young Children.** St. Helena has one of the highest concentrations of children in Napa County (St. Helena General Plan 2019). Children are particularly at risk to climate hazards because they are dependent on others for care, are vulnerable to injury or sickness, and may not understand or are not capable of taking the measures needed to protect against or evacuate from climate hazards.
- **Older Adults.** Silverado Orchards Retirement Community and Vineyard Valley Mobile Home Park are two particularly vulnerable facilities in the city, as they are home to a substantial population of elderly individuals.
- **Outdoor Workers.** Extreme heat and smoke events pose disproportionate health risks to the city's outdoor workers who are employed in viticulture, agriculture, construction, and other outdoor occupations
- **Individuals that are Linguistically Isolated.** Individuals that are linguistically isolated have no to limited English proficiency. Linguistically isolated households may not understand important safety, public health, or evacuation orders and communications when conducted exclusively in English during a hazard event, which may compromise the ability of residents to remain safe and healthy.
- **Visitors.** St. Helena is surrounded by an expanse of vineyards and agricultural lands. The city is a popular tourist destination in Napa County. Visitors are at risk during climate hazard events as they may not receive warning and may not have knowledge regarding access to emergency services.

All residents of St. Helena rely on various infrastructure and services such as water systems, electricity, natural gas, and roads. These systems and assets are vulnerable to the impacts of climate change, which puts the wellbeing of residents at risk. Those with pre-existing and chronic health conditions that rely on services and systems, are particularly vulnerable in situations where hazard events impact access to electricity, food, water supplies, healthcare, sanitary resources,

transportation, and communication platforms. To help reduce negative impacts on vulnerable populations and increase adaptive capacity, it is vital that strategies and policies are implemented to ensure continuity of systems and services in the event of climate hazard events.

5 Conclusion

The Climate Change Vulnerability Assessment provides a brief summary of the climate conditions projected to occur in St. Helena and the populations most vulnerable to climate change impacts. Although climate change is one of the more pressing challenges that St. Helena faces, it presents an opportunity to address the overarching City of St. Helena General Plan goal to address both the needs of current and future generations, provided that the General Plan is consistent with and recognizes global, national, and regional efforts that primarily address and adapt to the causes of climate change, including GHG emissions. The assessment provides a foundation for the City to begin to understand vulnerabilities to climate change in the community and to take actions that serve to increase community resilience.

The update to the Public Health, Safety, and Noise Element will include goals, policies and programs that will better prepare the community for the effects of climate change, based on the information provided in this Climate Change Vulnerability Assessment and best practice. The City's General Plan (2019) and Napa County's Multi-Jurisdictional Hazard Mitigation Plan (2020) include policies and mitigation actions that address climate change related to drought, wildfire, and flood risk. As discussed in this assessment, additional consideration may be needed to prepare for extreme heat and increased temperatures as well as the unique needs of vulnerable populations. The updated Public Health, Safety, and Noise Element will include new policies to increase resilience for vulnerable populations. There may also be opportunities to augment the existing policies relating to drought, wildfire, and flood risk to better increase resilience.

6 References

California Energy Commission (CEC). Cal-Adapt Local Climate Change Snapshot for Napa County. 2021. https://cal-adapt.org/tools/local-climate-change-snapshot

California Energy Commission (CEC). San Francisco Bay Area Region Report, California Fourth Climate Change Assessment. 2019. https://www.energy.ca.gov/sites/default/files/2019-11/Reg_Report-SUM-CCCA4-2018-005_SanFranciscoBayArea_ADA.pdf

California Healthy Places Index (HPI). California Healthy Places Index Map. 2022. https://map.healthyplacesindex.org

City of St. Helena General Plan. 2019. https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/3505/final_plan_compiled.pdf

IPCC. The Intergovernmental Panel on Climate Change Sixth Assessment Report. 2021. https://www.ipcc.ch/report/ar6/wg1/#FullReport

Napa County Multi-jurisdictional Hazard Mitigation Plan. 2020. https://www.dropbox.com/s/5z55exd6ws4ndgx/NAPA-MJHMP-VOL-1.pdf?dl=0

This page intentionally left blank.



City of St. Helena 2023 General Plan Update

Addendum

prepared by

City of St. Helena
Maya DeRosa, Community Development Director
Department of Planning
1088 College Avenue
St. Helena, California 94574

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

April 2023

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

City of St. Helena 2023 General Plan Update

Addendum

prepared by

City of St. Helena
Maya DeRosa, Community Development Director
Department of Planning
1088 College Avenue
St. Helena, California 94574

prepared with the assistance of

Rincon Consultants, Inc.
449 15th Street, Suite 303
Oakland, California 94612

April 2023

RINCON CONSULTANTS, INC.
Environmental Scientists | Planners | Engineers
rinconconsultants.com

This report prepared on 50% recycled paper with 50% post-consumer content.

Table of Contents

Acronyms and Abbreviations iii

Executive Summary 1

1 Introduction 3
- 1.1 Project Title 3
- 1.2 Lead Agency Name and Address 3
- 1.3 Contact Person and Phone Number 3
- 1.4 Project Location 3
- 1.5 Project Description 6
- 1.6 Environmental Review 7
- 1.7 Discretionary Action 7
- 1.8 Prior Environmental Document(s) 8
- 1.9 Location of Prior Environmental Document(s) 8

2 Project Context 9
- 2.1 St. Helena General Plan 9
  - 2.1.1 Housing Element 10
  - 2.1.2 Public Health, Safety, and Noise Element 14
  - 2.1.3 2040 General Plan EIR 15

3 Overview of CEQA Guidelines Section 15164 17

4 Environmental Effects & Determination 19
- 4.1 Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR 19
- 4.2 Determination 19

5 Addendum Methodology 21
- 5.1 2040 General Plan Consistency 21
- 5.2 Accommodation of the RHNA 21
- 5.3 Consistency with Horizon Year 2040 Projections 22
- 5.4 Preliminary Environmental Considerations 23

6 Addendum Evaluation 25
- 6.1 Aesthetics 25
- 6.2 Agricultural Resources 29
- 6.3 Air Quality 33
- 6.4 Biological Resources 39
- 6.5 Cultural, Historic, and Tribal Cultural Resources 43
- 6.6 Energy, Greenhouse Gases, and Climate Change 47
- 6.7 Geology, Soils, and Seismicity 51
- 6.8 Hazards and Hazardous Materials 55
- 6.9 Hydrology and Water Quality 59
- 6.10 Land Use, Population, and Housing 65
- 6.11 Noise 69
- 6.12 Public Services and Recreation 73
- 6.13 Transportation and Traffic 77

6.14 Utilities and Service Systems 81
7 Summary of Findings 85
8 References 86
Bibliography 86

Tables

Table 1 City of St. Helena Regional Housing Needs Allocation....12
Table 2 Summary of Areas of Potential Impact under the 2040 General Plan Update EIR....15
Table 3 Housing Unit Yield per Site Category 22

Figures

Figure 1 Regional Location....4
Figure 2 Project Area 5
Figure 3 Housing Element Sites Inventory Locations – Vacant and Underutilized (Nonvacant) Sites....13

Acronyms and Abbreviations

AB	Assembly Bill
ABAG	Association of Bay Area Governments
ADU	Accessory dwelling unit
BAAQMD	Bay Area Air Quality Management District
BMP	Best management practices
CARB	California Air Resources Board
CBC	California Building Code
CEQA	California Environmental Quality Act
DPM	Diesel Particulate Matter
EIR	Environmental impact report
GHG	Greenhouse Gas
HRA	Health risk assessment
NPDES	National Pollutant Discharge Elimination System
PG&E	Pacific Gas & Electric
PM	Particulate matter
ROG	Reactive organic gas
SB	Senate Bill
SHMC	Saint Helena Municipal Code
VMT	Vehicle Miles Traveled
VOC	Volatile organic compounds

This page intentionally left blank.

Executive Summary

The proposed project consists of a comprehensive update to the Housing Element of the City of St. Helena General Plan. State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The project would update the City of St. Helena Housing Element as part of the 6th cycle of updates. For St. Helena, the planning period runs from January 31, 2023 through January 31, 2031. The Housing Element update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The proposed project also includes revisions to the Public Health, Safety, and Noise Elements to be consistent with California law regulating evacuation routes and climate change vulnerability.

The Housing Element update establishes objectives, policies, and programs to assist the City of St. Helena in achieving state-mandated housing goals. The City's implementation of these policies and programs includes amendments to the Public Health, Safety, and Noise Element of the General Plan and the rezoning of several sites in the inventory of potential sites for meeting the city's Regional Housing Needs Allocation (RHNA) obligation. No formal land use changes or physical development is proposed at this time and future changes would require environmental evaluation as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified.

Pursuant to Government Code section 65583(c)(1), these actions will be accomplished within three years of the City of St Helena's adoption of the Housing Element update. As required by Government Code Section 65583(c)(8), the Housing Element update provides a timeline for processing each of the amendments to the General Plan, Zoning Ordinance and other land use documents which implement the Housing Element update.

In considering the potential environmental impacts of the Housing Element update, the City determined that the Final Environmental Impact Report (EIR) certified for the 2040 General Plan update (2040 General Plan update Final EIR, State Clearinghouse Number 2010042001) is of continuing informational value. The City also determined that the potential environmental impacts (both direct and indirect impacts) of the Housing Element update are within the scope of the previously certified Final EIR and that none of the conditions requiring subsequent or supplemental environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15162 exist. Based on the information and analysis provided below, the City determined that only minor or technical changes to the previously certified Final EIR are necessary and that that preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate.

This page intentionally left blank.

1 Introduction

This document is an Environmental Impact Report Addendum that analyzes the City of St. Helena's (City's) proposed Housing Element update and Public Health, Safety, and Noise Element update Project (hereafter also referred to as the "General Plan update," "proposed project," or "project").

1.1 Project Title

City of St. Helena General Plan Update

1.2 Lead Agency Name and Address

City of St. Helena
Department of Planning
1088 College Avenue
St. Helena, California 94574

1.3 Contact Person and Phone Number

Maya DeRosa, Community Development Director
(707) 967-2783 x 530

1.4 Project Location

The Housing Element update planning boundaries (Plan Area) coincide with the St. Helena city limits. The area encompasses approximately 5 square miles of land in the western portion of Napa County. The city is located northwest of the City of Yountville and southeast of the City of Calistoga, surrounded by unincorporated areas of the County. State Route 29 and 121 provide regional access to the city from the north and south. Figure 1 shows the regional location of the Plan Area, and Figure 2 shows the Plan Area's boundaries in its immediate location. In addition, the project identifies 11 vacant and underutilized sites within the city that can accommodate new housing or rezone. The vacant and underutilized sites to be studied for housing opportunities are shown broadly in Figure 3 and correspond to the list provided in the Housing Resources chapter of the needs assessment of the Housing Element update. Not all parcels have street addresses at this time. With most of the City developed and preservation of open space a priority, all draft vacant and opportunity sites are on currently underdeveloped, underutilized, or vacant lots.

Figure 1 Regional Location

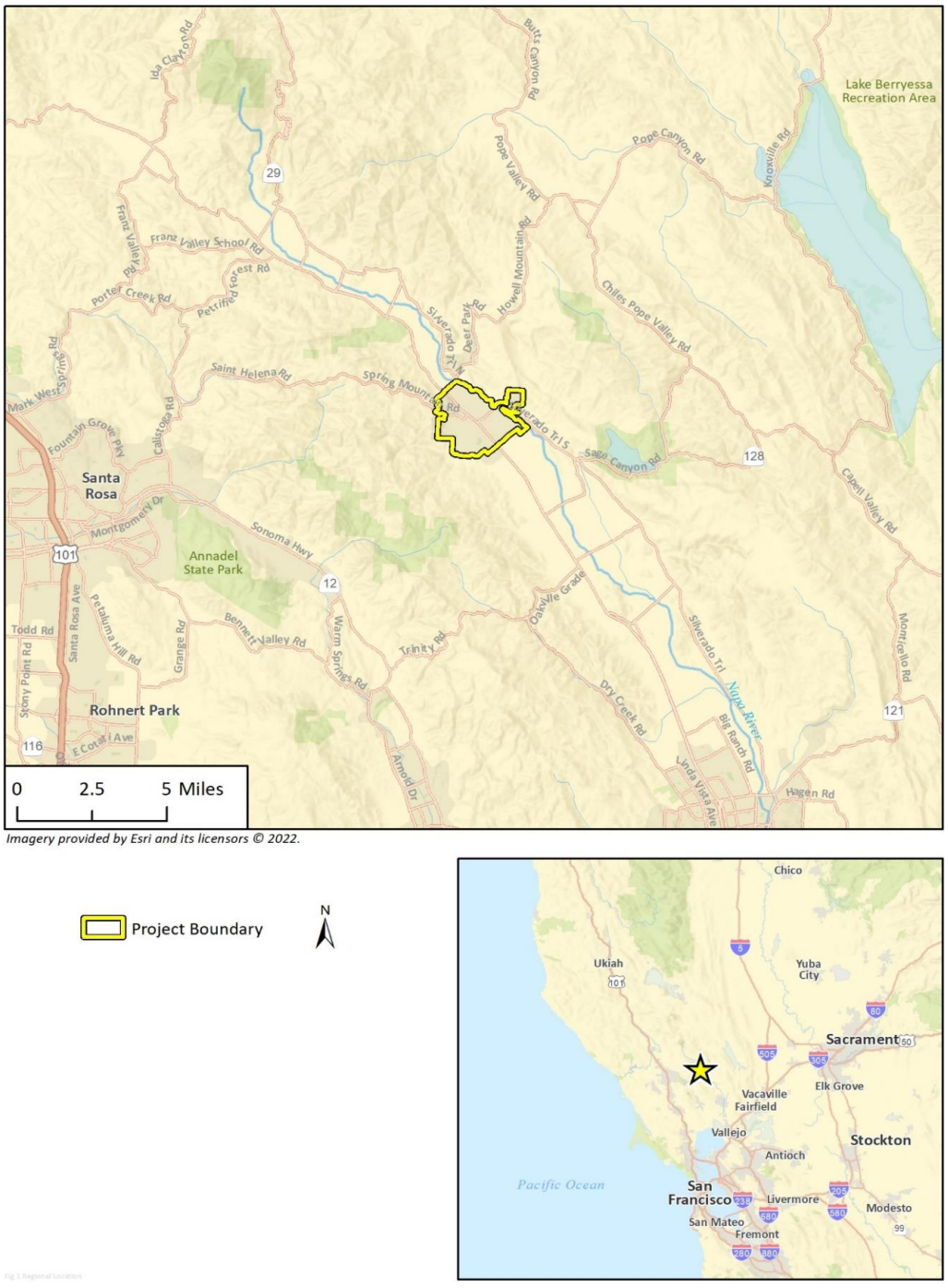
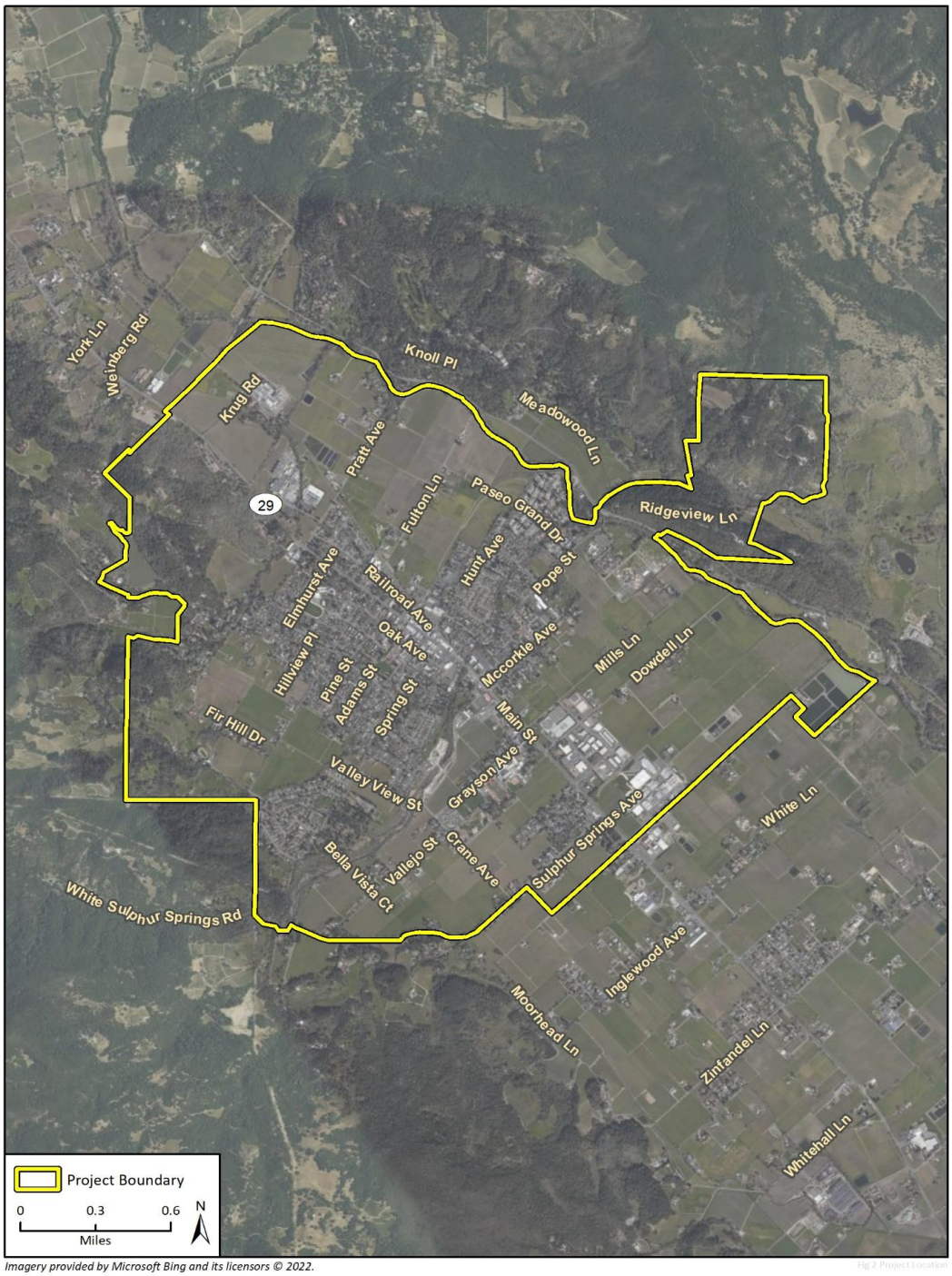


Figure 2 Project Area



Imagery provided by Microsoft Bing and its licensors © 2022.

1.5 Project Description

The project consists of a comprehensive update to the Housing Element of the St. Helena General Plan and update to the existing Public Health, Safety, and Noise Element of the General Plan. These elements are a part of the St. Helena General Plan, which is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over approximately 20 years (i.e., 2040). The General Plan was subject to a comprehensive update as well; it underwent extensive environmental review in the form of an EIR, which was certified in 2019. The EIR for the St. Helena 2040 General Plan includes discussion of alternatives and growth inducing impacts (direct and indirect impacts) associated with urban development in the city.

State law requires that housing elements be updated every eight years (California Government Code Sections 65580 to 65589.8). The Housing Element update identifies residential sites adequate to accommodate a variety of housing types for all income levels and needs of special population groups, defined under state law (California Government Code Section 65583). It analyzes governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons. The project would update the City of St. Helena Housing Element as part of the 6th cycle of updates. For St. Helena, the planning period runs from January 31, 2023 through January 31, 2031.

Additionally, the Housing Element update would bring it into compliance with state legislation passed since the adoption of the 2040 General Plan and 2015-2023 Housing Element. There are multiple main components of the Housing Element update that mirror those of the previous Housing Elements, but that have been updated to reflect current conditions, including:

- An **introduction** to review the requirements of the Housing Element, public participation process, and data sources
- A profile and analysis of the city's demographics, housing characteristics, and existing and future **housing needs**
- An analysis of **constraints** on housing production and maintenance, including market, governmental, and environmental limitations to meeting the City's identified needs
- A review of **resources available** and results of a housing sites inventory analysis conducted to demonstrate the City of St. Helena's ability to satisfy its share of the region's future housing need
- A review of the City's **housing programs** and evaluation of accomplishments under the 2013-2021 Housing Element
- A **Housing Plan** to address the city's identified housing needs, which identifies the City's housing goals, policies, and implementing programs
- An identification of the **goals, policies, and programs** and the city's quantified objectives for the 2023-2031 planning period, by income group, based on growth estimates, past and anticipated development, and income data

The Housing Element update establishes objectives, policies, and programs to assist the City in achieving state-mandated housing goals. The city's implementation of these policies and programs includes future amendments to other elements of the General Plan and the rezoning of several sites in the inventory of potential sites for meeting the city's RHNA obligation. Pursuant to Government

Code section 65583(c)(1), these actions will be accomplished within three years of the City of St. Helena's adoption of the Housing Element update. As required by Government Code Section 65583(c)(8), the Housing Element update provides a timeline for processing each of the amendments to the General Plan, Zoning Ordinance and other land use documents which implement the Housing Element update.

1.6 Environmental Review

In April 2019, the City of St. Helena certified the St. Helena 2040 General Plan update and Final EIR (City of St. Helena General Plan 2040, State Clearinghouse Number 2010042001) for an update to General Plan, including the Land Use Element. The certified Final EIR discussed the potential environmental impacts (both direct and indirect impacts) associated with future development allowed under the General Plan update and included a thorough analysis of the estimated build out of the City through the horizon year 2040. The EIR estimated new development for residential, commercial, office, industrial, hospital and hotel uses throughout the city and sphere of influence and evaluated the potential environmental impacts associated with an estimated total buildout of 400 new dwelling units. The EIR found that, with implementation of the policies and programs contained in the General Plan and recommended mitigation measures, all impacts (direct and indirect) associated with future development under the General Plan update would be less than significant, except impacts on agricultural resources, air quality, energy, greenhouse gas emissions, and climate change, and transportation and traffic which would be significant and unavoidable.

In considering the potential environmental impacts of the Housing Element update, the City determined that the EIR certified for the 2040 General Plan update is of continuing informational value. The City also determined that the potential environmental impacts (both direct and indirect impacts) of the Housing Element update are within the scope of the previously certified EIR and that none of the conditions requiring subsequent or supplemental environmental review under CEQA Guidelines Section 15162 exists. Based on the information and analysis provided below, the City determined that only minor or technical changes to the previously certified EIR are necessary and that that preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate. Like the 2040 General Plan update, the Housing Element update does not include any development proposal or approval and future development of any specific housing site would be subject to additional environmental review pursuant to CEQA Guidelines Section 15168(c).

1.7 Discretionary Action

Implementation of the Housing Element would require the following discretionary actions by the City of St. Helena City Council:

- Approval of an Addendum to the General Plan EIR
- Adoption of the updated Housing Element and Public Health, Safety, and Noise Element

In addition to the above-mentioned actions, future amendments to the St. Helena Municipal Code (SHMC) consistent with the implementing programs of the updated Housing Element would also be adopted by the City Council.

The California Department of Housing and Community Development reviews the proposed Housing Element in accordance with California law. No other review by outside public agencies is required.

1.8 Prior Environmental Document(s)

The City of St. Helena General Plan 2040 Final EIR, State Clearinghouse Number 2010042001.

1.9 Location of Prior Environmental Document(s)

The location and custodian of the City of St. Helena General Plan 2040 EIR is the City of St. Helena Planning Department, 1088 College Avenue St. Helena, CA 94574. A copy of the EIR also is available online at the City of St. Helena website: https://www.cityofsthelena.org/planning/page/2040-general-plan-update

2 Project Context

The project consists of a comprehensive update to the Housing Element of the St. Helena General Plan and update to the existing Public Health, Safety, and Noise Element of the General Plan (collectively referred to as "project"). These elements are a part of the St. Helena General Plan, which is a long-term document with text and diagrams that express the goals, objectives, and policies necessary to guide the community toward achieving its vision over approximately 20 years (i.e., 2040).

2.1 St. Helena General Plan

California law requires that each city and county in California adopt "a comprehensive, long-term general plan," the purpose of which is to plan for important community issues such as new growth, housing needs, and environmental protection. Furthermore, the General Plan is used to project future demand for services such as sewer, water, roadways, parks, and emergency services. A General Plan is only successful when it reflects the priorities and values of the community and is a key tool for influencing quality of life.

City of St. Helena decision-makers (e.g., City Council and Planning Commission), rely on the General Plan as the basis for making decisions on matters such as land use and the provision of public facilities (e.g., roads, parks, fire stations). It is also a policy document that guides decisions related to protecting, enhancing, and providing those things that the community values most, such as open space, habitat conservation, economic development, and protecting the character of the community.

California law requires that every general plan, at a minimum, address certain subject categories (called "elements"), which include land use, circulation, housing, conservation of natural resources, open space, noise, safety, and environmental justice. A general plan may also address other subjects that are of importance to the community's future, such as sustainability, community design, and public art. St. Helena's adopted General Plan includes the following elements which address all state-mandated elements with additional policies and actions to address Environmental Justice issues:

- Land Use and Growth Management
- Economic Sustainability
- Public Facilities and services
- Circulation
- Historic Resources
- Open Space and Conservation
- Public Health, Safety, and Noise
- Climate Change
- Housing
- Parks and Recreation
- Arts, Culture, and Entertainment

2.1.1 Housing Element

2.1.1.1 Purpose of the Housing Element

The Housing Element of the General Plan is designed to provide the City of St. Helena with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both state and local governments, Government Code Section 65580 states that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order."

Pursuant to the state law, the Housing Element has two main purposes:

1. To provide an assessment of both current and future housing needs and constraints in meeting these needs
2. To provide a strategy that establishes housing goals, policies, and programs

The Housing Element is one of the eight General Plan elements the state mandates in Government Code Section 65302. The Housing Element serves as an integrated part of the General Plan but is updated more frequently to ensure its relevancy and accuracy. The City of St. Helena's current Housing Element, adopted in 2015, identifies strategies and programs that focus on:

1. Conserving and improving existing affordable housing
2. Maximizing housing opportunities throughout the community
3. Assisting in the provision of affordable housing
4. Removing governmental and other constraints to housing investment
5. Promoting fair and equal housing opportunities

The residential character of St. Helena is largely determined by the variety, location, and maintenance of its housing. The Housing Element is an official response to the need to provide housing for all economic segments of the population, establishing goals, policies, and programs that will guide the City of St. Helena decision making and set forth an action plan to implement these housing programs through an established planning period.

2.1.1.2 Updates to the Housing Element

State law requires that housing elements be updated every eight years (California Government Code Section 65588). The Housing Element must identify residential sites adequate to accommodate a variety of housing types for all income levels and to meet the needs of special population groups as defined under state law (California Government Code Section 65583). The Housing Element analyzes market and governmental constraints to housing maintenance, improvement, and development; addresses conservation and improvement of the condition of existing affordable housing stock; and outlines policies that promote housing opportunities for all persons.

The previous Housing Element covered an eight-year planning period (January 31, 2015 through January 31, 2023), Government Code Section 65588(e).

The City of St. Helena Housing Element is now being revised as part of the 6th cycle of updates, the period of which runs from January 31, 2023 through January 31, 2031. Therefore, this update is referred to as the "Housing Element update."

The 2023-2031 Housing Element would bring the Element into compliance with California law enacted since the City's adoption of the 2015-2023 Housing Element and with the current Association of Bay Area Governments' (ABAG's) RHNA. The 2023-2031 Housing Element includes the following components, as required by California law:

- An assessment of the City's population, household, and housing stock characteristics, existing and future housing needs by household types, and special needs populations.
- An analysis of resources and constraints related to housing production and preservation, including governmental regulations, infrastructure requirements and market conditions such as land, construction, and labor costs as well as restricted financing availability.
- Identification of the City's quantified objectives for the 2023-2031 RHNA and inventory of sites determined to be suitable for housing.
- Opportunities for Conservation in Residential Development: California law requires cities to identify opportunities for energy conservation in residential development.
- Review of the 2015-2023 Housing Element to identify progress and evaluate the effectiveness of previous policies and programs.
- A Housing Plan to address the City's identified housing needs, including housing goals, policies, and programs to facilitate the 2023 Housing Element update (6th Cycle).

2.1.1.3 Changes in California Law

The following items represent substantive changes to California law since the City's last Housing Element was adopted and certified in 2015. The Housing Element update incorporated and addressed all pertinent housing law changes.

- Affordable Housing Streamlined Approval Process: Senate Bill (SB) 35 (2017)
- Additional Housing Element Sites Analysis Requirements: Assembly Bill (AB) 879 (2017) and AB 1397 (2017)
- Affirmatively Furthering Fair Housing: AB 686 (2017)
- No-Net-Loss Zoning: SB 166 (2017)
- Safety Element to Address Adaptation and Resiliency: SB 1035 (2018)
- By Right Transitional and Permanent Supportive Housing: AB 2162 (2018) and B 101 (2019)
- Accessory Dwelling Units: AB 2299 (2016), SB 1069 (2016), AB 494 (2017), SB 229 (2017), AB 68 (2019), AB 881 (2019), AB 587 (2019), SB 13 (2019), and AB 671 (2019)
- Density Bonus: AB 1763 (2019)
- Housing Crisis Act of 2019: SB 330
- Surplus Land Act Amendments: AB 1486 and AB 1255 (2019)
- Housing Impact Fee Data: AB 1483 (2019)
- Emergency and Transitional Housing Act of 2019: AB 139 (2019)
- Standardization of Sites Inventory Analysis and Reporting: SB 6 (2019)

2.1.1.4 Regional Housing Needs Assessment and Required Buffer

The Housing Element must address the City's fair share of the regional housing need (as determined by ABAG) and specific California statutory requirements. It must also reflect the vision and priorities of the local community. As of December 2021, ABAG determined a final RHNA Allocation of 256 units for the City of which 162 must be affordable to lower-income households, as shown in Table 1.

Table 1 City of St. Helena Regional Housing Needs Allocation

	Income Category (Percent of Napa County Area Median Income)				
	Very Low (<50%)	Low (50-80%)	Moderate (80-120%)	Above Moderate (>120%)	Total Housing Units
RHNA Housing units	104	59	26	67	256
RHNA + 20% Buffer	121	71	31	79	302

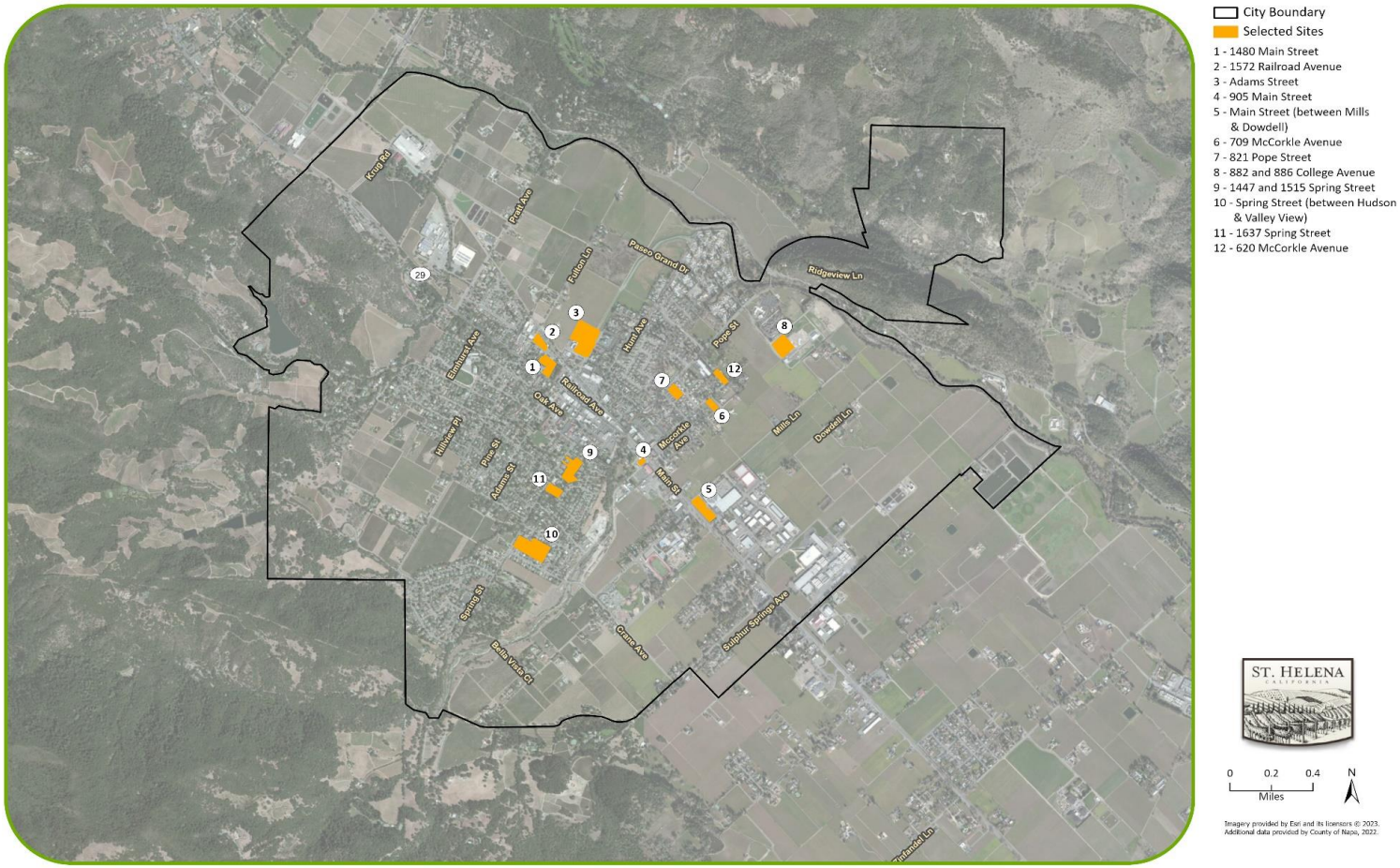
California law requires local jurisdictions to identify enough future housing sites inventory to not only cover the jurisdiction's 6th Cycle RHNA, but to also provide for an additional buffer capacity above the RHNA. The buffer capacity is required to accommodate realistic production rates of affordable housing units. Additionally, the buffer can allow for instances when a smaller residential project must be considered for a given property or when existing units are demolished. The "No Net Loss" Law (Government Code Section 65863) requires maintenance of sufficient sites to meet the RHNA for all income levels throughout the planning period. With this required buffer, the number of housing units identified in the Housing Element is 307.

To meet the objectives of the RHNA and provide sufficient capacity for housing development, the Housing Element identifies sites for residential development. The Housing Element update identifies some sites for land use changes either to be consistent with the existing Land Use Element or to permit or increase residential uses on the sites. However, neither the Housing Element nor the City itself develops housing. Moreover, as described in further detail in Section 5, *Addendum Methodology*, below, the Housing Element update, in and of itself, does not itself implement land use changes, but puts forth goals and policies that support housing efforts. As described in the Housing Element update, the City's RHNA can be accommodated in the following categories:

- Vacant or underutilized sites, where new residential units can be developed under current General Plan regulations;
- Sites to be rezoned to permit residential uses or permit them at a high density
- Planned or pending projects where no rezoning is required; and
- Current accessory dwelling units, also known as "granny flats"

Figure 3 shows the locations of the vacant and underutilized sites identified in sites inventory in the Housing Element update. All sites in the housing sites inventory are within the City's limits.

Figure 3 Housing Element Sites Inventory Locations – Vacant and Underutilized (Nonvacant) Sites



2.1.1.5 Zoning and General Plan Amendments

The project would involve an amendment to the City's Zoning Ordinance to rezone existing land use designations to Mixed-Use, Medium Density Residential, and High Density Residential. Some existing sites are designated as land uses other than a residential land use category and would be rezoned to mixed-use or residential land use categories. Select sites would be upzoned from existing residential land use categories to more dense residential land use categories. Most of these sites are located in the central areas of the City to reflect the intensity of existing nearby higher density parcels. Future development of those sites would require separate CEQA review and compliance with local development standards.

Due to the proposed zoning modifications on particular Draft Housing Element vacant and underutilized sites, a General Plan Amendment would be required to change the land use designations on those sites to be consistent with the zoning.

2.1.2 Public Health, Safety, and Noise Element

The Safety element is one of the eight General Plan elements the state mandates in Government Code Section 65302. The project includes revisions to the Public Health, Safety, and Noise Element which identifies forces of nature and events resulting from human action that have the potential to cause harm to life and property in the City. The goal of a Safety Element is to reduce the potential short and long-term risk of death, injuries, property damage, and economic and social dislocation resulting from fires, floods, droughts, earthquakes, landslides, climate change, and other hazards. Identifying the source of such threats allows decision-makers to take preemptory action to minimize the damage, particularly as it relates to new development. The Public Health, Safety, and Noise Element also addresses noise, fire and police protection, hazardous materials, solid waste, and public utility systems. A climate change vulnerability assessment identifying potential impacts from climate change on vulnerable populations and natural and built assets in St. Helena was also conducted for the Public Health, Safety, and Noise Element update.

California law requires specific changes to a safety element when the municipality undergoes an update to the Housing Element. The Public Health, Safety, and Noise Element update includes revisions to be consistent with California law through the following actions:

- Identify and propose policies for residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation routes.
- Update information relating to flood and fire hazards and city assets at risk due to climate change vulnerability.
- Propose and strengthen policies related to risk reduction, emergency preparedness and evacuation, and community and facility resilience infrastructure and strategies.
- Propose additional policies to address climate change hazards, including extreme heat days, extended drought, increased precipitation, and worsening air quality such as investing in backup power sources, funding for weatherization of homes, and providing cooling centers.

2.1.2.1 Changes in State Law

The following represent bills passed by the California State Legislature and approved by the Governor that require substantive changes to a Safety Element when a municipality undergoes an update. The Safety and Community Services Element update has incorporated and addressed all pertinent safety element law changes.

- Residential Emergency Evacuation Routes: SB 99 (2019)
- Evacuation Routes: AB 747 (2019)
- General Plans: SB 1035 (2018)
- Climate Change Adaptation: SB 379 (2015)
- Integration of Local Hazard mitigation Plan: AB 2140 (2006)
- Seismic and Geologic Hazards: SB 926 (2004)
- Flood Mapping: AB 162 (2007)

2.1.3 2040 General Plan EIR

The 2040 General Plan update EIR addressed the potential environmental effects (direct and indirect) of the planned buildout of St. Helena through the year 2040 and concluded that implementation of the General Plan would result in levels of environmental impacts as detailed in Table 2.

Table 2 Summary of Areas of Potential Impact under the 2040 General Plan Update EIR

Issue Area	Highest Level of Impact	Mitigation Proposed in the General Plan EIR
Aesthetics	Less than significant	None
Agricultural Resources	Significant and Unavoidable	None
Air Quality	Significant and Unavoidable	Mitigation Measures AQ-1, AQ-2, AQ-3, AQ-4, AQ-5, and AQ-6
Biological Resources	Less than significant	None
Cultural, Historic, and Tribal Cultural Resources	Less than significant	None
Energy, Greenhouse Gases, and Climate Change	Significant and Unavoidable	Mitigation Measure GHG-1
Geology, Soils, and Seismicity	Less than significant	None
Hazards and Hazardous Materials	Less than significant	None
Hydrology and Water Quality	Less than significant	HYDRO-1
Land Use, Population, and Housing	Less than significant	None
Noise	Significant and Unavoidable	Mitigation Measure NO-1
Public Services and Recreation	Less than significant	None
Transportation and Traffic	Significant and Unavoidable	Mitigation Measures TR-1, TR-2, TR-3, TR-4, TR-5, and TR-6
Utilities and Service Systems	Less than significant	None

The General Plan has an approximate year 2040 horizon, but actual buildout of all planned land uses may occur earlier or later, as long-range demographic and economic trends are difficult to accurately predict. The designation within the proposed General Plan of a site for a certain use does not necessarily mean that the site will be developed or redeveloped with that use during the planning period, as most development will depend on property owner initiative and market conditions.

This page intentionally left blank.

3 Overview of CEQA Guidelines Section 15164

Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when changes are proposed to a project that has a previously certified EIR. When considering the need for additional environmental review, the fundamental determination a lead agency must make is whether the previously certified EIR retains some informational value or whether changes in the project or circumstances have rendered it wholly irrelevant. If the previously certified EIR has continuing informational value, the lead agency then must determine whether the proposed changes in the Project requires additional environmental review under Public Resources Code Section 21166 and CEQA Guidelines Section 15162.

CEQA Guidelines Section 15164 provides that a lead agency will prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred. CEQA Guidelines section 15162(a) states that no Subsequent or Supplemental EIR may be prepared for a project with a certified EIR unless the lead agency determines, based on substantial evidence in the light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project that will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
   A. The project will have one or more significant effects not discussed in the previous EIR.
   B. Significant effects previously examined will be substantially more severe than shown in the previous EIR.
   C. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative.
   D. Mitigation measures or alternatives that are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The analysis pursuant to Section 15162 demonstrates whether the lead agency can approve the activity as being within the scope of the existing certified EIR, that an addendum to the existing EIR would be appropriate, and no new environmental document, such as a new EIR, would be required. The addendum need not be circulated for public review but can be included in or attached to the

final EIR, and the decision-making body shall consider the addendum with the final EIR prior to deciding on the project.

The City of St. Helena prepared this Addendum, pursuant to CEQA Guidelines Sections 15162 and 15164, to evaluate whether the project's environmental impacts are covered by and within the scope of the General Plan Final EIR). The following Addendum details any changes in the project, changes in circumstances under which the project is undertaken, and/or "new information of substantial importance" that may cause one or more significant effects to environmental resources.

The responses herein substantiate and support the City of St. Helena's determination that the potential environmental impacts of the Housing Element update and Public Health, Safety, and Noise Element update policies and programs are within the scope of the General Plan EIR, do not require subsequent or supplemental environmental review under CEQA Guidelines Section 15162 and, in conjunction with the EIR, preparation of an Addendum pursuant to CEQA Guidelines Section 15164 is appropriate.

4 Environmental Effects & Determination

4.1 Environmental Areas Determined to Have New or Substantially More Severe Significant Effects Compared to Those Identified in the Previous EIR

The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in Project, change in circumstances, or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

■ None

□ Aesthetics	□ Agricultural Resources	□ Air Quality
□ Biological Resources	□ Cultural, Historic, and Tribal Cultural Resources	□ Energy, Greenhouse Gases, and Climate Change
□ Geology, Soils, and Seismicity	□ Hazards & Hazardous Materials	□ Hydrology and Water Quality
□ Land Use, Population, and Housing	□ Noise	□ Public Services and Recreation
□ Transportation and Traffic	□ Utilities and Service Systems	

4.2 Determination

Based on this analysis, the 2040 General Plan EIR has continuing informational value and:

□ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the preparation of an Addendum to the previously certified EIR (City of St. Helena, 2040 General Plan Environmental Impact Report (2040 General Plan EIR State Clearinghouse Number 2010042001, dated October 2018) is adequate and appropriate.

Signature	April 24, 2023 Date
Maya DeRosa Printed Name	Community Development Director Title

5 Addendum Methodology

5.1 2040 General Plan Consistency

To promote a uniform and compatible vision for the development of the community, California law requires the General Plan be internally consistent in its goals and policies. The Housing Element and the Public Health, Safety, and Noise Element are components of the General Plan, and thus, the Housing Element update and Public Health, Safety, and Noise Element update must be consistent with the vision of the General Plan and supported by goals and policies of the other General Plan elements. General Plan elements and policies that affect housing are summarized below:

The **Land Use and Growth Management Element** directs the location, amount, and type of residential development in St. Helena. It presents the desirable pattern for the ultimate development of the city and reflects the community's evolution and changing demographics over the General Plan horizon. The Land Use Plan details the location and the density of development allowed throughout the city.

The **Community Design Element** guides the form, character, and appearance of the community to preserve the city's history and character in future commercial, industrial, and residential development.

The **Circulation Element** defines a safe, efficient, and adequate circulation system in St. Helena that responds to all circulation needs. Circulation means the actual physical circulation system consisting of freeways, streets, bicycle routes, sidewalks, and trails, as well as modes of transportation, including cars, buses, trucks, trains, bicycles, ridesharing, and walking.

The **Open Space and Conservation Element** and **Parks and Recreation Element** establish goals and polices to protect sensitive resources from development impacts; maintain and improve appropriate access to open space; and ensure park and recreation opportunities are sufficient to meet the needs of future residents.

The **Economic Sustainability Element** establishes goals and policies to guide city efforts to maintain an economically viable community, including providing a range of housing and employment opportunities that meet the needs of residents and workers alike, that attract families and businesses to create demand for planned land uses, and that establish and fund public service levels to preserve St. Helena's quality of life.

The **Climate Change Element** directs the City's response to and plans for climate change by addressing energy and water conservation, renewable energy production, transportation, sustainable business development, and reduction of climate change impacts in the city.

5.2 Accommodation of the RHNA

The City's RHNA for the current planning period is 256 units, which includes 162 very low and low-income housing units, 26 moderate income housing units, and 68 above moderate housing units. The City must demonstrate the availability of sites with appropriate zoning and development standards that can facilitate and encourage the development of such units. As shown in Table 3, the City anticipates the development of 72 accessory dwelling units (ADUs) during the eight-year planning period and 93 units would be accommodated from planned and approved (pipeline)

projects, which can count towards the RHNA. A total of 307 units were identified on vacant and nonvacant sites under the existing General Plan land uses, as well as on sites requiring rezoning under Program H-A.

Although the housing sites inventory has been identified for future planning purposes as part of the Housing Element update, the adoption of the Housing Element itself does not change the current zoning or General Plan designations of the properties. California Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the start of the Housing Element planning period to rezone sites, including adoption of minimum density and development standards. Therefore, the City's rezoning program, which is identified as Program H-A of the Housing Element update, would be a separate project and evaluated in accordance with CEQA at the time of its review. Prior to the approval of any changes in land use, the City would evaluate the potential environmental impacts from the rezoning or change in land use.

Table 3 Housing Unit Yield per Site Category

Site Category/Approach	Very Low/Low	Moderate	Above Moderate	Total
RHNA plus buffer	**192**	**31**	**79**	**302**
Vacant or underutilized parcels	203	69	35	307
Planned or Pending Projects, no rezone	4	1	88	93
Accessory Dwelling Units	0	0	72	72
Total	**207**	**70**	**195**	**472**
RHNA Surplus	***(15)***	***(39)***	***(116)***	***(171)***

As shown in Table 3, existing vacant or underutilized residentially zoned properties, planned, and pending projects that require no zone change, and accessory dwelling units would yield four very low and low income housing units under current conditions. Therefore, the City of St. Helena needs to account for the additional 188 very low and low income housing units through a combination of the remaining approaches. The 188 very low and low income housing units fall within the projected horizon year buildout and housing unit assumptions addressed in the General Plan and General Plan EIR.

5.3 Consistency with Horizon Year 2040 Projections

The General Plan EIR reports that in 2018 there were 2,735 existing housing units in St. Helena and predicts that by horizon year 2040, St. Helena will have 3,067 units (Chapter 2, Project Description), assuming an addition of 332 new housing units citywide between 2018 and horizon year 2040. As discussed above, the City of St. Helena's RHNA for the current planning period is 256 units. In addition, the Housing Element includes a required buffer which plans for a total of approximately 302 units during the planning period. Including the pending and approved projects, ADU trends, and vacant and nonvacant sites, the Site Inventory would accommodate approximately 472 units as shown in Table 3 which would exceed the 332 units by an additional 140 units. Therefore, additional environmental analysis would be required prior to the implementation of the rezoning program identified as Program H-A in the Housing Element.

5.4 Preliminary Environmental Considerations

The Housing Element update, in and of itself, does not propose specific development projects, but rather puts forth goals, policies, and programs that support housing efforts in St. Helena. Each future housing development project and housing program adopted in the Housing Element would be subject to separate review to determine potential impacts on the environment related to each project as potential impacts are location-specific and cannot be assessed in a meaningful way until a project site and development proposal are identified. When a specific development proposal is considered for approval, that project would be subject to adopted development guidelines and standards and be required to incorporate applicable mitigation measures and alternatives developed in the 2040 General Plan EIR certified in 2019 (in accordance with CEQA Guidelines Section 15168(c)(3)). If a subsequent activity (in this case a specific development proposal) would have effects not identified in the program EIR (the 2040 General Plan EIR and this Addendum), the lead agency must prepare additional CEQA documentation.

Similarly, the goals, policies and programs in the updated Public Health, Safety, and Noise Element, in and of themselves, do not propose specific projects that result in a physical change to the environment. Should a project associated with implementation of the Public Health, Safety, and Noise Element have the potential to result in a physical change in the environment, it would be subject to separate review under CEQA.

This Addendum Evaluation, therefore, includes the analysis of the changes and potential impacts related to the adoption of Housing Element and Public Health, Safety, and Noise Element updates. No physical development or changes in land use are addressed or evaluated. The City would analyze any future development or changes in land use separate from the adoption of the Housing Element. This Addendum Evaluation is intended to demonstrate the project's consistency with the existing St. Helena 2040 General Plan update Final EIR to satisfy the requirements of CEQA. In particular, and pursuant to Public Resources Code Section 21083.3, this Addendum Evaluation assesses whether the updated Housing Element and Public Health, Safety, and Noise Element, as a policy and programs document, includes impacts not addressed or analyzed as significant effects in the St. Helena 2040 General Plan update Final EIR.

This page intentionally left blank.

6 Addendum Evaluation

6.1 Aesthetics

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the General Plan update:							
a. Have a substantial adverse effect on a scenic vista?	Less than Significant	None	No	No	No	Yes	Yes
b. Substantially damage scenic resources, including but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant	None	No	No	No	Yes	Yes
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from a publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less Than Significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
d. Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area?	Less Than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Aesthetics Findings

The 2040 General Plan EIR determined that impacts to aesthetic resources would be less than significant for scenic vistas, scenic highways, visual quality, and light and glare (Section 3.1, *Aesthetics*). It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to goals and policies in the Land Use and Growth Management Element and Community Design Element related to urban design and visual quality. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources such as those that address architectural design, lighting, landscaping, building setbacks, and visual compatibility.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. The City would evaluate any proposed land use changes for potential environmental impacts prior to approval of the proposed land use change. Furthermore, future development proposals could be subject to further environmental analysis, pursuant to CEQA Guidelines Section 15168(c) and as required by state law, to evaluate potential impacts specific to that proposal.

Because it is a policy document, the Housing Element update would not, in and of itself, result in impacts to scenic vistas, scenic resources, or visual character, and would not create new sources of substantial light or glare which adversely affects views. The sites are located on vacant as well as non-vacant properties such as those with existing buildings or vineyards. However similar to the analysis within the 2040 General Plan EIR, any individual development projects consistent with the Housing Element would be subject to project-specific development and planning review, including adherence to goals and policies in the Land Use and Growth Management Element and Community Design Element related to urban design and visual quality. As such, all projects proposed under the Housing Element implementation would be required to conform to zoning, design standards, and other regulations concerning aesthetic resources such as those that address architectural design, lighting, landscaping, building setbacks, and visual compatibility.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. None of the implementation items would cause impacts to scenic vistas or resources or directly develop new structures which would impact views and create substantial glare. Any potential updates to structures to mitigate potential risks to wildfire or other climate safety hazards would be subject to project-specific development and planning review, including adherence to goals and policies in the Land Use and Growth Management Element and Community Design Element related to urban

design and visual quality. Therefore the Public Health, Safety, and Noise Element update would not result in significant adverse impacts related to aesthetics.

Conclusion

Based on the analysis above, the project would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR and no additional environmental assessment of aesthetics is required.

6.2 Agricultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	Significant and Unavoidable	None	No	No	No	Yes	Yes
b. Conflict with existing zoning for agricultural use or a Williamson Act contract?	Less than Significant	None	No	No	No	Yes	Yes
c. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	Less than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Agricultural Resources Findings

The 2040 General Plan EIR determined that there would be significant and unavoidable impacts to agricultural resources (Section 3.2, Agricultural Resources). The EIR found that implementation of the 2040 General Plan could result in the loss of up to 118 acres of land identified as Important Farmland, including Prime Farmland, Farmland of Statewide Importance, Unique Farmland, and Farmland of Local Importance. The 2040 General Plan EIR found the loss of farmland is not directly mitigable, without preventing development altogether. No feasible mitigation measures were identified for agricultural land conversion that would fulfill the objectives of and implement the 2040 General Plan update. Therefore, and implementation of the plan would result in significant and unavoidable impacts to Important Farmlands.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards. .

The General Plan goals and policies support continued farming and restrict uses that would interfere with farming and open space uses in certain areas. Most of the sites identified within the Housing Element update are located on sites with existing development and on sites zoned for residential or commercial uses. The Housing Element update includes one site identified for housing which is located on prime farmland. However, the site has a land use designation of Public and Quasi-Public and housing development would not result in any more severe impacts to agricultural resources than were a public facility developed on the site as currently shown in the General Plan. In addition, the 2040 General Plan EIR determined that there would be significant and unavoidable impacts to farmland (Section 3.2, Agricultural Resources). Therefore, the Housing Element update would not result in new or more severe impacts than those identified in the General Plan EIR. .

There would also be no new impacts to Williamson Act contracts, as none of the identified sites in the sites inventory are under Williamson Act contract.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. These updates would not convert existing farmland or forested land and would not impact any land under Williamson Act contract. Therefore, the Public Health, Safety, and Noise Element update would have no impact related to agricultural resources.

Conclusion

The Housing Element Update does not propose the development on housing on any areas of the City not already analyzed for development in the 2040 General Plan EIR. The Public Health, Safety, and Noise Element update would update information and goals, policies, and objectives to be consistent with the State legislation and would not change growth assumptions or buildout assessed

in the 2040 General Plan EIR. Therefore, the project would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR and no additional environmental assessment of agricultural resources is required.

This page intentionally left blank.

6.3 Air Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Conflict with or obstruct implementation of the applicable air quality plan?	Less than significant	None	No	No	No	Yes	Yes
b. Violate air quality standards or contribute substantially to an existing or projected air quality violation?	Significant and Unavoidable	AQ-1, AQ-2, and AQ-3	No	No	No	Yes	Yes
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	Significant and Unavoidable	AQ-1, AQ-2, and AQ-3	No	No	No	Yes	Yes
d. Expose sensitive receptors to substantial pollutant concentrations?	Less than significant with Mitigation	AQ-4, AQ-5, and AQ-6	No	No	No	Yes	Yes
e. Create objectionable odors affecting a substantial number of people?	Less than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Air Quality Findings

As discussed under in Section 3.3, *Air Quality,* of the 2040 General Plan EIR, impacts related to consistency with applicable air quality plans would be less than significant. The 2040 General Plan would support the goals of Bay Area Air Quality Management District's (BAAQMD's) 2017 Clean Air Plan, include all applicable control measures, and would not conflict with its implementation.

The 2040 General Plan EIR concluded that impacts related to criteria pollutants would be significant and unavoidable. Construction emissions associated with a potential level of annual development that is consistent the General Plan's 2040 growth projections could result in reactive organic gas (ROG), NO_x, CO, and particulate matter (PM) emissions construction activity that exceeds BAAQMD-recommended CEQA significance thresholds. All other potential construction emissions would be below BAAQMD-recommended CEQA significance thresholds. In addition, maximum daily operational emissions associated with potential 2040 growth under the General Plan would result in ROG and PM_{10} emissions that could exceed BAAQMD-recommended CEQA significance thresholds. All other potential operational emissions would be below BAAQMD-recommended CEQA significance thresholds. To reduce impacts related to air quality emissions of criteria air pollutants, the 2040 General Plan EIR required implementation of Mitigation Measures AQ-1, AQ-2, and AQ-3 which would reduce ROGs from architectural coating, and PM from construction, as well require all development with the potential to create point-source air quality impacts to receive BAAQMD review prior to approval. In addition, any development under the 2040 General Plan would be required to comply with all applicable air quality plans, California Air Resources Board (CARB) and BAAQMD regulations, Title 24 energy efficiency standards, and policies within the 2040 General Plan aimed at reducing air pollution emissions. However, because the detail of future projects under the General Plan cannot be known, the 2040 General Plan EIR concluded impacts would be significant and unavoidable.

Mitigation Measure AQ-1: Require construction projects in the City of St. Helena to implement best management practices (BMPs) to reduce fugitive dust emissions. BMPs may include:

- Watering all exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) three times per day using recycled water.
- Covering all haul trucks transporting soil, sand, or other loose material.
- Removing all visible mud or dirt track-out onto adjacent public roads using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- Limiting all vehicle speeds on unpaved roads to 15 mph.
- Completing all roadways, driveways, and sidewalks to be paved as soon as possible. Laying building pads soon as possible after grading unless seeding or soil binders are used.
- Minimizing idling times either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations). Clear signage shall be provided for construction workers at all access points.
- Maintaining and properly tuning all construction equipment in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation. • Staging construction equipment as far as possible from existing sensitive receptors (away from the southeast property line and surrounding residences).

- Posting a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.
- Where warranted, the project sponsors shall incorporate the following language into construction specifications if significant risk is anticipated based on design level construction schedule, duration and concurrent construction activities:
- Powering portable equipment by electricity if available or if electricity is not available, using propane or natural gas if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.
- Ensuring that all mobile diesel-powered off-road equipment larger than 25 horsepower and operating on the site for more than two days continuously or 20 hours cumulative meets, at a minimum, U.S. EPA particulate matter emissions standards for Tier 2 engines or equivalent and be equipped with diesel particulate matter filters that meet CARB-certified Level 2 or 3 Diesel Particulate Filters. Alternatively-fueled equipment (i.e., non-diesel) would meet this requirement.

Mitigation Measure AQ-2: Require that applicants proposing development of projects within the City of St. Helena require contractors, as a condition of contract, to reduce construction-related fugitive ROG emissions by ensuring that low-volatile organic compounds (VOC) coatings that have a VOC content of 10 grams/liter (g/L) or less be used during construction. All project applicants shall submit evidence of the use of low-VOC coatings to BAAQMD prior to the start of construction.

Mitigation Measure AQ-3: Require all development applications with the potential to create point-source air quality impacts be referred to the Bay Area Air Quality Management District (BAAQMD) for review and comment to ensure compliance with BAAQMD requirements prior to approval of the project.

Mitigation Measure AQ-4: Require development projects to meet CARB setback recommendations from air contaminant sources for sensitive uses, or conduct specific air quality and health risk impact analyses and identify project specific mitigation measures.

Mitigation Measure AQ-5: To protect sensitive receptors require discretionary projects in proximity to Highway 29, Silverado Trail and the Rail Corridor to include an analysis of mobile source toxic air contaminant health risks. The analysis, if necessary, shall identify feasible mitigation measures to reduce health risks to acceptable levels.

Mitigation Measure AQ-6: All applicants proposing development of projects within 1,000 feet of existing sensitive receptors, as defined by BAAQMD, shall prepare a site-specific construction health risk assessment (HRA) taking into account both project-level and cumulative health risks (including existing toxic air contaminant sources). If the HRA demonstrates, to the satisfaction of the City, that the health risk exposures for adjacent receptors will be less than BAAQMD project level and cumulative thresholds (as appropriate), then additional mitigation would be unnecessary. However, if the HRA demonstrates that health risks would exceed BAAQMD project-level and/or cumulative thresholds (as appropriate), additional feasible on- and offsite mitigation shall be analyzed by the applicant to help reduce risks to the greatest extent practicable.

The 2040 General Plan EIR determined that impacts to sensitive receptors regarding pollutant concentrations by the General Plan would be less than significant. Although implementation of the General Plan could result in new sensitive residential receptors and new non-residential land uses that would potentially be emissions sources, permitted stationary sources in St. Helena are primarily located in commercial or semi-rural areas while most of the sensitive receptors, such as schools, residences, and retirement homes, are located in the downtown area of the city. In addition, individual development projects would be evaluated through the BAAQMD permit process and the CEQA process to identify and mitigate any significant exposures. Implementation of Mitigation Measures AQ-1 through AQ-6 would reduce potential impacts to sensitive receptors to less than significant.

Buildout under the General Plan would not cause or significantly contribute to CO concentrations that exceed State or federal ambient air quality standards for CO. Regulatory mechanisms, including asbestos National Emission Standards for Hazardous Air Pollutants regulations for demolition and renovation outlined in BAAQMD Regulation XI, Rule 11-2, would ensure impacts from asbestos containing materials present during demolition of existing structures would be less than significant. Heath risks associated with receptor exposure to Diesel Particulate Matter (DPM) would be less than significant because the use of off-road heavy-duty diesel equipment would be temporary and would combine with the highly dispersive properties of DPM, additional reductions in exhaust emissions would occur in the future, and construction-related activities would be short-term, incremental through time, and would occur at scattered locations throughout the city such that an individual receptor location would not be exposed to DPM exposure for a prolonged period of time. However, without specific details on the locations of building footprints or their construction schedules, a quantitative evaluation of potential health risk impacts is not possible. Mitigation Measures AQ-1, AQ-4, AQ-5, and AQ-6 would mitigate air quality impacts from construction to reduce health related impacts.

The 2040 General Plan EIR determined impacts related to objectionable odors affecting a substantial number of people would be less than significant.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Government Code Section 65583 (c)(1)(A) states that cities have up to three years from the time a Housing Element is adopted to rezone sites, including adoption of minimum density and development standards.

While potential air quality-related impacts of future projects cannot be assessed in a meaningful way until the project site and development design is known, including the number of units, potential number of residents, and potential vehicle miles traveled, operational impacts would be addressed by provisions in the General Plan, the Green Building Code, and other regulations and standards that govern air quality in St. Helena. Short-term air quality impacts resulting from construction of the sites, such as dust generated by clearing and grading activities, exhaust emissions from gas- and diesel-powered construction equipment, and vehicular emissions associated with the commuting of construction workers would be subject to BAAQMD rules and protocols Further General Plan goals

and policies support reduction of air quality impacts. Mitigation measures identified in the General Plan EIR will be implemented to help reduce impacts to the greatest extent possible. These measures would remain in practice with implementation of the Housing Element update.

Consistent with buildout under the 2040 General Plan, implementation of the proposed Housing Element update could contribute to impacts related to criteria pollutants. Annual development under the Housing Element update could increase construction emissions from indirect land use changes. Potential impacts caused by more development would be reduced through implementation of Mitigation Measures AQ-1 through AQ-6 identified in the General Plan EIR. However, impacts would remain significant and unavoidable even with implementation of mitigation, the same as impacts identified in the General Plan EIR. Implementation of the proposed Housing Element update could impact sensitive receptors. However, the Housing Element update does not proposed new land use changes which would place new sensitive receptors in areas with emission sources.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update would not directly result in development or activities that would generate air pollutants, cause an increase in VMT, or generate objectionable odors. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would not allow for more housing units or increase projected growth forecasts in the city. In addition, the updates would be subject to all applicable air quality plans, CARB and BAAQMD regulations, Title 24 energy efficiency standards, and policies within the 2040 General Plan aimed at reducing air pollution emissions. Therefore, the Public Health, Safety, and Noise Element update would have less than significant impacts related to air quality.

Conclusion

Based on the above, the Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

This page intentionally left blank.

6.4 Biological Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the Housing Element update:							
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	None	No	No	No	Yes	Yes
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Have a substantial adverse effect on state or federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	Less than significant	None	No	No	No	Yes	Yes
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	Less than significant	None	No	No	No	Yes	Yes
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	Less than significant	None	No	No	No	Yes	Yes
f. Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	No Impact	None	No	No	No	Yes	Yes

2040 General Plan EIR Biological Resources Findings

The 2040 General Plan EIR determined that impacts to biological resources would be less than significant for effects to listed species or their habitats, loss of significant populations of sensitive species, protected wetlands, wildlife migration or movement corridors, local policies or ordinances protecting biological resources, or conflicts with conservation plans and habitat management plans and habitat groups identified therein (Chapter 3.4 Biological Resources). Individual development projects would be subject to project-specific development and planning review. As such, all projects proposed under General Plan implementation would be required to conform to zoning, design standards, and other regulations concerning the protection of biological resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources. Furthermore, future development would be required to comply with State and federal law and policies within the Open Space Element of the General Plan that protect biological resources. The General Plan is consistent with the SHMC and Open Space and Conservation Element policies and standards for tree preservations. The General Plan does not include any policies that would interfere with the Pacific Gas & Electric (PG&E) Habitat Conservation Plan for PG&E facilities, rights-of way, buffer lands, owned lands and easements, access routes and mitigation areas.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan that identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031).

Most sites identified in the sites inventory are located in previously developed areas with limited potential for disruption to undeveloped habitat areas, including sites that have previously been developed or infill sites in well developed areas. The sites inventory also includes vacant sites, although these sites have been previously disturbed and are in proximity to developed areas. Consistent with the 2040 General Plan EIR, the project would not adversely affect biological resources, including special-status species, riparian habitats or wetlands, or migratory species and wildlife corridors, to a greater extent than buildout under the General Plan, and impacts would remain less than significant. Build out under the Housing Element update would be subject to all applicable requirements of the SHMC and Open Space and Conservation Element policies as well as the PG&E Habitat Conservation Plan for PG&E facilities, rights-of way, buffer lands, owned lands and easements, access routes and mitigation areas.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. Policies contained within the update include vegetation management and maintenance and debris removal in stream channels that are designed to mitigate wildfire, erosion, and flood risk. These policies also stipulate that such activities must use best practices to protect wildlife and habitat. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review, including zoning, design standards, and other regulations concerning the protection of biological

resources, including listed species, habitats, and all planning resources designed to protect and conserve these resources. Therefore, the Public Health, Safety, and Noise Element update would not result in significant adverse impacts related to biological resources.

Conclusion

The Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.5 Cultural, Historic, and Tribal Cultural Resources

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed? Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the Housing Element update:							
a. Cause a substantial adverse change in the significance of a historical resource as defined in CEQA § 15064.5?	Less than significant	None	No	No	No	Yes	Yes
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA § 15064.5?	Less than significant	None	No	No	No	Yes	Yes
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Less than significant	None	No	No	No	Yes	Yes
d. Disturb any human remains, including those interred outside of formal cemeteries?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native Tribe and that is: ▪ Listed or eligible for listing in the California Register of Historical Resources or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or ▪ A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Cultural Resources Findings

As discussed under Impact CUL-1 in Section 3.4, *Cultural, Historic, and Tribal Cultural Resources,* of the 2040 General Plan EIR, impacts related to historic, cultural, and tribal cultural resources would be less than significant. Future development under the General Plan could result in demolition, deconstruction, relocation, or alteration of historic resources. The SHMC establishes procedures for archaeological surveys and mitigation measures for archaeological and paleontological resources and protections for significant architectural or historical buildings. Policies within the Historic Resources Element would further mitigate potential impacts on historic districts and buildings. Implementation of the 2040 General Plan would be less than significant with implementation of existing regulations and the proposed policies and implementation actions within the Historic Resources Element.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program 1.1 to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031).

Consistent with buildout under the 2040 General Plan, implementation of the proposed Housing Element update, including associated construction activities would result in less than significant impacts to historic, cultural, and tribal cultural resources within the Plan Area. Buildout under the Housing Element update would adhere to State and local development guidelines that govern historical, cultural, and tribal cultural resources, including AB 52 and SB 18 and policies in the City's Historic Resources Element. Native American tribes requesting consultation will be notified of projects when project-specific environmental review begins, according to AB 52 and SB 18 (if applicable), and tribal representative requests will be included into project approval, including notification, monitoring, and consultations in accord with federal and state requirements. Any evidence of cultural resources that might be unearthed in the process of construction would be required to comply with SHMC which establishes mitigation measures for archaeological resources. Compliance with existing regulations would ensure impacts related to archaeological resources and human remains would remain less than significant, the same as impacts identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and comply with relevant policies and standards within the General Plan Historic Resources Element and the SHMC previously adopted to protect archaeological and paleontological resources and significant architectural or historical buildings. Therefore, the Public Health, Safety, and Noise Element update would not result in significant adverse impacts related to cultural resources.

Conclusion

The 2040 Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.6 Energy, Greenhouse Gases, and Climate Change

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Significant and Unavoidable	GHG-1	No	No	No	Yes	Yes
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Significant and Unavoidable	GHG-1	No	No	No	Yes	Yes
c. Cause wasteful, inefficient, and unnecessary consumption of energy during project construction, operation, and/or maintenance?	Less than Significant	None	No	No	No	Yes	Yes
d. Conflict with the CBC Energy Efficiency Standards, the CARB passenger vehicle GHG emission reduction targets for 2020 and 2035, or any other applicable energy conservation regulations?	Less than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Energy, Greenhous Gas Emissions, and Climate Change Findings

The 2040 General Plan EIR determined impacts related to greenhouse gas (GHG) emissions would be significant and unavoidable, Section 3.6, *Energy, Greenhouse Gas Emissions, and Climate Change*. Buildout under the 2040 General Plan would result in a substantial increase in GHG emissions from baseline conditions by 2040 and would not make substantial progress towards meeting the State's 2050 goal of 80 percent reduction from 1990 levels pursuant to Executive Order S-03-05. The primary source of GHG emissions under the General Plan would be from the transportation sector and the second largest source of emissions would be from the commercial/industrial sector. To reduce impacts related to greenhouse gas emissions, the 2040 General Plan EIR required Mitigation Measure GHG-1. However, even with implementation of the mitigation measure and policies within the 2040 General Plan aimed at reducing GHG emissions, the 2040 General Plan EIR concluded that impacts would remain significant and unavoidable.

> **Mitigation Measure GHG-1**: The City of St. Helena shall adopt and begin to implement a Climate Action Plan within a goal of 18 months, but no later than 36 months, of adopting the Proposed Plan update to address the GHG reduction goals of Executive Order B-30-15 and Executive Order S- 03-05 for GHG sectors that the City has direct or indirect jurisdictional control over. The Climate Action Plan shall include a community inventory of GHG emission sources, and quantifiable GHG emissions reduction targets for 2030 and 2050, and an interim target for the General Plan buildout year 2040, that are consistent with the statewide GHG reduction targets. The City shall monitor progress toward its GHG emissions reduction goals and prepare reports every five years detailing that progress.

In addition, the 2040 General Plan EIR concluded that impacts related to consistency with applicable plans, policies, and regulation regarding GHG reductions would be significant and unavoidable. Under buildout of the 2040 General Plan, per capita emissions would exceed the significance threshold of 2.3 metric tons of carbon dioxide equivalent per service population in 2040, which would conflict with CARB's 2017 Scoping Plan, AB32, and Executive Order S-03-05, and BAAQMD's CEQA Guidelines. Mitigation Measure GHG-1 would help reduce GHG emissions, however further action at the State and federal level would be necessary to achieve State reduction targets. At the time, there were no post-2030 State or federal measures that would assist the city in achieving the efficiency target in 2040, even with implementation of Mitigation Measure GHG-1. Therefore, the General Plan could potentially conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of GHGs, meaning impacts would remain significant and unavoidable.

The 2040 General Plan EIR concluded that impacts related to energy resources would be less than significant for energy consumption and consistency with state or local plans for renewable energy or energy efficiency. The General Plan EIR determined that implementation of the General Plan would decrease net energy consumption and per service population energy consumption due to delivery of energy through Marin Clean Energy which has higher goals for renewable energy than PG&E and through an increase in fuel efficiency for vehicles. Furthermore, policies within the General Plan aim to reduce energy consumption of natural gas, electricity, and gasoline and diesel fuels by fostering an increase in energy efficiency and renewable energy, encouraging bicycle and pedestrian transit, and decreasing use of cars. All future development under the Proposed Plan would be required to comply with the latest California Building Code (CBC) requirements, including CBC Energy Efficiency

Standards, as well as all federal, State, and local rules and regulations pertaining to energy consumption and conservation.

By decreasing demand for energy- and fuel-related energy resources both overall and on a per service population basis and complying with applicable federal, State, and local regulations, impacts to energy consumption and consistency with state or local plans for renewable energy or energy efficiency would be less than significant.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031).

Implementation of the Housing Element update could increase the demand for electricity and natural gas. However, new development would be required to comply with statewide mandatory energy requirements outlined in CALGreen, which could decrease energy consumption in new and retrofitted structures. In addition, consistent with the General Plan, the Housing Element supports higher density that would reduce vehicle miles traveled (VMT) and fuel consumption compared to existing lower-density development. Therefore, energy consumption would not be wasteful, inefficient, or unnecessary, and the Housing Element update would not conflict with nor obstruct a State or local plan for increasing renewable energy or energy efficiency. Impacts would be less than significant, the same as those identified in the 2040 General Plan EIR.

Consistent with buildout under the 2040 General Plan, implementation of the proposed Housing Element update could increase the frequency and/or severity of GHG emissions or otherwise conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gases. Annual development under the Housing Element update could exceed the GHG significance threshold applied in the 2040 General Plan EIR and conflict with the 2017 Climate Change Scoping Plan. Potential impacts caused by development allowed under the Housing Element would be reduced through implementation of Mitigation Measure GHG-1, identified in the General Plan EIR. However, impacts would remain significant and unavoidable even with implementation of mitigation, the same as impacts identified in the General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update would not increase built out or population increases in the city and would not directly result in development or activities that would increase demand for energy or increase VMT. Policies within the update encourage use of renewable back-up power sources and storage that would support the City's a more reliable and less wasteful source of energy for use during emergencies. In addition, any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk from climate safety hazards would be subject to project-specific development and planning review and comply with the CBC Energy Efficiency Standards, policies within the General Plan aimed at reducing energy consumption of natural gas, electricity, and gasoline and

diesel fuels, and all federal, State, and local rules and regulations pertaining to energy consumption and conservation. Therefore, the Public Health, Safety, and Noise Element update would have less than significant impacts related to GHG emissions, energy or climate change.

Conclusion

Based on the above, the Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.7 Geology, Soils, and Seismicity

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the Housing Element update:							
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			No	No	No	Yes	Yes
1. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map or based on other substantial evidence of a known fault?	Less than significant	None	No	No	No	Yes	Yes
2. Strong seismic ground shaking?	Less than significant	None	No	No	No	Yes	Yes
3. Seismic-related ground failure, including liquefaction?	Less than significant	None	No	No	No	Yes	Yes
4. Landslides?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
b. Result in substantial soil erosion or topsoil loss?	Less than significant	None	No	No	No	Yes	Yes
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Less than significant	None	No	No	No	Yes	Yes
d. Be located on expansive soil, as defined in Section 1803.5.3, Expansive Soil, of the California Building Standards Code (2013), creating substantial risks to life or property?	Less than significant	None	No	No	No	Yes	Yes
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Geology, Soils, and Seismicity Findings

The 2040 General Plan EIR determined that impacts to geology, soils, and seismicity would be less than significant for adverse effects related to rupture of a known fault, strong ground shaking, seismic-related ground failure, or landslides; soil erosion; landslide, lateral spreading, subsidence, liquefaction, or collapse; locating development on expansive soils; and installing septic tanks and alternative waste water disposal systems in expansive soils, Section 3.7, *Soils, Geology, and Seismicity*. It further stated that individual development projects would be subject to project-specific development and planning review, including adherence to standards for geology, soils, and seismicity impacts. Implementation of the 2040 General Plan would be less than significant in regard to impacts to geology, soils, and seismicity.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Consistent with buildout under the 2040 General Plan, buildout under the Housing Element update could result in impacts related to geologic hazards, including seismic activity, faults, liquefaction, landslides, erosion, and unstable soils. However, new development would be required to comply with local and state codes and requirements related to geologic hazards, including the CBC, the National Pollutant Discharge Elimination System (NPDES) program, and applicable General Plan policies. Compliance with these requirements would ensure impacts would remain less than significant. In addition, consistent with buildout allowed under the General Plan, new development under the Housing Element update would connect to the existing sewer system and not include septic tanks or other alternative wastewater disposal systems. Therefore, impacts related to geology and soils would be less than significant, the same as those identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update contains policies and implementation actions that would mitigate potential impacts related to geology and soils by requiring soils and geology reports for new development, prohibiting development on instable slopes, and limiting development in hillside areas with potential for slope failure. None of the implementation items would directly result new structures that would be exposed to seismic activity, faults, liquefaction, landslides, erosion, or unstable soils or involve septic tanks. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and any impacts would be mitigated through compliance with all applicable General Plan policies, the CBC, the NPDES program, and all other applicable local and state codes and requirements. Therefore, the Public Health, Safety, and Noise Element update would not result in significant adverse impacts.

Conclusion

The Housing Element update as well as the Public Health, Safety and Noise Element Updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.8 Hazards and Hazardous Materials

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Less than significant	None	No	No	No	Yes	Yes
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than significant	None	No	No	No	Yes	Yes
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than significant	None	No	No	No	Yes	Yes
d. Be located on a site that is included on a list of hazardous material sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than significant	None	No	No	No	Yes	Yes
f. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	Less than significant	None	No	No	No	Yes	Yes
g. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport, public use airport, or private airstrip, would the project result in a safety hazard for people residing or working in the Planning Area?	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Hazards and Hazardous

The 2040 General Plan EIR determined that impacts for hazards and hazardous materials would be less than significant for transport, use, and disposal of hazardous materials; upset and accident conditions involving the release of hazardous materials into the environment; emissions or handling of hazardous materials within one-quarter mile of a school; location of development projects on hazardous materials sites such that the new use would create a hazard to the public or the environment; interference with an adopted emergency response or evacuation plan; and risk from wildland fire in lands adjacent to urbanized or residential areas, Section 3.8, *Hazards and Hazardous Materials*. It further stated that the Plan Area. The 2040 General Plan EIR described that individual development projects would be subject to project-specific development and planning review, including adherence to state, regional, and local regulations and standards related to hazards. There are no airport land use compatibility plans within the planning area or public airports, public use airports, or private airstrips within two miles of affecting any portion of the General Plan planning area.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Consistent with buildout under the 2040 General Plan, construction and operation of the development allowed under the Housing Element update would be subject to existing regulations related to use, storage, handling, and disposal of hazardous materials. Applicable regulations would include those set forth by the California Department of Toxic Substances Control, State Water Resources Control Board, Regional Water Quality Control Board, California Highway Patrol and California Department of Transportation, and BAAQMD. Compliance with these existing regulations would ensure impacts related hazardous materials would remain less than significant, consistent with the 2040 General Plan EIR. The proposed Housing Element update would not include circulation changes and is not located within the planning boundaries of any airports. Therefore, impacts would be less than significant, the same as those identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update contains policies and implementation actions to enhance emergency response and evacuation procedures through testing of response exercises and maintaining the City's emergency response plan. In addition, policies and implementation actions address risk associated with the use, transport, and disposal of hazardous materials and wildfire prevention and response. The update is would not directly result in development that would have the potential to impact hazards or hazardous materials. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and would be required to comply with relevant

policies within the General Plan California, as well as applicable standards from the Department of Toxic Substances Control, State Water Resources Control Board, Regional Water Quality Control Board, California Highway Patrol and California Department of Transportation, and BAAQMD. Therefore, the Public Health, Safety, and Noise Element update would not result in significant adverse impacts.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.9 Hydrology and Water Quality

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Violate any water quality standards or waste discharge requirements?	Less than significant	None	No	No	No	Yes	Yes
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	Less than significant	None	No	No	No	Yes	Yes
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	Less than Significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
d. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than significant	None	No	No	No	Yes	Yes
e. Otherwise substantially degrade water quality?	Less than significant	None	No	No	No	Yes	Yes
f. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than significant with Mitigation	HYDRO-1	No	No	No	Yes	Yes
g. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Less than significant	None	No	No	No	Yes	Yes
h. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam, or inundation by seiche, tsunami, or mudflow?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
i. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Hydrology and Water Quality Findings

The 2040 General Plan EIR determined that impacts to hydrology and water quality would be less than significant for water quality standards and waste discharge requirements, depletion of ground water, drainage, runoff, erosion, and siltation. It further stated that new development under the General Plan would primarily result in redevelopment of previously developed sites with residential, commercial, and public uses, which would have a limited effect on local drainage or runoff characteristics. The 2040 General Plan EIR also concluded that on-going compliance with the NPDES requirements, including required implementation of BMPs to treat storm water runoff and protect water quality, the Bay Area Stormwater Management Agencies Association's Manual design guidance for stormwater treatment, Title 16 of the SHMC, and General Plan policies would reduce potential impacts related to water quality, runoff, and flooding. Buildout of the General Plan would generate a small increase in impervious surfaces, although the planning area is already largely developed. However, it would not be anticipated that new development would contribute to a significant impact on water quality, groundwater recharge, or runoff.

The 2040 General Plan EIR determined that impacts related to placement of housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map would be less than significant with mitigation. Implementation of the General Plan could result in development on sites partially or fully within the 100-year flood zone or construction of new housing within flood hazard zones. Policies within the General Plan and compliance with the SHMC regulate development in flood hazard areas, consistent with standards from the Federal Emergency Management Agency. To further reduce impacts related to development within flood zones, the 2040 General Plan EIR required Mitigation Measure HYDRO-1, which would reduce impacts to a less than significant level.

> **Mitigation Measure HYDRO-1:** Any proposed development or redevelopment on land designated as regulatory floodway on current Federal Emergency Management Agency maps shall, prior to issuance of a construction permit, obtain and submit to the City a Letter of Map Revision from the Federal Emergency Management Agency, demonstrating that a hydrologic and hydraulic analysis showed that grading modifications were performed such that the proposed development would no longer be within the floodway. These modifications shall be completed without raising the base flood level or impacting other properties.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Development allowed under the Housing Element update would be subject to existing regulations, including NPDES requirements, required BMPs, San Francisco Bay Area Stormwater Management Agencies Association 's Manual design guidance for stormwater treatment, Title 16 of the SHMC, and General Plan policies related to water quality, runoff, and erosion, siltation, and flooding control. Compliance with these existing regulations would ensure

impacts related to water quality, drainage, erosion, siltation, runoff, and flooding would remain less than significant, the same as impacts identified in the 2040 General Plan EIR.

Consistent with buildout under the General Plan, implementation of the proposed Housing Element update, including associated construction activities could result in impacts to groundwater supply. Individual projects allowed under the Housing Element update would be subject to Mitigation Measure HYDRO-1 identified in the General Plan EIR and project-level environmental review, which would identify potential impacts and reduce impacts to a less than significant level, the same as under the General Plan.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update contains policies and implementation actions that reduce risk of floods and impacts related to flood hazards. None of the policies or implementation actions would impact hydrology or water quality or directly result in development that would alter existing drainage patterns, contribute to runoff, degrade water quality, impact groundwater supply and recharge, or expose people or structures to flood hazards. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and would be required to comply with NPDES requirements, including required implementation of BMPs to treat storm water runoff and protect water quality, the Bay Area Stormwater Management Agencies Association's Manual design guidance for stormwater treatment, Title 16 of the SHMC, and applicable General Plan policies. Therefore, the Public Health, Safety, and Noise Element update would not have an adverse impact and hydrology and water quality.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

This page intentionally left blank.

6.10 Land Use, Population, and Housing

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Physically divide an established community?	No Impact	None	No	No	No	Yes	Yes
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	No Impact	None	No	No	No	Yes	Yes
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	No Impact	None	No	No	No	Yes	Yes
d. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
e. Displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Land Use Planning, Housing, and Population Findings

The 2040 General Plan EIR determined that impacts to land use and planning would be less than significant as they pertain to dividing established communities, conflicts with applicable land use plans, habitat conservation plan or natural community conservation plan, and displacing substantial numbers of existing housing or people, Section 3.10 *Land Use, Population, and Housing*. The 2040 General Plan EIR further found that General Plan implementation would not physically divide an established community and would beneficially increase connectivity throughout the city. The 2040 General Plan EIR further stated that individual development projects under the General Plan would be subject to project-specific development and planning review, which would ensure adherence to standards for land use planning, housing, and population.

Addendum Analysis

The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies a range of sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites may differ from those identified in the General Plan EIR. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031Consistent with development under the General Plan, the Housing Element update would not involve circulation changes to the Plan Area, and individual development projects would occur within private and City-owned property in already developed areas. In addition, projects under the Housing Element update would be subject to General Plan policies related to increased connectivity for pedestrians, bicycles, and drivers in the City. Therefore, development under the Housing Element update would not physically divide a community, and impacts would remain less than significant. Moreover, consistent with the General Plan, development under the Housing Element update would be subject to existing zoning and development regulations in the SHMC and policies in the General Plan. Compliance with these regulations and policies and required development and planning review would ensure individual projects would not conflict with applicable land use policies, plans, and regulations. Therefore, impacts would be less than significant, the same as those identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. None of the policies or implementation actions would result in new structures that would physically divide a community or change existing land uses. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would not displace people or housing or result in population growth. would not result in significant adverse impacts related to land use, population, and housing.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

This page intentionally left blank.

6.11 Noise

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the General Plan update:							
a. Expose persons to or generate noise levels in excess of standards established in the proposed General Plan Noise Element, or applicable standards of other agencies?	Less than significant	None	No	No	No	Yes	Yes
b. Expose persons to or generate excessive groundborne vibration or groundborne noise levels?	Less than significant with mitigation	NO-1	No	No	No	Yes	Yes
c. Result in a substantial permanent increase in ambient noise levels in the vicinity of the Planning Area above levels existing without the project?	Significant and unavoidable	None	No	No	No	Yes	Yes
d. Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, expose people residing or working in the Planning Area to excessive noise levels?	No Impact	None	No	No	No	Yes	Yes
f. For a project within the vicinity of a private airstrip, expose people residing or working in the Planning Area to excessive noise levels?	No Impact	None	No	No	No	Yes	Yes

2040 General Plan EIR Noise Findings

As discussed under in Section 3.11, *Noise*, of the 2040 General Plan EIR, impacts related to construction, traffic, railway, and stationary noise sources would be less than significant. Policies within the Public Health, Safety, and Noise Element address construction operation noise, noise compatibility along the rail line, traffic noise impacts, and stationary noise sources. Impacts from to traffic-related vibration and rail vibration was determined to be less than significant with mitigation.

The 2040 General Plan EIR concluded that impacts related to vibration during construction would be less than significant with mitigation. Impacts related to traffic vibration and rail vibration were less than significant. Construction of new development under the 2040 General Plan could result in use of heavy duty equipment that could produce vibration that may be felt by adjacent uses. Construction equipment operating within 25 feet of sensitive land uses could generate distinctly perceptible vibration, non-pile driving construction activities occurring within 25 feet of sensitive uses could result in significant vibration impacts. In addition, pile driving occurring within approximately 175 feet or 300 feet of sensitive uses for vibratory/sonic pile drivers and impact pile drivers, respectively, could also result in significant vibration impacts. As the specific future projects to be developed under the General Plan are not known at this time, and as the level of construction activity that would occur at various locations for future projects is also not known, it is possible the future construction activities could result in significant vibration impacts in portions of the Planning Area near historic structures and sensitive receptors such as schools and residences. To reduce construction related vibration impacts, the General Plan EIR required Mitigation Measure NO-1 which would reduce impacts to less than significant.

> **Mitigation Measure NO-1:** Where vibration impacts have the potential to cause structural damage or distinctly perceptible human response (reference Tables 3.11-12 to 3.11-14, or more recent sources), require a vibration study, prepared by a qualified vibration consultant. The study should include a site-specific engineering assessment of potential vibration impacts to structures and sensitive receptors from construction activities and specify a mitigation plan to minimize the impacts using all reasonable and feasible means available. The mitigation plan should include a procedure for establishing threshold and limiting vibration values for potentially affected structures, based on an assessment of each structure's ability to withstand the loads and displacements due to construction vibrations and a commitment to develop a vibration monitoring plan during the engineering phase and to implement a compliance monitoring program during construction.

The 2040 General Plan EIR reported there would be no noise impacts related to exposure of people residing or working in the Planning Area to excessive noise levels related to use of a public airport or private airstrip since the Planning Area is not in proximity to either a public airport or private airstrip. The nearest public airport to St. Helena is Angwin-Parrett Field located 4 miles northeast of the Planning Area and the nearest private airstrip is the Pope Valley Airport located 7 miles northeast of the Planning Area.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element,

change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Consistent with buildout under the General Plan, construction of individual projects under the proposed Housing Element update could increase the frequency and/or severity of noise levels within the city. Individual projects allowed under the Housing Element update would be subject to Mitigation Measure NO-1, which would reduce construction vibration impacts to a less than significant level. Operation of individual projects under the proposed Housing Element update could increase the frequency and/or severity of traffic-related noise levels within the city but they would be less than significant. Individual projects allowed under the Housing Element update would be subject to policies identified in the Public Health, Safety, and Noise Element and standards within the SHMC related to noise. Compliance with these requirements would ensure impacts related to increases in noise levels from construction, traffic, rail, and stationary sources would remain less than significant. Consistent with development allowed under the General Plan, the proposed project would not be located within the vicinity of a private air strip or an airport land use plan and would not expose people residing or working in the area to excessive airport-related noise levels. Therefore, impacts would be less than significant, the same as those identified in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update contains policies and implementation actions aimed at minimizing noise, including noise generated by construction and traffic. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and would be required to comply with noise standards within the SHMC and General Plan. Therefore, the Public Health, Safety, and Noise Element update would have no impact related to noise.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.12 Public Services and Recreation

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Implementation of the Proposed Plan would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection, police protection, schools, parks, or other public facilities?	Less than significant	None	No	No	No	Yes	Yes
b. Implementation of the Proposed Plan would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	Less than significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Implementation of the Proposed Plan would not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	Less than significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Public Services and Recreation Findings

As discussed in Section 3.12, *Public Services*, of the 2040 General Plan EIR, buildout under the 2040 General Plan would not result in significant impacts to local fire and police agencies or other public facilities within the City of St. Helena. Projected new development under the 2040 General Plan could result in population and employment increase but would not result in substantial increase demand for fire services, police services, schools, parks, recreation, and library facilities. The increase in service population would not require construction of new or expansion of existing facilities for fire service, police service, schools, parks or other public facilities. Policies within the General Plan monitor the need for additional public facilities, pursue sites for future facilities, require Fire Department and Police department review of individual development projects, and implement public safety impact fees. In addition, potential new or expanded public service facilities would be subject to additional CEQA review. Therefore, impacts were found to be less than significant.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). Consistent with buildout under the General Plan and analyzed in the 2040 General Plan EIR, buildout under the Housing Element update could increase the demand for fire, police, schools, parks, and library services within the city but is not anticipated to generate a need for the construction of new facilities or expansion of existing ones. Most sites are urban infill sites where development already exists and public services are already being provided. New development would be required to pay safety impact fees and subject to review by the Fire Department and Police Department. Additionally, General Plan policies governing public services would remain in effect for the Housing Element update and future development projects. Compliance with General Plan goals and policies regarding public services and recreation would ensure that new housing would not result in a substantial demand to public services. These goals and policies would continue to apply to projects implemented under the Housing Element update. Therefore, potential impacts to public services associated with implementation of the updated Housing Element are within the scope of impacts analyzed in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update would not result in development that would increase demand for public services or governmental or recreational facilities. The update includes policies and implementation actions that would ensure adequate provisions of public services, including fire and police protection, and protect of City facilities from potential natural and made-made hazards which would improve response times and safety. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would increase service ratios, response times, and other performance objectives for public services and facilities. Potential development

would be subject to project-specific development and planning review and comply with General Plan goals and policies regarding public services and recreation. Therefore, the Public Health, Safety, and Noise Element update would have no impact related to public services or recreation.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.13 Transportation and Traffic

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?				
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?	Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
Would adoption of the General Plan update:							
a. Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways, and freeways, pedestrian and bicycle paths, and mass transit?	Significant and unavoidable	None	No	No	No	Yes	Yes
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	Not discussed	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	Less than significant	None	No	No	No	Yes	Yes
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than significant	None	No	No	No	Yes	Yes
e. Result in inadequate emergency access?							
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?							

2040 General Plan EIR Transportation Findings

The 2040 General Plan EIR concluded that impacts related to transportation would be significant and unavoidable regarding consistency with policies and regulations related to roadway, transit, pedestrian, and bicycle facilities, Section 3.13, *Transportation.* The 2040 General Plan EIR determined 7 out of 27 analyzed intersections would have significant impacts. Policies and actions within the General Plan aim to reduce single occupancy vehicle trips, improve circulation throughout the city, and promote options for alternate forms of transportation. To reduce impacts to intersections, the 2040 General Plan EIR required Mitigation Measures TR-1, TR-2, TR-3, TR-4, TR-5, and TR-6. However, even with implementation of the mitigation measures, the 2040 General Plan EIR concluded that impacts would remain significant and unavoidable. Main Street is a State highway (State Route 29), therefore mitigation measures along Main Street are subject to Caltrans approval and cannot be guaranteed by the City. In addition, improvements to accommodate future traffic volumes may not be implemented due to lack of funds. Therefore, because the City cannot guarantee that needed improvements would be implemented, impacts to intersection traffic operations are significant and unavoidable.

The 2040 General Plan EIR determined that other transportation impacts would be less than significant, including potential to conflict with applicable congestion management programs, change in air traffic patterns, increase in hazards due to a design feature or incompatible uses, emergency access, and potential to conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites evaluated previously for potential environmental impacts in the General Plan EIR. The Housing Element update identifies sites, shown in Figure 3, that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031), including urban infill sites and sites with existing development.

Pursuant to CEQA Guidelines Section 5064.3, subdivision(b), a project's transportation impact is now based on VMT instead of an level of service analysis as conducted under the 2040 General Plan EIR. Under the updated State requirements, VMT are derived based on location and the amount and distance of vehicle travel attributable to a project, including induced automobile travel. Significance criteria used to determine VMT impact include questions as to whether the project would cause substantial additional VMT, or substantially induce additional automobile travel by increasing physical roadway capacity in congested areas (e.g., by adding new mixed flow travel lanes) or by adding new roadways to the network.

The Housing Element update would facilitate development of 307 units to meet the City of St. Helena's RHNA for the current planning period. The proposed housing sites in the Housing Element update would concentrate housing development in the City, which would reduce overall VMT. Furthermore, the policies within the General Plan encourage the use of transit, bicycling and pedestrian routes and work to reduce VMT. Buildout under the Housing Element update would be subject to comply with these policies. Therefore, potential transportation impacts associated with

implementation of the updated Housing Element are within the scope of impacts analyzed in the 2040 General Plan EIR.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update includes policies and implementation actions to alleviate evacuation constraints for residential developments with less than two emergency evacuation routes and would strengthen emergency preparedness and evacuation procedures. None of the policies or implementation actions would impact congestion management programs, change air traffic patterns, increase hazards due to a design feature or incompatible use, impair emergency access, or conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would be subject to project-specific development and planning review and comply with applicable policies in the General Plan aimed at reducing VMT and transportation impacts. Therefore, the Public Health, Safety, and Noise Element update would have no adverse impacts related to transportation.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

6.14 Utilities and Service Systems

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
Would adoption of the General Plan update:							
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less Than Significant	None	No	No	No	Yes	Yes
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than Significant with Mitigation	UTS-1	No	No	No	Yes	Yes
c. Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than significant	None	No	No	No	Yes	Yes
d. Have insufficient water supplies available to serve the project from existing entitlements and resources such that new or expanded entitlements needed?	Less than Significant	None	No	No	No	Yes	Yes

EIR Evaluation Criteria	EIR Significance Conclusion	EIR Mitigation Measures	CEQA Guidelines Section 15162 Is a Subsequent EIR Needed?			Are Only Minor Technical Changes or Additions Necessary or Did None of the Conditions Described in §15162 Occur? (§15164(a))	Project is within the Scope of General Plan EIR?
			Do the Proposed Changes Involve a New or Substantial Increase in the Severity of Previously Identified Impacts?	Are There New Circumstances Involving a New or Substantial Increase in the Severity of Previously Identified Impacts?	Is There New Information of Substantial Importance Requiring New Analysis or Verification?		
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has inadequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than Significant	None	No	No	No	Yes	Yes
f. Be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less than Significant	None	No	No	No	Yes	Yes
g. Not comply with federal, State, and local statutes and regulations related to solid waste?	Less than Significant	None	No	No	No	Yes	Yes

2040 General Plan EIR Utilities and Service Systems Findings

The 2040 General Plan EIR concluded that impacts related to wastewater, water supply, and solid waste would be less than significant provided that proposed projects would comply with federal, State, and local statutes and regulations and the policies and actions within the General Plan addressing wastewater capacity, stormwater runoff, water conservation, waste management, recycling, and composting. The City plans to increase the wastewater treatment plant permitted capacity from 0.5 million gallons per day to 0.65 million gallons per day by 2030, which would have sufficient capacity to accommodate buildout under the General Plan. Any new stormwater facilities would comply with all applicable environmental regulations, including project-level environmental review and NPDES permits regulations. The City's Water Neutral Policy for Development would ensure future water demand does not exceed current demand by requiring any new water demand be offset by water conservation retrofits or in-lieu payments for the City to conduct retrofits. Buildout under the General Plan would not require exceed the capacity of the Clover Flat Landfill which has significant remaining capacity. Therefore, the General Plan EIR determined there would be no significant impacts to the city's utilities or service systems.

Addendum Analysis

The Housing Element update is a policy document consistent with the General Plan. The Housing Element update identifies sites, shown in Figure 3, evaluated previously for potential environmental impacts in the General Plan EIR that could be developed to meet the City's 6th cycle RHNA throughout St. Helena. Some of these sites could require land use changes that would bring the zoning into consistency with the Land Use Element, change the existing land use, or allow for increased density. Many of these sites have existing connections to utility and service systems as they are infill sites or already developed. As discussed in Section 5, *Addendum Methodology*, the City of St. Helena has several options for sites that could undergo land use changes through Program H-A to facilitate development of housing units to meet the RHNA during the 6th cycle (2023-2031). . All future development accommodated under the Housing Element update would be required to adhere to the General Plan, adopted master plans, and other regulatory requirements concerning water, wastewater, storm drains, solid waste, and other infrastructure; water supply; and wastewater treatment systems.

Consistent with buildout under the General Plan, implementation of the proposed Housing Element update could increase population such that new or expanded wastewater facilities would be required to provide utilities and service systems to new development. In addition, future development for new or expanded facilities would be subject to further environmental analysis, pursuant to CEQA Guidelines section 15168(c) and as required by state law, to evaluate potential impacts.

The Public Health, Safety, and Noise Element update revised information on public and critical facilities, discussed safety impacts from climate change, and added implementation measures to create evacuation plans and educate residents and address climate vulnerability. The update includes policies and implementation actions that aim to enhance and protect the City's utilities and service system, such as improving efficiency of stormwater drainage systems and ensuring adequate water supply. Any potential updates to structures or development of climate resilient infrastructure designed to mitigate potential risk of climate safety hazards would work to address these goals and would be subject to project-specific development and planning review and comply with applicable policies in the General Plan, NPDES permits regulations, and the City's Water Neutral Policy for

Development. Therefore, the Public Health, Safety, and Noise Element update would have no adverse impacts related to utilities and service systems.

Conclusion

The Housing Element update, as well as the Public Health, Safety, and Noise Element updates would not result in new or more severe impacts (direct or indirect) than were analyzed in the 2040 General Plan EIR.

7 Summary of Findings

The Housing Element update is part of the City's General Plan, and like other elements within the General Plan, includes goals and policies that the City should meet when it comes to the planning of housing. The Housing Element is unique from the other elements within the General Plan in that it is required to be periodically updated to align with the State's allocation of the RHNA. Also, the Housing Element includes Housing Programs that are required to be implemented within the planning period established for the Housing Element. These programs are usually implemented over time as a separate project after the Housing Element is adopted. The Housing Element update does not involve site-specific projects but does include identified sites that could undergo land use changes through Program H-A to facilitate development of RHNA housing units during the 6th cycle. The sites inventory (provided in the Housing Resources chapter of the Housing Element update) yields housing units that exceed the number needed to meet the RHNA requirements, as demonstrated in Table 3.

The General Plan Program EIR is accompanied the City's 2040 General Plan update. Future development and zoning changes associated with the Housing Element's Housing Programs will be subject to applicable development standards and reviews established by City ordinances.

The Public Health, Safety, and Noise Element update does not involve site-specific projects but proposes policies and implementation actions that are aimed at enhancing emergency response and evacuation procedures and minimizing impacts to people and structures from natural and man-made disasters. Any potential updates to structures or development of climate resilient infrastructure would be designed to mitigate potential impacts associated with climate safety hazards. Potential updates and development would not generate population growth or additional VMT or result in an increase in demand for services or facilities.

This analysis demonstrates that adoption of the Housing Element and Public Health, Safety, and Noise Element update would not result in impacts beyond those addressed or analyzed in the General Plan EIR, nor does the General Plan update present new information that shows impacts would be more significant than those described in the General Plan EIR. Therefore, the General Plan EIR applies to the General Plan update and no additional environmental assessment is required.

This analysis was performed pursuant to CEQA Guidelines Sections 15162 and 15164 and is intended to determine if additional environmental review is required or if the changes proposed by the project are within the scope of the previously certified 2040 General Plan EIR. This analysis determined that the 2040 General Plan EIR is of continuing informational value, the proposed changes in the General Plan update are within the scope of that previously certified EIR, and none of the conditions requiring the preparation of subsequent or supplemental environmental review under CEQA Guidelines section 15162 exists. Therefore, the City of St. Helena, as lead agency, has determined that this Addendum to the EIR is sufficient to meet the requirements of CEQA and no additional environmental review is required. Pursuant to CEQA Guidelines section 15164, this Addendum does not need to be circulated for public review and can be included in or attached to the final EIR. The decision-making body shall consider the Addendum with the Final EIR prior to deciding upon the Project.

8 References

Bibliography

St. Helena, City of. 2018. *St. Helena General Plan Update 2040 Draft Environmental Impact Report SCH#2010042001.* St. Helena, CA. October, 2018.

St. Helena, City of. 2019. *General Plan Update 2040.* St. Helena, CA. April, 2019.

List of Preparers

Rincon, Consultants, Inc. prepared this Addendum under contract to the City of St. Helena. Persons involved in data gathering analysis, project management, and quality control are listed below.

RINCON CONSULTANTS, INC.

Darcy Kremin, AICP, Director
Ryan Russell, Project Manager
Leeza Segal, Associate Planner

9 Public Health, Safety, and Noise

9.1 Purpose of the Element

The Public Health, Safety, and Noise Element presents a framework for minimizing risks posed by environmental and human-caused hazards that may impact St. Helena residents' health and welfare. The Public Health, Safety, and Noise Element aims to protect St. Helena residents, workers, and visitors from negative exposure to flooding, fires, hazardous materials, air pollution, geologic and seismic hazards, **disaster response, and climate change hazards.**

The Public Health, Safety, and Noise Element includes the following sections.

- **9.2 Public Health, Safety, and Noise in St. Helena.** Summarizes key issues related to the public health and safety of St. Helena residents, workers, and visitors (p. 9-1).
- **9.3 Key Findings.** Identifies key findings based on an existing conditions analysis (p. 9-14).
- **9.4 Goals.** Defines overarching goals to guide policies and implementing actions (p. 9-17).
- **9.5 Policies and Implementing Actions.** Identifies policies and implementing actions to minimize hazards and risks to life and property (p. 9-17).

9.2 Public Health, Safety, and Noise in St. Helena

St. Helena is surrounded by natural beauty, hillsides, vineyards, and waterways. While these natural features are great assets for the community, they can present risks due to flood, fire, geologic, seismic and **climate change.** In addition, human-caused risks, such as hazardous materials, air pollution, and unhealthy noise levels can also pose risks to community health and safety. Effective planning to prepare for and mitigate the adverse effects of these natural and human-caused risks can help ensure that St. Helena maintains a high level of safety for its residents, workers, and visitors. Following is a discussion of the **steps St. Helena takes to prepare for these risks, the potential impacts the various risks could have on St. Helena and ways for the City to minimize or prepare for these potential impacts.**

Public Safety Services

Identification of public safety services in the Public Health, Safety, and Noise Element is important because these services are critical to the property and life savings effort required during an emergency and must be identified to comply with Government Code 65302. The Napa County Fire Department and the City of St. Helena Fire Department provide fire and emergency services for St. Helena. The City is served by the following fire stations that have the capability to respond to medical emergencies, rescues, structural fire, and wildfire: Napa County Station #26, located at 3535 Saint Helena Highway in Calistoga, the Napa County Station #12, located at 7401 Solano Ave in Yountville, the Napa County Volunteer Station #15, located at 1989 Highway 29 in Rutherford, the Napa County Volunteer Station #21, located at 680 Sanitarium Road, and the St. Helena Fire Station, located at 1480 Main St in St. Helena. Additional public safety services are provided by the St. Helena Police Department. The St. Helena Police Department is located at 1480 Main Street in St. Helena.

Emergency Preparedness

The State of California requires all municipal governments to prepare and plan for potential emergencies including natural and human caused events. St. Helena seeks to ensure the safety of its residents, services, infrastructure, businesses, and buildings during an emergency scenario.

Emergency preparedness efforts in St. Helena include:

- **Implementation of risk reductions measures identified in the Napa County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).**
- **Implementation of emergency operation protocols as included in Napa County Emergency Operations Plan.**
- **Continued coordination of evacuation management planning through Zonehaven, in conjunction with the Napa County Sheriff Department, Napa County Office of Emergency Services, CAL FIRE, and neighboring jurisdictions.**
- **Education and training of residents on emergency response management and preparedness as part of the Napa Valley Community Emergency Response (CERT) program.**
- **Upgrades to structures and infrastructure to comply with building and fire codes.**
- **Maintaining a cooling center at the St Helena Library (1492 Library Lane) during extreme heat events.**

The City is actively engaged in local and regional emergency planning efforts. St. Helena is a participating jurisidction of the Napa County MJHMP, which includes a hazard mitigation assessment and mitigation actions for Napa County and participating jurisdictions. Additionally, the City is involved in the development and regular updates to the Napa County Operational Area Emergency Operations Plan, which describes emergency operation planning processes and protocols for Napa County jurisidctions These efforts combine with an actively engaged and educated public to support emergency preparedness for the City.

Critical Facilities

Critical facilities are structures and institutions necessary for a community to respond to and recover from emergencies. Identification of them is important because critical facilities must continue to operate during and following a disaster to reduce the severity of impacts and accelerate recovery. They are essential to the health and welfare of residents and are relied upon to recover following hazard events. Such facilities have been identified in the Napa County MJHMP and several are located in St. Helena or in close proximity to the City. They include police stations, fire stations, hospitals, elder care facilities, schools, regional emergency services, critical water facilities, and governmental buildings. Additionally, facilities such as natural gas pipelines and the transportation system are identified as critical infrastructure, which enable buildings, residences, and the transport of good and services to remain functional. These critical facilities are identified in Figure 9.1 below.

Emergency Evacuation & Isolated St. Helena Neighborhoods

Evacuation routes are used to move residents out of impacted areas before or during a disaster or hazard event. St. Helena's major evacuation routes include State Route 29 and the Silverado Trail, which lies east of and directly parallel to State Route 29. In addition to identification of these major routes, St. Helena is required by Government Code Section 65302 (g)(5) (as amended by

Senate Bill 99) to update the Public Health, Safety, and Noise Element to include information identifying residential developments in any hazard area identified in the safety element that do not have at least two emergency evacuation access roads. Identifying residential developments without access to two emergency evacuation access roads allows the City to identify opportunities to improve evacuation capacity and connectivity for vulnerable neighborhoods. Figure 9.2 identifies residential neighborhoods that have a single access road for entry and exit (i.e., roads that connect to a collector or arterial road by only a single route).

There are currently two neighborhoods in the City that have been identified as having only a single access road. The neighborhood identified off College Avenue is partially located in the 500-Year flood zone, Bell Canyon Dam failure inundation area, and the high and medium liquefaction susceptibility area. The neighborhood identified off Vineyard Avenue is within the medium liquefaction susceptibility area. These neighborhoods are most vulnerable during evacuation scenarios and pose significant logistical challenges. As a result, policy and implementing actions have been developed to minimize evacuation challenges for these specific neighborhoods.

Figure 9.1Critical Facilities in and near St. Helena

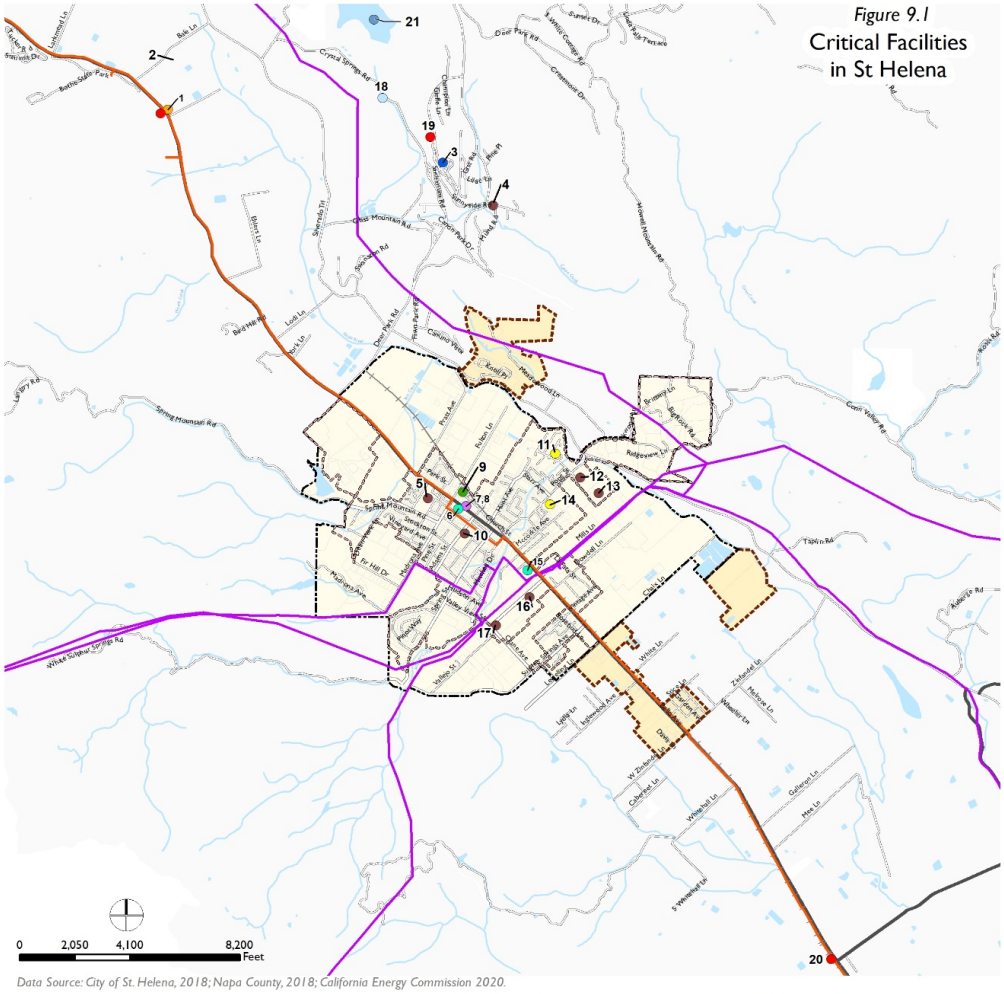
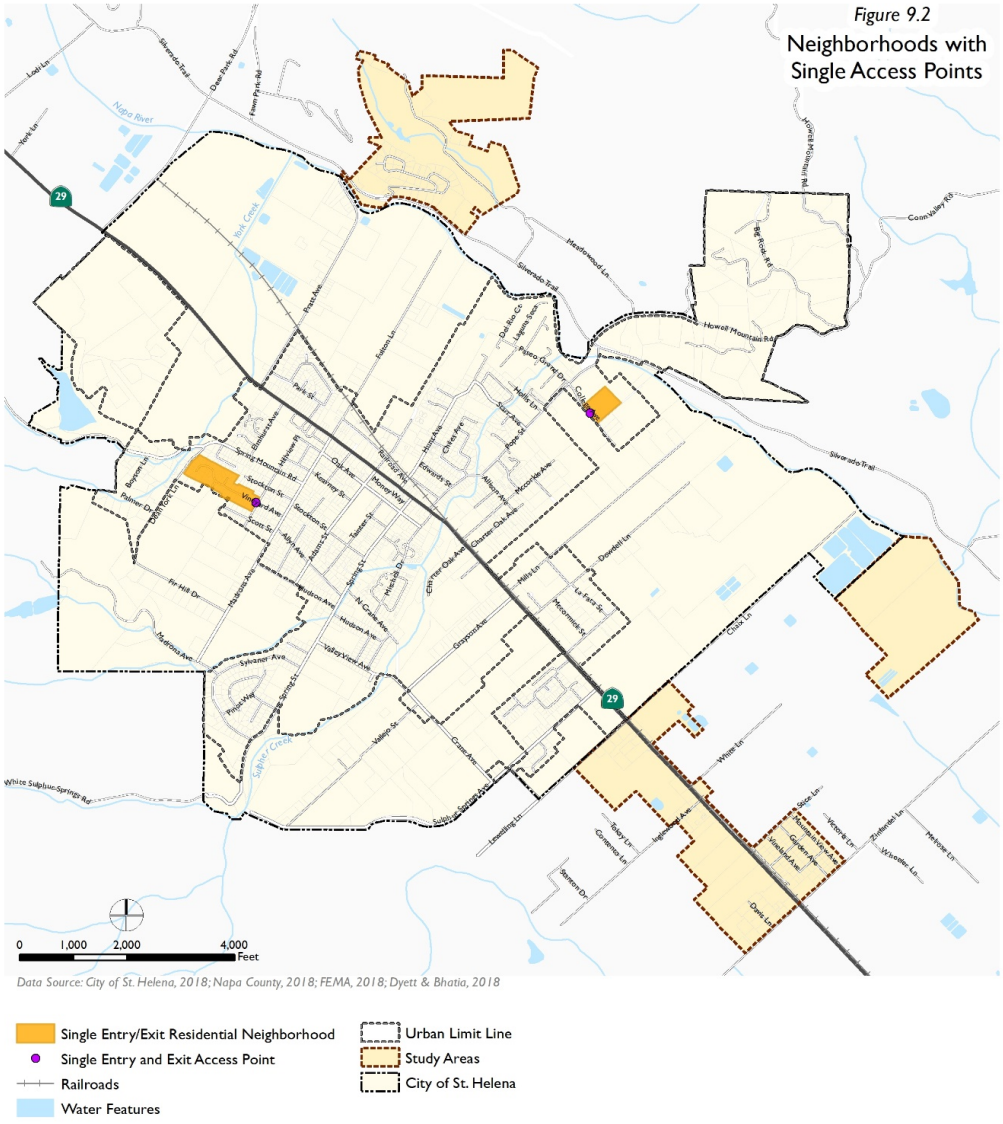


Figure 9.2Neighborhoods with Single Access Points



Flooding

The Napa River and some of its tributaries are prone to flooding, which poses a risk for people and structures in adjacent parts of the Napa Valley. The Napa River flows are largely influenced by precipitation. The peak flows generally occur in January, February, and March. Some of the worst flooding in the immediate area of St. Helena has occurred in December and April, especially in and around the Vineyard Valley Mobile Home Park, which is near the confluence of Sulphur Creek and the Napa River. The area experienced significant flooding in 1986, 1995, 1997, and 2005 with extensive property loss.

Flood hazards also exist in the York Creek and Sulphur Creek Watersheds in St. Helena. During the 2005 New Year's Eve storm event, flooding from York Creek significantly impacted residential and industrial properties, including buildings located on the properties of Beringer Winery and the Culinary Institute. The Beringer water treatment plant flooded and ponds overflowed into the creek. In addition, the creek flooded vineyards on both sides of its corridor, downstream of State Route 29 to the Napa River.

Flood hazards in the Sulphur Creek watershed are due primarily to channel bed aggradation in the lower reach where gravel mining was historically conducted. Sulphur Creek continues to supply and deposit substantial amounts of sediment in this reach. Consequently, the increased volume of sediment currently stored in the channel decreases the volume available for floodwater, potentially causing an increased flood hazard locally and within the City of St. Helena. Further study needs to be done of the Sulphur Creek area in order to prevent future flooding and to protect habitat for steelhead and salmon.

The City collaborated with the Napa County Board of Supervisors and the Napa County Flood Control District to study the Napa River's hydraulics between Deer Park Road and Pope Street. The resulting study identified the need for an extension of the 100-year floodplain beyond the areas previously identified by the Federal Emergency Management Agency (FEMA). Figure 9.3 identifies areas that fall within the City's 100-year (one percent) and 500-year (0.2 percent) floodplain and reduced risk areas due to the levee system on the Napa River; as identified by the Federal Emergency Management Agency (FEMA) in 2018. Figure 9.4 includes areas in and around St. Helena that would be inundated in the case of dam failure. **The City has several critical facilities, as seen in Figure 9.1, located within the FEMA flood zone and the dam failure inundation zone. The Vineyard Valley Mobile Home Park is located within the reduced flood risk area due to the levee and Silverado Orchard Retirement Apartments are located within 500-year flood zone. Napa Valley College – St. Helena and St. Helena Montessori School are located in the dam failure inundation zone.**

Comprehensive Flood Control and River Restoration

In 2011, the City completed a Comprehensive Flood Control and River Restoration Project north of the Pope Street bridge and on the west side of the Napa River. The purpose of this project was to protect residential property in the floodplain from the 100-year storm events and restoring the Napa River and its surrounding habitat. The project is designed to reduce flood risk to protect approximately 470 homes, including the Vineyard Valley Mobile Home Park and the Hunt's Grove Apartment Complex, that were located in a FEMA-designated flood zone prior to completion of the project. The project site was about 36 acres. The project planning began in 2000, with actual construction starting in May 2009. Phase I of the project consisted of construction of a levee, along with a storm drain bypass and other related infrastructure improvements. Phase II, the final phase of the project, included construction of a floodwall that is roughly eight feet high where it is

anchored to the levee. The floodwall gradually reduces in height as it continues south along the Napa River to the confluence of the river and Sulphur Creek. It then turns to the west and continues along Sulphur Creek, terminating at Paseo Grand Avenue. The wall is about three and a half feet high at its terminus. The total project cost was about $32 million, with the cost of construction at about $9.1 million.

To balance the removal of land from the floodplain, the area known as "lower terrace B" was cut down significantly and widened to accommodate the large flood flows. In Phase II, this terrace was cut down to the level of the Napa River and is designed to carry significant amounts of flood water, should it become necessary.

The second half of this $9.1 million project is the continuation of the flood wall around Vineyard Valley and habitat restoration in the "upper terrace B." The habitat restoration was a critical element of the overall plan and included the installation 40,000 plantings and anchoring fallen trees into the terrace. This project also included maintenance conducted according to a maintenance plan, irrigation, and development of a pedestrian interpretive trail.

St. Helena has developed an Operations and Maintenance Manual for the Comprehensive Flood Control and River Restoration Project, which describes the extent of the project and outlines operation and maintenance activities that the City and Napa County Flood Control District will work together to manage. The manual describes project features, routine monitoring and maintenance activities, pump station operation, emergency operations, surveillance, personnel training, utility coordination and design.

Geologic and Seismic Hazards

Although St. Helena is located in a seismically active region, there are no known active faults located in the city *(*see Figure 9.5). Faults are commonly considered to be active or likely to have another earthquake sometime in the future, if they have moved one or more times in the past 10,000 years. The California Geological Survey, the primary source of geologic information used for decision-making by California's government agencies, designates Alquist-Priolo Earthquake Fault Zones around the surface traces of active faults in the state and provides maps for use in planning and controlling new or renewed construction so as to minimize associated risks. According to the most recent maps the nearest active faults to St. Helena are the West Napa Fault, located 14 miles to the south, and the Rodgers Creek Fault, located 13 miles to the west. Additionally, a number of unnamed, relatively small, older faults are located at the base of the Sonoma and Vaca mountains along the margins of the Napa Valley; however, based on available information, displacement of these faults occurred more than 10,000 years ago and as such these faults are not considered active.

Overall, the fault rupture hazard for the city is considered to be low, and the primary geologic hazards of concern are those that could result from excessive shaking effects stemming from earthquakes elsewhere in the region. For instance, a large earthquake event in the area could result in liquefaction in the city's low-lying areas *(*see Figure 9.6), and landslides and debris flow in areas with sloped, hilly terrain (see Figure 9.7). Development in the city's upland areas has often required the removal of trees and vegetation, leaving some hillsides susceptible to erosion and landslides during heavy rains. Actions available to the City to protect areas of the community at greatest risk and minimize the risks of injury and property damage include restricting development in the hillside areas and requiring prompt re-vegetation on slopes prone to instability. The use of best management practices during construction can also limit erosion and the risk of landslides. Employing earthquake engineering strategies in the design of buildings and structures, such as

installation of earthquake drains or use of low mobility grouting and dynamic compaction during construction, can limit risks associated with liquefaction.

Air Pollution and Hazardous Materials

Mitigating the public health and safety risks caused by air pollution and hazardous materials will inevitably require changing human behavior. Air pollution resulting from auto exhaust, tobacco smoke, and fugitive dust creates unhealthy air conditions for residents and can pose a particular threat to sensitive populations, such as children and older adults. Implementing measures to reduce auto trips, tobacco smoke exposure, and construction-related fugitive dust can help St. Helena reduce residents' contact with air pollution. Compact development patterns, facilities to encourage walking and biking, and incentives to reduce automobile trips are just a handful of ways that St. Helena can help improve local air quality.

The Bay Area Air Quality Management District (BAAQMD) is the public agency responsible for regulating stationary sources of air pollution in Napa County and the San Francisco Bay Area. BAAQMD monitors air quality in the nine-county Bay Area and reports annually on pollutant concentrations for comparison to State and federal health-based ambient air quality standards. Data indicates that in the Bay Area, as throughout the state, the transportation sector and mobile sources of emissions are the most significant sources of air pollution. Senate Bill (SB) 375, approved by the Governor on September 30, 2008, seeks to reduce greenhouse gas emissions—and, consequently, other pollutants—from mobile sources by integrating land use and transportation planning at the regional level. *(For a more detailed discussion of SB 375 and related opportunities see the Climate Change Element.)*

Hazardous materials used by local businesses are often transported on the City's roadways and found present in smaller quantities in private homes in the form of solvents, cleaning fluids, and other substances. Implementing policies to improve the safe use, transport, and disposal of these materials can be instrumental in avoiding environmental contamination and human health impacts.

Noise

Noise is a sound which is unhealthy or unwanted. It can be a human-caused public health hazard which includes excessive, intrusive, or objectionable noises that disrupt daily life. Noise has been tied to physiological effects ranging from hearing loss, high blood pressure, and sleep disturbance to communication interference and general interruption and annoyance of normal daily activities. Definitions of acoustical terms used in this discussion are listed in Table 9.1.

Land uses have different levels of compatibility relative to noise, and the State of California mandates that general plans include noise level compatibility standards for the development of land as a function of a range of noise exposure values (see Table 9.2). Table 9-3 identifies interior noise standards.

The ambient noise environment throughout much of St. Helena is extremely quiet in comparison to typical urbanized settings, especially in the evenings and at nighttime. With the exception of Main Street (State Route 29) and major collector roadways, the noise environment can be characterized as being that of a quiet rural setting. Residential areas are generally shielded from traffic noise on highways, arterials, and collectors and register very low background sound levels.

Sleep disturbance and the annoyance of sound not only depend on the absolute sound level of a noise source but are related to the magnitude of the noise above that of background sound levels. This means that in particularly quiet rural environments, the control of extraneous, intrusive, and

annoying noise sources is important to maintaining the public health and a quality living sound environment expected by the community. Typically, a change in noise levels of less than 3 dBA is not discernable to the general population. Increases in average noise levels from 3 to 5 dBA are clearly discernable to most people**. ~~and I~~increases** in average noise levels **over the background ambient** of more than 5 dBA are **~~common~~** considered to constitute **an adverse ~~significant~~** environmental impact health and quality of life. **~~in many California communities.~~**

Vehicular traffic on Highway 29 and collector streets is the primary source of noise in the community. Other non-stationary sources which are intermittent and generally inconsequential to the noise environment include flyover commercial aircraft at high altitudes, and small general aviation and helicopter flyovers. The Wine Train travels to St. Helena each day and emits a loud horn at crossings, along with the low frequency rumble of the diesel engines. Typical stationary noise sources in St. Helena include agricultural and industrial activities. Agricultural activities result in noise from wind machines, tractors, and sulphur blowers which are employed in the spring in the early hours of the morning. The St. Helena Fire Department has sirens at two locations which sound on average twenty times annually, with approximately half of them occurring during nighttime hours. Noise contours as of 2018 are seen in Figure 9.8.

Noise concerns in St. Helena are principally linked to land use compatibility. Concerns relate to adverse noise effects from new commercial development on surrounding noise-sensitive uses such as residences and schools, and also to adverse noise effects from agricultural activities within the city limit. Right-to- farm provisions necessitate accommodating agricultural uses while also seeking to minimize conflicts. To address these concerns and to promote a compatible noise environment throughout the city, Table 9.4 establishes limits on intrusive noise and regulates the amount of noise a specific sound source can emit relative to the typically low residential background sound levels. This standard is specific to residential areas within St. Helena. Additionally, by generally promoting good neighbor practices and facilitating open communication between agricultural, commercial, and residential uses the City can help to foster a healthy noise environment. Noise contours projected for 2040 for highway traffic **~~as a result of the General Plan~~** are shown in **Figure 9.9**. **The physical distances of noise contours from the roadway centerline to be used in determining land use compatibility are listed in Table 3.11-11 of the EIR.**

Fire

Key human-caused public health and safety hazards affecting St. Helena include structural fires, vegetation fires, and other disasters that require advanced planning. Overall, in the urbanized portion of St. Helena within the city limit, the risk of vegetation fire is moderate to low; however, areas of the city in the hilly terrain along the western perimeter of the city and east of the Napa River are **designated by the California Department of Forestry and Fire Protection (CAL FIRE) as moderate, high or very high fire hazard severity zones, according to CAL FIRE 2020 data (see Figure 9.10). St. Helena does not have any critical facilities, as seen in Figure 9.1, located within a fire hazard severity zone.**

As described in the Public Safety Services section, fire services are provided to residents by Napa County Fire Department and the City of St. Helena Fire Department. Fires occurring in the heavily-wooded hillside areas can be difficult for firefight**ing efforts due to slope, topography, and availability of fuels. Fire burns more intensely up slopes and securing a fire on steep terrain is challenging for firefighting efforts. ~~to address due to t~~Traffic** congestion on City streets**, including ~~particularly when emergency vehicles must travel on or across~~** State Route 29**, a two-lane highway, can provide limited ingress and egress for emergency vehicles that must gain access to**

the fire. Furthermore, traffic congestion can pose ~~important~~ **major** challenges to St. Helena's collaboration with neighboring municipalities and agencies ~~seeking~~ **that seek** to establish and implement regionally coordinated disaster planning for police, fire, and emergency medical services. The City can work with local, regional, and state agencies to address key traffic-related concerns on State Route 29 and County roads to ensure that adequate levels of fire protection are maintained, particularly on hillsides and in fire-prone areas, and to support regional collaboration for disaster preparedness.

In 2021, the Napa Communities Firewise Foundation led the development of the Napa County Community Wildfire Protection Plan in collaboration with Napa County agencies, PG&E, CAL FIRE and local jurisdictions. The Plan seeks to reduce wildfire risk in Napa County, including areas surrounding St. Helena, through a variety of proposed wildfire mitigation projects.

Napa County has experienced many historical fires in the past several decades. Historical fires in or adjacent to St. Helena since 1950 are summarized ~~seen~~ below in Table 3.

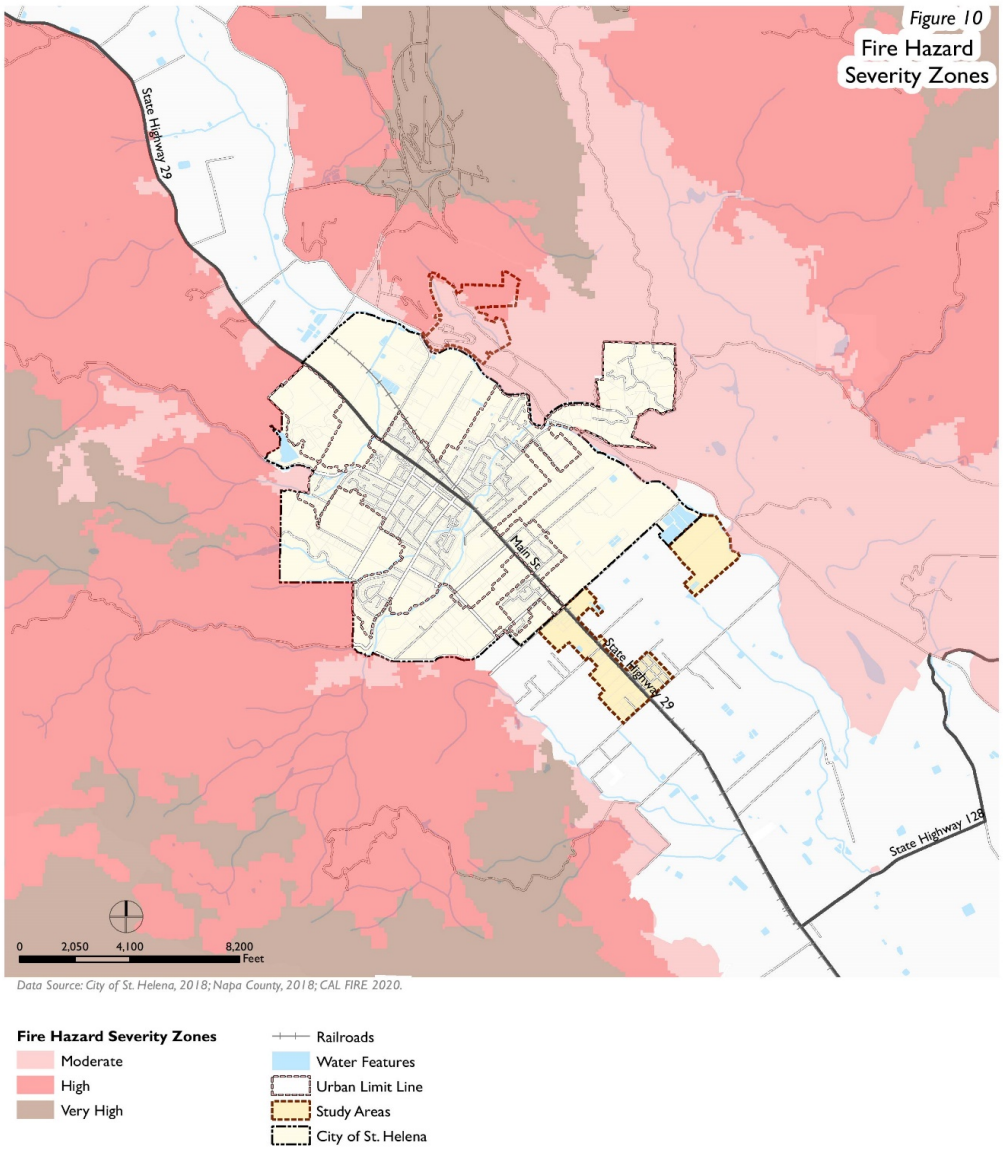
Table 3 Historic Fires in or adjacent to St. Helena (1950-2022)

Name	Year	Acres Burned
Roadside #14	1964	231
Atlas Peak	1981	33606
Howell Mountain Fire	1983	2354
Silverado	2003	69
Deer	2008	233
Hillcrest	2016	17
Tubbs	2017	36702
Atlas	2017	51625
Nuns	2017	55798
Glass	2020	67484
LNU Lightning Hennessey	2020	305651
Spring	2021	1
Pope	2022	4

Source: CAL FIRE 2021

Peak water supply and water availability are crucial for fighting wildfires. Peak load water supply refers to the sum total of water required for fire flow, operational daily consumption, and emergency storages. With new developments, the City will need to increase its peak load water supply reserves. Policies PS4.G and PS4.H seek to address water supply demand concerns.

Figure 9.10 Fire Hazard Severity Zones



Climate Change Hazards

The St. Helena Climate Vulnerability Assessment, found in Appendix B, includes an evaluation of how climate change may impact vulnerable community members as well as critical services, facilities and infrastructure in the City. Key findings from the assessment are summarized below.

Climate change is a global phenomenon that can impact local health, natural resources, infrastructure, emergency response, and many other aspects of society through changes in climate conditions. In St. Helena, climate conditions and associated natural hazards are expected to change in the following ways:

- **Increasing temperatures: Average maximum temperatures in St. Helena are expected to rise between 3.3°F and 4.4°F by 2050, and between 4.2°F and 7.2°F by 2100.**
- **Extreme heat: Extreme heat days occur when the maximum temperature is above 100.4°F. The annual number of extreme heat days is projected to increase by as much as 31 days per year by 2100.**
- **Increasing intensity of precipitation events and longer dry periods. It is projected that by the end of the century the largest precipitation events in the Bay Area region will increase in volume (inches of rain per day) between 6% and 37%.**
- **Wildfire: There will be increased wildfire probability due to variable and decreasing precipitation and increasing temperatures.**

Climate change will disproportionately impact certain populations in St. Helena. The following vulnerable populations have been identified in St. Helena:

- **Young Children. St. Helena has one of the highest concentrations of children in Napa County (St. Helena General Plan 2019). Children are particularly at risk to climate hazards because they are dependent on others for care, are vulnerable to injury or sickness, and may not understand or are not capable of taking the measures needed to protect against or evacuate from climate hazards.**
- **Older Adults. Silverado Orchards Retirement Community and Vineyard Valley Mobile Home Park are two particularly vulnerable facilities in the City, as they are home to a substantial population of elderly individuals.**
- **Outdoor Workers. Extreme heat and smoke events pose disproportionate health risks to the city's outdoor workers who are employed in viticulture, agriculture, construction, and other outdoor occupations**
- **Individuals that are Linguistically Isolated. Individuals that are linguistically isolated have no to limited English proficiency. Linguistically isolated households may not understand important safety, public health, or evacuation orders and communications when conducted exclusively in English during a hazard event, which may compromise the ability of residents to remain safe and healthy. They may not have access to resources available to help recover from climate related impacts if resources are only available in English.**
- **Visitors. St. Helena is surrounded by an expanse of vineyards and agricultural lands. The City is a popular tourist destination in Napa County. Visitors are at risk during climate hazard events as they may not receive adequate warning and may not have knowledge regarding access to emergency services.**

All residents of St. Helena rely on various infrastructure and services such as water systems, electricity, natural gas, and roads. These systems and assets are vulnerable to the impacts of

climate change, which puts the wellbeing of residents at risk. Those with pre-existing and chronic health conditions that rely on services and systems, are particularly vulnerable in situations where hazard events impact access to electricity, food, water supplies, healthcare, sanitary resources, transportation, and communication platforms. Impacts to St. Helena from climate change are wide ranging and expected to include the following:

- **Extreme heat can cause heat-related illnesses such as heat stress, heat stroke, and dehydration and may exacerbation of existing respiratory and cardiovascular conditions. Those who do not have access to cooling, who have high outdoor exposure, and those who have health conditions or physiological conditions are particularly at risk. Extreme heat may trigger a power safety shutoff to decrease wildfire risk and/or manage high demand.**
- **Drought can impact the reliability of affordable water services for city residents which may cause individuals to become dehydrated and/or experience costs burdens associated with increased water rates. Prolonged droughts may limit the water supply for fire suppression efforts. Drought can also negatively impact wildlife dependent on local water resources. It can lead to declining quality and yield of vineyards located in St. Helena.**
- **Wildfires can cause individuals to be injured from smoke inhalation or burns. People may also have their belongings or homes destroyed or damaged during a wildfire event. Residential and commercial buildings, critical facilities, and critical infrastructure can be damaged from a wildfire. Wildfires may move through open spaces, threatening local wildlife. In order to mitigate further risk, a power safety shutoff may be initiated during a wildfire which would impact electricity services in the city.**
- **Floods can cause individuals to be injured from high velocity or high-volume floodwaters. People may have their belongings or homes destroyed or damaged from floodwater inundation. Flooding can cause structural damage to residential and commercial buildings, critical facilities, and critical infrastructure. High volumes of floodwater may cause stormwater systems to get overwhelmed and impaired.**

Implementation of policies and programs included in this Public Health, Safety, and Noise Element that improve the community's adaptive capacity, including addressing some of the underlying contributing factors, will reduce the negative impacts that climate change could have on vulnerable populations, critical services, facilities, and infrastructure.

Concepts, Trends and Ideas

Hazard Mitigation Planning

Hazard mitigation is defined by the Federal Emergency Management Agency (FEMA) as "sustained action taken to reduce or eliminate long-term risk to people and their property from hazards." The goal of hazard mitigation is to ensure long-term resilience against natural and human- caused hazards.

Mitigation Plans form the foundation for a community's long-term strategy to reduce losses from disaster and break the cycle of catastrophic event, disaster damage, and reconstruction.

As a condition for receiving certain types of non- emergency disaster assistance, State, Tribal, and local governments are required to develop a hazard mitigation plan. **The Napa County Multi-Jurisdictional Hazard Mitigation Plan was written in cooperation with the cities of St. Helena, Calistoga, American Canyon, Yountville, and local special districts, and was developed in**

accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and followed FEMA's 2011 Local Hazard Mitigation Plan guidance. The Napa County MJHMP identified and profiled hazards, assessed facilities and populations at risk, and sets forth goals, mitigation strategies and mitigation action items for flooding, earthquakes, wildfire, severe weather, drought, climate change, slope failure, dam failure, agricultural disaster, and pandemic disease. Working together, local communities and jurisdictions in Napa County can reduce the long-term risks associated with natural and human-caused hazards. Consistent with that effort, the Public Health, Safety and Noise Element is St. Helena's primary policy tool for ensuring local action and St. Helena's involvement in implementing regional hazard mitigation strategies. **For more information about the Napa County MJHMP, visit https://mitigatehazards.com/napa-county-mjhmp/documents/.**

9.3 Key Findings

There are several challenges and opportunities facing St. Helena related to Public Health, Safety, and Noise. The following key findings are based upon comprehensive existing conditions analysis and community input.

Flooding

- Flooding in Napa County generally occurs within the low-lying Napa Valley floor. Between 1961 and 1997, flooding resulted in approximately $540 million in property damages. St. Helena experienced major flood events in 1986, 1995, and 2005 that caused an estimated combined total of $95.6 million in damages in the city. Most flooding occurred in the vicinity of Vineyard Valley from Fulton Lane to Pope Street.
- The flood history of York Creek suggests that the creek bed is not of adequate size to convey larger storm events. During the 2005 New Year's Eve storm event, flooding from York Creek significantly impacted residential and industrial properties. The Beringer water treatment plant flooded and ponds overflowed into the creek. In addition, the creek flooded vineyards on both sides of its corridor, downstream of State Route 29 to the Napa River.
- Until 2002, an aggregate mining operation, now discontinued, removed approximately 40,000 to 50,000 cubic yards of material from Sulphur Creek annually. Further study is needed to determine how aggregate buildup at Sulphur Creek may affect flooding issues in the area.
- Completed in June 2011, the City of St. Helena Comprehensive Flood Control and Environmental Restoration Project provides a minimum 100-year level of flood protection within the project and surrounding area of St. Helena. Design of the project was done on the basis of a Napa River Flood Model Study from Zinfandel Lane to Lodi Lane completed jointly by the City of St. Helena and the Napa County Flood Control and Water Conservation District with Measure A funding. The individual elements of the project include floodplain terracing, shoreline restoration, a new levee, floodwall and bank stabilization, and storm- water management features including a detention basin and pumping facility. The project protects hundreds of homes and is projected to save millions of dollars in flood insurance claims.
- Portions of St. Helena's residential, commercial and winery industrial areas are located within or near the 100-year floodplain and/or dam failure inundation zone. Requiring infrastructure and drainage plans to minimize risk in these areas, in compliance with State and federal requirements, at a minimum, can promote the safety of residents and businesses. Moreover, restricting new development within the FEMA- designated floodplain and prohibiting

development in the floodway can minimize additional flood hazards and the need for further mitigation measures.

Seismic and Geologic Activity

- St. Helena is located in a seismically-active region, with seismic activity primarily related to movements in the San Andreas Fault Zone (SAFZ). Although there are a number of active faults in the region, there are no known active faults in St. Helena.
- Local earthquake hazard mapping suggests that a magnitude 7.9 or greater earthquake on the San Andreas Fault, or a 6.5 magnitude event on the West Napa Fault, could result in strong shaking in the city. As a result, St. Helena's susceptibility to liquefaction ranges from low in the upland areas west of downtown, to very high along the Napa River. United States Geological Survey (USGS) maps indicate that slope stability and landslide issues exist in St. Helena's upland areas, and a major earthquake event could result in significant debris flow. As noted previously, the recent August 2014 earthquake had a magnitude of 6.0, which resulted in no measurable soil liquefaction within the City of St. Helena.
- By limiting the type and scale of new development in hillside areas, or areas subject to liquefaction, the City can limit the potential for property damage and loss of life as a result of major seismic activity. In addition, complying with the Universal Building Code (UBC) and adopting other standards for building safety along with emergency response disaster planning will help minimize the impacts of seismic and geologic disasters.

Air Pollution and Hazardous Materials

- The greatest source of greenhouse gas emissions in the City of St. Helena is the Transportation sector, which comprises 59 percent of total emissions according to a 2018 inventory compiled for the General Plan update. The transportation sector is also the largest generator of air pollution emissions in the County, with mobile sources – automobiles and trucks – providing the greatest level of emissions. A 2007 Bay Area Air Quality Management District (BAAQMD) GHG inventory indicated that approximately 56 percent of GHG emissions in Napa County resulted from mobile source emissions. Mobile emissions are a significant source of other pollutants, as well, including carbon monoxide and particulate matter.
- The development of a Climate Change Element for the St. Helena General Plan is an important step forward in contributing to the effort to improve regional and local air quality. Napa County's Communitywide Climate Action Plan and the Climate Change Element provide a strategic policy framework to reduce greenhouse gas emissions and reduce air pollution derived from its multiple sources.
- CalEnviroScreen have shown that people living in agricultural areas of California have higher amounts of pesticides in their bodies than other people, which can result in adverse health outcomes. Based on data compiled by the Office of Environmental Health Hazard Assessment (OEHHA), census tracts in St. Helena are in the top quartile in terms of pounds of pesticide per square mile in the state for the years 2012-2014. The Napa County Agricultural Commissioner is responsible for ensuring the safe use of pesticides in all settings in the county. The County runs a Pesticide Use Enforcement program to educate pesticide users of their legal responsibilities and conduct inspections and investigations to ensure the safety of workers, the public, and the environment. Compliance and enforcement activities are complemented with extensive training and outreach to help growers and employees ensure safe handling and use of pesticides.

Noise

- The primary source of noise in the community stems from motor vehicle traffic and commercial activity, particularly in areas near major roads, such as State Route 29. Mitigating traffic noise can be difficult, particularly the noise generated along State Route 29 throughout the day and night. However, the City can adopt noise standards to address more infrequent noise sources, such as those related to off-hours delivery, and commercial loading and unloading.
- While there are few industrial noise sources in St. Helena, passing trains and aircraft generate intrusive noise periodically in the community.
- Agricultural operations generate noise on a seasonal basis; however, local right-to-farm policies limit the City's power to regulate noise impacts. Encouraging the regular communication of planned agricultural activities to surrounding residents can help address potential conflicts relating to noise compatibility. In addition, adopting noise compatibility standards for sensitive land uses can help to minimize the impacts of intrusive noise sources.

Fire and Emergency Response

- **St. Helena's ~~paid per call~~ full time fire department, supported by six full time and 19 part time firefighter staff members (hired in Fall 2021) ~~two permanent staff members (hired in Summer 2018),~~** provides fire protection services for wildland and structural fires within the city limits and in unincorporated areas of Napa County. Although service levels within the city are generally adequate, the heavily-wooded and frequently dry hillside areas could create significant challenges for firefighters.
- By limiting the type and scale of new development in hillside areas and requiring sufficient road widths and turning radii to accommodate emergency response vehicles, the City can limit the potential for property damage and loss of life due to fires.
- Traffic congestion can adversely impact emergency response time in St. Helena, particularly when emergency vehicles must cross State Route 29. The City can work with emergency response providers to create solutions that address traffic-related emergency response challenges.
- **The City of St. Helena Fire Department and Napa County Fire Department provide fire services to St. Helena.**
- **In Napa County, wildfires have grown in frequency and intensity over the past two decades. There have been several fires in or adjacent to St. Helena since 1950.**
- **Water availability and peak water supply are extremely important for fighting fires and preparing for disaster events. St. Helena can ensure adequate water availability by pursuing water supplies from additional sources.**

Climate Change Hazards

- **Climate change is projected to increase the frequency and/or intensity of various natural hazards in the coming decades.**
- **St. Helena will experience increasing average maximum temperatures, increasing intensity of precipitation events, and longer dry periods.**
- **St. Helena is vulnerable to growing impacts from extreme heat and wildfire.**
- **As climate change occurs, communities and assets will be affected to varying degrees based on level of sensitivity to a particular hazard.**

- **The City's most vulnerable populations include young children, older adults, outdoor workers, individuals that are linguistically isolated, and visitors.**
- **Vulnerable critical services and infrastructure include water systems, natural gas, and roads.**
- **Extreme heat, drought, wildfire, and flooding will have impacts to critical facilities, services, and infrastructure that are vulnerable and located in hazard zones.**
- **Wildlife may suffer from loss of habitat and decreased availability of food and water sources due to increased severity and frequency of extreme heat, drought, wildfire, and floods.**

9.4 Goals

The goals of the Public Health, Safety and Noise Element are:

Maintain High Levels of Public Health and Safety

St. Helena is committed to maintaining high standards of public health and safety through anticipation of and preparation for potential natural and human-caused hazards.

Effectively Coordinate Responses to Emergencies and Natural Disasters

St. Helena is dedicated to protecting residents, businesses, and the environment through efficient local emergency response efforts, public education, and effective coordination with regional, State, and federal agencies.

9.5 Policies and Implementing Actions

A range of policies and implementing actions are outlined below and organized into the following topic areas:

1. Air Quality;
2. Noise;
3. Seismic and Geologic Hazards;
4. Fire and Hazardous Materials;
5. Flood Hazards;
6. Disaster Planning; and
7. **Climate Change Hazards**

The following policies and actions mandate, encourage, or allow certain initiatives to be pursued throughout the duration of the General Plan. Together, they serve as strategic directions for City staff and partners, highlighting where time and resources should be focused.

Topic Area
1 Air Quality

Policies

PS1.1 Achieve and maintain clean, healthy air for the residents of St. Helena to preserve environmental quality and community health.

PS1.2 Support regional efforts to achieve and maintain state ambient concentration standards to protect public health, reduce adverse industrial plant effects, and enhance the visual environment. In particular, provide local support for implementation of policies and measures set forth **in the Napa Valley Countywide Transportation Plan.** ~~**Napa County Congestion Management Program.**~~

PS1.3 Encourage effective regulation of those sources of air pollution, both inside and outside of St. Helena, which affect air quality, by implementing as many of the recommendations of **the Napa Valley Countywide Transportation Plan** ~~**the Napa County Congestion Management Plan**~~ as **are** ~~**is**~~ **cost-effective, equitable and** feasible.

PS1.4 Promote an optimized land use development pattern that minimizes cumulative air quality impacts from proposed developments **consistent with statewide air quality standards and local affordable housing and economic development goals.**

Implementing Actions

PS1.A Minimize local adverse air quality impacts related to construction by requiring dust abatement procedures for local projects **as required by existing laws and regulations.**

~~**PS1.B Mandate the use of EPA-approved wood stoves or fireplace inserts, rather than fireplaces, as a means of reducing emissions into the air.**~~

PS1.B Review project proposals for their potential to generate hazardous air pollutants.

PS1.C Develop guidelines for locating new sensitive uses, including residences, schools, and childcare facilities, away from air **stationary** pollutant sources **consistent with existing air quality laws and regulations.** The guidelines can include measures to mitigate air emissions from existing **stationary** sources, as well as to design buildings to prevent exposure.

PS1.D Encourage and support **cost-effective** regional efforts to use alternative modes of transportation.

PS1.E If sufficient user interest is demonstrated, c~~**C**~~**onsider** a citywide network to help commuters arrange carpools, including online coordination capabilities and designated areas for parking and pick-up.

PS1.F ~~**Adopt**~~ **Subject to modifications that reflect local conditions, costs, and variations, consider adopting the** thresholds of significance contained in the Bay Area Air Quality Management District's (BAAQMD) Guidelines for Assessing the Impacts of Projects and Plans for determining the significance of project impacts under the California Environmental Quality Act.

PS1.G Continue to implement an ordinance to restrict exposure to environmental tobacco smoke in new and existing multi-unit dwellings, public events, and outdoor areas, such as parks and playgrounds.

PS1.H Adopt a voluntary, **cost-effective,** employer-based transportation demand management (TDM) program for St. Helena businesses in compliance with the BAAQMD's 2017 Clean Air Plan (CAP). Components of a TDM program should include measures to reduce the use of single-occupancy vehicles for work-related commuting, such as carpool/vanpool matching services and employer-sponsored transit passes**., to the extent sufficient user interest is demonstrated.**

PS1.I The potential for sources of odors that **do not comply with national or state standards ~~includes~~ from** restaurants, auto body shops, or waste treatment facilities shall be considered when evaluating proposed residential projects and projects with sensitive recipients.

Topic Area
2 Noise

Policies

PS2.1 Preserve the current low levels of noise in St. Helena to maintain the City's rural atmosphere **consistent with accepted national or international standards for noise protection.**

PS2.2 Maintain a citywide environment that balances various City objectives while minimizing the impact of highway, railroad, and industrial noise. The City should manage both indoor and outdoor noise levels to protect health and safety. A combination of noise standards and existing noise levels should be used to determine impacts and mitigation measures.

PS2.3 Minimize potential noise impact conflicts between land uses by regulating **~~incompatible~~** land uses **that are non-compliant with adopted noise ordinances.** Encourage noise-generating uses to reduce their impacts while promoting land use patterns that avoid conflicts. Employ **~~compatibility guidelines, interior noise level criteria,~~** the City's noise standards, and noise contour maps to determine the compatibility of land uses.

PS2.4 Require a reduction and/or control of the use of machinery, mechanical systems and other noise-making equipment and sources in and near residential areas where the noise impacts **are non-compliant with local noise ordinances. ~~would be considered intrusive to adjacent residential property, unless consistent with the right-to-farm.~~**

PS2.5 An increase in average noise levels of 5 dBA or greater is considered to be significant and to constitute a noise impact by the noise source in question for the purpose of environmental analyses.

Implementing Actions

PS2.A Consider the environmental impact of transportation-related noise and other noise sources **~~that are non-compliant with local noise ordinances~~** in the review of any new projects and approval of subdivision plans and requests for changes in the zoning ordinance.

PS2.B **~~Enforce~~ Consider** the Land Use Compatibility Standards presented in the State of California's General Plan guidelines when siting new uses**, subject to local variation based on local conditions and needs.** These standards identify the acceptability of a project based on levels of noise exposure.

~~PS2.C Adopt and enforce Title 24 Standards for all types of new residential construction, including single family dwellings, duplexes, apartments, and dormitories.~~

- ~~An interior maximum noise level of LAdn-45 dBA in all habitable rooms for all dwelling units;~~
- ~~A maximum allowable interior noise level for bedrooms of an hourly LAeq-35 dBA;~~
- ~~A maximum noise level of LAdn-60 dBA for residential exterior activity areas;~~
- ~~If interior noise standards are met by requiring windows to be closed, cooling and outside air exchange must also be provided in the building's design.~~

PS2.C~~D~~ Require an acoustical study, prepared by a qualified acoustical consultant for:

- All proposed projects that are likely to **be non-compliant with** ~~be exposed to noise levels greater than the standards;~~
- ~~All proposed projects that would generate noise where impacts on other uses would be greater than the standards;~~
- ~~Any project exposed to outdoor noise at or above a day-night average sound level (Ldn) of 60 or for any noise source that could create such outdoor noise levels for adjacent uses; and~~
- ~~Any project exposed to or that creates noise which may exceed the~~ adopted City standards.

PS2.D~~E~~ ~~Require~~ Consider requiring a noise study when new developments ~~to implement noise mitigation measures when~~ **are** built in close proximity to noise sources, such as State Route 29 and the railroad tracks. These developments should consider the exterior and interior noise environment.

PS2.E~~F~~ Require construction operations to use noise suppression devices and techniques and limit noisy construction activities ~~that can be heard at the property line to the least noise-sensitive times, as~~ per the City's noise ordinance.

~~**PS2.FG Consider including Include appropriate noise attenuation techniques in the design of all new arterial streets. Such techniques could include the use of site planning, building orientation, buffer distances, quiet pavement surfaces, and the use of correctly- engineered acoustical barriers and berms where necessary. Adopt the noise standard for intrusive noise at residences given in Table 9.4.**~~

PS2.F ~~H Amend~~ Consider amending the City's noise ordinance to regulate intrusive noise sources, such as the use of machinery and equipment, landscaping and property maintenance devices, animals, and idling buses or trucks in or near residential receptors or uses sensitive to noise.

~~**PS2.HI Incorporate right-to-farm legal provisions relative to noise in all newly- created deeds where agricultural activities may pose noise impacts in the future. Require similar language in deeds for properties similarly impacted by the Harold Smith & Son gravel plant operations.**~~

Topic Area
3 Seismic and Geologic Hazards

Policies

PS3.1 Minimize risk of injury, loss of life and property damage from seismically- induced and other known geologic hazards.

PS3.2 Restrict the intensity of development and the level of landform alteration in the hillside areas ~~in order to minimize~~ **where the** potential for slope failure **is significant based on existing seismic standards.**

PS3.3 The required soils and geologic reports for new development shall include geotechnical analysis for construction in areas with potential geological hazards and/or for purposes of environmental analysis. The analysis shall investigate all potential geo-hazard issues for the site where there is substantial evidence of a potential risk.

PS3.4 Geologic reports for new development shall describe hazards and include mitigation measures to reduce risks to acceptable levels. Where appropriate, an engineer's or geologist's certification ~~**shall**~~ **may** be required stating that risks have been mitigated to an acceptable level.

Implementing Actions

PS3.A Require a soils and geologic report to be submitted for new construction prior to the issuance of grading and building permits and the submission of final maps **in seismically hazardous areas.**

PS3.B Prohibit any development—including any land alteration, grading for roads, and structural development—in areas of **seismically hazardous** slope instability or other geo- logic concerns until mitigating measures are taken to limit potential damage to levels of acceptable risk.

PS3.C Require prompt re-vegetation of development areas on slopes prone to **seismically hazardous** instability. Use native and drought-tolerant plant species for landscaping on slopes where excess watering might induce **seismically hazardous** landslides and/or erosion.

PS3.D The City shall rely upon the most current and comprehensive geological hazard mapping available in the evaluation of potential seismic hazards associated with proposed new development.

PS3.E All development and construction proposals shall be reviewed by the City to ensure conformance to applicable building standards. **Reasonable ~~R~~recommendations** of the geotechnical analysis shall be implemented.

Topic Area
4 Fire and Hazardous Materials

Policies

PS4.1 Use the Zoning Code to define a **reasonable** transitional zone around industrial areas to protect the health and safety of residential neighborhoods.

PS4.2 Limit development in areas of High and Very High wildfire hazard as defined and mapped by the California Department of Forestry and Fire Prevention (**CAL FIRE**) in order to prevent the loss of lives, injuries, and property damage due to wildfires**, unless development is permitted by local approval under the CAL FIRE regulations.**

PS4.3 ~~Protect~~ To the extent feasible and cost effective, pProtect residents, employees, and visitors from wildfires.

PS4.4 ~~Protect~~ To the extent feasible and cost effective, protect St. Helena residents from health and safety impacts related to the use, storage, manufacture, and transport of hazardous materials.

PS4.5 ~~Discourage~~ Encourage new uses that **do not** rely extensively on the use of hazardous materials.

PS4.6 Facilitate communication and education about fire safety, non-point source pollution, household hazardous waste disposal, and recycling opportunities.

PS4.7 ~~**Ensure**~~ **To the extent feasible and cost effective, ensure** that all streets and roads ~~**are adequate**~~ **comply with best practices and standards** in terms of width, turning radius, and grade in order to facilitate access by City firefighting apparatus, and to provide alternative emergency routes of ingress and egress.

Implementing Actions

Wildfire

PS4.A Designate areas in St. Helena that are prone to fire hazards and make this information available to the community.

PS4.B Continue to require implementation of best practices in fire resistance for all new and remodeled structures in fire-prone areas, including fire fuel removal, creation of defensible space for firefighters, construction with fire-resistant building materials, and installation of automatic sprinkler systems. Study the need to designate a Wildland-Urban Interface Fire Area within St. Helena to provide protection in additional areas.

PS4.C Require all structures in high wildfire hazard areas to maintain a clearance of flammable vegetation away from structures and to use fire-resistant ground covers. The minimum clearance distance should be 100 feet in the Wildland-Urban Interface areas.

PS4.D Require all new development to meet the minimum fire flow rates specified by the City's Fire Code.

PS4.E Require all new development plans to be approved by the Fire Department prior to the issuance of building permits, grading permits, or final map approval.

PS4.F Develop a program to inform and educate the community about potential risks, resources, and roles and responsibilities for addressing fire safety in St. Helena. Inform residents of homes adjacent to public lands of their responsibility to provide fire breaks **and defensible space** adjacent to their homes.

PS4.G Investigate additional water supply sources to ensure the provision of adequate water availability to meet future peak fire, emergency, and domestic demands.

PS4.H Permit new development only within areas that have adequate water pressure.

PS4.I Coordinate with the Napa County Communities Firewise Foundation, the St. Helena Fire Safe Council, and neighboring jurisdictions to implement wildfire mitigation projects proposed in the Napa County Community Wildfire Protection Plan.

PS4.J Consider incorporating wildfire risk reduction measures, including load clearing and brush management into plans, operations and maintenance procedures for public access roads, parks, trails, open space, critical infrastructure, and critical roads.

PS4.K Provide educational materials to encourage businesses and residents to adopt drought tolerant and fire-resistant landscaping practices.

PS4.L Develop and disseminate education and outreach materials to landlords, businesses, and residents regarding retrofits and home-hardening measures that align with recommendations from CAL FIRE's Wildfire Home Retrofit Guide. Identify funding resources to support home retrofit and hardening projects.

PS4.M Partner with the St. Helena Fire Safe Council, the Napa Communities Firewise Foundation, and CAL FIRE to conduct educational workshops for landowners on defensible space, vegetation management, and home-hardening techniques based upon the most up-to-date science and State management guidelines to reduce wildfire hazards.

PS4.N Update standards in the zoning code to be consistent with the most recent SRA Fire Safe Regulations: title 14, CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 (commencing with section 1270) (SRA Fire Safe Regulations) and title 14, CCR, division 1.5, chapter 7, subchapter 3, article 3 (commencing with section 1299.01) (Fire Hazard Reduction Around Buildings and Structures Regulations).

PS4.O Minimize risks to existing development in areas at highest risk to wildfire by identifying existing non-conforming development and revise to meet contemporary fire safe standards. Address road standards and vegetative hazard, and require all development to meet or exceed CCR, division 1.5, chapter 7, subchapter 2, articles 1-5 requirements (SRA Fire Safe Regulations).

PS4.P Coordinate with CAL FIRE and Napa County Fire Department to incorporate best practices around wildfire risk reduction and vegetation management into maintenance planning of parks and open spaces.

PS4.Q Coordinate with CAL FIRE, Napa County Firewise Foundation, and Napa County Fire Department to identify funding sources and develop incentives to assist landowners in dead tree removal.

PS4.R Require fire protection plans for new development in areas of the City that are located adjacent to CAL FIRE hazard severity zones.

Hazardous Materials

PS4. S Review all new development proposals for their potential to introduce the production, use, storage, and/or transport of hazardous materials, and require reasonable controls on such materials.

PS4.T Develop a Hazardous Materials Response Plan that includes guidelines, protocols, and strategies to respond to a local hazardous materials spill.

PS4.U Continue to require compliance with federal, State, and local regulations for the safe production, transport, handling, use, and disposal of hazardous materials that may cause air, water, or soil contamination. Require buffers for operations which handle substantial amounts of hazardous materials. When siting new facilities or expanding existing facilities, require buffer zones between hazardous materials facilities and residential uses, parkland, trails, and open space facilities.

PS4.V Develop and launch a citywide education campaign to encourage the use of green products in order to reduce non-point source pollution. Target efforts towards the reduction of household chemical use and hazardous waste disposal.

PS4.W Require environmental assessments during the planning for development in areas previously used for agricultural, commercial, or industrial uses. Remediation of identified contamination that may result in health risks to construction workers and future owners and users shall be required prior to approval of construction, demolition, and grading permits for development.

PS5.X Work with the Napa County Agricultural Commissioner and other responsible agencies to identify and enforce mechanisms to control residual pesticides and pesticide runoff to prevent significant risk to water quality, vegetation, wildlife, and humans.

PS4.Y Develop a program to inform and educate the community about potential risks, resources, and roles and responsibilities for addressing fire safety in St. Helena. Inform residents of homes adjacent to public lands of their responsibility to provide fire breaks adjacent to their homes.

PS4.Z Review all new development proposals for their potential to introduce the production, use, storage and/or transport of hazardous materials, and require reasonable controls on such materials.

PS4.AA Develop a Hazardous Materials Response Plan that includes guidelines, protocols, and strategies to respond to a local hazardous materials spill.

PS4.AB Strengthen regulations for the safe production, transport, handling, use and disposal of hazardous materials that may cause air, water, or soil contamination. Require buffers for operations which handle substantial amounts of hazardous materials. When siting new facilities or expanding existing facilities, require buffer zones between hazardous materials facilities and residential uses, parkland, trails, and open space facilities.

PS4.AC Develop and launch a citywide education campaign to encourage the use of green products in order to reduce non-point source pollution. Target efforts towards the reduction of household chemical use and hazardous waste disposal.

Topic Area
5 Flood Hazards

Policies

PS5.1 Minimize the risk to people, property and the environment caused by flooding hazards. Site new development to minimize potential damage from a 100-year flood. **Consider changes in precipitation associated with climate change in the design of new development to avoid potential flood damages.** Continue to require that any new development is constructed to FEMA standards. Prohibit the siting of uses within Flood Hazard Areas inconsistent with FEMA standards that could result in health and safety hazards, including those due to the release of chemicals or other substances as a result of inundation or erosion. Ensure that any new flood protection projects comply with federal and State standards.

PS5.2 Ensure that new development or existing lots of record within the 100- year floodplain are properly graded, sited, and constructed to mitigate flood effects and do not cause increases or expansion of the flood area that increase flood risk.

PS5.3 Within the 100-year floodplain, encourage open space uses, such as parks or natural areas.

PS5.4 Ensure that construction of flood barriers does not adversely affect natural floodplains, stream channels and natural barriers that help accommodate or channel flood waters.

PS5.5 Prohibit new development within areas designated as Floodway in the current FEMA Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM). (*Also see the Public Facilities and Services Element, Topic Area 3*)

PS5.6 Coordinate with the Napa County Flood Control and Water Conservation District and other responsible agencies to maintain protocols and funding for the regular inspection and maintenance of flood control facilities in the city, including levees, floodwalls, floodplain terracing, stormwater detention ponds, and pumping facilities.

PS5.7 Require that development within Special Flood Hazard Areas prepare and implement infrastructure and drainage plans compliant with State and federal requirements in order to minimize risk in these areas.

PS5.8 Locate**, when feasible and cost-effective,** new essential public facilities outside of Special Flood Hazard Areas, including hospitals and health care facilities, emergency shelters, fire stations, emergency command centers, and emergency communications facilities. *(Also see the Public Facilities and Services Element, Topic Area 3)*

Implementing Actions

PS5.A Coordinate with the Napa County Flood Control District to ensure that stream channels are routinely cleared of vegetation and debris which could impede stormwater flows, while protecting riparian habitat.

PS5.B Require developers with land adjacent to the Napa River to construct or contribute a fair share toward the construction of necessary flood control improvements.

PS5.C Strengthen and enforce regulations that prohibit the dumping of litter, fill, and waste materials into creeks and waterways. Educate the public about flooding and health hazards associated with these activities.

PS5.D Require that **best design practices** are implemented for sewer and water lines in areas subject to flooding **or** are sited to avoid contamination and flooding when pipelines break.

PS5.E Prohibit the introduction of urban development in FEMA-designated Floodway zones.

PS5.F Review Municipal Code Chapter 15.52, Flood Damage Prevention, to ensure that regulations reflect best practices. Periodically update the City's flood hazard regulations in accordance with FEMA/NFIP regulations.

PS5.G Implement the requirements of FEMA relating to construction in Special Flood Hazards Areas as illustrated on Flood Insurance Rate Maps.

PS5.H Implement low impact development practices for new development and redevelopment projects to reduce stormwater peak flow rates and volumes from smaller, more frequently occurring storm events.

Topic Area
6 Disaster Planning

Policies

PS6.1 Ensure that City emergency procedures are adequate in the event of potential natural or man-made disasters.

PS6.2 Ensure the swift and safe evacuation of residents, employees, and visitors in the event of a disaster event or other emergency.

PS6.3 Alleviate evacuation challenges associated with single access residential neighborhoods.

Implementing Actions

PS6.A Maintain and periodically update the City's Emergency Response Plan **to align with emergency planning efforts by Napa County Office of Emergency Services, Napa County Sheriff Office, Napa County Fire Department and Cal OES.**

PS6.B Conduct periodic emergency response exercises to test the effectiveness of City emergency response procedures**. Identify current emergency service and projected emergency service needs, and goals or standards for emergency services for training for City staff and volunteers.**

PS6.C Continue to collaborate with regional agencies and neighboring jurisdictions**, including Napa County Office of Emergency Services, Napa County Sheriff Department, Napa County Fire Department, and Cal OES,** to develop and implement a regional emergency coordination plan and agreement for police, fire, and emergency medical services.

PS6.D Maintain emergency roadways and improve them as necessary and appropriate to ensure ongoing serviceability.

PS6.E Maintain reliable communication pathways with the public to ensure a safe and streamlined evacuation.

PS6.F Engage with the Napa ~~County~~ Valley Transportation Authority, Caltrans, California Highway Patrol, adjacent cities, and Napa County to identify regional evacuation solutions that address major evacuation routes.

PS6.G Conduct outreach with residents in single access road neighborhoods to enforce home hardening and defensive space standards and conduct emergency preparedness and response trainings.

PS6.H Coordinate with Napa County Sheriff Department, Caltrans, Napa County Emergency Response Team (CERT), St. Helena Fire Safe Council, homeowner associations, and neighborhoods to facilitate the use of Zonehaven for evacuation coordination.

PS6.I Develop and employ evacuation alternatives and/or alternative emergency access routes in neighborhoods that have single ingress/egress.

PS6.J Develop and maintain evacuation options for vulnerable populations such as young children, older adults, outdoor workers, individuals that are linguistically isolated, visitors, and individuals with access and functional needs.

PS6.K Designate and publicize evacuation routes and evacuation shelters through Zonehaven.

PS6.L Designate and publish in Zonehaven safety zones and/or shelter-in-place locations as potential places of refuge when evacuation routes or evacuation shelter are inaccessible.

PS6.M Assist local and small businesses in planning for business continuity and emergency preparedness.

PS6.N Prioritize the City's essential facilities when conducting post-disaster building evaluations.

Topic Area
7 Climate Change Hazards

Policies

PS7.1 Protect the City's vulnerable population from the impacts of climate change.

PS7.2 Support greater resilience, redundancy, and reliability of local and regional infrastructure and services.

PS7.3 Protect and restore climate-vulnerable ecosystems, natural resources, and managed resources.

PS7.4 Increase local economic resilience and business continuity.

Implementing Actions

PS7.A Conduct an assessment on the effectiveness of current City cooling center operations to evaluate current amenities and resources available to ensure the needs of vulnerable populations are met during extreme climate events, such as high heat days and bad air quality days. Ensure the City's cooling center has adequate backup power sources and battery storage to mitigate service disruptions.

PS7.B Update the St. Helena building code to require cost-effective and reasonable weatherization and consideration of extreme heat for new developments.

PS7.C Explore opportunities to provide funding assistance to households and populations that are in greatest need of weatherization to address extreme heat, extreme storm, and air quality concerns.

PS7.D Consider climate change impacts and vulnerabilities during the infrastructure planning process. Identify projects as part of capital improvement programs that consider climate adaptation priorities.

PS7.E Invest in cost-effective, feasible renewable back-up power sources and storage options to increase energy resilience at critical facilities during extreme heat events, wildfires, extreme precipitation events, or other scenarios that may trigger a power safety shutoff or outage.

PS7.F Expand the use of drought-tolerant green infrastructure, including street trees, and landscaped areas where feasible and cost-effective, as part of cooling strategies in public and private spaces.

PS7.G Coordinate with PG&E and Napa County Office of Emergency Services to establish backup power and emergency grid shutdown protocols that protect the City's vulnerable populations.

PS7.H Evaluate critical facilities to assess the feasibility and cost-effectiveness of retrofitting to increase long-term resilience to climate change hazards including extreme heat, extreme precipitation events, and wildfire.

PS7.I Partner with St. Helena Chamber of Commerce and Visit Napa Valley to pilot and implement a local business resilience initiative to build small business resilience capacity by increasing the awareness of and preparedness for business continuity risks in the face of climate change. Provide resources to help local business manage risk and enhance resilience, and conduct outreach

campaigns to engage business, governmental, and community leaders to preparedness for economic resilience.

PS7.J Develop and disseminate guidelines and outreach materials on tree and plants species that are drought-tolerant and wildfire resistant to city residents and businesses.

PS7.K Partner with local researchers (such as, California State University-Sonoma) to make accessible localized viticulture climate adaptation strategies that address impacts of extreme heat, drought, wildfire, and extreme precipitation events to vineyards in and around the city.

PS7.L In recognition of the increase in severity and frequency of floods and wildfires, essential public facilities should be sited in areas that are least prone to hazard impacts, when feasible and cost-effective.

PS7.M Partner with the St. Helena Chamber of Commerce and St. Helena Welcome Center to develop emergency public health and evacuation communication strategies for visitors and tourists.

TABLE 9.1: Definition of Acoustical Terms

Term	Definition
Decibel, dB	A unit describing the amplitude of sound. Equal to 10 times the logarithm to the base 10 of the ratio of two like quantities.
Sound Pressure Level (SPL)	10 times the logarithm to the base 10 of the ratio between the square of the sound **pressure** to the square of the reference sound pressure of 20 µPascals. Sound pressure level is the quantity that is directly measured by a sound level meter and expressed in **decibels (dB).**
Frequency, Hz	The number of complete pressure fluctuations per second above and below atmospheric pressure is expressed in Hertz (Hz). Normal human hearing is **approximate**ly between 20 Hz and 20,000 Hz.
A-Weighted Sound Level, dBA	The SPL in decibels as measured on a sound level meter using the A-weighting filter network. The A-weighting filter de-emphasizes low frequency components of sound in a manner similar to the frequency response of the human ear and correlates well with subjective response to sound.
Noise	Unwanted or unhealthful sound.
Equivalent Noise Level, LAeq	The average A-weighted sound level during the measurement period. The A-weighted equivalent continuous sound level.
LAmax, LAmin	The maximum and minimum A-weighted sound level during the measurement period with the sound meter using fast-time-weighting.
LA01, LA10, LA50, LA90	The A-weighted sound levels that are exceeded 1%, 10%, 50%, and 90% of the time during the measurement period.
Day/Night Noise Level, Ldn	The average A-weighted sound level during a 24-hour day, obtained after the addition of 10 decibels to levels measured at night between 10:00 pm and 7:00 am.
Total Sound	The composite of sound from all sources near and far.
Ambient Sound	The sound level measured in the absence of an intrusive or extraneous noise.
Intrusive Noise	That noise from a source of specific origin which intrudes above **or within** the existing background sound level. The degree of intrusiveness of a sound depends upon its amplitude, duration, frequency, time of occurrence, and tonal or informational content as in contrast to the prevailing background sound level which exists in the absence of the intrusive noise.
Background Sound Level	The LA90 of the ambient sound. It represents the ever present lower sound level due to distant sources which are individually indistinguishable, and in the absence of the Intrusive or Extraneous Noise.
Extraneous Noise	Specific or distinguishable intermittent sound from nearby sources such as mechanical devices, leaf blowers, pumps, **vehicles**, horns, sirens, barking, **talking,** shouting, birds, wind and other similar individual sources, which don't normally exist on a continuous or regular basis.
Intermittent Noise	A noncontinuous sound consisting of a number of clearly distinguishable sound events of varying frequency and/or intensity.

TABLE 9.2: Noise Land Use Compatibility Guidelines

Land Use Category	Completely Compatible[1]	Tentatively Compatible[2]	Normally Incompatible[3]	Completely Incompatible[4]
Residential	< 55 dBA	55-60 dBA	60-75 dBA	> 75 dBA
Commercial/ Office	< 65 dBA	65-75 dBA	75-80 dBA	> 80 dBA
Industrial/ Agricultural	< 70 dBA	70-80 dBA	80-85 dBA	> 85 dBA
School, libraries, churches, hospitals	< 65 dBA	65-70 dBA	70-80 dBA	> 80 dBA
Playground, neighborhood park	< 67 dBA	67-70 dBA	70-75 dBA	> 75 dBA

~~*a Expressed as Ldn or CNEL.*~~
1. Completely Compatible – Specified land use is satisfactory, based on the assumption that any buildings involved are or normal conventional construction.
2. Tentatively Compatible – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems of air conditioning will normally suffice.
3. Normally Incompatible – New construction and development should generally be discourage. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must b made and needed noise insulation features included in the design.
4. Clearly Incompatible – New construction or development should generally not be undertaken.

TABLE 9.3: Maximum Interior Noise Level Criteria of Intermittent Noise for Public Use Facilities

Land Use	Maximum Intermittent Noise Level LAmax	Basis for Criterion
Concert Hall	25	Intrusion of noise may spoil artistic effect
Theater	30	Intrusion of noise may spoil artistic effect
School Auditorium	35	Minimize intrusion into artistic performance
School Classroom	55	Speech communication-20 ft.-raised voice
School Laboratory	60	Speech communication-6 ft.-normal voice
Church/Sanctuaries	45	Speech communication-50 ft.-raised voice
Library	55	Speech communication-3 ft.-normal voice

Source: Adapted from Table 2 in "Night Insulation Problems in Buildings," Paul S. Veneklasen & Associates, 1973; Noise Element of the Napa County General Plan, 1982.

TABLE 9.4: Standard and Adjustments for Determining Noise Impact of Intrusive Noise for Residential Receptors

STANDARD

The LAeq of an intrusive noise shall not exceed the following values:

- 7 am – 7 pm (daytime) 45 dBA
- 7 pm – 10 pm (evening) 40 dBA
- 10 pm – 7 am (nighttime) 35 dBA

Or shall not exceed LA90 + 5 dBA whichever is greater. The background sound level LA90 must be measured-**for a minimum of 10 minutes** in the absence of the intrusive noise at the appropriate time of noise impact.

The intrusive noise shall be measures in absence of extraneous noise.

Acoustical terms defined in Table 9.1 shall be considered as part of this standard.

The maximum noise level LAmax of any intrusive noise shall not exceed the LAeq limits by more than 10 dBA.

The limits for intrusive noise are to be corrected as indicated below.

These noise limits apply to the nearest residential property line or at the nearest affected location on the receiver's property.

CORRECTIONS FOR INTRUSIVE NOISE

Type of Correction	Circumstances of Correction	Correction[a]
Seasonal	Summer or year round operation	0 dBA
	December through March only	+ 5 dBA
Tone or Impulse	No tonal or impulse character	0 dBA
Characteristics	Tonal character[b] present in noise	- 5 dBA
	Impulsive[c], repetitious or modulating[d] signal	- 5 dBA[e]

Notes:
a Correction to be applied to the Standard's limits for intrusive noise.
b Tonality exists when the 1/3 octave noise level of the tone is 5 dB greater than the average level of the two adjacent 1/3 octave frequency bands.
c Transient sound having a peak level of short duration typically less than 100 msec.
d Either in amplitude, frequency or duration including compressor "hammering" noise.
e In addition to correction for tonality.

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **OLD BUSINESS**

Subject: **Water Penalty Appeal - Duane and Susan Hoff Continued from January 24, 2023**

CEQA Determination: **Not a CEQA project**

Prepared By: April Mitts, Assistant City Manager

Reviewed By: Anil Comelo, City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

Duane and Susan Hoff filed a request for fee waiver for penalties incurred on their water account in June, July, and August 2021 totaling $251,379.28. The penalties imposed were not the result of a leak; therefore, the request for fee waiver does not fall under the authority of the Water Advisory Board (WAB) and the amount exceeds the authority granted to the City Manager; therefore, the appeal was presented to the City Council for consideration on January 24, 2023. The staff report and supporting documents are provided as Attachment 1 for reference.

The customer submitted the following statement in their original appeal:

> *"Our penalty waiver request was submitted as a result of the penalty forgiveness program that was approved by the city on 7/27/21, which stipulates that a customer can have penalties forgiven if they do not exceed their allocation in August, September, October, and November of 2021. Once the program was approved, notices (dated 8/11/21) were mailed and received on 8/23/21. Upon receipt, we drastically reduced our water usage and strictly adhered to our allocations for September - November with no overages during those periods.*
>
> *Given that notice of the forgiveness program was not received until 8/23/21, we were given no opportunity to adjust water usage in August for full compliance with*

the program guidelines. As a result, we are requesting that the water penalties be fully waived for our adherence to the forgiveness program during September – November (and subsequent months)"

DLynn Proctor represented the Hoff's at the January 24, 2023 Council Meeting when the appeal was brought to the City Council for consideration.

DISCUSSION

On January 24, 2023 the penalty appeal for the Hoff's was brought to the City Council for consideration. DLynn Proctor represented the Hoff's at this meeting.

Mr. Proctor presented information to the Council explaining that the letter by the City went to the incorrect address and that the office moved. The billing address in the City's financial system was 3033 Excelsior Avenue Suite 525 and the correct billing address is 6600 France Avenue South, Suite 550. Mr. Proctor then stated that once the information was received at the correct address, the Hoff's drastically reduced their use and had been in compliance with the water allocations since September 2021. This can be seen in the reduction of use and no additional penalties being incurred.

At the meeting of 1/24/23 Council asked additional questions of Mr. Proctor for clarification. The broad topics of the inquiry included:

1. Billing/Mailing Address
2. Timely payments on account despite wrong address
3. Communications to customer during Phase I and Phase II emergency
4. Water Use
5. Water Allocation based on Account Classification

During Council deliberations it was determined that a much broader factual investigation should take place and this item and to continue the appeal to give staff time to gather additional information to present to the Council.

On January 26, 2023, City staff notified Bryan Rohde, who filed the appeal on behalf of the Hoff's and has been the main contact to provide an update on the appeal hearing (Attachment 2).

Following the appeal hearing, staff has gathered the following information on the account.

Billing/Mailing Address

1. Staff verified the mailing address in the City's financial system during the Council meeting on January 24, 2023. Staff informed Council during the meeting that evening that the mailing address in the City's finanical system for the Hoff's was still 3033 Excelsior Avenue.

2. The mailing address on the Hoff's account was updated to 6600 France Avenue on February 13, 2023, as noted in the City's financial system audit trail (Attachment 3).
3. It should be noted that at the January 24, 2023 Council meeting, Mr. Proctor stated, "once they or someone on their executive assistant team corrected the address we immediately rectified and did the things we were told" by the City of St. Helena.

Payments on the Account

1. The Hoff's account was on auto pay through August 2021. The last auto payment was processed on August 29, 2021, and was for May and June 2021 use. This auto payment did not include the penalties.
2. Since autopay was suspended (by the account holder), there have been nine payments made and of those payments all of the bills were sent to the 3033 Excelsior address as noted in Attachment 4 and in Table 1 below. One payment, of the nine, was paid late.

Table 1 - Billing and Payment History

Billing Period	Bill Date	Bill Address	Payment Date
January/February 2023	3/15/23	6600 France Avenue	
November/December 2022	1/17/23	3033 Excelsior	3/13/23
September/October 2022	11/16/22	3033 Excelsior	12/20/22
July/August 2022	9/15/22	3033 Excelsior	10/3/22
May/June 2022	7/19/22	3033 Excelsior	8/20/22
March/April 2022	5/15/22	3033 Excelsior	6/10/22
January/February 2022	3/16/22	3033 Excelsior	4/13/22
November/December 2021	1/20/22	3033 Excelsior	2/9/22
September/October 2021	11/19/21	3033 Excelsior	3/8/22
July/August 2021	9/24/21	3033 Excelsior	10/25/21

Communications to Customer

1. While not exhaustive, as noted by staff on January 24th, a sample list of communications to the customer was provided in the original staff report (Attachment 1- Attachments 2 – 8).

Water Use

1. At the Council meeting on January 24, 2023, when asked, Mr. Proctor stated that the property is 52-acres and on half the property there is a wine making facility, tasting room, and very small kitchen and on the other half of the property is one of the Hoff's residences.
2. Since September 2021, the Hoff's have continued to have minimal use on this property. When asked at the Council meeting, Mr. Proctor stated they cut water

use on the estate side, which was cutting use on the residential side, gardens orchards, etc.
3. The Hoff's started water service on August 14, 2004. Water use has historically been low until November 2016 where a dramatic increase in use can be seen (Attachment 5).

Water Allocation in Phase II Emergency

1. Staff researched City records and has concluded that the residential water allocation on this account is correct; therefore no additional allocation will be granted.
2. The customer has a residential allocation with a large lot exception which grants an additional 8,000 gallons of water per month (based on a 30-day month).
3. The property (2600 Spring Mountain Road) is not located within City limits, the City received a will serve letter from the County of Napa to provide additional water to this service address. On July 11, 1996 the City produced a letter to the County stating that the only City water use allowed on the property is for residential purposes only (Attachment 6).
4. Staff could not locate any documents indicating any other allowable water use for this property, other than residential.

On March 16, 2023, staff notified Mr. Rohde, via email, the appeal would be brought back to City Council on March 28, 2023 and Mr. Rohde requested the appeal be heard on May 9, 2023 to accommodate the Hoff's schedule.

Additional Information

On April 5, 2023, staff spoke to Mr. Rohde regarding the process for bringing the appeal back to City Council. At this time, staff was notified by Mr. Rohde that the Hoff's applied for an additional allocation of 200 gallons per day based off of previous use (this was in addition to the large lot allocation of 250 gallons per day). In the application (Attachment 8) it is noted, "Property at address 2600 Spring Mountain has a tasting room on the property. Therefore, we are requesting 200 gallons per day for the purpose of the tasting room." Staff confirmed, this request was received and granted by the City for an additional allocation, which equated to approximately and additional 8 HCF per month. It appears the additional allocation was likely granted in error since staff did not confirm the approved water use on the property for each application received. Because of the amount of time that has passed since the additional allocation was granted and since the penalties were assessed, staff is not recommending decreasing the allocation which would result in approximtely $6,000 more in penalties being assessed.

On April 28, 2023, the Hoff's provided a letter to the City Council to include in the appeal report. This letter is provided as Attachment 9.

FISCAL IMPACT

The Hoff's currently owe a total of $251,379.28 for penalties received during June, July, and August 2021. The total amount to be collected will be dependent on City Council Direction.

RECOMMENDED ACTION

Based on the information presented, staff recommends City Council deny the appeal for penalties incurred during the Phase II emegency.

ATTACHMENTS

Attachment 1 - 012423 Staff Report Hoff Appeal
Attachment 2 - 012623 Email
Attachment 3 - Address Change
Attachment 4 - Billing Statements
Attachment 5 - Historical Use 2600 Spring Mtn Rd
Attachment 6 - 2600 Spring Mountain Road
Attachment 7 - Resolution - Water Penalty Appeal Duane and Susan Hoff
Attachment 8 - Exception Permit - Completed
Attachment 9 - 04.28.23 Letter to City Council from the Hoff's
Attachment 10 - Resolution - Water Penalty Appeal Duane and Susan Hoff

Report to the City Council
Regular City Council - 24 Jan 2023

Agenda Section: **NEW BUSINESS**

Subject: **Water Penalty Appeal - Duane and Susan Hoff**

CEQA Determination: **Not a CEQA project**

Prepared By: April Mitts, Assistant City Manager

Reviewed By: April Mitts, Assistant City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

On October 27, 2020, the City Council established Phase II Water Regulations and, in accordance with the St. Helena Municipal Code (SHMC), established the Water Advisory Board. In June 2021, the City began charging penalties for water use which exceeded allocations as determined by the SHMC.

The City of St. Helena is committed to preventing water waste but also understands that, infrequently, a water leak may occur. When a water leak does occur, customers can request a credit to their utility bill for a portion of the excess water in accordance with P-FI-0005 Leak Adjustment Policy. This policy provides relief to St. Helena water customers who have had a leak that is not due to negligent or willful acts. Under the current Leak Adjustment Policy, leak adjustments are not granted if the City is in a Phase I or higher water emergency or subject to water use limitations by the State of California. However, recognizing the City's conservation efforts as well as the authority granted under P-FI-0005 for Leak Adjustment appeals, any request for a leak adjustment during a Phase II or Phase III emergency are being evaluated by the City Manager.

In addition to the ability to qualify for a leak adjustment, the City recognized that during a Phase II or Phase III water emergency, penalties may have been incurred as a result of a leak. On July 27, 2021, the City Council adopted a resolution designating that the Water Advisory Board can hear/make a determination for reduction of penalties for those customers who receive a penalty as a result of a water leak.

On August 6, 2021, the Water Advisory Board adopted policy - P-FI-0022 *Leak Adjustment Policy – Phase II and Phase III Water Penalties* and the applicable *Application Form*, to assist those customers who incurred penalties as a result of a water leak.

Per the established policy, the following criteria must be met:

1. The customer must have not received a leak letter for 2 or more consecutive months or can demonstrate there is a good faith effort to actively locate and fix leaks.
2. All leak(s) must be beyond the control of the owner, agents, tenants, contractors, or anyone occupying the property or using the property that could have reasonably foreseen such a possible leak.
3. The leak(s) cannot be the result of negligent, willful nor neglectful behavior.
4. Proof that the repairs were completed must be included with all requests for a penalty leak adjustment. Examples include a copy of the plumber's invoice or hardware store receipts showing items purchased or proof provided by the City that water use had returned to normal levels during subsequent months.

Over the course of several months, the Water Advisory Board considered penalty leak adjustment amounts on a case-by-case basis.

DISCUSSION

Duane and Susan Hoff have filed a request for fee waiver for penalties incurred on their water account in June, July, and August 2021 totalling $251,379.28 (Attachment 1). The penalties imposed were not the result of a leak; therefore, the request for fee waiver does not fall under the authority of the Water Advisory Board (WAB) and the amount exceeds the authority granted to the City Manager; therefore, it is being presented to the City Council for consideration.

The customer has submitted the following statement as their appeal:

> *"Our penalty waiver request was submitted as a result of the penalty forgiveness program that was approved by the city on 7/27/21, which stipulates that a customer can have penalties forgiven if they do not exceed their allocation in August, September, October, and November of 2021. Once the program was approved, notices (dated 8/11/21) were mailed and received on 8/23/21. Upon receipt, we drastically reduced our water usage and strictly adhered to our allocations for September - November with no overages during those periods.*
>
> *Given that notice of the forgiveness program was not received until 8/23/21, we were given no opportunity to adjust water usage in August for full compliance with the program guidelines. As a result, we are requesting that the water penalties be fully waived for our adherence to the forgiveness program during September – November (and subsequent months)*"

Tables 1 through 4 provides additional information for Council Consideration.

Table 1: Dates Specific Notices were Mailed to Utility Customers (Attachments 2-7)

Type of Notice*	Date Mailed by City (through Moonlight)
Attachment 2 - Letter to Residents re: Phase II Emergency, household allocation, household survey	January 21, 2021
Attachment 3 - Notice of Customer Allocation, Typical Use for June vs. Allocation for June, and Penalty Structure (Specific to Customer)	May 21, 2021
Attachment 4 - June Monthly Allocation Update - Over Allocation for June and Notification of Penalty Forgiveness Program (Specific to Customer)	July 15, 2021
Attachment 5 - May and June Account Statement - Includes a Special Message regarding the Penalty Forgivenss Program (Specific to Customer)	July 15, 2021
Attachment 6 - July Monthly Allocation Update - Over Allocation for July and Notification of Penalty Forgiveness Program (Specific to Customer)	August 11, 2021
Attachment 7 - August Montly Allocation Update - Over Allocation for August (Specific to Customer)	September 15, 2021
Attachment 8 - Notice of Water Usage Penalty Assessment - Did not qualify for Penalty Foregiveness Program (Specific to Customer)	Estimated date mailed: December 23, 2021

* Please note this is not an exhaustive list of customer outreach, but a list of specific letters sent regarding allocations and penalties.

Table 2: Current Allocation - based on a 30-day Month

		Gallons	HCF
Number in Household	2	3,900	
Outdoor Summer Allocation		2,500	
Additonal Exception (large lot)		8,000	
TOTAL ALLOCATION		**14,400**	**19.25**

Table 3: Penalties Imposed

Month	Amount	Penalty Waiver Request	Over Allocation HCF	Over Allocation Gallons
June	68,205.48	68,205.48	305.75	228,716
July	122,041.90	122,041.90	515.75	385,807
August	61,131.90	61,131.90	271.75	203,283
TOTALS	***251,379.28***	***251,379.28***	***1,093.25***	***817,806***

Table 4: Historical Monthly Use

	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
2022	4	7	10	6	25	4	14	15	11	9	6	9
2021*	98	300	133	571	154	325	535	291	15	13	11	10
2020	33	40	53	47	57	69	75	478	495	496	119	127
2019	29	29	38	156	75	151	86	199	107	118	57	30

Penalties were incurred in June, July, and August 2021.

Duane and Susan Hoff are requesting to have 100% of the penalties waived totaling $251,379.28.

FISCAL IMPACT

Dependent on City Council direction.

RECOMMENDED ACTION

Discuss and make a determination on penalty appeal. Council may consider the following three options:

1. Approve the appeal in its entirety for an amount of $251,379.28
2. Grant a portion of the appeal for an amount determined by City Council
3. Deny the appeal in its entirety

ATTACHMENTS

Attachment 1 - Hoff Leak Appeal
Attachment 2 - Letter for Residential Customers 012121
Attachment 3 - Notice of Allocations and Penalty Structure 052121
Attachment 4 - Hoff July 2021 Billing Statement
Attachment 5 - Monthly Allocation Update - June Penalties Assessed
Attachment 6 - Monthly Allocation Update - July Penalties Assessed
Attachment 7 - Montly Allocation Update - August Penalties
Attachment 8 - Notice of Water Useage Penalty Assesement did not meet requirements of Penalty Forgivenss Program 122121
Attachment 9 - Resolution - Water Penalty Appeal Duane and Susan Hoff

Request for Fee Waiver

DATE SUBMITTED: _____

RECEIVED BY: _____

PROPERTY & BILLING INFORMATION

Date Applying:	Type of Fee Requesting to be Waived	Fee Already Assessed:
12/15/2021	Water penalties	☐ No ■ Yes Date: 08 /31 /2021

Customer or Company Name:	Daytime Phone Number	Other Phone Number
Duane and Susan Hoff	952-324-8914	507-858-5599

Mailing Address	City	State	Zip Code
6600 France Ave S. Suite 550	Minneapolis	MN	55435

Email: brohde@olympusventures.com

EXPLANATION OF REQUEST FOR WAIVER

Describe why you feel fees should be waived and/or refunded: (Attach supporting documentation)

We are requesting full waiver of water penalties assessed to 2600 Spring Mountain Rd during June - August 2021. The total assessed penalties are: $251,379.28.

This waiver request is being submitted as a result of the penalty forgiveness program that was approved by the city on 7/27/21, which stipulates that a customer can have penalties forgiven if they do not exceed their allocation in August, September, October, and November. Once the program was approved, notices (dated 8/11/21) were mailed and received on 8/23/21. Upon receipt, we drastically reduced our water usage and strictly adhered to our allocations for September - November with no overages during those periods.

Given that notice of the forgiveness program was not received until 8/23/21, we were given no opportunity to adjust water usage in August for full compliance with the program guidelines. As a result, we are requesting that the water penalties be fully waived for our adherence to the forgiveness program during September - November.

PLEASE READ & SIGN THE FOLLOWING STATEMENTS AS ACKNOWLEDGED AND REQUIRED BY THIS AGREEMENT

I am requesting a waiver under Ordinance 2018-1 adopted by the City of St. Helena. By signing this form I certify the information provided is accurate and true, and agree to comply with all requirements as set forth in the policy. I certify that I have read, understand and agree to the terms and conditions of a waived penalty and/or fee identified below.

- Customers must submit a request in writing to the City Clerk.
- Customers must submit the request within 30 days from the date if the penalty and/or fee has already been assessed.
- Any waived penalties and/or fees alreay paid by the customer will be reversed from the customer's account and/or refunded to the customer in the same manner in as the original payment.
- I am aware all decisions by the City Manager are final. There are no appeals.

Signature	Print Name	Date
D Duane D. Hoff	Duane D. Hoff	12/22/21

PLEASE SUBMIT APPLICATIONS TO:	QUESTIONS?
City of St. Helena: City Clerk 1480 Main Street St. Helena, CA 95404	Email: cityclerk@cityofsthelena.org Website: www.cityofsthelena.org/water Phone: 707-968-2640

City of St. Helena

"We will conduct city affairs on behalf of our citizens using an open and creative process."

January 21, 2021

The City of St. Helena is currently experiencing a Phase II Water Emergency which limits customer water usage. With the proactive conservation actions of our water customers, we can reduce the potential imbalance between water supply and demand.

Under the Phase II emergency, the residential customer's water allocation is based number of persons in a household and allocates 65 gallons per day per person (1,950 gallons per month based on a 30-day month). This equates to approximately 2.6 units per person per month.

To determine the correct allocation per household, the City has included the attached information for your review and response by **February 15, 2021**. **Please complete the online Household Survey as soon as possible at:**

http://www.cityofsthelena.org/watersurvey or return by mail/drop off at Interim City Hall, located at 1572 Railroad Avenue, St. Helena, CA 94574.

Please note that if the City does not receive a response, your water allocation will assume there are two persons in your household.

We invite you to contact City staff if you have a question at (707) 968-2745 or by email at water@cityofsthelena.org.

Thank you in advance for your conservation efforts as we work together to maintain this critical resource!

Sincerely,

Mark T. Prestwich
City Manager

St. Helena Phase II Water Emergency Household Survey

A Phase II Water Emergency began on October 27, 2020. To comply with the Phase II Water Emergency, the City is asking for your help by completing the quick survey below. Alternatively, the survey can be completed at: **https://www.cityofsthelena.org/watersurvey.**

The City is requesting that all responses to this survey are received by **March 15, 2021**. Any responses not received will assume 2 persons per household.

1. What is the name on your water account:

2. What is the account service address:

3. What is the account number (refer to your water bill):

4. How many household members currently live at this address?

5. Do you have a well or cistern you can use for landscape irrigation?
   - ☐ Yes
   - ☐ No

6. Do you have a swimming pool?
   - ☐ Yes
   - ☐ No

7. Enter your email address to receive City emails and newsletters:

Surveys can be returned via the following methods:

email: water@cityofsthelena.org

or

Mail to: City Hall

Attn: Water Department

1572 Railroad Avenue

St. Helena, CA 94574

Survey Due By:

03/15/2021

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

May 21, 2021

Hoff Duane & Susan
3033 Excelsior Blvd. Ste. 525
Minneapolis MN, 55416

Account number: 006087-000 Service Address: 2600 Spring Mtn Rd

Dear Hoff Duane & Susan,

Like many California communities, St. Helena is facing a water crisis. Lack of rain and use of water from Bell Canyon Reservoir to fight last year's wildfires has contributed to this worsening emergency.

As we did last year during wildfire season and throughout COVID-19, we must pull together as a community to weather this worsening drought. If we do not, it is inevitable that we will be forced to move from Phase II water restrictions currently in place to the more painful restrictions necessary in Phase III.

Doing Your Part

- Starting today, and through the remainder of the water crisis, we are calling on customers to use water efficiently and keep their residential indoor water use below **65 gallons per person per day**.
- During the summer period, residential customers must also limit outdoor irrigation to no more than 2,500 gallons per month. Known as an "allocation," some residential customers prefer to think of the 2,500 gallons per month as a monthly water budget for discretionary outdoor watering.

Penalties for Inefficient Water Use, Effective June 1, 2021

In recognition of the dire situation, City Council recently adopted a penalty structure for customers who exceed their property's monthly water allocation. These penalties are designed to minimize the impact on those bills that exceed the allocation by a little bit, while sending a strong message to unusually heavy water users.

Exceed Monthly Water Allocation By	Penalty per Hundred Cubic Feet (748 Gallons)	$ per Gallon Exceeded
Less than 25% (up to 24.999%)	$10.00	$0.013
25-50% (25-49.999%)	$25.00	$0.033
50-100% (50-99.999%)	$100.00	$0.134
Greater than 100%	$250.00	$0.334

For Perspective

As a point of comparison, below is the water consumption we recorded on your account in the same month in 2019 (due to COVID, 2020 use was not used).

June 2019 water use: ***75.00 units***, or ***56108.00 gallons.***

June 2021 Summer Monthly Allocation: ***9.35 units***, or ***6995.00 gallons.***

We're in This Together!

The enclosed fact sheet provides more information and provides helpful tips on indoor and outdoor water conservation. Thank you for your work to help us get through this difficult time together as a community. As we have in the past, we have no doubt our friends and neighbors in St. Helena will emerge from this crisis stronger and more resilient than ever!

Questions or Concerns?

Contact City staff at (707) 968-2745 or by email at water@cityofsthelena.org.

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	5/1/2021 to 6/30/2021
BILLING DATE:	7/15/2021
DUE DATE:	**8/20/2021**

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	4/29/2021	8485	5/26/2021	8639	154
007055774	5/26/2021	8639	6/28/2021	8964	325

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

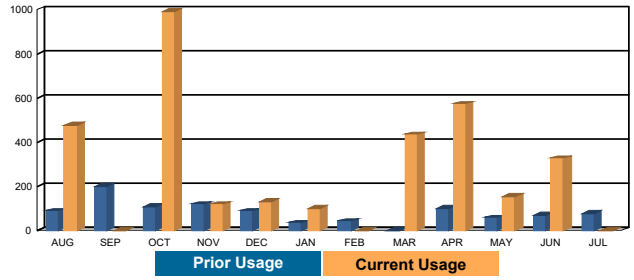
SPECIAL MESSAGE

If your bill includes penalties, please note that the penalty amount on your bill represents 25% of your total June Penalty. The remaining 75% of your penalty has been temporarily suspended and can be forgiven or become payable pursuant to the City Council's Penalty Forgiveness Program. For additional information please contact the St. Helena Finance Division at (707) 968-2745. Information pertaining to the Penalty Forgiveness Program is available at www.cityofsthelena.org/utility-billing.

CURRENT CHARGES

Water Base Fee 1.5" Residential	418.50
Water Use @ $7.44	3,563.76
June Excess Penalty	19,240.98
TOTAL CURRENT CHARGES	**23,223.24**

Water Use in HCF



BILL SUMMARY

Previous Balance	5,128.26
Thank you for your payment.	-10,256.52
Adjustments	5,128.26
Additional Billing	19,240.98
Current Charges	3,982.26
TOTAL AMOUNT DUE	**23,223.24**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	5/1/2021 to 6/30/2021
BILLING DATE:	7/15/2021
DUE DATE:	**8/20/2021**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT DUE

TOTAL AMOUNT DUE BY **8/20/2021** **23,223.24**

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

July 15, 2021

Duane & Susan Hoff
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

Account number:
006087-000

Service Address:
2600 Spring Mtn Rd

Dear Duane & Susan Hoff,

MONTHLY ALLOCATION UPDATE – OVER ALLOCATION

Like many California communities, St. Helena is facing a water crisis. Lack of rain and use of water from Bell Canyon Reservoir to fight last year's wildfires has contributed to this worsening emergency.

This letter is being provided as a monthly update for your actual water use.

Actual Water Use Update
Your June 2021 water allocation was: ***9.350 units***, or ***6,994 gallons***.

The meter read for June reflects the following use ***324.360 units***, or ***242,637 gallons***.

Penalties
In recognition of the dire situation, City Council adopted a penalty structure for customers who exceed their property's monthly water allocation. These penalties are designed to minimize the impact on those bills that exceed the allocation by a little bit, while sending a strong message to unusually heavy water users. Given this is the first-time penalties have been imposed, on July 13, 2021, City Council adopted a program to suspend 75% of the penalties for overuse in June 2021 and to suspend 50% of the penalties for overuse in July 2021 with the ability for customers to have 100% of the penalties forgiven if allocation targets are met, see enclosure for additional information. Below is a summary of the penalties that will be assessed on your water utility account.

Because you exceeded your June 2021 water allocation by: ***315.010 units***, or ***235,643 gallons*** you are being assessed a penalty in the amount of **$19,240.98.** This penalty amount represents 25% of the total penalty amount of: **$76,963.90.** This penalty will be added to your bi-monthly utility bill.

Continuing Water Conservation
It is not too late to start conserving water! As we have in the past, we have no doubt our friends and neighbors in St. Helena will emerge from this crisis stronger and more resilient than ever! As we did last year during wildfire season and throughout COVID-19, we must pull together as a community to weather this worsening drought. If we do not, it is inevitable that we will be forced to move from Phase II water restrictions currently in place to the more painful restrictions necessary in Phase III.

Learn More
For more information and tips for how you can do your part to help our community navigate through the current drought, visit www.cityofsthelena.org!

Questions or Concerns?
Contact City staff at (707) 968-2745 or by email at water@cityofsthelena.org.

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

July 15, 2021

Duane & Susan Hoff
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

Account number:
006087-000

Service Address:
2600 Spring Mtn Rd

Estimado Duane & Susan Hoff,

ASIGNACION MENSUAL ACTUALIZADA – SOBRE ASIGNACIÓN

Como muchos Californianos, St. Helena se enfrenta a una crisis de agua. La falta de lluvia y el uso de agua del embalse de Bell Canyon para combatir los incendios forestales del año pasado ha contribuido a empeorar esta emergencia. Esta carta se proporsinara como una actualizacion mensual para su uso actual del agua.

Actualización real del uso del agua
Su asignación de agua en el mes de junio 2021 fue: ***9.350 unidades***, o ***6,994 galones***.

El medidor de agua para el mes de junio refleja el siguiente uso de ***324.360 unidades*** o ***242,637 galones***.

Penalidades
En reconocimiento de la grave situación, el Concejo Municipal adoptó una estructur para los clientes que excedan la asignación mensual de agua de su propiedad. Estas penalidades están diseñadas para minimizar el impacto en aquellas facturas que exceden la asignación por un poco, al tiempo que envía un mensaje contundente a los usuarios de agua inusualmente pesada. Dado que es la primera vez que las penalidades han sido impuestas, en Julio 13, 2021, el Consejo Municipal adopto un programa para suspender 75% de las penalidades por el sobreuso en Junio 2021 y para suspender 50% de las penalidades de sobreuso en Julio 2021 con la abilidad de que los clientes tengan 100% de las penalidades perdonadas si se cumplen las metas de asignaciones, vea el folleto para mas informacion. Abajo hay un resumen de las penalidades que seran evaluadas en su cuenta de agua.

Debido a que excediste tu asignación de agua junio 2021 por: ***315.010*** unidades, o ***235,643*** galones, se le aplicara una penalidad por la cantidad de **$19,240.98**. Esta cantidad representa 25% de la penalidad total de: **$76,963.90.** Esta penalidad se agregará a su factura de servicios públicos bimestral.

Conservación continua del agua
¡No es demasiado tarde para empezar a conservar el agua! Como lo hemos hecho en el pasado, no tenemos ninguna duda de que nuestros amigos y vecinos de St. Helena saldrán de esta crisis más fuertes y resistentes que nunca. Como hicimos el año pasado durante la temporada de incendios forestales y durante todo el COVID-19, debemos unirnos como comunidad para superar esta sequía. Si no lo hacemos, es inevitable que nos veremos obligados a pasar de las restricciones de agua de la Fase II en vigor a las restricciones más estrictas necesarias de la Fase III.

Aprende más
Para obtener más información y consejos sobre cómo puede hacer su parte para ayudar a nuestra comunidad a navegar a través de la sequía actual, visite www.cityofsthelena.org!

¿Tiene Preguntas?
Comuníquese con el personal de la Ciudad al (707) 968-2745 o por correo electrónico al water@cityofsthelena.org.

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

August 11, 2021

Hoff Duane & Susan
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

Account number:
006087-000

Service Address:
2600 Spring Mtn Rd

Dear Hoff Duane & Susan,

MONTHLY ALLOCATION UPDATE – NOTICE OF WATER PENALTY
Like many California communities, St. Helena is facing a critical water crisis. Lack of rain and use of water from Bell Canyon Reservoir to fight last year's wildfires has contributed to this worsening emergency. This letter is being provided as a monthly update for your actual water use and notice that your water usage in June 2021 has resulted in a penalty.

Actual Water Use Update
Your July 2021 water allocation was: ***8.500 units***, or ***6,358 gallons***. The meter read for July reflects the following use ***535.030 units***, or ***400,229 gallons***.

Penalties
In recognition of the dire situation, City Council adopted a penalty structure for customers who exceed their property's monthly water allocation. These penalties are designed to minimize the impact on those bills that exceed the allocation by a little bit, while sending a strong message to unusually heavy water users. Given this is the first-time penalties have been imposed, on July 13, 2021, City Council adopted a program to suspend 75% of the penalties for overuse in June 2021 and to suspend 50% of the penalties for overuse in July 2021 with the ability for customers to have 100% of the penalties forgiven if allocation targets are met, in the months of August, September, October, and November 2021 (see enclosure for additional information). Below is a summary of the penalties that will be assessed on your water utility account.

Because you exceeded your July 2021 water allocation by: ***526.530 units***, or ***393,871 gallons*** you are being assessed a penalty in the amount of **$65,003.40.** This penalty amount represents 50% of the total penalty amount of: **$130,006.80.** This penalty will be added to your bi-monthly utility bill.

Continuing Water Conservation
It is not too late to start conserving water! As we have in the past, we have no doubt our friends and neighbors in St. Helena will emerge from this crisis stronger and more resilient than ever! As we did last year during wildfire season and throughout COVID-19, we must pull together as a community to weather this worsening drought. If we do not, it is inevitable that we will be forced to move from Phase II water restrictions currently in place to the more painful restrictions necessary in Phase III.

Learn More
For more information and tips for how you can do your part to help our community navigate through the current drought, visit www.cityofsthelena.org!

Questions or Concerns?
Contact City staff at (707) 968-2745 or by email at water@cityofsthelena.org.

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

August 11, 2021

Hoff Duane & Susan
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

Account number:
006087-000

Service Address:
2600 Spring Mtn Rd

Estimado Hoff Duane & Susan,

ASIGNACION MENSUAL ACTUALIZADA – AVISO DE PENALIDAD DE AGUA
Como muchos Californianos, St. Helena se enfrenta a una crisis de agua crítica. La falta de lluvia y el uso de agua del embalse de Bell Canyon para combatir los incendios forestales del año pasado ha contribuido a empeorar esta emergencia. Esta carta se proporciona como una actualizacion mensual para su uso actual del agua y aviso que su uso de agua en junio del 2021 ha resultado en una penalidad.

Actualización real del uso del agua
Su asignación de agua en el mes de julio 2021 fue: ***8.500 unidades***, o ***6,358 galones***. El medidor de agua para el mes de julio refleja el siguiente uso de ***535.030 unidades*** o ***400,229 galones***.

Penalidades
En reconocimiento de la grave situación, el Concejo Municipal adoptó una estructur para los clientes que excedan la asignación mensual de agua de su propiedad. Estas penalidades están diseñadas para minimizar el impacto en aquellas facturas que exceden la asignación por un poco, al tiempo que envía un mensaje contundente a los usuarios de agua inusualmente pesada. Dado que es la primera vez que las penalidades han sido impuestas, en Julio 13, 2021, el Consejo Municipal adopto un programa para suspender 75% de las penalidades por el sobreuso en Junio 2021 y para suspender 50% de las penalidades de sobreuso en Julio 2021 con la abilidad de que los clientes tengan 100% de las penalidades perdonadas si se cumplen las metas de asignaciones en los meses de agosto, septiembre, octubre y noviembre de 2021 (consulte el folleto para obtener información adicional). Abajo hay un resumen de las penalidades que seran evaluadas en su cuenta de agua.

Debido a que excediste tu asignación de agua julio 2021 por: ***526.530*** unidades, o ***393,871*** galones, se le aplicara una penalidad por la cantidad de **$65,003.40**. Esta cantidad representa 50% de la penalidad total de: **$130,006.80.** Esta penalidad se agregará a su factura de servicios públicos bimestral.

Conservación continua del agua
¡No es demasiado tarde para empezar a conservar el agua! Como lo hemos hecho en el pasado, no tenemos ninguna duda de que nuestros amigos y vecinos de St. Helena saldrán de esta crisis más fuertes y resistentes que nunca. Como hicimos el año pasado durante la temporada de incendios forestales y durante todo el COVID-19, debemos unirnos como comunidad para superar esta sequía. Si no lo hacemos, es inevitable que nos veremos obligados a pasar de las restricciones de agua de la Fase II en vigor a las restricciones más estrictas necesarias de la Fase III.

Aprende más
Para obtener más información y consejos sobre cómo puede hacer su parte para ayudar a nuestra comunidad a navegar a través de la sequía actual, visite www.cityofsthelena.org!

¿Tiene Preguntas?
Comuníquese con el personal de la Ciudad al (707) 968-2745 o por correo electrónico al water@cityofsthelena.org.

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

September 15, 2021

Hoff Duane & Susan
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

Account number:
006087-000

Service Address:
2600 Spring Mtn Rd

Dear Hoff Duane & Susan,

MONTHLY ALLOCATION UPDATE – NOTICE OF WATER PENALTY
Like many California communities, St. Helena is facing a critical water crisis. Lack of rain and use of water from Bell Canyon Reservoir to fight last year's wildfires has contributed to this worsening emergency. This letter is being provided as a monthly update for your actual water use and notice that your water usage in August 2021 has resulted in a penalty.

Actual Water Use Update
Your August 2021 water allocation was: ***16.520 units***, or ***12,358 gallons***. The meter read for August reflects the following use ***291.390 units***, or ***217,974 gallons***.

Penalties
In recognition of the dire situation, City Council adopted a penalty structure for customers who exceed their property's monthly water allocation. These penalties are designed to minimize the impact on those bills that exceed the allocation by a little bit, while sending a strong message to unusually heavy water users. Given this is the first-time penalties have been imposed, on July 13, 2021, City Council adopted a program to suspend 75% of the penalties for overuse in June 2021 and to suspend 50% of the penalties for overuse in July 2021 with the ability for customers to have 100% of the penalties forgiven if allocation targets are met, in the months of August, September, October, and November 2021 (see enclosure for additional information). Below is a summary of the penalties that will be assessed on your water utility account.

Because you exceeded your August 2021 water allocation by: ***274.870 units***, or ***205,616 gallons*** you are being assessed a penalty in the amount of **$65,558.05.** This penalty amount represents 50% of the total penalty amount of: **$65,558.05.** This penalty will be added to your bi-monthly utility bill.

Continuing Water Conservation
It is not too late to start conserving water! As we have in the past, we have no doubt our friends and neighbors in St. Helena will emerge from this crisis stronger and more resilient than ever! As we did last year during wildfire season and throughout COVID-19, we must pull together as a community to weather this worsening drought. If we do not, it is inevitable that we will be forced to move from Phase II water restrictions currently in place to the more painful restrictions necessary in Phase III.

Learn More
For more information and tips for how you can do your part to help our community navigate through the current drought, visit www.cityofsthelena.org!

Questions or Concerns?
Contact City staff at (707) 968-2745 or by email at water@cityofsthelena.org.

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

September 15, 2021

Hoff Duane & Susan
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

Account number:
006087-000

Service Address:
2600 Spring Mtn Rd

Estimado Hoff Duane & Susan,

ASIGNACION MENSUAL ACTUALIZADA – AVISO DE PENALIDAD DE AGUA
Como muchos Californianos, St. Helena se enfrenta a una crisis de agua crítica. La falta de lluvia y el uso de agua del embalse de Bell Canyon para combatir los incendios forestales del año pasado ha contribuido a empeorar esta emergencia. Esta carta se proporciona como una actualizacion mensual para su uso actual del agua y aviso que su uso de agua en agosto del 2021 ha resultado en una penalidad.

Actualización real del uso del agua
Su asignación de agua en el mes de agosto 2021 fue: ***16.520 unidades***, o ***12,358 galones***. El medidor de agua para el mes de agosto refleja el siguiente uso de ***291.390 unidades*** o ***217,974 galones***.

Penalidades
En reconocimiento de la grave situación, el Concejo Municipal adoptó una estructur para los clientes que excedan la asignación mensual de agua de su propiedad. Estas penalidades están diseñadas para minimizar el impacto en aquellas facturas que exceden la asignación por un poco, al tiempo que envía un mensaje contundente a los usuarios de agua inusualmente pesada. Dado que es la primera vez que las penalidades han sido impuestas, en Julio 13, 2021, el Consejo Municipal adopto un programa para suspender 75% de las penalidades por el sobreuso en Junio 2021 y para suspender 50% de las penalidades de sobreuso en Julio 2021 con la abilidad de que los clientes tengan 100% de las penalidades perdonadas si se cumplen las metas de asignaciones en los meses de agosto, septiembre, octubre y noviembre de 2021 (consulte el folleto para obtener información adicional). Abajo hay un resumen de las penalidades que seran evaluadas en su cuenta de agua.

Debido a que excediste tu asignación de agua agosto 2021 por: ***274.870*** unidades, o ***205,616*** galones, se le aplicara una penalidad por la cantidad de **$65,558.05**. Esta cantidad representa 50% de la penalidad total de: **$65,558.05.** Esta penalidad se agregará a su factura de servicios públicos bimestral.

Conservación continua del agua
¡No es demasiado tarde para empezar a conservar el agua! Como lo hemos hecho en el pasado, no tenemos ninguna duda de que nuestros amigos y vecinos de St. Helena saldrán de esta crisis más fuertes y resistentes que nunca. Como hicimos el año pasado durante la temporada de incendios forestales y durante todo el COVID-19, debemos unirnos como comunidad para superar esta sequía. Si no lo hacemos, es inevitable que nos veremos obligados a pasar de las restricciones de agua de la Fase II en vigor a las restricciones más estrictas necesarias de la Fase III.

Aprende más
Para obtener más información y consejos sobre cómo puede hacer su parte para ayudar a nuestra comunidad a navegar a través de la sequía actual, visite www.cityofsthelena.org!

¿Tiene Preguntas?
Comuníquese con el personal de la Ciudad al (707) 968-2745 o por correo electrónico al water@cityofsthelena.org.

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

Account number:
006087-000

Service Address:
2600 Spring Mtn Rd

Hoff Duane & Susan
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

Dear Hoff Duane & Susan,

SUBJECT: NOTICE OF WATER USAGE PENALTY ASSESSMENT

On July 12, 2021, the St. Helena City Council adopted a penalty forgiveness program. This program provided customers the opportunity to eliminate 100% of their existing June and/or July water usage penalties if their water usage during the months of August, September, October, and November fell below monthly allocations. Customers were required to meet their water allocation target in all four months for the penalties to be forgiven. If a customer did not keep usage below their water allocation target during the four designated months, then any suspended amount would become due and payable to the City.

June and July penalties incurred were temporarily suspended as follows:

Month	Description	Penalty Charge	Penalty Temporarily Suspended	Example
June 2021	Customer will be charged 25% of their assessed penalty for being over their allocation.	25%	75%	If a customer's penalty is $100, they will only be charged $25
July 2021	Customer will be charged 50% of their assessed penalty for being over their allocation.	50%	50%	If a customer's penalty is $100, they will only be charged $50

During the month(s) of August, your water use exceeded your monthly allocation. Therefore, the temporarily suspended penalty(s) will be applied to your account:

Month	Previously Billed Penalty	Suspended Penalty Billed	Total Penalty Billed
June 2021	$17,051.37	$51,154.11	$68,205.48
July 2021	$61,020.95	$61,020.95	$122,041.90

The Water Advisory Board has developed criteria for consideration of penalty waivers. Customers can learn more about this potential option by visiting: https://www.cityofsthelena.org/water-emergency/page/leak-adjustments-during-water-emergency.

Continuing Water Conservation to Avoid Additional Penalties
As a community, it is still important to continue water conservation. This will help retain the water supply as well as help you avoid any further penalties. We invite you to contact the City's Environmental Services Technician at (707) 312-1372 to assist you with water conservation strategies. As we have in the past, we have no doubt our friends and neighbors in St. Helena will emerge from this crisis stronger and more resilient than ever! It is important that we pull together as a community to weather this worsening drought. If we do not, it is inevitable that we will be forced to move from Phase II water restrictions currently in place to the more painful restrictions necessary in Phase III.

Questions or Concerns?
Contact City staff at (707) 968-2745 or by email at water@cityofsthelena.org.

CITY OF ST. HELENA

RESOLUTION NO. 2023-

Resolution of the City Council of the City of St. Helena Making Findings and Determinations Regarding the Water Penalty Appeal of Duane and Susan Hoff

WHEREAS, On October 27, 2020, the City Council established Phase II Water Regulations and, in accordance with the St. Helena Municipal Code (SHMC), established the Water Advisory Board; and

WHEREAS, In June 2021, the City began charging penalties for water use which exceeded allocations as determined by the SHMC; and

WHEREAS, the City recognized that during a Phase II or Phase III water emergency, penalties may have been incurred as a result of a leak. On July 27, 2021, the City Council adopted a resolution designating that the Water Advisory Board can hear/make a determination for reduction of penalties for those customers who receive a penalty as a result of a water leak; and

WHEREAS, Duane and Susan Hoff have filed a request for fee waiver for the penalties incurred on their water account in June, July, and August 2021 totaling $251,379.28. The penalties imposed were not the result of a leak; therefore, the request for fee waiver does not fall under the authority of the Water Advisory Board (WAB) and the amount exceeds the authority granted to the City Manager; therefore, it is being presented to the City Council for consideration; and

WHEREAS, the City Council has reviewed the penalty appeal for Duane and Susan Hoff and has made the determination as noted below.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council has considered the circumstances of the appeal.

SECTION 3. The City Council has determined the following:

_____ Deny the appeal in its entirety

_____ Approve the appeal in its entirety for an amount of $251,379.28

_____ Grant a portion of the appeal for an amount of $_____

Approved at a Regular Meeting of the St. Helena City Council on January 24, 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 Dohring, Mayor Cindy Tzafopoulos, City Clerk

From: April Mitts
To: Bryan Rohde
Cc: Martin Beltran; Mandy Kellogg; Alex Radunz
Subject: RE: [External] Request for Fee Waiver
Date: Thursday, January 26, 2023 10:26:00 AM
Attachments: image002.png

Hi Bryan,

I hope you are doing well. I wanted to provide you with an update of the appeal hearing from this past Tuesday (1/24). The City's records indicate the water connection on the property is for residential and the allocation is based off of residential use. However, at the meeting Mr. Proctor mentioned there are other uses on the property. Because of this the Council voted to continue the item to give staff an opportunity to gather additional information regarding water use on the property and the current calculated allocation.

Thank you and I will keep you posted and let you know if I need additional information from your end.

April Mitts
Assistant City Manager
1572 Railroad Avenue
St. Helena, CA 94574
707.968.2751
amitts@cityofsthelena.org

From: Bryan Rohde <brohde@olympusventures.com>
Sent: Monday, December 12, 2022 2:06 PM
To: April Mitts <AMitts@cityofsthelena.org>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Hi April,

That's correct. Please see below for the earlier communication:

RE: [External] Request for Fee Waiver

BR Bryan Rohde
To April Mitts
Cc Martin Beltran; Mandy Kellogg; Alex Radunz

Reply | Reply All | Forward | ...
Thu 12/8/2022 2:15 PM

Hi April,

The residents of the property will not be able to attend. However, they will send one of their employees to be available for questions (DLynn Proctor). If we could please schedule for January 24th, that would be ideal.

Thank you,
Bryan

Thanks,
Bryan

Bryan Rohde | *Senior Financial Accountant*
Olympus Ventures LLC
6600 France Avenue S., Suite 550, Minneapolis, MN 55435
OFFICE 952.324.8914 | MOBILE 507.858.5599

From: April Mitts <AMitts@cityofsthelena.org>
Sent: Monday, December 12, 2022 12:06 PM
To: Bryan Rohde <brohde@olympusventures.com>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz

<aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Hi Bryan,

I believe you sent another email (and I can't find it) confirming that you would like this item to be heard by the Council on 1/24/23, is that correct and that a representative will be there to be able to provide any context and/or answer any questions the Council may have in the appeal.

Thank you for your time and patience and I look forward to hearing back from you.

April Mitts
Assistant City Manager
1572 Railroad Avenue
St. Helena, CA 94574
707.968.2751
amitts@cityofsthelena.org

From: Bryan Rohde <brohde@olympusventures.com>
Sent: Monday, December 5, 2022 1:41 PM
To: April Mitts <AMitts@cityofsthelena.org>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Thanks April. I will discuss internally and reach back out.

Bryan Rohde | *Senior Financial Accountant*

Olympus Ventures LLC
6600 France Avenue S., Suite 550, Minneapolis, MN 55435
OFFICE 952.324.8914 | MOBILE 507.858.5599

From: April Mitts <AMitts@cityofsthelena.org>
Sent: Monday, December 5, 2022 1:39 PM
To: Bryan Rohde <brohde@olympusventures.com>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Hi Bryan,

Thank you for reaching out. I had it on my list to follow-up with you today. I have not had confirmation for the other 3 that were scheduled for next week. I do have one scheduled for the second meeting in January (January 24th), so if that meeting works better I can easily have your appeal heard on that day.

Just let me know.

Thanks.

April Mitts
Assistant City Manager
1572 Railroad Avenue
St. Helena, CA 94574
707.968.2751
amitts@cityofsthelena.org

From: Bryan Rohde <brohde@olympusventures.com>
Sent: Monday, December 5, 2022 11:34 AM

To: April Mitts <AMitts@cityofsthelena.org>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Hi April,

Will other appeals be brought forward to the City Council Meeting on 1/10 or is ours the only one on the docket? It may be difficult for in-person attendance, but don't want that to interfere with our ability to have the penalty forgiven.

Thanks for reaching out,
Bryan

Bryan Rohde | *Senior Financial Accountant*

Olympus Ventures LLC
6600 France Avenue S., Suite 550, Minneapolis, MN 55435
OFFICE 952.324.8914 | MOBILE 507.858.5599

From: April Mitts <AMitts@cityofsthelena.org>
Sent: Tuesday, November 29, 2022 5:01 PM
To: Bryan Rohde <brohde@olympusventures.com>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Hi Bryan,

I wanted to reach out to you regarding your pending Penalty Appeal. Initially this was scheduled to be heard by the City Council on 12/13/22; however, this item is going to be pushed out to January 10, 2023.

Please note the Council meeting start at 6:00 p.m. and are in-person here in St. Helena.

Please let me know if you are able to be at the meeting on this date, if not, we can look at the January 24th meeting.

Thank you and I look forward to hearing from you and I am sorry for any inconvenience this may cause.

April Mitts
Assistant City Manager
1572 Railroad Avenue
St. Helena, CA 94574
707.968.2751
amitts@cityofsthelena.org

From: April Mitts
Sent: Tuesday, November 1, 2022 3:12 PM
To: 'Bryan Rohde' <brohde@olympusventures.com>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Hi Bryan,

Thank you for your email – I have put this information in your file for the report.

April Mitts
Assistant City Manager
1572 Railroad Avenue

St. Helena, CA 94574
707.968.2751
amitts@cityofsthelena.org

From: Bryan Rohde <brohde@olympusventures.com>
Sent: Tuesday, November 1, 2022 2:42 PM
To: April Mitts <AMitts@cityofsthelena.org>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Hi April,

We would like the following added to the report that is being brought to council.

> *"Our penalty waiver request was submitted as a result of the penalty forgiveness program that was approved by the city on 7/27/21, which stipulates that a customer can have penalties forgiven if they do not exceed their allocation in August, September, October, and November of 2021. Once the program was approved, notices (dated 8/11/21) were mailed and received on 8/23/21. Upon receipt, we drastically reduced our water usage and strictly adhered to our allocations for September - November with no overages during those periods.*
>
> *Given that notice of the forgiveness program was not received until 8/23/21, we were given no opportunity to adjust water usage in August for full compliance with the program guidelines. As a result, we are requesting that the water penalties be fully waived for our adherence to the forgiveness program during September – November (and subsequent months)"*

Please let us know if you have any questions.

Thanks,
Bryan

Bryan Rohde | *Senior Financial Accountant*

Olympus Ventures LLC
6600 France Avenue S., Suite 550, Minneapolis, MN 55435
OFFICE 952.324.8914 | MOBILE 507.858.5599

From: April Mitts <AMitts@cityofsthelena.org>
Sent: Wednesday, October 26, 2022 3:50 PM
To: Bryan Rohde <brohde@olympusventures.com>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Hi Bryan,

I apologize, I thought I had responded to your email. Yes, we do advise that customers who are filing the appeals are at the meeting so Council can direct any questions directly to them. I will utilize the information already provided in the staff report for the appeal as well as any pertinent, historical use information. If there is anything specific you would like staff to add to the report, please notify both myself and Martin Beltran.

I hope that helps and please do not hesitate to reach out with any questions.

April Mitts
Assistant City Manager
1572 Railroad Avenue
St. Helena, CA 94574
707.968.2751
amitts@cityofsthelena.org

From: Bryan Rohde <brohde@olympusventures.com>
Sent: Wednesday, October 26, 2022 1:20 PM
To: April Mitts <AMitts@cityofsthelena.org>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: [External] Request for Fee Waiver

Good afternoon April,

Checking back on this email chain for your input. Appreciate your help,

Bryan

Bryan Rohde | *Senior Financial Accountant*

Olympus Ventures LLC
6600 France Avenue S., Suite 550, Minneapolis, MN 55435
OFFICE 952.324.8914 | MOBILE 507.858.5599

From: Bryan Rohde
Sent: Monday, October 17, 2022 4:50 PM
To: April Mitts <AMitts@cityofsthelena.org>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>; Alex Radunz <aradunz@olympusventures.com>
Subject: RE: Request for Fee Waiver

Hi April,

Thank you for the email below. Glad to see a timeline has been sent for this to be brought to council. Are you advising residents to attend the meeting? What time of additional information would be necessary to bring forward?

Thanks again,
Bryan

Bryan Rohde | *Senior Financial Accountant*

Olympus Ventures LLC
6600 France Avenue S., Suite 550, Minneapolis, MN 55435
OFFICE 952.324.8914 | MOBILE 507.858.5599

From: April Mitts <AMitts@cityofsthelena.org>
Sent: Thursday, October 13, 2022 7:34 PM
To: Bryan Rohde <brohde@olympusventures.com>
Cc: Martin Beltran <MBeltran@cityofsthelena.org>; Mandy Kellogg <MKellogg@cityofsthelena.org>
Subject: Request for Fee Waiver

Hi Bryan,

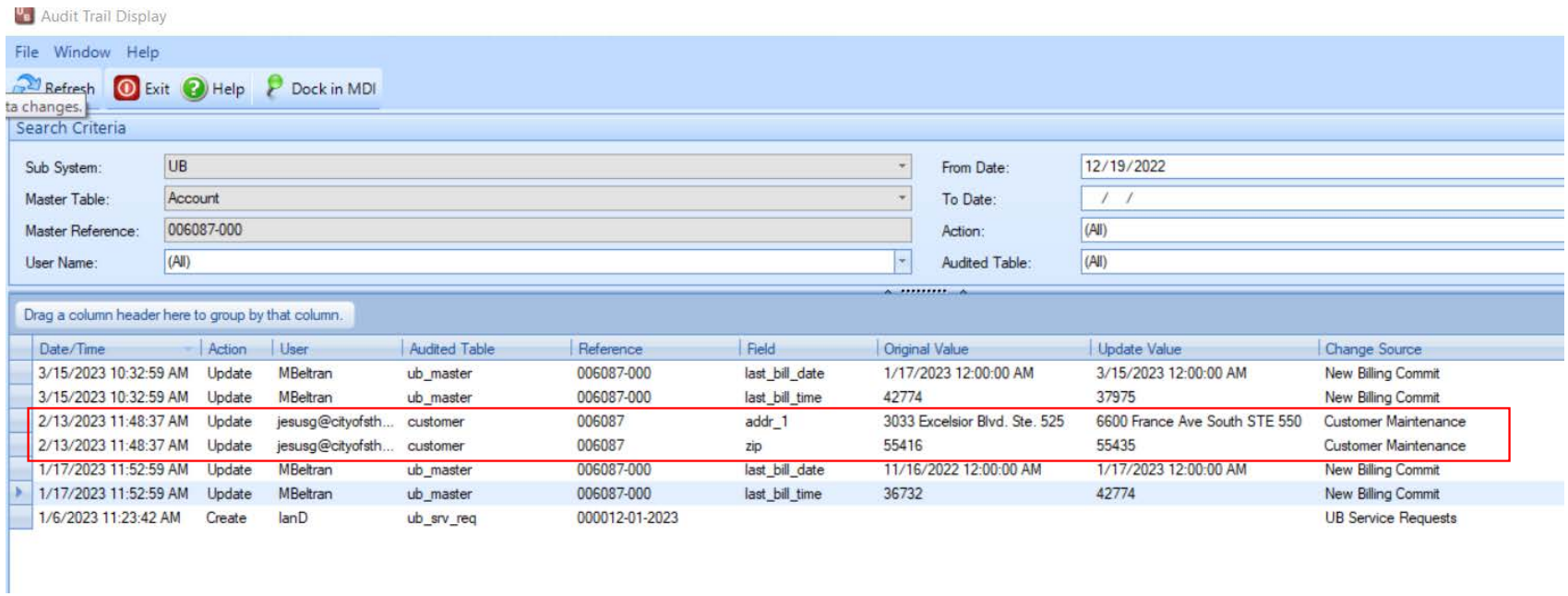
First, let me say thank you for your patience as the City reviews all of the penalty appeals. Because your request to appeal the penalties it outside the purview of the Water Advisory Board and Administrative approval (which is solely related to leaks), staff will need to bring this appeal to the City Council for consideration.

We are looking to bring this item to Council on December 13, 2022. Please note the Council meeting start at 6:00 p.m. and are in-person here in St. Helena. Please let me know if you are able to be at the meeting on this date to provide additional information to the Council, if necessary.

Thank you and I look forward to hearing from you.

April Mitts
Assistant City Manager
1572 Railroad Avenue

St. Helena, CA 94574
707.968.2751
amitts@cityofsthelena.org


Audit Trail Display
File Window Help
Refresh
Exit
Help
Dock in MDI
ta changes.
Search Criteria
Sub System: UB
Master Table: Account
Master Reference: 006087-000
User Name: (All)
From Date: 12/19/2022
To Date: / /
Action: (All)
Audited Table: (All)
Drag a column header here to group by that column.
Date/Time | Action | User | Audited Table | Reference | Field | Original Value | Update Value | Change Source
3/15/2023 10:32:59 AM | Update | MBeltran | ub_master | 006087-000 | last_bill_date | 1/17/2023 12:00:00 AM | 3/15/2023 12:00:00 AM | New Billing Commit
3/15/2023 10:32:59 AM | Update | MBeltran | ub_master | 006087-000 | last_bill_time | 42774 | 37975 | New Billing Commit
2/13/2023 11:48:37 AM | Update | jesusg@cityofsth... | customer | 006087 | addr_1 | 3033 Excelsior Blvd. Ste. 525 | 6600 France Ave South STE 550 | Customer Maintenance
2/13/2023 11:48:37 AM | Update | jesusg@cityofsth... | customer | 006087 | zip | 55416 | 55435 | Customer Maintenance
1/17/2023 11:52:59 AM | Update | MBeltran | ub_master | 006087-000 | last_bill_date | 11/16/2022 12:00:00 AM | 1/17/2023 12:00:00 AM | New Billing Commit
1/17/2023 11:52:59 AM | Update | MBeltran | ub_master | 006087-000 | last_bill_time | 36732 | 42774 | New Billing Commit
1/6/2023 11:23:42 AM | Create | lanD | ub_srv_req | 000012-01-2023 | | | | UB Service Requests

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	1/1/2023 to 2/28/2023
BILLING DATE:	3/15/2023
DUE DATE:	**4/17/2023**

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	12/28/2022	9959	1/25/2023	9965	6
007055774	1/25/2023	9965	3/1/2023	9973	8

DUANE & SUSAN HOFF
6600 France Ave South STE 550
Minneapolis, MN 55435

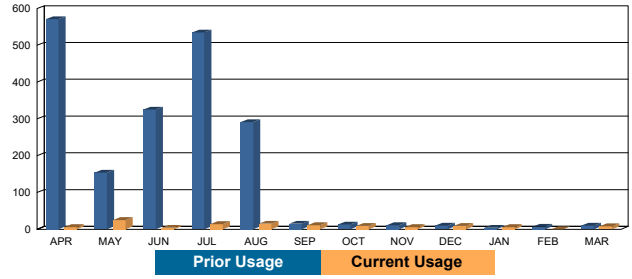
SPECIAL MESSAGE

The City of St. Helena remains in Phase I water emergency. For information regarding the Phase I regulations, please visit: https://www.cityofsthelena.org/water-emergency. To sign up for our Online Services or Autopay, please view the back of your statement for instructions. If you have any questions regarding your water bill please contact us at (707) 968-2745.

CURRENT CHARGES

Water Base Fee 1.5" Residential	451.28
Water Use	96.18
TOTAL CURRENT CHARGES	**547.46**

Water Use in HCF



BILL SUMMARY

Previous Balance	251,945.01
Thank you for your payment.	-565.73
Adjustments	-11.40
Additional Billing	0.00
Current Charges	547.46
TOTAL AMOUNT DUE	**251,915.34**

Payment Coupon

AMOUNT DUE

TOTAL AMOUNT DUE BY 4/17/2023 **251,915.34**

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	1/1/2023 to 2/28/2023
BILLING DATE:	3/15/2023
DUE DATE:	**4/17/2023**

DUANE & SUSAN HOFF
6600 France Ave South STE 550
Minneapolis, MN 55435

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	11/1/2022 to 12/31/2022
BILLING DATE:	1/17/2023
DUE DATE:	**2/21/2023**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	11/28/2022	9950	12/28/2022	9959	9
007055774	10/27/2022	9944	11/28/2022	9950	6

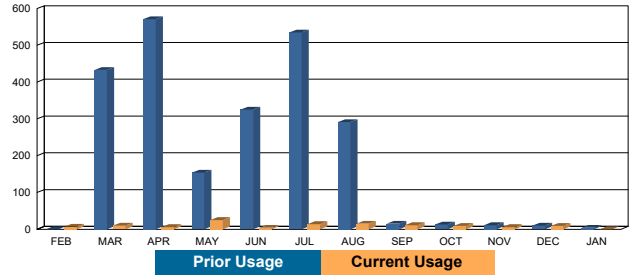
SPECIAL MESSAGE

The City of St. Helena remains in Phase I water emergency. For information regarding the Phase I regulations, please visit: https://www.cityofsthelena.org/water-emergency. To sign up for our Online Services or Autopay, please view the back of your statement for instructions. If you have any questions regarding your water bill please contact us at (707) 968-2745.

CURRENT CHARGES

Water Base Fee 1.5" Residential	451.28
Water Use	114.45
TOTAL CURRENT CHARGES	**565.73**

Water Use in HCF



BILL SUMMARY

Previous Balance	251,983.16
Thank you for your payment.	-603.88
Adjustments	0.00
Additional Billing	0.00
Current Charges	565.73
TOTAL AMOUNT DUE	**251,945.01**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	11/1/2022 to 12/31/2022
BILLING DATE:	1/17/2023
DUE DATE:	**2/21/2023**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT DUE

TOTAL AMOUNT DUE BY 2/21/2023 **251,945.01**

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	9/1/2022 to 10/31/2022
BILLING DATE:	11/16/2022
DUE DATE:	**12/19/2022**

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	8/26/2022	9924	9/28/2022	9935	11
007055774	9/28/2022	9935	10/27/2022	9944	9

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

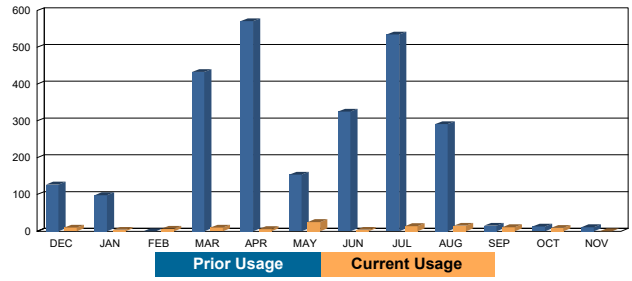
SPECIAL MESSAGE

The City of St. Helena remains in Phase I water emergency. For information regarding the Phase I regulations, please visit: https://www.cityofsthelena.org/water-emergency. To sign up for our Online Services or Autopay, please view the back of your statement for instructions. If you have any questions regarding your water bill please contact us at (707) 968-2745.

CURRENT CHARGES

Water Base Fee 1.5" Residential	451.28
Water Use	152.60
TOTAL CURRENT CHARGES	**603.88**

Water Use in HCF



BILL SUMMARY

Previous Balance	252,051.83
Thank you for your payment.	-672.55
Adjustments	0.00
Additional Billing	0.00
Current Charges	603.88
TOTAL AMOUNT DUE	**251,983.16**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT

PLEASE MAKE CHECK PAYABLE TO:

CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	9/1/2022 to 10/31/2022
BILLING DATE:	11/16/2022
DUE DATE:	**12/19/2022**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT DUE

TOTAL AMOUNT DUE BY 12/19/2022 **251,983.16**

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	7/1/2022 to 8/31/2022
BILLING DATE:	9/15/2022
DUE DATE:	**10/15/2022**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	6/28/2022	9895	7/27/2022	9909	14
007055774	7/27/2022	9909	8/26/2022	9924	15

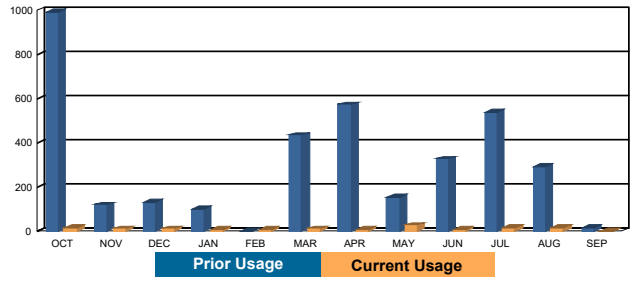
SPECIAL MESSAGE

The City of St. Helena remains in Phase I water emergency. For information regarding the Phase I regulations, please visit: https://www.cityofsthelena.org/water-emergency.
To sign up for our Online Services or Autopay, please view the back of your statement for instructions. If you have any questions regarding your water bill please contact us at (707) 968-2745.

CURRENT CHARGES

Water Base Fee 1.5" Residential	451.28
Water Use	221.27
TOTAL CURRENT CHARGES	**672.55**

Water Use in HCF



BILL SUMMARY

Previous Balance	252,051.83
Thank you for your payment.	-672.55
Adjustments	0.00
Additional Billing	0.00
Current Charges	672.55
TOTAL AMOUNT DUE	**252,051.83**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	7/1/2022 to 8/31/2022
BILLING DATE:	9/15/2022
DUE DATE:	**10/15/2022**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT DUE

TOTAL AMOUNT DUE BY 10/15/2022 **252,051.83**

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	5/1/2022 to 6/30/2022
BILLING DATE:	7/18/2022
DUE DATE:	**8/19/2022**

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	5/25/2022	9891	6/28/2022	9895	4
007055774	4/27/2022	9866	5/25/2022	9891	25

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

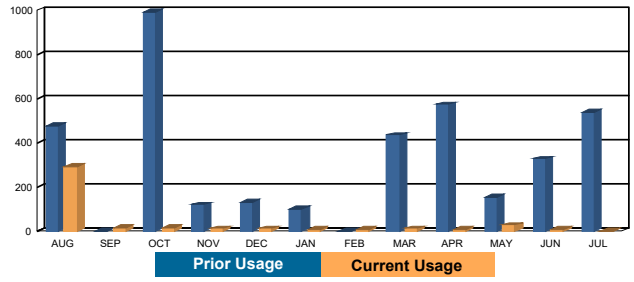
SPECIAL MESSAGE

The City of St. Helena remains in Phase I water emergency. For information regarding the Phase I regulations, please visit: https://www.cityofsthelena.org/water-emergency.
To sign up for our Online Services or Autopay, please view the back of your statement for instructions. If you have any questions regarding your water bill please contact us at (707) 968-2745.

CURRENT CHARGES

Water Base Fee 1.5" Residential	451.28
Water Use	221.27
TOTAL CURRENT CHARGES	**672.55**

Water Use in HCF



BILL SUMMARY

Previous Balance	251,940.48
Thank you for your payment.	-561.20
Adjustments	0.00
Additional Billing	0.00
Current Charges	672.55
TOTAL AMOUNT DUE	**252,051.83**

Payment Coupon

AMOUNT DUE

TOTAL AMOUNT DUE BY 8/19/2022 **252,051.83**

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	5/1/2022 to 6/30/2022
BILLING DATE:	7/18/2022
DUE DATE:	**8/19/2022**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	3/1/2022 to 4/30/2022
BILLING DATE:	5/15/2022
DUE DATE:	**6/20/2022**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	2/24/2022	9850	3/28/2022	9860	10
007055774	3/28/2022	9860	4/27/2022	9866	6

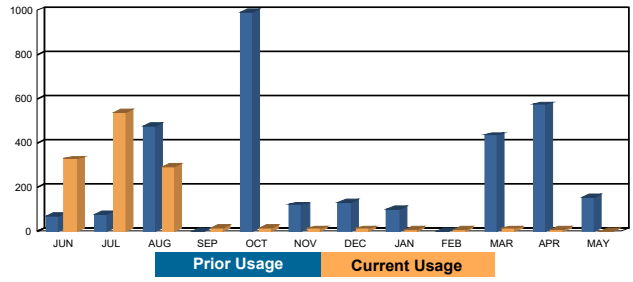
SPECIAL MESSAGE

The City of St. Helena remains in Phase I water emergency. For information regarding the Phase I regulations, please visit: https://www.cityofsthelena.org/water-emergency.
To sign up for our Online Services or Autopay, please view the back of your statement for instructions. If you have any questions regarding your water bill please contact us at (707) 968-2745.

CURRENT CHARGES

Water Base Fee 1.5" Residential	451.28
Water Use	109.92
TOTAL CURRENT CHARGES	**561.20**

Water Use in HCF



BILL SUMMARY

Previous Balance	251,906.13
Thank you for your payment.	-526.85
Adjustments	0.00
Additional Billing	0.00
Current Charges	561.20
TOTAL AMOUNT DUE	**251,940.48**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	3/1/2022 to 4/30/2022
BILLING DATE:	5/15/2022
DUE DATE:	**6/20/2022**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT DUE

TOTAL AMOUNT DUE BY 6/20/2022 **251,940.48**

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	1/1/2022 to 2/28/2022
BILLING DATE:	3/16/2022
DUE DATE:	**4/15/2022**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	1/27/2022	9843	2/24/2022	9850	7
007055774	12/28/2021	9839	1/27/2022	9843	4

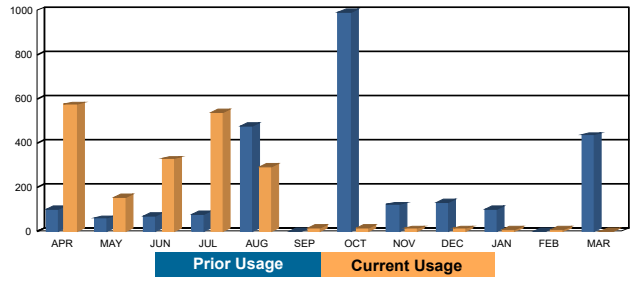
SPECIAL MESSAGE

The City of St. Helena remains in Phase I water emergency. For information regarding the Phase I regulations, please visit: https://www.cityofsthelena.org/water-emergency.
To sign up for our Online Services or Autopay, please view the back of your statement for instructions. If you have any questions regarding your water bill please contact us at (707) 968-2745.

CURRENT CHARGES

Water Base Fee 1.5" Residential	451.28
Water Use	75.57
TOTAL CURRENT CHARGES	**526.85**

Water Use in HCF



BILL SUMMARY

Previous Balance	252,599.25
Thank you for your payment.	-1,219.97
Adjustments	0.00
Additional Billing	0.00
Current Charges	526.85
TOTAL AMOUNT DUE	**251,906.13**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	1/1/2022 to 2/28/2022
BILLING DATE:	3/16/2022
DUE DATE:	**4/15/2022**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT DUE

TOTAL AMOUNT DUE BY 4/15/2022 **251,906.13**

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	11/1/2021 to 12/31/2021
BILLING DATE:	1/20/2022
DUE DATE:	**2/21/2022**

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	11/29/2021	9829	12/28/2021	9839	10
007055774	10/27/2021	9818	11/29/2021	9829	11

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

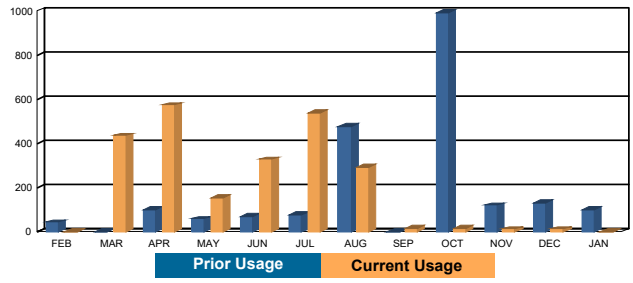
SPECIAL MESSAGE

If your bill includes penalties, please note the newly assessed penalty amount on your bill represents November penalties related water use over allocated amounts and the suspended 75% penalty for June and 50% penalty for July. Penalties were not assessed for the month of December. For additional information please contact the St. Helena Finance Division at (707) 968-2745.
For information regarding the water emergency please visit: https://www.cityofsthelena.org/wateremergency/page/water-emergency

CURRENT CHARGES

Water Base Fee 1.5" Residential	447.51
Water Use @ $6.87	145.64
Suspend June Pen	51,154.11
Suspend July Pen	61,020.95
TOTAL CURRENT CHARGES	**112,768.21**

Water Use in HCF



BILL SUMMARY

Previous Balance	139,831.04
Payments Received	0.00
Adjustments	0.00
Additional Billing	112,175.06
Current Charges	593.15
TOTAL AMOUNT DUE	**252,599.25**

Payment Coupon

AMOUNT DUE

TOTAL AMOUNT DUE BY **2/21/2022** **252,599.25**

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	11/1/2021 to 12/31/2021
BILLING DATE:	1/20/2022
DUE DATE:	**2/21/2022**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	9/1/2021 to 10/31/2021
BILLING DATE:	11/19/2021
DUE DATE:	**12/20/2021**

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	8/27/2021	9790	9/28/2021	9805	15
007055774	9/28/2021	9805	10/27/2021	9818	13

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

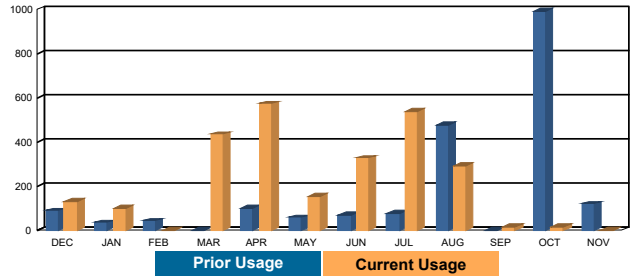
SPECIAL MESSAGE

If your bill includes penalties, please note that the newly assessed penalty amount on your bill represents September and October penalties related water use over allocated amounts. For additional information please contact the St. Helena Finance Division at (707) 968-2745.
For information regarding the water emergency please visit: https://www.cityofsthelena.org/wateremergency/page/water-emergency

CURRENT CHARGES

Water Base Fee 1.5" Residential	418.50
Water Use @ $7.44	208.32
TOTAL CURRENT CHARGES	**626.82**

Water Use in HCF



BILL SUMMARY

Previous Balance	152,053.43
Thank you for your payment.	-6,563.94
Adjustments	-6,285.27
Additional Billing	0.00
Current Charges	626.82
TOTAL AMOUNT DUE	**139,831.04**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	9/1/2021 to 10/31/2021
BILLING DATE:	11/19/2021
DUE DATE:	**12/20/2021**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT DUE

TOTAL AMOUNT DUE BY **12/20/2021** **139,831.04**

AMOUNT ENCLOSED

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	7/1/2021 to 8/31/2021
BILLING DATE:	9/24/2021
DUE DATE:	**10/25/2021**

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	6/28/2021	8964	7/28/2021	9499	535
007055774	7/28/2021	9499	8/27/2021	9790	291

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

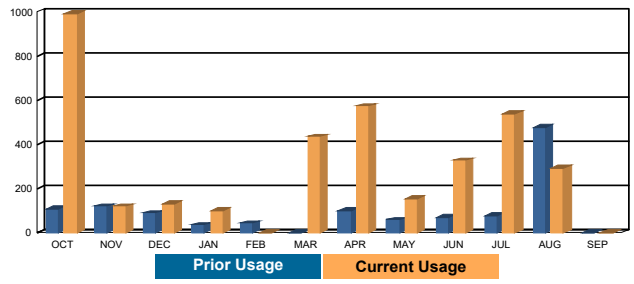
SPECIAL MESSAGE

If your bill includes penalties, please note that the penalty amount on your bill represents 50% of your total July Penalty and 100% of your August Penalty. The remaining 50% of your July penalty has been temporarily suspended and can be forgiven or become payable pursuant to the City Council's Penalty Forgiveness Program.
For additional information please contact the St. Helena Finance Division at (707) 968-2745. Information pertaining to the Penalty Forgiveness Program is available at www.cityofsthelena.org/utility-billing.

CURRENT CHARGES

Water Base Fee 1.5" Residential	418.50
Water Use @ $7.44	6,145.44
July 50% Excess Pen	65,003.40
Aug Excess Penalty	64,673.05
TOTAL CURRENT CHARGES	**136,240.39**

Water Use in HCF



BILL SUMMARY

Previous Balance	23,223.24
Thank you for your payment.	-3,982.26
Adjustments	-3,427.94
Additional Billing	129,676.45
Current Charges	6,563.94
TOTAL AMOUNT DUE	**152,053.43**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	7/1/2021 to 8/31/2021
BILLING DATE:	9/24/2021
DUE DATE:	**10/25/2021**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT DUE

TOTAL AMOUNT DUE BY **10/25/2021** **152,053.43**

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	5/1/2021 to 6/30/2021
BILLING DATE:	7/15/2021
DUE DATE:	**8/20/2021**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	4/29/2021	8485	5/26/2021	8639	154
007055774	5/26/2021	8639	6/28/2021	8964	325

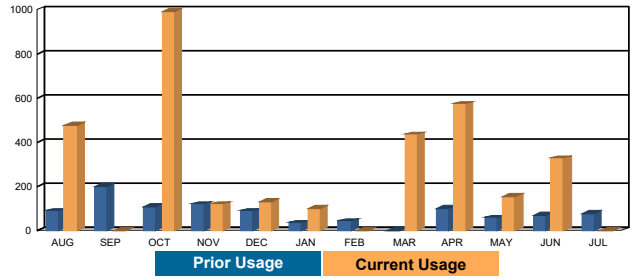
SPECIAL MESSAGE

If your bill includes penalties, please note that the penalty amount on your bill represents 25% of your total June Penalty. The remaining 75% of your penalty has been temporarily suspended and can be forgiven or become payable pursuant to the City Council's Penalty Forgiveness Program. For additional information please contact the St. Helena Finance Division at (707) 968-2745. Information pertaining to the Penalty Forgiveness Program is available at www.cityofsthelena.org/utility-billing.

CURRENT CHARGES

Water Base Fee 1.5" Residential	418.50
Water Use @ $7.44	3,563.76
June Excess Penalty	19,240.98
TOTAL CURRENT CHARGES	**23,223.24**

Water Use in HCF



BILL SUMMARY

Previous Balance	5,128.26
Thank you for your payment.	-10,256.52
Adjustments	5,128.26
Additional Billing	19,240.98
Current Charges	3,982.26
TOTAL AMOUNT DUE	**23,223.24**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	5/1/2021 to 6/30/2021
BILLING DATE:	7/15/2021
DUE DATE:	**8/20/2021**

DUANE & SUSAN HOFF
3033 Excelsior Blvd. Ste. 525
Minneapolis, MN 55416

AMOUNT DUE

TOTAL AMOUNT DUE BY **8/20/2021** **23,223.24**

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

Utility Billing

Hoff Duane Susan 006087-000 - 2600 Spring Mtn Rd

User: AprilM
Printed: 3/19/2023 2:42:16 PM

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
006087-000	3/1/2023	9973	8	03/2023	False	True	False	0	0.00000
006087-000	1/25/2023	9965	6	01/2023	False	True	False	0	0.00000
006087-000	12/28/2022	9959	9	12/2022	False	True	False	0	0.00000
006087-000	11/28/2022	9950	6	11/2022	False	True	False	0	0.00000
006087-000	10/27/2022	9944	9	10/2022	False	True	False	0	0.00000
006087-000	9/28/2022	9935	11	09/2022	False	True	False	0	0.00000
006087-000	8/26/2022	9924	15	08/2022	False	True	False	0	0.00000
006087-000	7/27/2022	9909	14	07/2022	False	True	False	0	0.00000
006087-000	6/28/2022	9895	4	06/2022	False	True	False	0	0.00000
006087-000	5/25/2022	9891	25	05/2022	False	True	False	0	0.00000
006087-000	4/27/2022	9866	6	04/2022	False	True	False	0	0.00000
006087-000	3/28/2022	9860	10	03/2022	False	True	False	0	0.00000
006087-000	2/24/2022	9850	7	02/2022	False	True	False	0	0.00000
006087-000	1/27/2022	9843	4	01/2022	False	True	False	0	0.00000
006087-000	12/28/2021	9839	10	12/2021	False	True	False	0	0.00000
006087-000	11/29/2021	9829	11	11/2021	False	True	False	0	0.00000
006087-000	10/27/2021	9818	13	10/2021	False	True	False	0	0.00000
006087-000	9/28/2021	9805	15	09/2021	False	True	False	0	0.00000
006087-000	8/27/2021	9790	291	08/2021	False	True	False	0	0.00000
006087-000	7/28/2021	9499	535	07/2021	False	True	False	0	0.00000
006087-000	6/28/2021	8964	325	06/2021	False	True	False	0	0.00000
006087-000	5/26/2021	8639	154	05/2021	False	True	False	0	0.00000
006087-000	4/29/2021	8485	571	04/2021	False	True	False	0	0.00000
006087-000	3/29/2021	7914	133	03/2021	False	True	False	0	0.00000
006087-000	3/9/2021	7781	300	03/2021	False	True	False	0	0.00000
006087-000	1/29/2021	7481	98	01/2021	False	True	False	0	0.00000
006087-000	12/30/2020	7383	127	12/2020	False	True	False	0	0.00000
006087-000	11/19/2020	7256	119	11/2020	False	True	False	0	0.00000
006087-000	10/30/2020	7137	991	10/2020	False	True	False	0	0.00000
006087-000	8/27/2020	6146	478	08/2020	False	True	False	0	0.00000
006087-000	7/30/2020	5668	75	07/2020	False	True	False	0	0.00000
006087-000	6/30/2020	5593	69	06/2020	False	True	False	0	0.00000
006087-000	6/1/2020	5524	57	05/2020	False	True	False	0	0.00000

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
006087-000	4/30/2020	5467	47	04/2020	False	True	False	0	0.00000
006087-000	4/1/2020	5420	53	04/2020	False	True	False	0	0.00000
006087-000	2/28/2020	5367	40	02/2020	False	True	False	0	0.00000
006087-000	1/31/2020	5327	33	01/2020	False	True	False	0	0.00000
006087-000	12/31/2019	5294	30	12/2019	False	True	False	0	0.00000
006087-000	12/9/2019	5264	57	12/2019	False	True	False	0	0.00000
006087-000	11/7/2019	5207	118	11/2019	False	True	False	0	0.00000
006087-000	10/8/2019	5089	107	10/2019	False	True	False	0	0.00000
006087-000	9/6/2019	4982	199	09/2019	False	True	False	0	0.00000
006087-000	8/8/2019	4783	86	08/2019	False	True	False	0	0.00000
006087-000	7/8/2019	4697	151	07/2019	False	True	False	0	0.00000
006087-000	6/7/2019	4546	75	06/2019	False	True	False	0	0.00000
006087-000	5/10/2019	4471	156	05/2019	False	True	False	0	0.00000
006087-000	4/8/2019	4315	38	04/2019	False	True	False	0	0.00000
006087-000	3/8/2019	4277	29	03/2019	False	True	False	0	0.00000
006087-000	2/7/2019	4248	29	02/2019	False	True	False	0	0.00000
006087-000	1/8/2019	4219	28	01/2019	False	True	False	0	0.00000
006087-000	12/7/2018	4191	54	12/2018	False	True	False	0	0.00000
006087-000	11/7/2018	4137	0	11/2018	False	True	False	0	0.00000
006087-000	11/5/2018	4137	11	11/2018	False	True	False	0	0.00000
006087-000	10/29/2018	4126	63	10/2018	False	True	False	0	0.00000
006087-000	10/8/2018	4063	80	10/2018	False	True	False	0	0.00000
006087-000	9/7/2018	3983	53	09/2018	False	True	False	0	0.00000
006087-000	8/8/2018	3930	38	08/2018	False	True	False	0	0.00000
006087-000	7/9/2018	3892	38	07/2018	False	True	False	0	0.00000
006087-000	6/7/2018	3854	24	06/2018	False	True	False	0	0.00000
006087-000	5/8/2018	3830	21	05/2018	False	True	False	0	0.00000
006087-000	4/9/2018	3809	29	04/2018	False	True	False	0	0.00000
006087-000	3/8/2018	3780	22	03/2018	False	True	False	0	0.00000
006087-000	2/8/2018	3758	33	02/2018	False	True	False	0	0.00000
006087-000	1/8/2018	3725	78	01/2018	False	True	False	0	0.00000
006087-000	12/8/2017	3647	46	12/2017	False	True	False	0	0.00000
006087-000	11/8/2017	3601	126	11/2017	False	True	False	0	0.00000
006087-000	9/8/2017	3475	566	09/2017	False	True	False	0	0.00000
006087-000	8/8/2017	2909	829	08/2017	False	True	False	0	0.00000
006087-000	7/7/2017	2080	733	07/2017	False	True	False	0	0.00000
006087-000	6/8/2017	1347	549	06/2017	False	True	False	0	0.00000
006087-000	5/8/2017	798	233	05/2017	False	True	False	0	0.00000
006087-000	4/7/2017	565	201	04/2017	False	True	False	0	0.00000
006087-000	3/8/2017	364	61	03/2017	False	True	False	0	0.00000
006087-000	2/8/2017	303	82	02/2017	False	True	False	0	0.00000
006087-000	1/10/2017	221	2	01/2017	False	True	False	0	0.00000
006087-000	12/9/2016	219	43	12/2016	False	True	False	0	0.00000

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
006087-000	11/8/2016	176	111	11/2016	False	True	False	0	0.00000
006087-000	10/7/2016	65	36	10/2016	False	True	False	0	0.00000
006087-000	9/8/2016	29	0	09/2016	False	True	False	0	0.00000
006087-000	8/8/2016	29	4	08/2016	False	True	False	0	0.00000
006087-000	7/8/2016	25	0	07/2016	False	True	False	0	0.00000
006087-000	6/8/2016	25	0	06/2016	False	True	False	0	0.00000
006087-000	5/9/2016	25	0	05/2016	False	True	False	0	0.00000
006087-000	4/8/2016	25	0	04/2016	False	True	False	0	0.00000
006087-000	3/8/2016	25	0	03/2016	False	True	False	0	0.00000
006087-000	2/8/2016	25	0	02/2016	False	True	False	0	0.00000
006087-000	1/8/2016	25	0	01/2016	False	True	False	0	0.00000
006087-000	12/8/2015	25	0	12/2015	False	True	False	0	0.00000
006087-000	11/9/2015	25	0	11/2015	False	True	False	0	0.00000
006087-000	10/8/2015	25	0	10/2015	False	True	False	0	0.00000
006087-000	9/8/2015	25	0	09/2015	False	True	False	0	0.00000
006087-000	8/7/2015	25	0	08/2015	False	True	False	0	0.00000
006087-000	7/8/2015	25	0	07/2015	False	True	False	0	0.00000
006087-000	6/8/2015	25	0	06/2015	False	True	False	0	0.00000
006087-000	5/8/2015	25	0	05/2015	False	True	False	0	0.00000
006087-000	4/9/2015	25	0	04/2015	False	True	False	0	0.00000
006087-000	3/9/2015	25	0	03/2015	False	True	False	0	0.00000
006087-000	2/9/2015	25	0	02/2015	False	True	False	0	0.00000
006087-000	1/8/2015	25	0	01/2015	False	True	False	0	0.00000
006087-000	12/8/2014	25	0	12/2014	False	True	False	0	0.00000
006087-000	11/7/2014	25	0	11/2014	False	True	False	0	0.00000
006087-000	10/8/2014	25	0	10/2014	False	True	False	0	0.00000
006087-000	9/8/2014	25	0	09/2014	False	True	False	0	0.00000
006087-000	8/8/2014	25	0	08/2014	False	True	False	0	0.00000
006087-000	7/8/2014	25	0	07/2014	False	True	False	0	0.00000
006087-000	6/9/2014	25	0	06/2014	False	True	False	0	0.00000
006087-000	5/8/2014	25	1	05/2014	False	True	False	0	0.00000
006087-000	4/7/2014	24	0	04/2014	False	True	False	0	0.00000
006087-000	3/7/2014	24	0	03/2014	False	True	False	0	0.00000
006087-000	2/21/2014	24	0	02/2014	False	True	False	0	0.00000
006087-000	2/7/2014	24	0	02/2014	False	True	False	0	0.00000
006087-000	1/9/2014	24	0	01/2014	False	True	False	0	0.00000
006087-000	12/9/2013	24	0	12/2013	False	True	False	0	0.00000
006087-000	11/8/2013	24	0	11/2013	False	True	False	0	0.00000
006087-000	10/8/2013	24	0	10/2013	False	True	False	0	0.00000
006087-000	9/9/2013	24	0	09/2013	False	True	False	0	0.00000
006087-000	8/8/2013	24	0	08/2013	False	True	False	0	0.00000
006087-000	7/8/2013	24	0	07/2013	False	True	False	0	0.00000
006087-000	6/7/2013	24	0	06/2013	False	True	False	0	0.00000

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
006087-000	5/8/2013	24	0	05/2013	False	True	False	0	0.00000
006087-000	4/8/2013	24	0	04/2013	False	True	False	0	0.00000
006087-000	3/8/2013	24	0	03/2013	False	True	False	0	0.00000
006087-000	2/8/2013	24	0	02/2013	False	True	False	0	0.00000
006087-000	1/8/2013	24	0	01/2013	False	True	False	0	0.00000
006087-000	12/7/2012	24	0	12/2012	False	True	False	0	0.00000
006087-000	11/8/2012	24	0	11/2012	False	True	False	0	0.00000
006087-000	10/8/2012	24	0	10/2012	False	True	False	0	0.00000
006087-000	9/7/2012	24	0	09/2012	False	True	False	0	0.00000
006087-000	8/8/2012	24	0	08/2012	False	True	False	0	0.00000
006087-000	7/9/2012	24	0	07/2012	False	True	False	0	0.00000
006087-000	6/8/2012	24	0	06/2012	False	True	False	0	0.00000
006087-000	5/8/2012	24	0	05/2012	False	True	False	0	0.00000
006087-000	4/9/2012	24	0	04/2012	False	True	False	0	0.00000
006087-000	3/8/2012	24	0	03/2012	False	True	False	0	0.00000
006087-000	2/8/2012	24	0	02/2012	False	True	False	0	0.00000
006087-000	1/9/2012	24	0	01/2012	False	True	False	0	0.00000
006087-000	12/8/2011	24	1	12/2011	False	True	False	0	0.00000
006087-000	11/8/2011	23	4	11/2011	False	True	False	0	0.00000
006087-000	10/7/2011	19	14	10/2011	False	True	False	0	0.00000
006087-000	9/8/2011	5	0	09/2011	False	True	False	0	0.00000
006087-000	8/8/2011	5	0	08/2011	False	True	False	0	0.00000
006087-000	7/7/2011	5	0	07/2011	False	True	False	0	0.00000
006087-000	6/8/2011	5	0	06/2011	False	True	False	0	0.00000
006087-000	5/6/2011	5	0	05/2011	False	True	False	0	0.00000
006087-000	4/7/2011	5	0	04/2011	False	True	False	0	0.00000
006087-000	3/8/2011	5	0	03/2011	False	True	False	0	0.00000
006087-000	2/8/2011	5	0	02/2011	False	True	False	0	0.00000
006087-000	1/7/2011	5	0	01/2011	False	True	False	0	0.00000
006087-000	12/8/2010	5	0	12/2010	False	True	False	0	0.00000
006087-000	11/8/2010	5	0	11/2010	False	True	False	0	0.00000
006087-000	10/8/2010	5	0	10/2010	False	True	False	0	0.00000
006087-000	9/9/2010	5	0	09/2010	False	True	False	0	0.00000
006087-000	8/9/2010	5	0	08/2010	False	True	False	0	0.00000
006087-000	7/8/2010	5	0	07/2010	False	True	False	0	0.00000
006087-000	6/8/2010	5	0	06/2010	False	True	False	0	0.00000
006087-000	5/10/2010	5	0	05/2010	False	True	False	0	0.00000
006087-000	4/8/2010	5	0	04/2010	False	True	False	0	0.00000
006087-000	3/8/2010	5	0	03/2010	False	True	False	0	0.00000
006087-000	2/5/2010	5	0	02/2010	False	True	False	0	0.00000
006087-000	1/7/2010	5	0	01/2010	False	True	False	0	0.00000
006087-000	12/8/2009	5	0	12/2009	False	True	False	0	0.00000
006087-000	11/9/2009	5	0	11/2009	False	True	False	0	0.00000

Account Number	Read Date	Reading	Consumption	Reading Period/Year	New	Billed	Estimated	Order	Ratchet Consumption
006087-000	10/8/2009	5	0	10/2009	False	True	False	0	0.00000
006087-000	9/10/2009	5	0	09/2009	False	True	False	0	0.00000
006087-000	8/11/2009	5	0	08/2009	False	True	False	0	0.00000
006087-000	6/8/2009	5	5	06/2009	False	True	False	0	0.00000
006087-000	5/7/2009	0	0	05/2009	False	True	False	0	0.00000
006087-000	4/7/2009	0	0	04/2009	False	True	False	0	0.00000
006087-000	3/9/2009	0	0	03/2009	False	True	False	0	0.00000
006087-000	2/9/2009	0	0	02/2009	False	True	False	0	0.00000
006087-000	12/9/2008	0	0	12/2008	False	True	False	0	0.00000
006087-000	10/6/2008	0	0	10/2008	False	True	False	0	0.00000
006087-000	2/11/2008	0	89	02/2008	False	True	False	0	0.00000
006087-000	8/13/2004	0	0	08/2004	False	True	False	0	0.00000

From:	April Mitts
To:	April Mitts
Subject:	2600 Spring Mountain
Date:	Sunday, March 19, 2023 2:24:31 PM
Attachments:	image001.png

From: Mandy Kellogg <MKellogg@cityofsthelena.org>
Sent: Tuesday, January 24, 2023 8:09 PM
To: April Mitts <AMitts@cityofsthelena.org>; Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>
Cc: Joseph Leach <jleach@cityofsthelena.org>
Subject: 2600 Spring Mountain

Found this letter in PW files:

OFFICE OF: DIRECTOR OF PUBLIC WORKS

July 11, 1996

Napa County Building Department
1195 Third Street, Room 210
Napa, CA 94559

RE: **2600 Spring Mountain Road - St. Helena**

Please accept this letter as notice that the above-mentioned address is serviced with water by the St. Helena Water Enterprise as a single family home. Please note that changes in use are not allowed for water customers located outside the St. Helena city limits without approval from the St. Helena City Council.

Please let us know if you have any questions.

Sincerely,

Martin S. Oldford
Director of Public Works

MSO/lh

c: File

Thanks,

Mandy Kellogg
Administrative Services Director
City of St. Helena
1572 Railroad Avenue St. Helena, CA 94574
(707) 968-2649 office | (707) 312-1260 mobile | (707) 963-7966 fax

CITY OF ST. HELENA

RESOLUTION NO. 2023-

**Resolution of the City Council of the City of St. Helena
Making Findings and Determinations Regarding the
Water Penalty Appeal of Duane and Susan Hoff**

WHEREAS, On October 27, 2020, the City Council established Phase II Water Regulations and, in accordance with the St. Helena Municipal Code (SHMC), established the Water Advisory Board; and

WHEREAS, In June 2021, the City began charging penalties for water use which exceeded allocations as determined by the SHMC; and

WHEREAS, the City recognized that during a Phase II or Phase III water emergency, penalties may have been incurred as a result of a leak. On July 27, 2021, the City Council adopted a resolution designating that the Water Advisory Board can hear/make a determination for reduction of penalties for those customers who receive a penalty as a result of a water leak; and

WHEREAS, Duane and Susan Hoff have filed a request for fee waiver for the penalties incurred on their water account in June, July, and August 2021 totaling $251,379.28. The penalties imposed were not the result of a leak; therefore, the request for fee waiver does not fall under the authority of the Water Advisory Board (WAB) and the amount exceeds the authority granted to the City Manager; therefore, it is being presented to the City Council for consideration; and

WHEREAS, the City Council has reviewed the penalty appeal for Duane and Susan Hoff and has made the determination as noted below.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council has considered the circumstances of the appeal.

SECTION 3. The City Council has determined to deny the appeal in its entirety.

Approved at a Regular Meeting of the St. Helena City Council on May 9, 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 Jaminson Dohring, Mayor Cindy Tzafopoulos, City Clerk

Water Exception Permit Form

DATE SUBMITTED: _____

RECEIVED BY: _____

_____

PROPERTY & BILLING INFORMATION			
Date Applying: 10/5/21	Customer or Company Name: Duane and Susan Hoff		
Account Number: 006087-000	Phone Number: 952-324-8914	Email Address: brohde@olympusventures.com	
Mailing Address: 6600 France Ave S., Suite 550	City: Minneapolis	State: MN	Zip Code: 55435

TYPE OF EXCEPTION REQUEST – CHECK ALL THAT APPLY	
☐	Allocation based on previous water use - it can be demonstrated that water conservation measures beyond those required in Chapter 13.12 were in place prior to the preceding nonshortage year. An additional quantity of water may be allocated to recognize the higher efficiency in place prior to the water emergency condition.
☑	Allocation based on previous water use – it can be demonstrated that efficient and essential water uses are not represented in average water use.
☐	Irrigation – Non-residential customers with irrigation and domestic use provided by the same water meter may receive an additional landscape allocation of up to 70 gallons (Phase II) per day per 1,000 square feet of landscaped area during April through October by documenting the landscaped square footage served by city water.
☐	Single-family residential - parcels exceeding seven thousand (7,000) square feet in area, the quantity of up to twenty (20) gallons per day for each one thousand (1,000) square feet that the property area exceeds seven thousand (7,000) square feet for the purpose of maintaining mature landscape or orchard plants.
☐	For medical conditions of a resident, a quantity as required to maintain health standards.

Additional Amount Requested (if known): 200 per day | Check One: ☐ HCF -or- ☑ Gallons

Additional supporting information/considerations (please attach any additional supporting documentation):

Property at address 2600 Spring Mountain has a tasting room on the property. Therefore, we are requesting 200 gallons per day for purpose of this tasting room.

Updated 06/04/2021

PLEASE READ AND SIGN THE FOLLOWING STATEMENTS AS ACKNOWLEDGED AND REQUIRED BY THIS AGREEMENT

If this condition is granted, I agree to:

- Submit a request in writing to the Director of Public Works;
- Adhere to all specific requirements contained within the exception; and
- Any other specified conditions as determined by the City of St. Helena or Water Advisory Board
- By signing below, applicant acknowledges and consents to the Water Advisory Board's review and use of applicant's customer records for the purpose of making a decision related to the permit application, and understands that such information, including historical water use, may be discussed and disclosed at a public meeting

Name: Duane D. Hoff	Signature D Hoff	Date 10/22/21

PLEASE SUBMIT APPLICATIONS TO:	QUESTIONS?
City of St. Helena: Public Works 1572 Railroad Avenue St. Helena, CA 94574	Email: mbeltran@cityofsthelena.org Website: www.cityofsthelena.org/Phaseii Phone: 707-968-2746

STAFF USE ONLY

Water use exception is hereby: ☐ Approved ☐ Denied

Details of exception granted, including additional allocation:

If denied, reason for denial:

Approved by (check one):	☐	Public Works Director	☐	Water Advisory Board

Updated 06/04/2021

TO THE ST. HELENA CITY COUNCIL:

My wife and I have lived in St. Helena full time since 2007. Both of my kids graduated from St. Helena High. Our family sponsors scholarships for 2 high school kids each year that follow them throughout 4 years of college. I chaired the bond initiative to build the career technical and agricultural buildings at the high school and to replace the 40-year-old temporary buildings of the middle school. I've bought more Future Farmers of America Auction pigs, goats, sheep, and turkeys than you can fit in a dozen freezers.

St. Helena is our home. But our home is also inextricably linked to our vineyard, our winery, and our business, Fantesca.

The drought during 2021 caused our well to start throwing a lot of sand, which clogged the filters and despite cleaning 3 times a day, caused the irrigation tanks to critically fall behind in watering the vineyard. While we now understand that a notice of the fine system had been sent to our office in Minnesota, word of that didn't reach us until the June water invoice was received in early August. In the meantime, we faced a critical need to water the vineyard or lose the crop. We chose to save the crop.

The previous year, when the 2020 fires started burning our property, my son, son in law, and myself decided to stay and do anything we could to save Fantesca. While fighting the fire on our property, we noticed the fire had jumped to the tree line shared between our neighbor's property and ours. We called to report the spreading fire and St. Helena and Cal Fire responded and saved our neighbor's house. When this water crisis emerged, that neighbor allowed us to run pipe from his well to our tanks in appreciation of our efforts, but it took several weeks to get that work scheduled and completed. In that time, we continued to use city water to sustain the crop.

By the end of August, we were compliant with the watering restrictions in place.

Our intention in telling you these events is to make 3 things clear.

1) We are not some faceless company, we are members of this community
2) We didn't use this water out of vanity for a rose garden, we made a decision to save a crop.
3) We quickly sought out an alternative source of water and implemented a solution to reduce our use.

The city council's stated intent in adopting the penalty program wasn't to punish citizens but to modify behavior. We modified our behavior and have been in compliance for 19 consecutive months since becoming aware of the limits. I hope the council will take a common sense approach to the timeline, how quickly we acted, and what our motivations and intent were.

Thank you,
DUANE AND SUSAN HOFF

CITY OF ST. HELENA

RESOLUTION NO. 2023-

Resolution of the City Council of the City of St. Helena Making Findings and Determinations Regarding the Water Penalty Appeal of Duane and Susan Hoff

WHEREAS, On October 27, 2020, the City Council established Phase II Water Regulations and, in accordance with the St. Helena Municipal Code (SHMC), established the Water Advisory Board; and

WHEREAS, In June 2021, the City began charging penalties for water use which exceeded allocations as determined by the SHMC; and

WHEREAS, the City recognized that during a Phase II or Phase III water emergency, penalties may have been incurred as a result of a leak. On July 27, 2021, the City Council adopted a resolution designating that the Water Advisory Board can hear/make a determination for reduction of penalties for those customers who receive a penalty as a result of a water leak; and

WHEREAS, Duane and Susan Hoff have filed a request for fee waiver for the penalties incurred on their water account in June, July, and August 2021 totaling $251,379.28. The penalties imposed were not the result of a leak; therefore, the request for fee waiver does not fall under the authority of the Water Advisory Board (WAB) and the amount exceeds the authority granted to the City Manager; therefore, it is being presented to the City Council for consideration; and

WHEREAS, the City Council has reviewed the penalty appeal for Duane and Susan Hoff and has made the determination as noted below.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ST. HELENA AS FOLLOWS:

SECTION 1. The above recitals are true and correct and are incorporated herein by this reference.

SECTION 2. The City Council has considered the circumstances of the appeal.

SECTION 3. The City Council has determined the following:

_____ Deny the appeal in its entirety

_____ Approve the appeal in its entirety for an amount of $251,379.28

_____ Grant a portion of the appeal for an amount of $_____

Approved at a Regular Meeting of the St. Helena City Council on May 9, 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 Jaminson Dohring, Mayor Cindy Tzafopoulos, City Clerk

BLOCK&BLOCK
ATTORNEYS

May 5, 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: Duane and Susan Hoff Water Penalties
2600 Spring Mountain Road

Dear Mayor Dohring and Councilmembers:

I am writing on behalf of Duane and Susan Hoff to request relief from $250,000 in penalties which the City imposed on them for excessive water use in August 2021.

I
BACKGROUND

In 2004, the Hoffs purchased a 53-acre parcel at 2920 Spring Mountain Road and founded Fantesca Winery. They have lived in St. Helena permanently since 2007 and are active members of the community. Their children graduated from St. Helena High School. They sponsor two four-year college scholarships for St. Helena High students. Duane is active in Future Farmers of America and chaired the bond initiative to build and replace buildings at the high school and middle school.

During the 2021 drought, the well that serves the Hoffs' 10-acre vineyard failed. Despite a concerted effort to prolong its life, the well could no longer irrigate the vineyard. Immediate action was needed to save the crop. The Hoffs therefore used City water to irrigate the vineyard in June, July and August 2021, far exceeding their allotment under the City's Phase II water regulations. The Hoffs made that decision under duress since the only alternative was to lose the entire harvest.

At the time, the Hoffs were only vaguely aware of their Phase II water allotment and the penalties for exceeding it. Although the City mailed notice of the program to the Hoffs in May 2021, the Hoffs did not become aware of it until they received an e-mailed copy of the notice on August 19. The notice attached to the City's e-mail (Exhibit D) was directed to an outdated

address.[1] If the City mailed notice in May 2021 to the Hoffs' old address, as the letter indicates, it violated the Water Department's own notice requirements.[2]

In July 2021, after hearing a report on the onerous penalties payable for the previous month, the City Council enacted a penalty forgiveness program. The program, adopted on July 27, provided that penalties would be forgiven if a customer stayed within his or her water allotment in August, September, October and November 2021. Compliance in all four months was required to qualify for penalty relief.

The Hoffs first learned that they were being penalized in their June water bill, which was sent in July and received in Minneapolis on August 3 (Exhibit A). The bill noted the existence of a penalty forgiveness program and advised customers to contact the City for details. On August 4, the Hoffs began reaching out to the City to learn how to obtain penalty relief. They tried to make contact on August 4, 9 and 16 but received no response (Exhibit B).

The Hoffs never received notice of the June penalty other than the fine print in their June water bill. By letter dated August 11, received on or about August 23, the Hoffs were notified that they were being penalized for excessive water use in July (Exhibit D). That letter advised them, for the first time, that their penalties would be forgiven if they conformed to their water allotment for four consecutive months beginning in August.

Note the irony. In order to qualify for relief under a program adopted July 27, the Hoffs had to begin curtailing their water use four days later. They were advised again the letter they received on August 23 that they qualified for penalty relief only if they complied with their water allotment in August. Compliance was impossible by then. In fact, it was already too late when the Hoffs received their June water bill on August 3 because of the time required to connect their vineyard to a neighbor's well, as described below.

On August 19, the City finally responded to the inquiries about penalty forgiveness initiated by the Hoffs on August 4 (Exhibit C). The Finance Department informed them that penalties would be forgiven if they stayed within their water allotment beginning in August. Again, note the irony. The Hoffs were informed in late August that, to have their penalties forgiven, they

[1] Accounting and other administrative support functions for the winery are centralized in Minneapolis, Minnesota, where a family office known as Olympus Ventures serves various businesses in which the Hoffs have an interest. In 2019, Olympus notified the City that it had changed addresses from 3033 Excelsior Boulevard to 6600 France Avenue South, after which it began to receive water bills at the new address. For reasons which are unclear, the City continued to mail other communications to Excelsior Boulevard. In February 2023, the City contacted Olympus to verify the correct mailing address but, astoundingly, still had the old address on file (Exhibit I).

[2] "Notices from the city to any consumer will be given in writing, either delivered to the consumer or mailed or emailed to his or her last known address or contact, except that where conditions warrant or in any emergency the city may give verbal notice by telephone or in person" (SHMC § 13.04.120(A)).

needed to drastically reduce their water use beginning *that same month.* From the very beginning, the penalty forgiveness program was effectively closed to them.

II
GAPS IN THE STAFF REPORT

The staff report paints an incomplete and misleading picture of events. We know, for example, that the Hoffs notified the City of their change of address because, by July 2021, the City was sending water bills to their new address (Exhibit A). The August 2021 penalty notice also contains the new address (Exhibit E). Yet the same penalty notice and the water bills appended to the staff report (pages 1308 and 1322-1332 of the agenda packet, respectively) show the old address, which the City says it did not correct until this past February (page 1321 of the agenda packet).

It is incumbent on the City to explain why it had two addresses in its system and why it continued to use both of them. Specifically, why did penalty forgiveness notices continue to be sent to the old address long after the City had the new one? The confusion over addresses created by the City supports the Hoffs' claim that they did not receive timely notice of the penalty forgiveness program. The staff report is silent on this issue.

We also know that the Hoffs first learned of the penalty forgiveness program from their June water bill (Exhibit A), which they received on August 3. The next day, August 4, the Hoffs began asking the City how to qualify for penalty forgiveness (Exhibit B) but the City did not respond until August 19 (Exhibit C), by which time it was too late.

The staff report does not provide the Council with the August e-mail exchange, which supports the Hoffs' claim that they were excluded from the penalty forgiveness program from the start. Staff also fails to provide Council with the Hoffs' August 24 e-mail to the City which further corroborates their version of event. The staff report glosses over these important facts.

These omissions create a false impression that goes to the heart of this case. The material supplied by staff suggests that the City diligently tried to communicate with the Hoffs but that the Hoffs did not respond. That is the opposite of what happened. It was the Hoffs who diligently tried to communicate with the City and the City who did not respond until it was too late.

III
GROUNDS FOR PENALTY RELIEF

A. Fundamental Fairness

The City should forgive the Hoffs water penalty as a matter of fundamental fairness. The Hoffs never had an opportunity to qualify for relief because they were informed of the penalty forgiveness program too late to reduce their water use in August.

A fair penalty forgiveness program must give everyone who is eligible an opportunity to qualify. The City Council made clear in adopting the program that its purpose was not to punish people but to get them to change their behavior. The program serves no purpose if otherwise eligible participants are disqualified from the start.

Depriving participants of a chance to qualify for penalty relief raises serious due process questions. Under the state and federal constitutions, notice "is required before property interests are disturbed, before assessments are made, before penalties are assessed. Notice is required in a myriad of situations where a penalty or forfeiture might be suffered for mere failure to act." (*Lambert v. People of the State of Californi*a (1957) 355 U.S. 225, 228.) The City's untimely notice to the Hoffs is tantamount to no notice at all.

B. Improper Grounds

There is another legal infirmity in the way penalties were imposed. Staff has clearly stated that the Hoffs' penalties were based not only on excessive water use but on their unauthorized use of water for a non-residential purpose (Exhibit G).

The Hoffs did not know that City water on their property was limited to residential use, and their confusion is understandable. In November 2021, the City approved an increase in the Hoffs' water allotment based on the Fantesca tasting room, a non-residential use, after encouraging the Hoffs to apply for an exception permit (Exhibit J, Exhibit K). Later, staff compounded the confusion by responding to the Hoffs' question about the residential use restriction by citing a Municipal Code provision which says nothing of the sort (Exhibit H).

A punitive statute or ordinance must clearly apprise interested parties of what conduct is prohibited. A penalty may not be imposed for conduct which is not identified in the statute as grounds for punishment. (See *People v. Jefferson* (2016) 248 Cal.App.4th 660, 663.) This is a fundamental tenet of our legal system.

In this case, the City imposed penalties on the Hoffs, at least in part, based on their non-residential use of water. Yet the City repeatedly refers to its penalty program as "volumetric," i.e., based on the amount of water used, not the nature of the use. Nowhere does the program identify non-residential water use as grounds for imposing a penalty. The Hoff penalties are therefore tainted, and legally invalid, because they were imposed on an improper basis.

C. Remedial Purpose

Imposing penalties on the Hoffs is inconsistent with the purpose of the penalty forgiveness program, which was intended to be remedial not punitive. The penalties are part of a behavior modification program, which in this case clearly worked. As soon as the Hoffs learned that they needed to reduce their water use to qualify for penalty relief, they took immediate and successful steps to do so.

Specifically, the Hoffs reached agreement with a neighbor to tap into the neighbor's well. The neighbor agreed out of gratitude for the Hoffs' help in saving his house from the 2020 fires. It took several weeks, however, to lay the pipe and complete the connection before the well could serve the Hoff vineyard.

Once that connection was established, the Hoffs stayed within their water allotment for the rest of the forgiveness period and up to the present. Here are the figures:

Month	Allotment	Usage
June	22,220	243,100
July	19,900	400,229
August	19,900	217,682
September	17,980	11,220
October	16,820	9,724
November	19,720	8,228

The penalty forgiveness program got the Hoffs to reduce their water use quickly, drastically and permanently. It achieved its purpose. Leaving these onerous penalties in place would serve no purpose except to punish Duane and Susan, who acted in good faith and continue to make a major contribution to the community.

Punishment is always inappropriate where, as here, it is unnecessary and clearly directed at the wrong people. Its only consequence in such circumstances will be to create ill will and divide a community that prides itself on fairness and inclusion.

IV
CONCLUSION

The Hoffs did not use City water to irrigate their daisies. They watered grapevines to preserve their livelihood and save their crop. Perhaps, in hindsight, they should have approached their neighbor sooner about using his well but hindsight, as we all know, is 20:20. As soon as the Hoffs realized their dilemma, they acted swiftly, responsibly and successfully to reduce their water use.

We ask Members of the Council to treat Duane and Susan Hoff as Members would want to be treated on similar facts. The Hoffs deserve penalty relief.

Sincerely,



Kevin P. Block

EXHIBIT A

1572 Railroad Avenue
St. Helena, CA 94574
water@cityofsthelena.org

(707) 968-2745

AUG 0 3 2021

45*2*1**********MIXED AADC 970

DUANE & SUSAN HOFF
6600 FRANCE AVE S STE 550
MINNEAPOLIS, MN 55435-1810

Account Statement

ACCOUNT INFORMATION

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	5/1/2021 to 6/30/2021
BILLING DATE:	7/15/2021
DUE DATE:	**8/20/2021**

METER READING

	Previous Reading		Current Reading		
Serial No	Date	Reading	Date	Reading	Cons
007055774	4/29/2021	8485	5/28/2021	8639	154
007055774	5/28/2021	8639	6/28/2021	8964	325

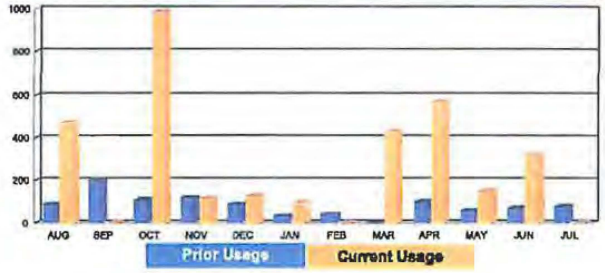
SPECIAL MESSAGE

If your bill includes penalties, please note that the penalty amount on your bill represents 25% of your total June Penalty. The remaining 75% of your penalty has been temporarily suspended and can be forgiven or become payable pursuant to the City Council's Penalty Forgiveness Program. For additional information please contact the St. Helena Finance Division at (707) 968-2745. Information pertaining to the Penalty Forgiveness Program is available at www.cityofsthelena.org/utility-billing.

CURRENT CHARGES

Water Base Fee 1.5" Residential	418.50
Water Use @ $7.44	3,563.76
June Excess Penalty	19,240.98
TOTAL CURRENT CHARGES	**23,223.24**

Water Use in HCF



BILL SUMMARY

Previous Balance	5,128.26
Thank you for your payment.	-10,256.52
Adjustments	5,128.26
Additional Billing	19,240.98
Current Charges	3,982.26
TOTAL AMOUNT DUE	**23,223.24**

Payment Coupon

ACCOUNT INFORMATION

PLEASE RETURN THIS PORTION ALONG WITH YOUR PAYMENT
PLEASE MAKE CHECK PAYABLE TO:
CITY OF ST. HELENA

ACCOUNT:	**006087-000**
SERVICE ADDRESS:	2600 Spring Mtn Rd
SERVICE PERIOD:	5/1/2021 to 6/30/2021
BILLING DATE:	7/15/2021
DUE DATE:	**8/20/2021**

DUANE & SUSAN HOFF
6600 FRANCE AVE S STE 550
MINNEAPOLIS, MN 55435-1810

AMOUNT DUE

TOTAL AMOUNT DUE BY **8/20/2021** **23,223.24**

AMOUNT ENCLOSED

AUTO PAY

REMIT PAYMENT TO:

City of St. Helena
PO BOX 1290
Suisun City, CA 94585-1290

EXHIBIT B

From: Rita Penniston <Ritap@olympusventures.com>
Sent: Monday, August 16, 2021 5:09 AM
To: Water <water@cityofsthelena.org>
Subject: FW: [External] City of St. Helena billing inquiry, 3rd request

Please will you respond to our questions below?

From: Rita Penniston
Sent: Monday, August 9, 2021 10:01 AM
To: water@cityofsthelena.org
Subject: FW: City of St. Helena billing inquiry, 2nd request

From: Rita Penniston
Sent: Wednesday, August 4, 2021 2:45 PM
To: water@cityofsthelena.org
Subject: FW: FW: City of St. Helena!

Hello,

Please will you provide us with some additional clarification about the attached billing?

My Accounting partner has listed three bullets below and from your answers we can better communicate with the Hoffs regarding the penalty.

Thanks very much!

Best Regards,

Rita

Rita Penniston | *Staff Accountant*

Olympus Ventures LLC

6600 France Ave So, Suite 550, Minneapolis, MN 55435
OFFICE **952.324.8938** | FAX **952-324-8957**
ritap@olympusventures.com

CONFIDENTIALITY NOTICE: Information, material and/or documents contained in this message are privileged, confidential and/or proprietary in nature and are intended only for the use of the individual or entity named herein as recipient. If the reader of this message is not the intended recipient, you are hereby notified that dissemination, distribution or copy of this email is strictly prohibited. If you have received this email in error, please reply to the sender at the above email address by clicking your reply button. If you do not fully receive or cannot read or open any document, please contact the sender immediately. Thank you.

From: Bryan Rohde <brohde@olympusventures.com>
Sent: Wednesday, August 4, 2021 2:31 PM
To: Rita Penniston <Ritap@olympusventures.com>; Jack McLeod <jmcleod@olympusventures.com>
Subject: FW: FW: City of St. Helena!

Hey Rita,

could you give the city a call and ask a few questions? I mainly want to understand:

- How's the penalty calculated and what's the threshold?
- Are there any options for the penalty to be waived? i.e. we were not aware that this would be assessed.
- How long does the city plan to continue assessing these type of penalties?

Thanks,

Bryan Rohde | *Financial Accountant*

Olympus Ventures LLC
6600 France Avenue S., Suite 550, Minneapolis, MN 55435
OFFICE **952.324.8914** | MOBILE **507.858.5599**

EXHIBIT C

From: Water <water@cityofsthelena.org>
Sent: Thursday, August 19, 2021 3:39 PM
To: Rita Penniston <Ritap@olympusventures.com>; Water <water@cityofsthelena.org>
Subject: RE: [External] City of St. Helena billing inquiry, 3rd request

Good Afternoon Rita,

I apologize for the delay in responding to your request. All residents were sent a letter at the end of May informing them of their allocation during Phase II of the drought emergency declared by the City. Their current allocation is based on 2 full time residents living at the property.

The only options to have the penalties reduced or waived are below:

1. if a leak occurred on the property, the customer can file an appeal for a leak adjustment and penalty waiver
2. if the property is over 7,000 square feet, the customer can file for an exception permit that allows additional allocation for outdoor irrigation.
3. If customer's stay within their allocation August through November, there penalties will be waived.

Since the penalties are based on the City being in a Phase II drought emergency, we cannot determine when will change.

Please let me know if you have any questions or need additional assistance.

Jenn Weeks
Finance Department
Senior Accounting Technician
City of St. Helena
1572 Railroad Ave.
St. Helena, CA 94574
Office: 707-968-2753 **Cell:** 707-312-1339 **Fax:** 707-963-7966

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

May 21, 2021

Hoff Duane & Susan
3033 Excelsior Blvd. Ste. 525
Minneapolis MN, 55416

Account number: 006087-000 Service Address: 2600 Spring Mtn Rd

Dear Hoff Duane & Susan,

Like many California communities, St. Helena is facing a water crisis. Lack of rain and use of water from Bell Canyon Reservoir to fight last year's wildfires has contributed to this worsening emergency.

As we did last year during wildfire season and throughout COVID-19, we must pull together as a community to weather this worsening drought. If we do not, it is inevitable that we will be forced to move from Phase II water restrictions currently in place to the more painful restrictions necessary in Phase III.

Doing Your Part

- Starting today, and through the remainder of the water crisis, we are calling on customers to use water efficiently and keep their residential indoor water use below **65 gallons per person per day**.
- During the summer period, residential customers must also limit outdoor irrigation to no more than 2,500 gallons per month. Known as an "allocation," some residential customers prefer to think of the 2,500 gallons per month as a monthly water budget for discretionary outdoor watering.

Penalties for Inefficient Water Use, Effective June 1, 2021

In recognition of the dire situation, City Council recently adopted a penalty structure for customers who exceed their property's monthly water allocation. These penalties are designed to minimize the impact on those bills that exceed the allocation by a little bit, while sending a strong message to unusually heavy water users.

Exceed Monthly Water Allocation By	Penalty per Hundred Cubic Feet (748 Gallons)	$ per Gallon Exceeded
Less than 25% (up to 24.999%)	$10.00	$0.013
25-50% (25-49.999%)	$25.00	$0.033
50-100% (50-99.999%)	$100.00	$0.134
Greater than 100%	$250.00	$0.334

For Perspective

As a point of comparison, below is the water consumption we recorded on your account in the same month in 2019 (due to COVID, 2020 use was not used).

June 2019 water use: ***75.00 units***, or ***56108.00 gallons.***

June 2021 Summer Monthly Allocation: ***9.35 units***, or ***6995.00 gallons.***

We're in This Together!

The enclosed fact sheet provides more information and provides helpful tips on indoor and outdoor water conservation. Thank you for your work to help us get through this difficult time together as a community. As we have in the past, we have no doubt our friends and neighbors in St. Helena will emerge from this crisis stronger and more resilient than ever!

Questions or Concerns?

Contact City staff at (707) 968-2745 or by email at water@cityofsthelena.org.

EXHIBIT D

City of St. Helena
Utility Billing Department
1572 Railroad Avenue
St. Helena CA 94574
(707) 968-2745

August 11, 2021

070901000055*2*1**********MIXED AADC 970
HOFF DUANE & SUSAN
6600 FRANCE AVE S STE 550
MINNEAPOLIS, MN 55435-1810

Account number:
006087-000

Service Address:
2600 Spring Mtn Rd

Dear Hoff Duane & Susan,

MONTHLY ALLOCATION UPDATE – NOTICE OF WATER PENALTY

Like many California communities, St. Helena is facing a critical water crisis. Lack of rain and use of water from Bell Canyon Reservoir to fight last year's wildfires has contributed to this worsening emergency. This letter is being provided as a monthly update for your actual water use and notice that your water usage in June 2021 has resulted in a penalty.

Actual Water Use Update

Your July 2021 water allocation was: ***8.500 units***, or ***6,358 gallons***. The meter read for July reflects the following use ***535.030 units***, or ***400,229 gallons***.

Penalties

In recognition of the dire situation, City Council adopted a penalty structure for customers who exceed their property's monthly water allocation. These penalties are designed to minimize the impact on those bills that exceed the allocation by a little bit, while sending a strong message to unusually heavy water users. Given this is the first-time penalties have been imposed, on July 13, 2021, City Council adopted a program to suspend 75% of the penalties for overuse in June 2021 and to suspend 50% of the penalties for overuse in July 2021 with the ability for customers to have 100% of the penalties forgiven if allocation targets are met, in the months of August, September, October, and November 2021 (see enclosure for additional information). Below is a summary of the penalties that will be assessed on your water utility account.

Because you exceeded your July 2021 water allocation by: ***526.530 units***, or ***393,871 gallons*** you are being assessed a penalty in the amount of **$65,003.40.** This penalty amount represents 50% of the total penalty amount of: **$130,006.80.** This penalty will be added to your bi-monthly utility bill.

Continuing Water Conservation

It is not too late to start conserving water! As we have in the past, we have no doubt our friends and neighbors in St. Helena will emerge from this crisis stronger and more resilient than ever! As we did last year during wildfire season and throughout COVID-19, we must pull together as a community to weather this worsening drought. If we do not, it is inevitable that we will be forced to move from Phase II water restrictions currently in place to the more painful restrictions necessary in Phase III.

Learn More

For more information and tips for how you can do your part to help our community navigate through the current drought, visit www.cityofsthelena.org!

Questions or Concerns?

Contact City staff at (707) 968-2745 or by email at water@cityofsthelena.org.

EXHIBIT E

Bryan Rohde

From: Bryan Rohde
Sent: Tuesday, August 24, 2021 7:53 AM
To: water@cityofsthelena.org
Cc: Rita Penniston; Jack McLeod
Subject: RE: [External] City of St. Helena billing inquiry, 3rd request
Attachments: 051921 - Phase II Penalty Letter - Hoff.pdf; City of St. Helena 07.15.21.pdf

Good morning Jenn,

Thank you for this information. The June invoice (received on August 2nd) was our first time learning of the declared water emergency and the implications for usage. Please note that the original notice from May was sent to an outdated mailing address, so it was never received.

Given the options below, can you provide guidance on the exception permit? We will want to apply for an additional allocation for outdoor irrigation. Also, it appears that these penalties can be forgiven if the customer stays within their allocation for August – November. We would like to comply with this option for a waiver of penalty; however, we are 75% through August and have just learned about this option. Is there leniency for the penalties to be waived if we limit water usage for September – November?

We really appreciate your help, and look forward to working with you towards resolution in the near future.

Thanks,

Bryan Rohde | *Senior Financial Accountant*

Olympus Ventures LLC
6600 France Avenue S., Suite 550, Minneapolis, MN 55435
OFFICE **952.324.8914** | MOBILE **507.858.5599**

EXHIBIT F

Request for Fee Waiver

DATE SUBMITTED: _____

RECEIVED BY: _____

PROPERTY & BILLING INFORMATION

Date Applying:	Type of Fee Requesting to be Waived	Fee Already Assessed:
12/15/2021	Water penalties	☐ No ■ Yes Date: 08 /31 /2021

Customer or Company Name:	Daytime Phone Number	Other Phone Number
Duane and Susan Hoff	952-324-8914	507-858-5599

Mailing Address	City	State	Zip Code
6600 France Ave S. Suite 550	Minneapolis	MN	55435

Email: brohde@olympusventures.com

EXPLANATION OF REQUEST FOR WAIVER

Describe why you feel fees should be waived and/or refunded: (Attach supporting documentation)

We are requesting full waiver of water penalties assessed to 2600 Spring Mountain Rd during June - August 2021. The total assessed penalties are: $251,379.28.

This waiver request is being submitted as a result of the penalty forgiveness program that was approved by the city on 7/27/21, which stipulates that a customer can have penalties forgiven if they do not exceed their allocation in August, September, October, and November. Once the program was approved, notices (dated 8/11/21) were mailed and received on 8/23/21. Upon receipt, we drastically reduced our water usage and strictly adhered to our allocations for September - November with no overages during those periods.

Given that notice of the forgiveness program was not received until 8/23/21, we were given no opportunity to adjust water usage in August for full compliance with the program guidelines. As a result, we are requesting that the water penalties be fully waived for our adherence to the forgiveness program during September - November.

PLEASE READ & SIGN THE FOLLOWING STATEMENTS AS ACKNOWLEDGED AND REQUIRED BY THIS AGREEMENT

I am requesting a waiver under Ordinance 2018-1 adopted by the City of St. Helena. By signing this form I certify the information provided is accurate and true, and agree to comply with all requirements as set forth in the policy. I certify that I have read, understand and agree to the terms and conditions of a waived penalty and/or fee identified below.

- Customers must submit a request in writing to the City Clerk.
- Customers must submit the request within 30 days from the date if the penalty and/or fee has already been assessed.
- Any waived penalties and/or fees alreay paid by the customer will be reversed from the customer's account and/or refunded to the customer in the same manner in as the original payment.
- I am aware all decisions by the City Manager are final. There are no appeals.

Signature	Print Name	Date
D D H	Duane D. Hoff	12/22/21

PLEASE SUBMIT APPLICATIONS TO:	QUESTIONS?
City of St. Helena: City Clerk 1480 Main Street St. Helena, CA 95404	Email: cityclerk@cityofsthelena.org Website: www.cityofsthelena.org/water Phone: 707-968-2640

EXHIBIT G

From: April Mitts <AMitts@cityofsthelena.org>
Sent: Thursday, March 16, 2023 7:34 PM
To: Bryan Rohde <brohde@olympusventures.com>
Cc: Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>
Subject: Penalty Appeal

Hi Bryan,

I wanted to follow up with you on bringing the appeal for fee waiver back to the City Council for consideration. I am planning on bringing this back to Council on 3/28/23 for Council consideration. After further analysis by staff, the only approved use of City water on this property is for residential purposes, so the penalty amount incurred will not change.

When this is brought back to Council, I will include the additional information provided by Mr. Proctor on 1/24/23 and Council can then make a determination on the appeal for waiver of penalties.

Please let me know if 3/28/23 will work for your clients and if you have any questions. If that date does not work, please reach out to City Clerk, Cindy Tzafopoulos (cc'd here) no later than Tuesday, March 21, 2023 so we can remove the item from the Agenda. I am on vacation next week and wanted to provide you with an alternate contact.

Thank you.

April Mitts
Assistant City Manager
1088 College Avenue
St. Helena, CA 94574

EXHIBIT H

From: April Mitts <AMitts@cityofsthelena.org>
Sent: Wednesday, April 5, 2023 4:42 PM
To: Bryan Rohde <brohde@olympusventures.com>
Subject: St. Helena Municipal Code

Hi Bryan,

It was great talking to you today. Per your request, here is the section of the municipal code we briefly discussed earlier:
https://www.codepublishing.com/CA/StHelena/#!/StHelena13/StHelena1304.html#13.04.040

1. Section 13.04.050.H. – Outside City Limit Water Connections

Please let me know if you have any questions.

April Mitts
Assistant City Manager
1088 College Avenue
St. Helena, CA 94574
707.968.2751
amitts@cityofsthelena.org

EXHIBIT I

From: Eric Raushel <eraushel@olympusventures.com>
Sent: Monday, February 13, 2023 3:18 PM
To: Bryan Rohde <brohde@olympusventures.com>
Subject: City of St. Helena Address Confirmation Phone Call

Hello Bryan,

As we discussed earlier, the City of St. Helena called the main office phone number for Olympus Ventures requesting that we confirm the current billing address for Duane & Susan Hoff. They said the current address they had was 3033 Excelsior (the old office). I gave them our updated address of 6600 France and that was all they needed. Please let me know if there is anything else I can do to assist. Thanks!

Eric Raushel | *Senior Real Estate Accountant*

Olympus Ventures LLC

6600 France Avenue S., Suite 550, Minneapolis, MN 55435

OFFICE 952.324.8907| MOBILE 218.839.0825

EXHIBIT J

Water Exception Permit Form

DATE SUBMITTED: _____

RECEIVED BY: _____

PROPERTY & BILLING INFORMATION			
Date Applying: 10/5/21	Customer or Company Name: Duane and Susan Hoff		
Account Number: 006087-000	Phone Number: 952-324-8914	Email Address: brohde@olympusventures.com	
Mailing Address: 6600 France Ave S., Suite 550	City: Minneapolis	State: MN	Zip Code: 55435

TYPE OF EXCEPTION REQUEST – CHECK ALL THAT APPLY	
☐	Allocation based on previous water use - it can be demonstrated that water conservation measures beyond those required in Chapter 13.12 were in place prior to the preceding nonshortage year. An additional quantity of water may be allocated to recognize the higher efficiency in place prior to the water emergency condition.
☑	Allocation based on previous water use – it can be demonstrated that efficient and essential water uses are not represented in average water use.
☐	Irrigation – Non-residential customers with irrigation and domestic use provided by the same water meter may receive an additional landscape allocation of up to 70 gallons (Phase II) per day per 1,000 square feet of landscaped area during April through October by documenting the landscaped square footage served by city water.
☐	Single-family residential - parcels exceeding seven thousand (7,000) square feet in area, the quantity of up to twenty (20) gallons per day for each one thousand (1,000) square feet that the property area exceeds seven thousand (7,000) square feet for the purpose of maintaining mature landscape or orchard plants.
☐	For medical conditions of a resident, a quantity as required to maintain health standards.

Additional Amount Requested (if known): 200 per day | Check One: ☐ HCF -or- ☑ Gallons

Additional supporting information/considerations (please attach any additional supporting documentation):

Property at address 2600 Spring Mountain has a tasting room on the property. Therefore, we are requesting 200 gallons per day for purpose of this tasting room.

Updated 06/04/2021

PLEASE READ AND SIGN THE FOLLOWING STATEMENTS AS ACKNOWLEDGED AND REQUIRED BY THIS AGREEMENT

If this condition is granted, I agree to:

- Submit a request in writing to the Director of Public Works;
- Adhere to all specific requirements contained within the exception; and
- Any other specified conditions as determined by the City of St. Helena or Water Advisory Board
- By signing below, applicant acknowledges and consents to the Water Advisory Board's review and use of applicant's customer records for the purpose of making a decision related to the permit application, and understands that such information, including historical water use, may be discussed and disclosed at a public meeting

Name: Duane D. Hoff	Signature D D Hoff	Date 10/22/21

PLEASE SUBMIT APPLICATIONS TO:	QUESTIONS?
City of St. Helena: Public Works 1572 Railroad Avenue St. Helena, CA 94574	Email: mbeltran@cityofsthelena.org Website: www.cityofsthelena.org/Phaseii Phone: 707-968-2746

STAFF USE ONLY

Water use exception is hereby: ☐ Approved ☐ Denied

Details of exception granted, including additional allocation:

If denied, reason for denial:

Approved by (check one):	☐	Public Works Director	☐	Water Advisory Board

Updated 06/04/2021

EXHIBIT K

Bryan Rohde

From: Bryan Rohde
Sent: Tuesday, November 2, 2021 12:40 PM
To: Martin Beltran
Cc: Mandy Kellogg; Jack McLeod; Nicolas Diaz Larrañaga
Subject: RE: [External] Water Exception Permit - Duane & Susan Hoff

Thanks Martin!

Bryan Rohde | *Senior Financial Accountant*

Olympus Ventures LLC
6600 France Avenue S., Suite 550, Minneapolis, MN 55435
OFFICE **952.324.8914** | MOBILE **507.858.5599**

From: Martin Beltran <MBeltran@cityofsthelena.org>
Sent: Monday, November 1, 2021 5:37 PM
To: Bryan Rohde <brohde@olympusventures.com>
Cc: Mandy Kellogg <MKellogg@cityofsthelena.org>; Jack McLeod <jmcleod@olympusventures.com>; Nicolas Diaz Larrañaga <nicolas@fantesca.com>
Subject: RE: [External] Water Exception Permit - Duane & Susan Hoff

Hi Bryan,

Thank you for submitting the complete exception request. The water exception permit request for the tasting room was approved. You will be receiving 200 gallons per day as an additional allotment which is an approximately 8.56 HCF (units) per a 30 day month. The breakdown of the additional allotment is included in the attachment. The additional allotment will be added retroactive to June 1st, and if there have been any penalties assessed, we will be completing any applicable adjustments.

Thank you,

Martin Beltran
Public Works Management Analyst
City of St. Helena
1572 Railroad Avenue
St. Helena, CA 94574
Office: 707-968-2746 Fax: 707-963-7966



Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **OLD BUSINESS**

Subject: **Presentation of the Water and Wastewater Rate Study Final Report and requesting authorization to proceed with the Proposition 218 noticing requirements.**

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 purpose of a Water and Wastewater Rate Study ("rate study") is to determine the level of funding required over the next five years to ensure that each utility is meeting financial obligations for ongoing operations and maintenance, debt service, and capital improvements while maintaining prudent reserves. Updating the water and wastewater rates to keep up with the rising costs of providing safe and high-quality drinking water and wastewater services is a key component of maintaining the financial viability of the utilities, including maintaining healthy fund balances/reserves for emergencies and applicable bond covenants, debt coverage ratios for bond covenants, and strong credit ratings. Updates to the rate study are also necessary to fund investments in infrastructure maintenance and improvements which are mandated or otherwise necessary for safe and efficient operation of the utilities.

California's Proposition 218 requires that rates be equitably apportioned and proportional to the cost of providing services. The rate study conducts a cost-of-service analysis, which evaluates the cost of providing water and wastewater and allocates those costs to rate structure components to ensure the proposed rates are aligned with the costs to provide service and that all customer classes are subject to the equitable cost recovery whether they are located inside or outside of City limits.

On March 25, 2022, the City Council approved a resolution authorizing the City Manager to execute a Professional Services Agreement with Raftelis Financial Consultants to provide services associated with a Water and Wastewater Rate Study based on their experience as one of the largest firms in California, and the country, specializing in financial, rate, and management consulting for water, wastewater, and stormwater utilities. In addition, Raftelis has assisted numerous agencies in California implementing conservation-based rate structures, with special consideration for climate variation, cyclical drought conditions, and long-term passive conservation.

The City's key objective of the current rate study is to minimize the growth of the rates while ensuring that sufficient funds are generated to provide for a stable and well-functioning water and wastewater system. To ensure that this objective is achieved, the City engaged a Water and Wastewater Rate Study Advisory Committee to collaborate in the following:

- Reviewing and confirming financing assumptions and options presented by staff and the consultant for CIP projects in the first five years of the Rate Study, giving due consideration to project prioritization (immediate need, and estimated cost) and the proper balance of using cash versus debt.
- Reviewing and confirming significant financial assumptions in the Study, such as reserves, adequacy of sinking funds, and designated and undesignated fund balances in accordance with generally accepted municipal financial principles.
- Review findings and recommendations to ensure equitable allocation of costs related to industrial, commercial, and residential users, rate models, and recommend appropriate rates and changes with consideration given to location, setting, special demands or unique conditions.

The Water & Wastewater Rate Study Advisory Committee participated in a total of eleven meetings to review materials related to the rate study and make recommendations to City Council regarding key components of the study.

DISCUSSION

The overall rate study process outlined below is utilized in the development of both water and wastewater rates.

1. **Financial Plan:** Develop cash flow projections for the Water and Wastewater Enterprise to determine the amount of revenue required from water and wastewater rates to fully recover the costs of providing service.
2. **Cost of Service Analysis:** Allocate total costs to system components, and then to various user classes, based on unique characteristics.
3. **Rate Design:** Develop rates to different customers classes and sub-classes, based on cost of service, that generate sufficient revenues to recover costs, and communicate policy preferences of the agency.

4. **Administrative Record Preparation:** Develop an administrative record (this study report) to document the underlying inputs, assumptions, analyses, and results of the rate study.
5. **Rate Adoption:** Proposed rates may be adopted by City Council only after holding a public hearing in accordance with Proposition 218 requirements.

In collaboration with the appointed members of the Water and Wastewater Advisory committee, Raftelis presented several recommendations pertaining to the Financial Plan, Cost of Service Analysis, and Rate Design to City Council on March 14, 2023, included here: March 14, 2023 Presentation of Water and Wastewater Rate Study Recommendations. City Council approved the recommendations, which are included in the Water and Wastewater Rate Study Final Report (Attachment A) as follows:

Water Rate Study

Raftelis developed a water rate model to project financial calculations over the next ten fiscal years with projections shown in the Final Report through the five-year rate-setting period of FY 2027-28. This included inflationary assumptions, water connection growth projections, and projected water sales. In addition, a Water Enterprise Capital Improvement Plan was developed identifying $35.86 million in water improvement projects to be rate funded with future cash and revenue bond proceeds, which is shown in Table 4-14: Water Capital Improvement Plan (page 43) in the Final Report. The proposed capital project funding is as follows:

Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Go-Bond Funded	$ -	$302,400	$315,706	$327,702	$338,189	$349,011
Rate Funded	$ -	$ -	$ -	$ -	$ -	$726,366
Bond Funded	$ -	$3,019,940	$7,160,513	$11,502,580	$9,885,943	$1,931,474
Total Funded CIP	**$ -**	**$3,321,890**	**$7,476,219**	**$11,830,282**	**$10,224,132**	**$3,006,851**

In order to generate adequate revenue over the rate study period to fund the operating and capital expenditures, meet required debt coverage, and maintain sufficient reserve funding, the following water revenue adjustments are being proposed:

Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Effective Month	Sept. 1, 2023	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027
Revenue Adjustments	28%	8%	8%	8%	8%

A cost-of-service analysis was conducted by Raftelis to allocate the revenue requirements to the different customer classes. In addition, Raftelis worked closely with City staff, the Water and Wastewater Rate Study Advisory Committee, and the City Council to evaluate potential changes to the existing rate structure, which included variable rate tiers and tier allotments. The proposed three-tier structure is defined by water source of supply from low cost to high-cost water. The sources in order of tiers are:

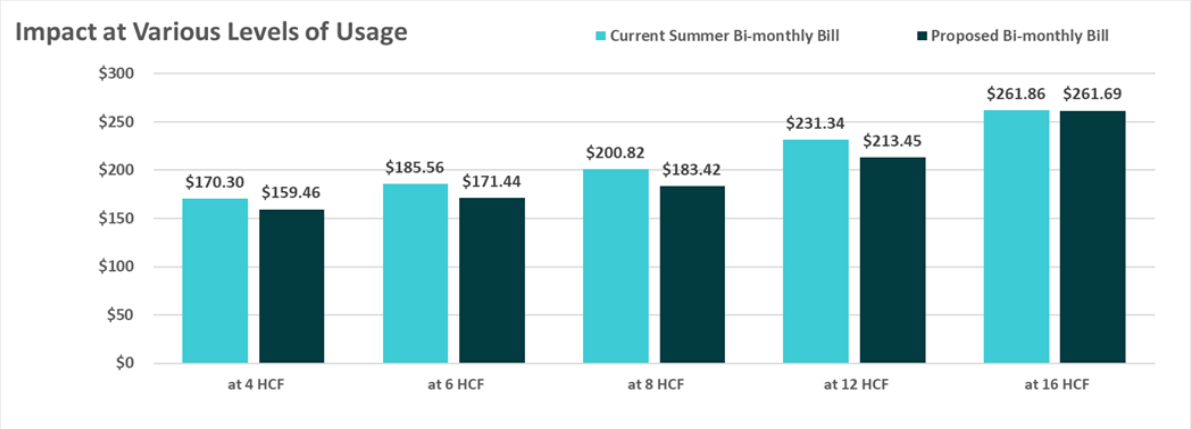
- Tier 1: Bell Canyon Surface Water
- Tier 2: Stonebridge Wells Groundwater
- Tier 3: Purchased Water from the City of Napa

The allotment in each tier represents the average available volume of water, per connection (or residential dwelling unit where master-metered), in normal supply conditions and are proposed as follows:

Tier 1	0 - 11 HCF*
Tier 2	12 - 15 HCF*
Tier 3	16+ HCF*

*One Hundred Cubic Feet (HCF) = 748.05 gallons

The proposed Five-Year Water Rate Schedule on Table 4-49 (page 85) of the Final Report shows rates for FY 2024 through FY 2028 and incorporates the recommendation for a tiered billing structure. Below shows Single Family Residential estimated bill impacts for FY 2024:



Water Shortage Surcharges

Water shortage rates are designed to recover net revenue shortfalls during periods of reduced water sales due to mandatory water conservation. Raftelis analyzed the potential loss in revenue that would be incurred based on projected water use reduction in response to water restrictions during drought periods. Table 4-52 (page 87) in the Final

Report shows the proposed five-year schedule of the Water Shortage Surcharges for FY 2024 through FY 2028.

Wastewater Rate Study

Raftelis developed a water rate model to project financial calculations over the next ten fiscal years with projections shown in the Final Report through the five-year rate-setting period of FY 2027-28. This included inflationary assumptions and wastewater connection growth projections. In addition, a Wastewater Enterprise Capital Improvement Plan was developed identifying $16.30 million in water improvement projects to be rate funded with future cash and revenue bond proceeds, which is shown in Table 5-11: Wastewater Capital Improvement Plan (page 100) in the Final Report. The proposed capital project funding is as follows:

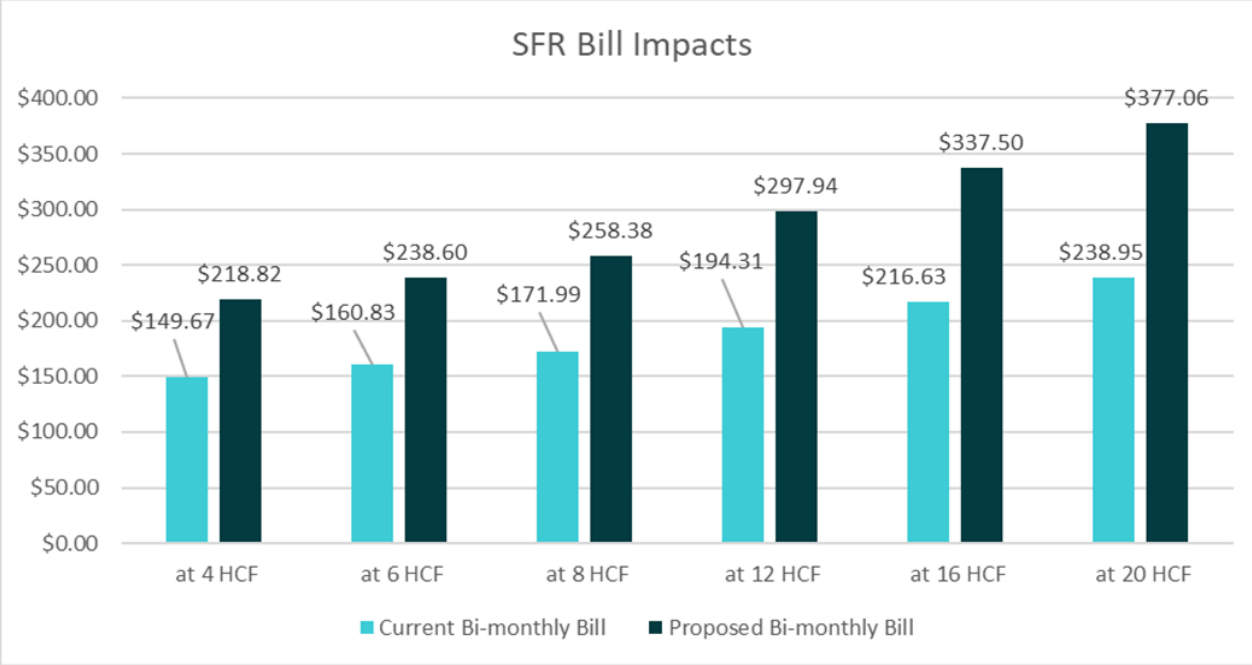
Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Go-Bond Funded	$ -	$493,500	$1,563,181	$930,766	$291,218	$300,537
Bond Funded	$ -	$2,462,040	$537,960	$ -	$ -	$ -
Rate Funded	$ 5,699,800	$ -	$278,271	$892,762	$1,432,136	$1,417,372
Total Funded CIP	**$5,699,800**	**$2,955,540**	**$2,379,412**	**$1,823,527**	**$1,723,354**	**$1,717,909**

In order to generate adequate revenue over the rate study period to fund the operating and capital expenditures, meet required debt coverage, and maintain sufficient reserve funding, the following wastewater revenue adjustments are being proposed:

Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
Effective Month	Sept. 1, 2023	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027
Revenue Adjustments	50%	4%	4%	4%	4%

Raftelis performed a cost-of-service analysis for the Wastewater Enterprise, which is used to allocate the overall rate revenue requirement to customer classes based on their proportion of burden on the wastewater system. In addition, flow and strength loadings of the City's wastewater treatment plant is attributed to various user classifications.

The proposed Five-Year Wastewater Rate Schedule on Tables 5-35, 5-36, and 5-37 (pages 126 - 127) of the Final Report shows rates for FY 2024 through FY 2028. Below shows Single Family Residential estimated bill impacts for FY 2024:



Next Steps

Proposition 218 outlines several noticing requirements related to the next steps in implementing the proposed rates. The City is required to mail information regarding the proposed rates to every property owner. With approval of the City Council, staff will mail the Proposition 218 Notice (Attachment B) to each property owner by May 12, 2023 to comply with the noticing requirement. In addition, the City must hold a Public Hearing at least 45 days after the mailing of the Notice. At this time, residents will have the opportunity to protest the proposed rates. If a majority of affected property owners or ratepayers protest the increase before the conclusion of a required public hearing, the City is prohibited by law from increasing the water and wastewater rates.

The timeline for the outstanding tasks to complete the rate study is as follows:

Task	Description	Date
Customer Noticing	Mail Proposition 218 Notices	May 9, 2023
City Council - Public Hearing	First Reading Approving Rates	June 27, 2023
City Council - Public Hearing	Second Reading and Adoption of Rates	July 25, 2023
Customer Outreach	Customer Education, Conservation, and Compliance	May - August 2023

Rate Implementation	Effective Date of New Rates	September 1, 2023

FISCAL IMPACT
There is no Fiscal Year 2022-23 impact associated with this report.

RECOMMENDED ACTION
Receive the Water and Wastewater Rate Study Final Report and Authorize staff to proceed with the Proposition 218 noticing requirements.

ATTACHMENTS
Attachment A - St. Helena Water and Wastewater Final Report
Attachment B - StHelena-Prop-218-Notice-English
Attachment B - St. Helena-Prop-218-Notice- Spanish

CITY OF ST. HELENA

Water and Wastewater Cost of Service and Rate Study

FINAL REPORT / APRIL 20, 2023

RAFTELIS

RAFTELIS

April 20, 2023

Ms. Mandy Kellogg
Administrative Services Director
City of St. Helena
1088 College Avenue
St. Helena, CA 94574

Subject: Water and Wastewater Cost of Service and Rate Design Study

Dear Ms. Kellogg,

Raftelis is pleased to provide this Water and Wastewater Cost of Service and Rate Design Study Report to the City of St. Helena. The purpose of the study was to develop a proposed five-year schedule of water and wastewater rates for Fiscal Year (FY) 2023-24 through FY 2027-28 that are cost-justified, consider the community's values, based on industry standard rate setting frameworks, and align with the substantive requirements of California's Proposition 218.

The primary objectives of the study included:

- Development of a ten-year financial plan for the City's Water and Wastewater Enterprises to ensure financial sufficiency, meet operating costs, fund long-term capital needs, and maintain prudent reserves
- Conduct water and wastewater cost of service analyses to ensure a nexus between proposed rates and the cost to provide services to customers
- Design drought surcharge rates for times of declared water shortages
- Develop five years of water and wastewater rates for adoption

This report details results and recommendations related to the development of the proposed financial plans, cost of service analyses, and proposed rate calculations. It has been a pleasure working with you and we thank you, City staff, the Rate Study Advisory Committee, City Council, and members of the community for the support provided to Raftelis during this study.

Sincerely,



Kevin Kostiuk
Senior Manager

445 S. Figueroa St, Suite 1925, Los Angeles, CA 90071
www.raftelis.com

Contents

1. Executive Summary 12
1.1. Study Overview 12
1.2. Rate Study Process 12
1.3. Proposed Water Financial Plan 13
1.4. Proposed Water Rates 17
1.5. Proposed Water Shortage Surcharges 19
1.6. Proposed Wastewater Financial Plan 20
1.7. Proposed Wastewater Rates 24
2. Introduction 27
2.1. Agency Overview 27
2.2. Study Overview 27
3. Legal Requirements and Rate Setting Methodology 30
3.1. Legal Requirements 30
3.2. Rate-Setting Methodology 31
4. Water Rate Study 33
4.1. Key Inputs and Assumptions 33
4.1.1. Current Water Rates 33
4.1.2. Water Enterprise Financial Assumptions 35
4.1.3. Projected Water Service Connections 35
4.1.4. Projected Water Sales 36
4.2. Financial Plan 37
4.2.1. Water Enterprise Revenue Under Current Rates 37
4.2.2. Water Operations & Maintenance Expenses 41
4.2.3. Water Debt 41
4.2.4. Water Enterprise Capital Improvement Plan 42
4.2.5. Water Financial Policies 45
4.2.6. Status Quo Water Financial Plan 45
4.2.7. Proposed Water Financial Plan 48
4.3. Water Cost of Service Analysis 53
4.3.1. Methodology 53

4.3.2. Water Rate Revenue Requirement 53
4.3.3. Water System Peaking Factors 54
4.3.4. Functionalization and Allocation of Expenses 55
4.3.5. Water O&M Expense Allocation 58
4.3.6. Water Capital Allocation 61
4.3.7. Water Non-Rate Revenue (Revenue Offset) Allocation 64
4.3.8. Preliminary Water Cost of Service Allocation 66
1.2.9. Allocation of Fire Protection Costs 67
4.3.9. Peaking Units of Service 70
4.3.10. Adjusted Water Cost of Service 72
4.3.11. Cost of Service Reallocation 74
4.3.12. Unit Cost Calculation 76
4.3.13. Water Cost Allocation to Rate Components 77
4.4. Proposed Water Rates 79
4.4.1. Proposed Rate Structure Modification 79
4.4.2. Water Service Charges (Test Year FY 2023-24) 79
4.4.3. Fire Line Service Charges (Test Year FY 2024) 81
4.4.4. Water Volume Rates (Test Year FY 2023-24) 83
4.5. Proposed Water Shortage Surcharges 85
4.5.1. Calculation of Proposed Water Shortage Surcharges 85
5. Wastewater Rate Study 90
5.1. Key Inputs and Assumptions 90
5.1.1. Current Wastewater Rates 90
5.1.2. Wastewater Enterprise Financial Assumptions 91
5.1.3. Projected Wastewater Billing Units of Service 93
5.2. Wastewater Financial Plan 95
5.2.1. Wastewater Enterprise Revenue under Current Rates 95
5.2.2. Wastewater Operations & Maintenance Expenses 98
5.2.3. Wastewater Debt 98
5.2.4. Wastewater Enterprise Capital Improvement Plan 100
Wastewater Enterprise Financial Policies 102
5.2.5. Status Quo Wastewater Financial Plan 102
5.2.6. Proposed Wastewater Financial Plan 106

5.3. Wastewater Cost of Service Analysis 111

5.3.1. Methodology 111

5.3.2. Wastewater Rate Revenue Requirement 111

5.3.3. Functionalization and Allocation of Expenses 112

5.3.4. Wastewater Enterprise O&M Expense Allocation 113

5.3.5. Wastewater Enterprise Capital Allocation 114

5.3.6. Wastewater Cost of Service Allocation 115

5.3.7. Mass Balance Analysis 117

5.3.8. Wastewater Unit Costs 119

5.3.9. Wastewater Cost Allocation to Customer Classes 119

5.3.10. Wastewater Revenue Recovery within Customer Classes 121

5.4. Proposed Wastewater Rates 125

5.4.1. Proposed Wastewater Rates (Test Year FY 2023-24) 125

6. Customer Bill Impacts 128

6.1. Bi-Monthly Water Bill Impacts 128

6.2. Bi-Monthly Wastewater Bill Impacts 128

Tables

Table 1-1: Proposed Water Revenue Adjustments 13
Table 1-2: Proposed Changes to Tiers and Tier Allotments 18
Table 1-3: Proposed Five-Year Water Rate Schedule – Base Rates 18
Table 1-4: Proposed Five-Year Schedule of Water Shortage Surcharges 19
Table 1-5: Proposed Wastewater Revenue Adjustments 20
Table 1-6: Proposed Five-Year Wastewater Rate Schedule 25
Table 4-1: Current Water Rates 34
Table 4-2: Current Tier Allotments for Water Volume Rates 34
Table 4-3: Water Inflationary Assumptions 35
Table 4-4: Projected New Water Connection Growth 36
Table 4-5: Count of Water Connections 36
Table 4-6: Projected Water Use Under Existing Rate Structure 37
Table 4-7: Projected Fixed Charge Revenue from Existing Rates 38
Table 4-8: Projected Commodity Charge Revenues Under Current Water Rates 39
Table 4-9: Projected Raw Water Rate Revenues 39
Table 4-10: Other Water Enterprise Revenues 40
Table 4-11: Summary of Projected Water Enterprise Revenues Under Current Rates 40
Table 4-12: Projected Water Enterprise O&M Expenses 41
Table 4-13: Water Debt Service 41
Table 4-14: Water Capital Improvement Plan 43
Table 4-15: Water Capital Improvement Plan Proposed Funding 44
Table 4-16: Projected Water Reserve Targets 45
Table 4-17: Water Operating Cash Flow (Fund 561)– Status Quo Financial Plan 46
Table 4-18: Status Quo Water Financial Plan Pro Forma (Funds 561, 763, 764) 47
Table 4-19: Proposed Water Revenue Adjustments 48
Table 4-20: Water Operating Cash Flow (Fund 561) – Proposed Financial Plan 49
Table 4-21: FY 2023-24 Water Rate Revenue Requirement 54
Table 4-22: Water System Peaking Factor Allocations 55
Table 4-23: Allocation of Functional Categories to Water Cost Causation Components 57
Table 4-24: Summary of Water O&M Expenses by Functional Category 58
Table 4-25: Allocation of Water O&M Expenses to Cost Causation Components 60
Table 4-26: Summary of Water Enterprise Capital Assets by Functional Category 61
Table 4-27: Allocation of Functionalized Water Capital Assets to Cost Causation Components 63
Table 4-28: Allocation of Revenue Offsets to Cost Causation Components 65

Table 4-29: Preliminary Water Cost of Service Allocation (FY 2024) 67
Table 4-30: Private Fire Line Equivalent Fire Demand 69
Table 4-31: Public Fire Hydrant Equivalent Fire Demand 69
Table 4-32: Fire Protection Allocation Basis 69
Table 4-33: Peaking Units of Service 71
Table 4-34: Peaking Units for Fire Protection 72
Table 4-35: Adjusted Cost of Service Allocation (Test Year FY 2024) 74
Table 4-36: Reallocation of Cost of Service by Cost Causation Component 75
Table 4-37: Units of Service – Equivalent Meters 76
Table 4-38: Unit Cost of Service by Cost Causation Component 76
Table 4-39: Recovery of Cost Causation Components by Charge Type 77
Table 4-40: Cost to Serve by Water Customer Class 78
Table 4-41: Proposed Changes to Tiers and Tier Allotments 79
Table 4-42: Water Service Charge Calculation (Test Year FY 2024) 80
Table 4-43: Bi-Monthly Water Service Charges (Test Year FY 2024) 80
Table 4-44: Fire Line Service Charge Unit Charge Calculation (Test Year FY 2024) 82
Table 4-45: Fire Line Service Charge Unit Charge Calculation (Test Year FY 2024) 82
Table 4-46: Water Supply Unit Rate 83
Table 4-47: Conservation Unit Rate 83
Table 4-48: Water Volume Rates Calculation (Test Year FY 2023-24) 84
Table 4-49: Proposed Five-Year Water Rate Schedule 85
Table 4-50: Projected Water Use Reduction by Water Shortage Stage (FY 2023-24) 86
Table 4-51: Calculation of Water Shortage Surcharges (Test Year FY 2023-24) 86
Table 4-52: Calculated Water Shortage Phase Rates per HCF (Test Year FY 2024) 87
Table 4-53: Proposed Five-Year Schedule of Water Shortage Surcharges 88
Table 5-1: Current Wastewater Rate Schedule 91
Table 5-2: Wastewater Inflationary Assumptions 92
Table 5-3: Projected New Wastewater Connection Growth 93
Table 5-4: Projected Wastewater Demand Factors 93
Table 5-5: Projected Wastewater Billing Units Under Existing Rate Structure 94
Table 5-6: Projected Rate Revenues under Current Wastewater Rates 96
Table 5-7: Other Wastewater Revenues 97
Table 5-8: Summary of Projected Wastewater Revenues Under Current Rates 97
Table 5-9: Projected Wastewater O&M Expenses 98
Table 5-10: Wastewater Debt Service 99
Table 5-11: Wastewater Capital Improvement Plan 100

Table 5-12: Wastewater Capital Improvement Plan Proposed Funding 101
Table 5-13: Wastewater Reserve Targets 102
Table 5-14: Wastewater Operating Cash Flow (Fund 571) – Status Quo Financial Plan 103
Table 5-15: Status Quo Water Financial Plan Pro Forma (Funds 561, 763, 764) 105
Table 5-16: Proposed Wastewater Revenue Adjustments 106
Table 5-17: Wastewater Operating Cash Flow (Fund 571) – Proposed Financial Plan 107
Table 5-18: FY 2024 Wastewater Rate Revenue Requirement 112
Table 5-19: Allocation of Functional Categories to Wastewater Cost Causation Components 113
Table 5-20: Summary of Wastewater O&M Expenses by Functional Category 113
Table 5-21: Allocation of Wastewater O&M Expenses to Cost Causation Components 114
Table 5-22: Summary of Wastewater Capital Assets by Functional Category 114
Table 5-23: Allocation of Functionalized Wastewater Capital Assets to Cost Causation Components 115
Table 5-24: Wastewater Cost of Service Allocation (Test Year FY 2023-24) 117
Table 5-25: FY 2021-22 Mass Balance Analysis 118
Table 5-26: Wastewater Unit Costs (Test Year FY 2024) 119
Table 5-27: Wastewater Cost Allocation to Customer Classes (Test Year FY 2023-24) 120
Table 5-28: Cost of Service Recovery – SFR Fixed & Variable 121
Table 5-29: Cost of Service Recovery – MFR Fixed & Variable 122
Table 5-30: Cost of Service Recovery – Non-Residential Fixed & Variable 122
Table 5-31: Average Winter Consumption Costs – Residential 123
Table 5-32: Non-Residential Service Charge 123
Table 5-33: Non-Residential Flow Rate Calculation 124
Table 5-34: Wastewater Cost of Service, by User Class 124
Table 5-35: Proposed Residential Wastewater Rate Calculation (Test Year FY 2024) 126
Table 5-36: Proposed Non-Residential Fixed Wastewater Rate Calculation (Test Year FY 2024) 126
Table 5-37: Proposed Non-Residential Variable Wastewater Rate Calculation (Test Year FY 2024) 127

Figures

Figure 1-1: Water Capital Improvement Plan 14
Figure 1-2: Proposed vs. Status Quo Water Financial Plan 15
Figure 1-3: Proposed Water Financial Plan – Projected Ending Balances 16
Figure 1-4: Proposed Water Financial Plan - Debt Coverage 17
Figure 1-5: Single Family Residential Bi-Monthly Water Bill Impacts (FY 2024) 20
Figure 1-6: Wastewater Capital Improvement Plan 21

Figure 1-7: Proposed vs. Status Quo Wastewater Financial Plan 22
Figure 1-8: Proposed Wastewater Financial Plan – Projected Ending Balances 23
Figure 1-9: Proposed Wastewater Financial Plan - Debt Coverage 24
Figure 1-10: Single Family Residential Bi-Monthly Wastewater Bill Impacts 26
Figure 4-1: Water Capital Improvement Plan 44
Figure 4-2: Proposed Water Financial Plan - Debt Coverage 50
Figure 4-3: Proposed Water Financial Plan – Projected Ending Balances 51
Figure 4-4: Proposed vs. Status Quo Water Financial Plan 52
Figure 5-1: Wastewater Capital Improvement Plan 101
Figure 5-2: Proposed Wastewater Financial Plan - Debt Coverage 108
Figure 5-3: Proposed Wastewater Financial Plan – Projected Ending Balances 109
Figure 5-4: Proposed vs. Status Quo Wastewater Financial Plan 110
Figure 2-1: Single Family Residential Bi-Monthly Water Bill Impacts (FY 2024) 128
Figure 2-2: Single Family Residential Bi-Monthly Wastewater Bill Impacts (FY 2024) 129

Appendices

Appendix A: Water Proposed Financial Plan 10-Year Pro Forma
Appendix B: Wastewater Proposed Financial Plan 10-Year Pro Forma

THIS PAGE INTENTIONALLY LEFT BLANK

1. Executive Summary

1.1. Study Overview

Public water and wastewater utilities in California typically perform a cost of service analysis every five to ten years to ensure that customers are appropriately charged for service commensurate with the cost to provide service. The City of St. Helena (City) last conducted a water and wastewater cost of service study in 2016, which established proposed rates over a five-year period through Fiscal Year (FY) 2021-22. The City engaged Raftelis to conduct an updated water and wastewater cost of service study to establish an additional five-year schedule of water and wastewater rates. Proposed rates cannot be implemented until formally adopted by City Council after a public hearing, and absent a majority protest by parcels served by the City's water and wastewater system. Proposition 218 requires that City customers be postmarked a notice of the proposed rates and their rights to protest no fewer than 45 days before the public hearing.

The major objectives of this study are to:

- Develop a ten-year financial plan that sufficiently funds the City's water and wastewater operations and maintenance (O&M) expenses, debt service payments, and capital expenditures, while adequately funding reserves and achieving debt coverage requirements
- Conduct cost of service analyses that establish a nexus between the cost to serve water and wastewater customers and the rates charged, per Proposition 218 and industry standards
- Review the City's existing water and wastewater rate structures and recommend changes and rate alternatives to ensure that proposed rates achieve the financial and policy objectives of the agency to the greatest degree possible
- Develop a five-year schedule of water and wastewater rates that are fair, cost-justified, provide full revenue recovery, and align with Proposition 218
- Develop a five-year schedule of drought surcharge rates that consider the City's Water Emergency Plan

1.2. Rate Study Process

This study was conducted using industry-standard principles outlined by the American Water Works Association's Manual M1 and the Water Environment Federation's Financing and Charges for Wastewater Systems. The overall process outlined below applies to the development of both water and wastewater rates.

1. **Financial Plan:** Develop cash flow projections for the Water and Wastewater Enterprise to determine the amount of revenue required from water and wastewater rates to fully recover the costs of providing service.
2. **Cost of Service Analysis:** Allocate total costs to system components, and then to various user classes, based on unique characteristics.
3. **Rate Design:** Develop rates to different customers classes and sub-classes, based on cost of service, that generate sufficient revenues to recover costs, and communicate policy preferences of the agency.
4. **Administrative Record Preparation:** Develop an administrative record (this study report) to document the underlying inputs, assumptions, analyses, and results of the rate study.
5. **Rate Adoption:** Proposed rates may be adopted by City Council only after holding a public hearing in accordance with Proposition 218 requirements.

1.3. Proposed Water Financial Plan

Raftelis conducted a status quo cash flow analysis to evaluate whether existing water rates adequately fund the Water Enterprise's various expenses over a ten-year planning period. Annual projections of revenues, O&M expenses, debt service payments, and capital expenditures through FY 2031-32 were developed with City staff. Raftelis projects that with no rate increases over the study period, the Water Enterprise's reserves will fall below the target reserve policy and fail to meet minimum debt coverage in all years of the study period. Without revenue adjustments, fund balances are negative in every year of the study period and decrease greatly over time due to O&M and capital expenses. The exercise demonstrates a clear need for revenue adjustments (i.e. gross water rate revenue increases relative to existing rate revenues). Raftelis worked with City staff and the Water and Wastewater Rate Study Advisory Committee (RSAC) to develop the following proposed revenue adjustments over the five-year study period (see **Table 1-1**).

Table 1-1: Proposed Water Revenue Adjustments

Line	A Description	B FY 2024	C FY 2025	D FY 2026	E FY 2027	F FY 2028
1	Effective Month	Sept.[1] 1, 2023	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027
2	Revenue Adjustments	28%	8%	8%	8%	8%

Key factors influencing the need for proposed revenue adjustments include:

- **Cost inflation:** Operating costs continue to increase year over year due to inflationary pressures.
- **Reduction in baseline water demand:** Water sales are significantly lower relative to pre-drought years, resulting in lower baseline variable water rate revenues.
- **Planned capital expenditures:** CIP project expenditures through FY 2031-32, including substantial repair and replacement (R&R) capital projects, total approximately $6.7M per year on average.

Figure 1-1 shows the proposed CIP financing plan over the study period. CIP is assumed to be funded by a mix of revenue bonds and rate revenue. The use of debt allows for lower rate increases over the long-term by financing significant capital reinvestment and repaying over a long time horizon.

[1] Due to the implementation schedule, if adopted new rates will become effective September 1, 2023. However, all financial plan outputs in this report represent the full fiscal year (July 1 start).

Figure 1-1: Water Capital Improvement Plan

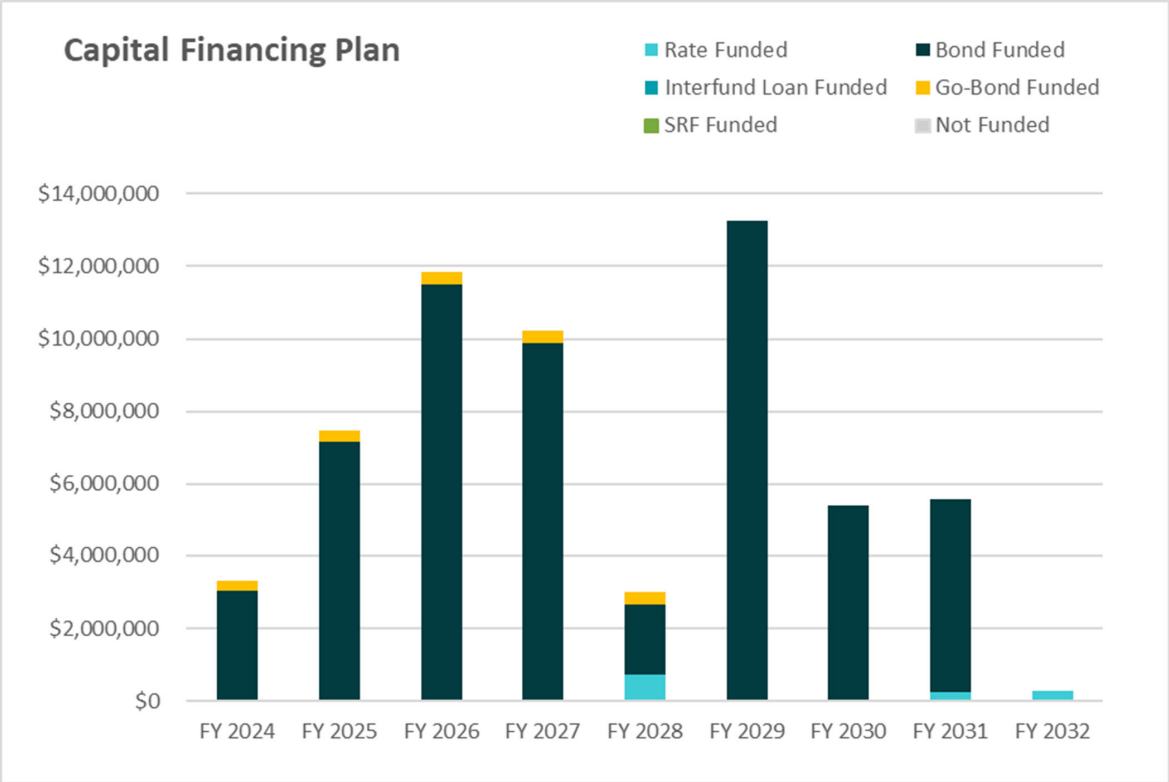


Figure 1-2 shows the proposed versus status quo Water Enterprise operating financial plan. Revenues under the proposed financial plan and status quo financial plan are represented by the black and light blue solid lines, respectively. Revenue requirements including O&M expenses, debt service, and reserve funding for CIP are represented by the various stacked bars. Revenue adjustments are required to generate additional revenue to recover O&M expenses and debt service payments over the study period while maintaining minimum debt coverage and reserve targets.

Figure 1-2: Proposed vs. Status Quo Water Financial Plan

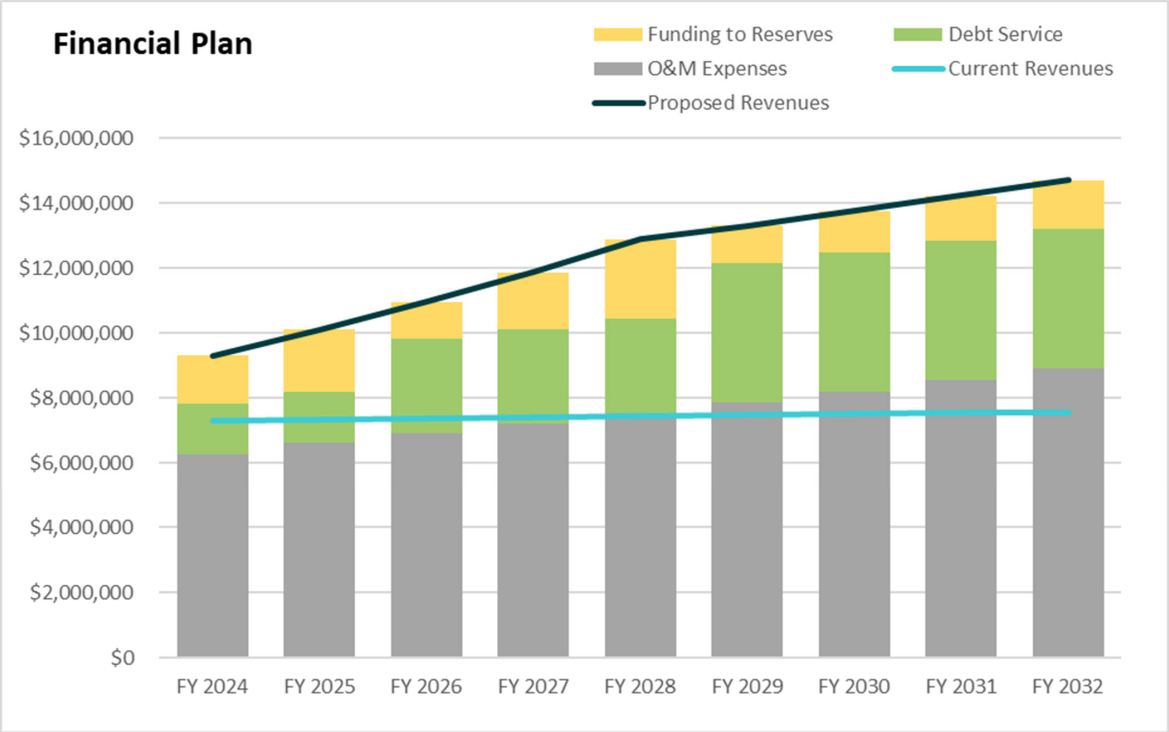


Figure 1-3 shows the Water Enterprise's projected fiscal year-end balance under the proposed financial plan. The light blue bars indicate the projected ending balance on June 30 of each year. The existing reserve targets are represented by the solid blue and yellow lines. The Water Enterprise is projected to increase its reserves through the study period. With the proposed rate increases and future debt issuances, the Water Enterprise's reserves are projected to achieve the existing reserve policy target at the end of the rate-setting period.

Figure 1-3: Proposed Water Financial Plan – Projected Ending Balances

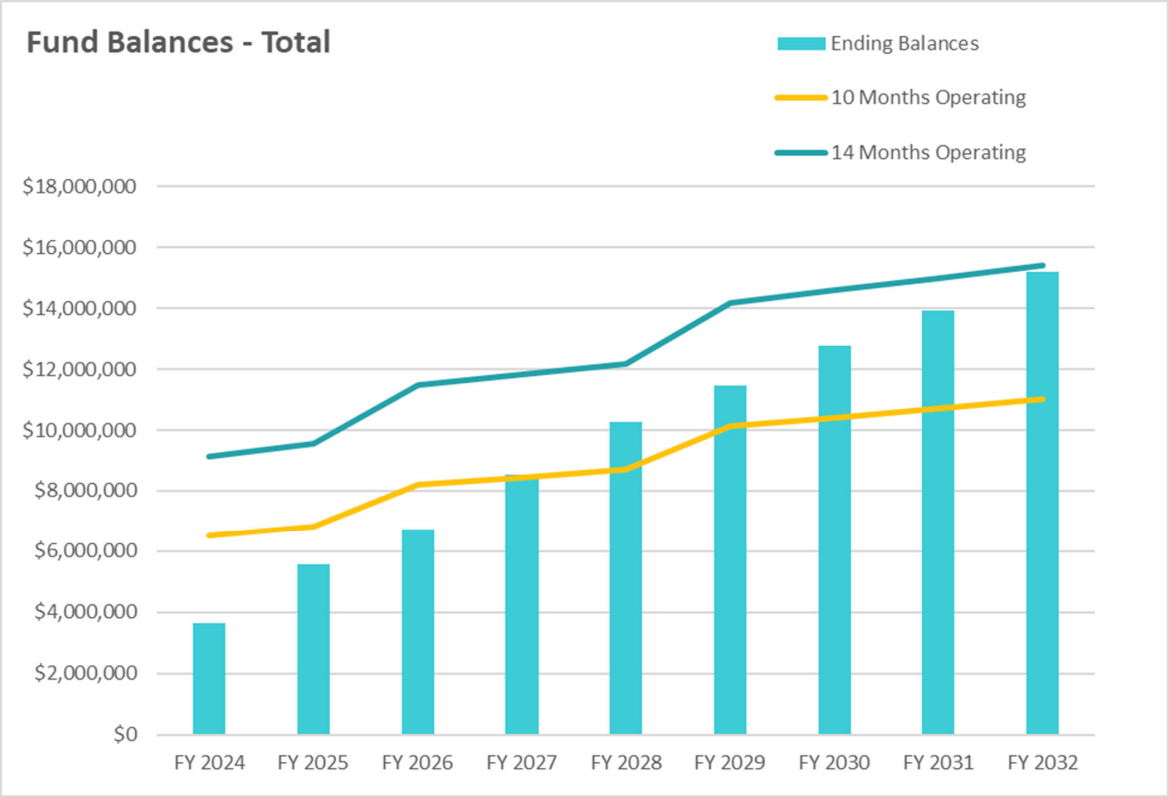
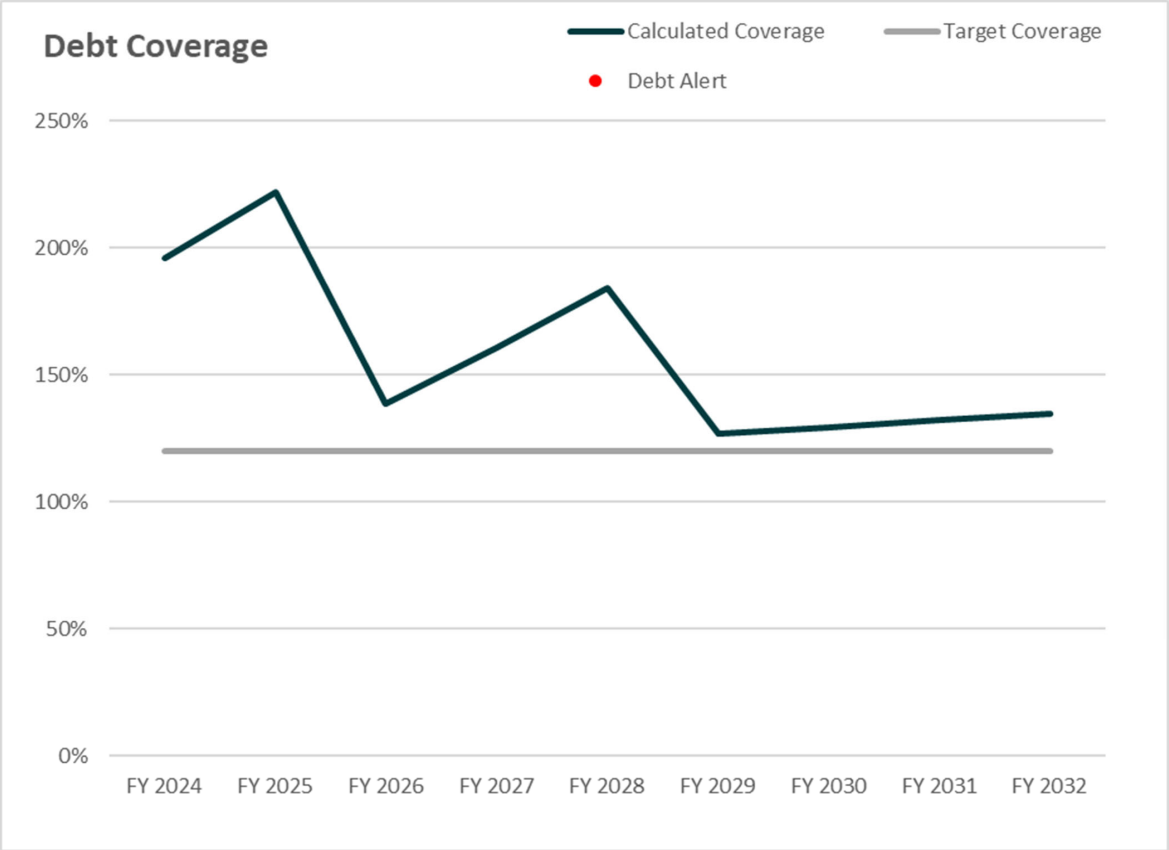


Figure 1-4 shows projected debt coverage (dark blue line) relative to the debt coverage requirement (gray line) over the study period. Debt coverage is expected to decline in FY 2025-26 due to new debt issuances to finance capital project costs. This demonstrates the need for revenue adjustments early in the study period to ensure sufficient debt capacity with which to finance planned capital. Failure to meet debt service coverage results in a technical default, which without foreseeable remedial action such as implementing rate increases, could result in a downgrade of credit rating, higher costs in future debt issuance, or a denial of credit.

Figure 1-4: Proposed Water Financial Plan – Projected Debt Coverage



1.4. Proposed Water Rates

The City's existing water rate structure consists of fixed Water Service Charges (based on meter size), fixed Fireline Service Charges (based on fireline size), and variable Water Volume Rates (per hundred cubic feet [HCF] of water delivered). Raftelis worked closely with City staff and the RSAC to evaluate alternatives to the existing water rate structure. The following changes are proposed:

- **Variable Rate Tiers:** The study proposes a single volumetric rate structure for all customer classes from a single, seasonal uniform rate for all classes. Current and proposed bi-monthly tier definitions (volume allotted in each tier) are shown below in **Table 1-2**. The current bi-monthly structure reflects the City's existing rate structure, which has been in effect since January 2020.

Table 1-2: Proposed Changes to Tiers and Tier Allotments

Line	A Commodity Rates ($/HCF)	B Current	C Proposed
1	Tier 1	Off-Peak (Nov-Apr) Peak (May-Oct)	0-11 HCF
2	Tier 2		12-15 HCF
3	Tier 3		>16 HCF

Table 1-3 shows proposed Water Service Charges, Fire Line Service Charges, and Volumetric Rates through FY 2027-28. All fixed charges are shown bi-monthly. Proposed Water Volumetric tiers are bi-monthly. Proposed rates reflect base (non-shortage) conditions and new baseline supply and demand conditions.

Table 1-3: Proposed Five-Year Water Rate Schedule – Base Condition Rates

Line	A Description	B Current	C Proposed FY 2024	D Proposed FY 2025	E Proposed FY 2026	F Proposed FY 2027	G Proposed FY 2028
1	**Bi-Monthly Fixed Charges**						
2	Meter Size						
3	5/8"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
4	3/4"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
5	SFR 1"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
6	1"	$256.44	$288.70	$311.80	$336.75	$363.69	$392.79
7	1 1/2"	$451.28	$544.05	$587.58	$634.59	$685.36	$740.19
8	2"	$648.00	$850.46	$918.50	$991.98	$1,071.34	$1,157.05
9	3"	$1,309.44	$1,820.76	$1,966.43	$2,123.75	$2,293.65	$2,477.15
10	4"	$2,023.96	$3,250.68	$3,510.74	$3,791.60	$4,094.93	$4,422.53
11	6"	$3,963.26	$7,182.95	$7,757.59	$8,378.20	$9,048.46	$9,772.34
12							
13	Fireline Size						
14	4"	$26.66	$116.78	$126.13	$136.23	$147.13	$158.91
15	6"	$77.46	$285.71	$308.57	$333.26	$359.93	$388.73
16	8"	$165.06	$586.82	$633.77	$684.48	$739.24	$798.38
17							
18	**Volumetric Charges**						
19	All Classes						
20	Tier 1	$6.50	$5.99	$6.47	$6.99	$7.55	$8.16
21	Tier 2	$7.23	$12.06	$13.03	$14.08	$15.21	$16.43
22	Tier 3		$12.91	$13.95	$15.07	$16.28	$17.59

1.5. Proposed Water Shortage Surcharges

With the prior rate study, the City established a schedule of volumetric Water Shortage Surcharges during declared water emergencies. This is necessary to recover revenue shortfalls resulting from reduced water sales in times of shortage. Water shortage stages are currently declared based on criteria outlined in the City's Water Emergency Plan with surcharge rates implemented in all phases of shortage (Phase I-III).

Raftelis recommends that the City update the existing Water Shortage Surcharges. The current system of Water Shortage Rates utilize a single uniform surcharge that does not vary by volume of use or shortage phase. Raftelis recommends that the City maintain the Water Shortage Surcharges as a tool during water emergencies. However, we recommend that the City update the methodology to align with the proposed water rate structure, as well as the projected revenue shortfall and severity of shortage at each stage. This update aligns with the water cost of service analysis which is explained in later sections of this report. The proposed Water Shortage Surcharges maintain the same three-tier structure and the same allotments in shortage and non-shortage conditions.

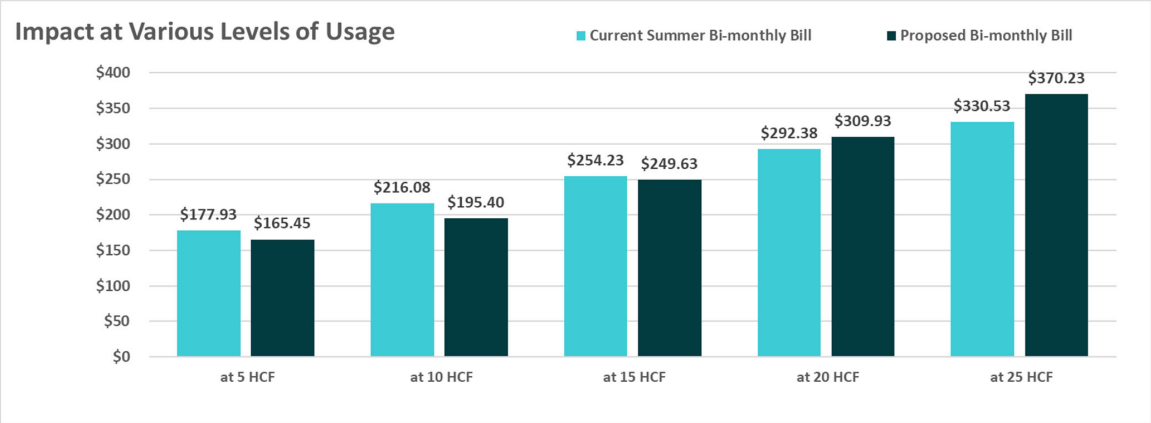
Table 1-4 shows proposed Water Shortage Surcharges for all water shortage stages from FY 2024 through FY 2028.

Table 1-4: Proposed Five-Year Schedule of Water Shortage Surcharges

Line	A Drought Rates	B Phase I	C Phase II	D Phase III
1	FY 2024			
2	Tier 1	$0.89	$2.99	$5.97
3	Tier 2	$1.79	$6.01	$12.02
4	Tier 3	$1.92	$6.43	$12.87
5				
6	FY 2025			
7	Tier 1	$0.97	$3.23	$6.45
8	Tier 2	$1.94	$6.50	$12.99
9	Tier 3	$2.08	$6.95	$13.90
10				
11	FY 2026			
12	Tier 1	$1.05	$3.49	$6.97
13	Tier 2	$2.10	$7.02	$14.03
14	Tier 3	$2.25	$7.51	$15.02
15				
16	FY 2027			
17	Tier 1	$1.14	$3.77	$7.53
18	Tier 2	$2.27	$7.59	$15.16
19	Tier 3	$2.43	$8.12	$16.23
20				
21	FY 2028			
22	Tier 1	$1.24	$4.08	$8.14
23	Tier 2	$2.46	$8.20	$16.38
24	Tier 3	$2.63	$8.77	$17.53

Figure 1-5 shows a sample bi-monthly water bill for a typical Single Family Residential (SFR) customer with a 5/8 inch water meter at varying levels of water use under both current rates and proposed FY 2023-24 rates.

Figure 1-5: Single Family Residential Bi-Monthly Water Bill Impacts (FY 2024)



1.6. Proposed Wastewater Financial Plan

Raftelis conducted a status quo cash flow analysis to evaluate whether existing wastewater rates adequately fund the Wastewater Enterprise's various expenses over the financial planning period. Projected operating and capital costs are accounted for in the financial plan analysis. Raftelis projects that with no rate increases over the five-year study period, the Wastewater Enterprise's reserves will fall below the existing reserve policy and fail to meet its debt coverage requirement in each year of the study period. This demonstrates a need for revenue adjustments for the Wastewater Enterprise.

Raftelis worked with City staff and the RSAC to develop the following schedule of proposed revenue adjustments over the five-year study period (see **Table 1-5**).

Table 1-5: Proposed Wastewater Revenue Adjustments

Line	A Description	B FY 2024	C FY 2025	D FY 2026	E FY 2027	F FY 2028
1	Effective Month	Sept. 1, 2023	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027
2	Revenue Adjustments	50%	4%	4%	4%	4%

Key factors influencing the need for proposed Wastewater Enterprise revenue adjustments include:

- Cost inflation: Operating costs continue to increase year over year due to inflationary pressures and the cost of staffing treatment facilities.
- Planned capital expenditures: CIP projects through FY 2027-28, including substantial repair and replacement (R&R) capital projects, total approximately $1.1M per year on average.
- Reserve replenishment: the Wastewater Enterprise has reduced cash reserves during the past several fiscal years due to unforeseen operating costs as well as the completion of a significant capital project, which upgrades the wastewater treatment facilities.

Figure 1-6 shows the proposed CIP financing plan over the study period. CIP is assumed to be funded by a mix of revenue bonds, proceeds from the 2022 Measure H General Obligation (GO) bonds, cash reserves from future rate revenues.

Figure 1-6: Wastewater Capital Improvement Plan

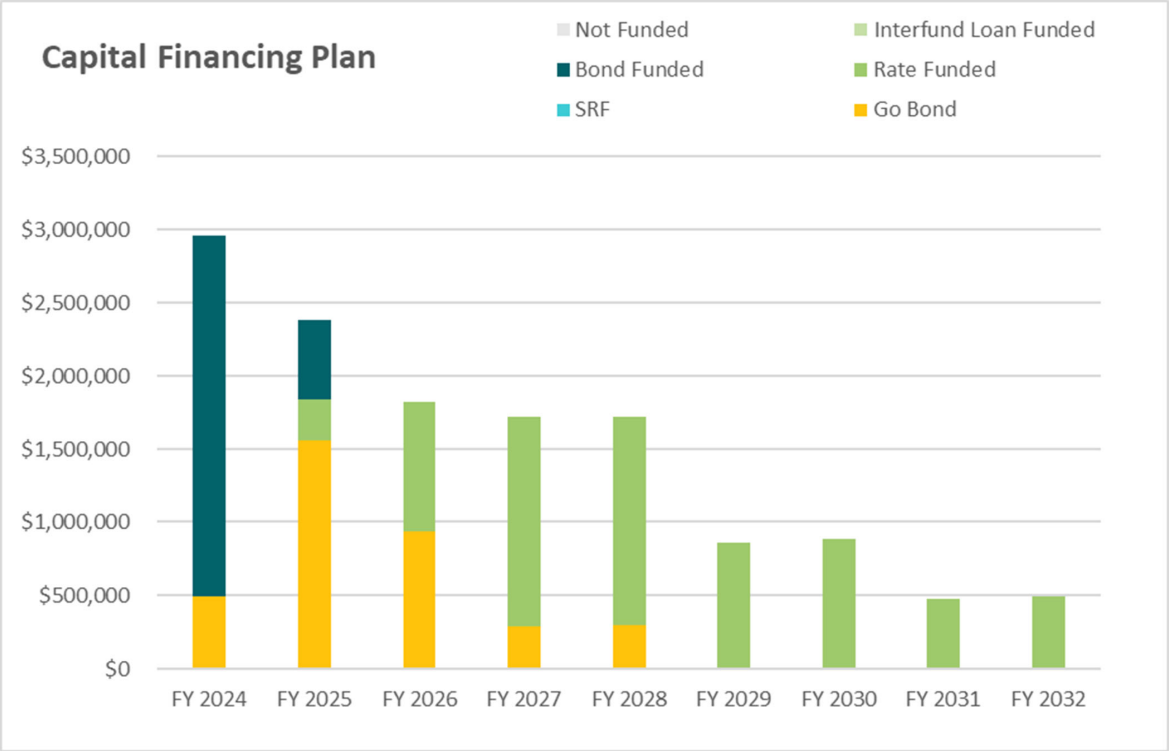


Figure 1-7 shows the proposed versus status quo Wastewater Enterprise operating financial plan. Revenues under the proposed financial plan and status quo financial plan are represented by the black and light blue solid lines, respectively. Revenue requirements including O&M expenses, debt service, and reserve funding for CIP/other purposes are represented by the various stacked bars. Revenue adjustments and new debt issues are required to generate sufficient revenue to cover future O&M expenses, debt service payments, and cash reserves over the study period.

Figure 1-7: Proposed vs. Status Quo Wastewater Financial Plan

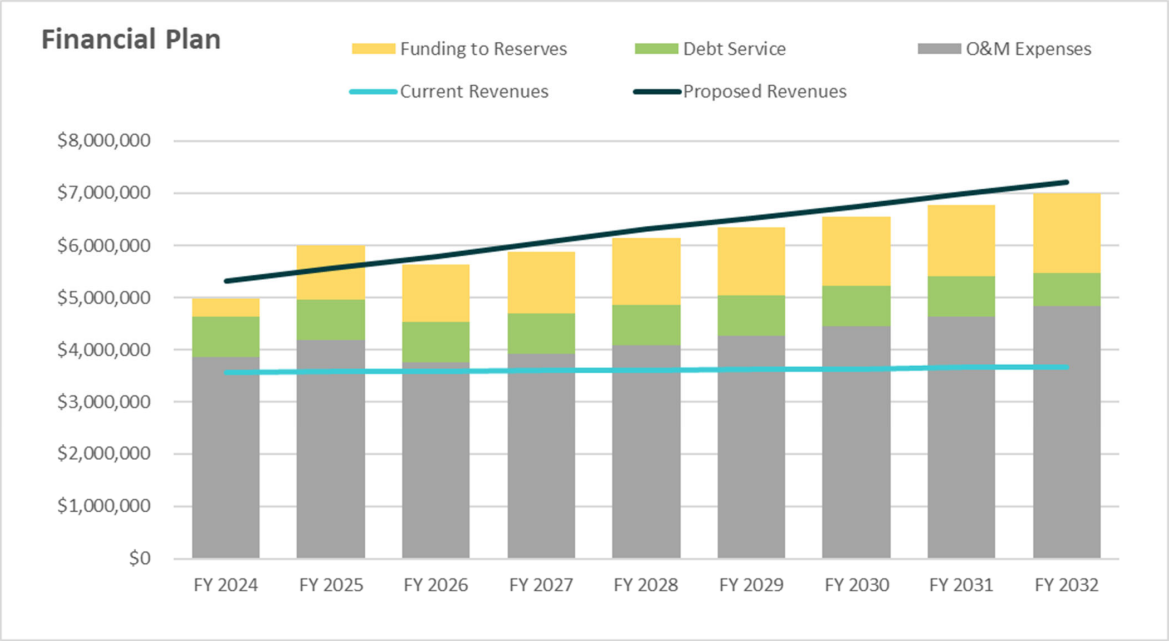


Figure 1-8 shows the Wastewater Enterprise's projected fiscal year-end balance under the proposed financial plan. The light blue bars indicate the ending balance on June 30 of each fiscal year. The existing reserve targets are represented by the solid blue and yellow lines. The Wastewater Enterprise is projected to utilize its reserves during the study period to fund capital improvements and O&M costs. At the end of the financial planning horizon, the Wastewater Enterprise's reserves are projected to meet the existing reserve policy target with the proposed rate increases and debt issuances.

Figure 1-8: Proposed Wastewater Financial Plan – Projected Ending Balances

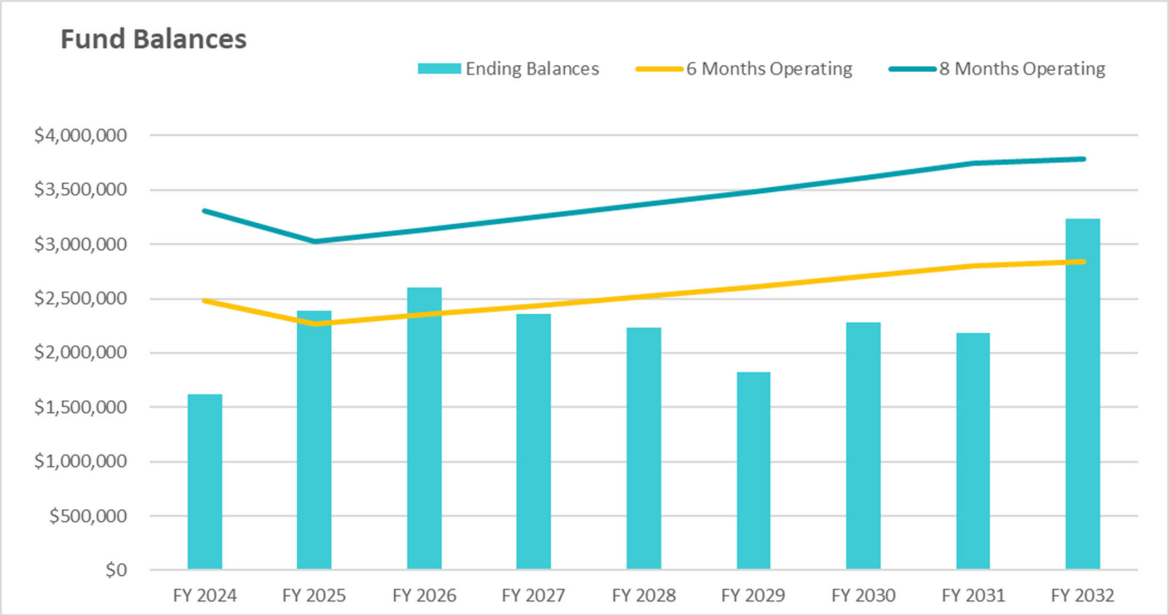
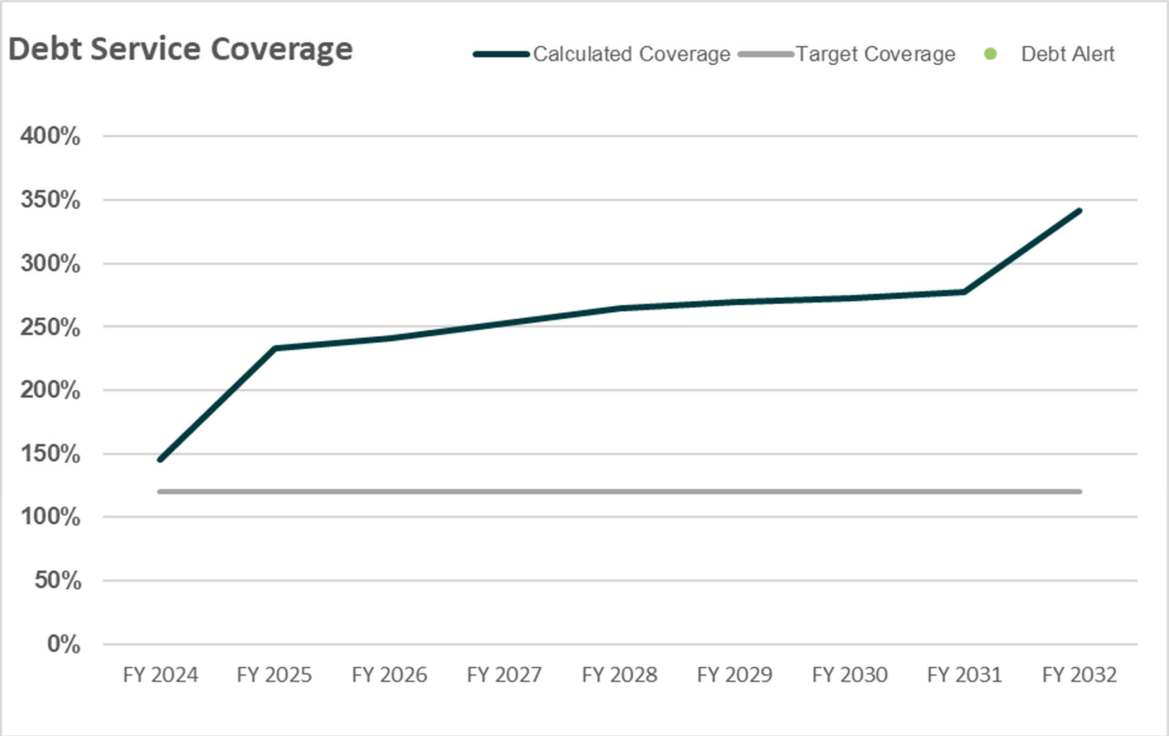


Figure 1-9 shows projected debt coverage (blue line) relative to the debt coverage requirement (gray line) over the study period. Fluctuations in debt coverage over the study period are largely due to new debt service assumed to finance anticipated CIP project costs. Debt coverage remains above the requirement throughout the study period.

Figure 1-9: Proposed Wastewater Financial Plan – Projected Debt Coverage



1.7. Proposed Wastewater Rates

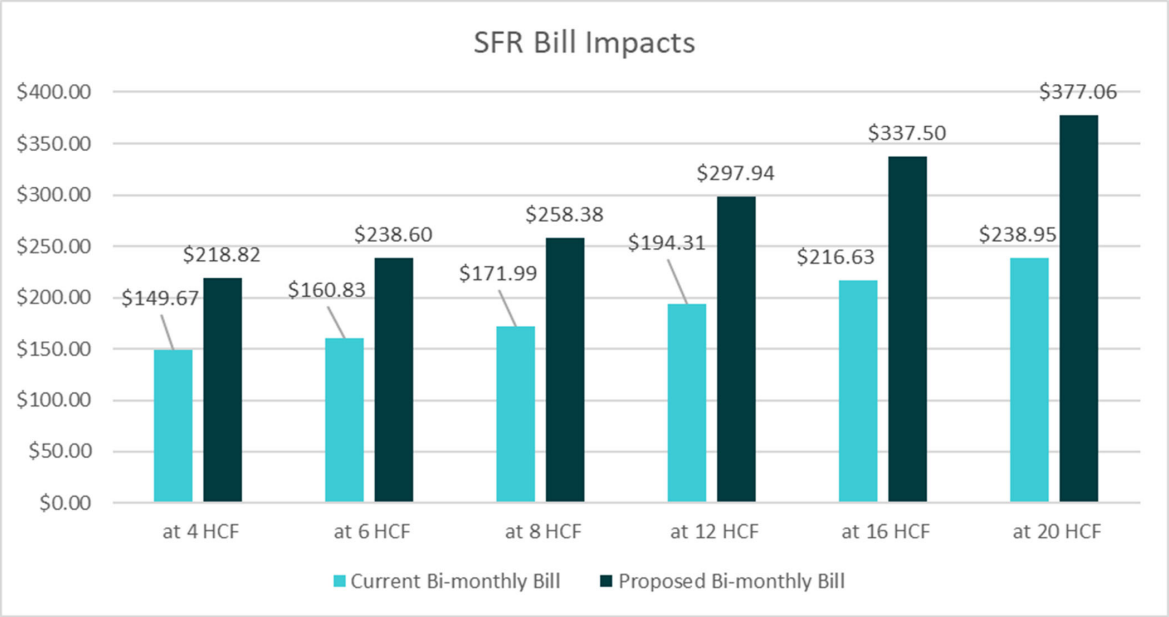
The City's wastewater rate structure consists of Fixed Service Charges and Variable Flow Charges for all customer classes. Residential customers are charged a base rate (Fixed Service Charge) and a volumetric rate (Variable Flow Charge) based on average winter consumption (AWC). Commercial customers are charged a Fixed Service Charge based on the size of the meter serving the connection and Variable Flow Charges based on billed water use. Multi-Family Residential (MFR) customers which include Multi-Dwelling apartments, condos, and mobile home parks, are charged base rates as commercial customers (by meter size) and volumetric flow rates as residential customers (AWC). Raftelis worked with City staff and the RSAC to evaluate any changes to the existing wastewater rate structure. The result of the evaluation maintains the current wastewater rate structure. **Table 1-6** shows proposed wastewater rates through FY 2027-28.

Table 1-6: Proposed Five-Year Wastewater Rate Schedule

Line	A Bi-Monthly Base Charges	B Current Rates	C Proposed FY 2024	D Proposed FY 2025	E Proposed FY 2026	F Proposed FY 2027	G Proposed FY 2028
1	**Residential**						
2	Base Charge	$127.35	$179.26	$186.44	$193.90	$201.66	$209.73
3	Use Charge (AWC)	$5.58	$9.89	$10.29	$10.71	$11.14	$11.59
4							
5	**Non-Residential**						
6	Base Charge						
7	5/8"	$176.68	$250.51	$260.54	$270.97	$281.81	$293.09
8	1"	$441.72	$567.57	$590.28	$613.90	$638.46	$664.00
9	1.5"	$883.42	$1,096.00	$1,139.84	$1,185.44	$1,232.86	$1,282.18
10	2"	$1,413.48	$1,730.12	$1,799.33	$1,871.31	$1,946.17	$2,024.02
11	3"	$2,826.98	$3,738.16	$3,887.69	$4,043.20	$4,204.93	$4,373.13
12	4"	$4,417.14	$6,697.37	$6,965.27	$7,243.89	$7,533.65	$7,835.00
13	6"	$8,834.28	$14,835.22	$15,428.63	$16,045.78	$16,687.62	$17,355.13
14							
15	Use Charge (per HCF)						
16	Car Wash	$3.86	$6.73	$7.00	$7.28	$7.58	$7.89
17	Religious Places/Community Centers	$4.29	$7.28	$7.58	$7.89	$8.21	$8.54
18	Commercial	$5.07	$8.42	$8.76	$9.12	$9.49	$9.87
19	Groceries and Mortuaries	$13.62	$20.65	$21.48	$22.34	$23.24	$24.17
20	Laundry	$4.42	$7.46	$7.76	$8.08	$8.41	$8.75
21	Mixed Retail	$8.52	$13.50	$14.04	$14.61	$15.20	$15.81
22	Lodging with Food	$10.22	$15.83	$16.47	$17.13	$17.82	$18.54
23	Lodging without Food	$5.54	$9.00	$9.36	$9.74	$10.13	$10.54
24	Restaurant	$13.50	$20.30	$21.12	$21.97	$22.85	$23.77
25	Napa Valley College	$4.22	$7.18	$7.47	$7.77	$8.09	$8.42
26	Service Station	$5.83	$9.55	$9.94	$10.34	$10.76	$11.20
27	Winery Pre-Treated	$5.39	$8.87	$9.23	$9.60	$9.99	$10.39
28	Winery Non-Treated	$23.75	$34.27	$35.65	$37.08	$38.57	$40.12
29	Schools	$2.10	$7.18	$7.47	$7.77	$8.09	$8.42

Figure 1-10 shows sample bi-monthly wastewater bills for SFR customers at varying levels of AWC under both current rates and proposed FY 2023-24 rates. Note that actual SFR customer impacts in FY 2023-24 may vary based on each customer's water use characteristics during winter months versus individual months. The average AWC amongst City SFR wastewater customers is approximately 8 HCF of AWC.

Figure 1-10: Single Family Residential Bi-Monthly Wastewater Bill Impacts



2. Introduction

2.1. Agency Overview

The City of St. Helena's (City) water and wastewater department provides water and wastewater service to a population of roughly 6,000 people through about 2,600 metered water connections and approximately 1,700 sewer connections. All of the City's Wastewater customers are located within city limits.; however, the water system extends beyond City limits into areas that include Meadowood Napa Valley Resort, as well as the area between Chaix Lane and Zinfandel Lane along Main Street.

The water system consists of roughly 47 miles of active water distribution pipelines up to 24 inches in diameter, three main supply sources (Louis Stralla Water Treatment Plant (WTP), Stonebridge wells, and an interconnection with the City of Napa), five pressure zones, and six booster pump stations. The wastewater system consists of approximately 24 miles of active gravity sewer pipelines and two lift stations that flow to the Wastewater Treatment and Reclamation Plant (WWTRP).

2.2. Study Overview

Water and wastewater utilities in California typically perform a cost of service analysis every five to ten years to ensure that customers are appropriately charged for service commensurate with the cost to provide service. The City last conducted a water and wastewater cost of service study in 2016, which established proposed rates over a five-year period through Fiscal Year (FY) 2021-22, which included updated drought rates to establish water shortage rates to recover sufficient rate revenue during periods of drought or other water supply shortages.

The City engaged Raftelis in 2021 to conduct a water and wastewater cost of service study to establish a proposed five-year schedule of water and wastewater rates through FY 2027-28. The results of the study are documented within this report. Note that proposed rates cannot be implemented until formally adopted by City Council after a public hearing. Proposition 218 requires that The City Water customers must be mailed a public hearing notice detailing any proposed rate changes no fewer than 45 days before the public hearing. The notice includes a customer's right to protest the rate proposal.

Study Objectives

The major objectives of this study are to:

- Develop a ten-year financial plan that sufficiently funds the City's water and wastewater operations and maintenance (O&M) expenses, debt service payments, and capital expenditures, while adequately funding reserves and achieving debt coverage requirements.
- Conduct cost of service analyses that establish a nexus between the cost to serve water and wastewater customers and the rates charged, per Proposition 218 and industry standards.
- Review the City's existing water and wastewater rate structures and recommend changes and rate alternatives to ensure that proposed rates achieve the financial and policy objectives of the agency to the greatest degree possible.

- Develop a five-year schedule of water and wastewater rates that are fair, cost-justified, provide full revenue recovery, and align with Proposition 218.
- Develop a five-year schedule of drought surcharge rates that consider the City's Water Emergency Plan.

Key Changes Since the Prior Rate Studies

Water Enterprise

Reduction in baseline water demand: Since the prior cost of service study was conducted in 2016, The City's water supplies and demands have undergone substantial changes. The prior rate study assumed baseline water demand of approximately 1,500 acre-feet per year (AFY). Historical demands, prior to the 2016 study were even higher. Since 2016 the City had actively sought conservation from customers during a multi-year water shortage emergency and implemented water allocations, through the declaration of the Phase II Water Emergency, for the first time in calendar year 2021. Total water demand in FY 2021-22 was approximately 30 percent lower than in FY 2018-19. After analyses of historical data and significant discussion with City staff and the RSAC, baseline water demand for this study is assumed at approximately 1,300 AFY. The City collects approximately 60 percent of its water rate revenues through Water Volume Rates charged per unit of water delivered and 35 percent of its wastewater rate revenues through Flow Charges based on water use. Reductions in baseline water demands results in fewer units of water with which to recover the total costs of the utility. Proposed water and wastewater rates are designed to reflect new normal water demands.

Capital Reinvestment: The City's water utility has many CIPs that are necessary to maintain a high level of service, meet all regulatory requirements, ensure the availability and reliability of both local and imported water supplies, and prevent emergencies from infrastructure failure. Raftelis and the RSAC worked closely with the City's Public Works department to incorporate the capital program into the rate study and execute these projects over the next ten or more years. Historically the City's water utility has executed on average $1 million in capital projects each year. In this study the utility aims to execute over $6 million in annual capital projects.

Reserve Funding: Cash reserves mitigate risk, provide for working capital, can improve future borrowing terms, and ensure reliable service if an emergency were to occur on the system. Reserves have been utilized over the past several years to offset unexpected operating costs and mitigate the impacts of drought and reduced revenues. Replenishing reserves to adopted levels over the long-term is an added cost to the system.

Wastewater Enterprise

Operating Costs: Just like the Water utility, the wastewater enterprise has experienced increased costs due to inflation as well as unexpected operating costs in staffing the WWTP on a temporary, contractor basis. These increases reduce net cash to reserves and net operating revenues to achieve debt coverage (or conversely reducing future debt capacity).

Capital Projects and Cash Reserve Balance: Wastewater Treatment Plant Phase I Upgrades to produce recycled water is well over the original budget. With proceeds from the USDA loan finite, the difference, approximately $3 million, reduces the utility's cash balance. Construction cost inflation (CCI) and supply chain disruptions experienced in FY 2021 and 2022 makes recent projects more expensive in absolute dollars, relative to their budgeted values.

Reduction in Rate Revenue Base: In this study, assumed wastewater flows from the City's largest wastewater connection is reduced by greater than 95% from the prior rate study. This is due to wastewater being captured and treated onsite. Additional other changes and updates to the wastewater connection and flow generation assumptions results in adjustments to the revenue generated with existing rates.

3. Legal Requirements and Rate Setting Methodology

3.1. Legal Requirements

California Constitution – Article XIII D, Section 6 (Proposition 218)

Proposition 218, reflected in the California Constitution as Article XIII D, was enacted in 1996 to ensure that rates and fees are reasonable and proportional to the cost of providing service. The principal requirements, as they relate to public water and wastewater service are as follows:

1. A property-related charge (which includes water or wastewater rates) imposed by a public agency on a parcel shall not exceed the costs required to provide the property-related service.
2. Revenues derived by the charge shall not be used for any purpose other than that for which the charge was imposed.
3. The amount of the charge imposed upon any parcel shall not exceed the proportional cost of service attributable to the parcel.
4. No charge may be imposed for a service unless that service is actually used or immediately available to the owner of the property.
5. A written notice of the proposed charge shall be mailed to both the customer of record and owner of record of each parcel at least 45 days prior to the public hearing, when the agency considers all written protests against the charge.

As stated in the American Water Works Association's *(AWWA) Principles of Water Rates, Fees, and Charges: Manual of Water Supply Practices – M1 Seventh Edition* (Manual M1), "water rates and charges should be recovered from classes of customers in proportion to the cost of serving those customers." Raftelis follows industry standard rate setting methodologies set forth by the *AWWA's Manual* M1 to ensure the water cost of service analysis presented in this study meets Proposition 218 requirements and establishes rates that do not exceed the proportionate cost of providing water services on a parcel basis. The methodology in the Manual M1 is a nationally recognized industry ratemaking standard which courts have recognized as consistent with Proposition 218. Similarly, the wastewater cost of service presented in this study was conducted in accordance with principles established by the Water Environment Federation (WEF) and described in *Financing and Charges for Wastewater Systems.*

California Constitution Article X, Section 2

California Constitution Article X, Section 2 mandates that water resources be put to beneficial use and that the waste or unreasonable use of water be prevented. Section 106 of the Water Code declares that the highest priority use of water is for domestic purposes, with Non-Residential Irrigation the next highest priority. Thus, management of water resources is part of the property-related service provided by public water suppliers to ensure the resource is available over time. The City is proposing to implement inclining tiered (also known as inclining block) water rates to incentivize residential customers to conserve water. The inclining tiered rates must be based on the proportionate costs incurred to provide water to customers to achieve compliance with Proposition 218. "Inclining" tiered rate structures (which are synonymous with "increasing" tier rate

structures and "tiered" rates), when properly designed, allow a water utility to send conservation price signals to customers. Due to heightened interest in water conservation and efficiency of water use, tiered water rates have gained widespread use, especially in relatively water-scarce regions like California. Tiered rates meet the requirements of Proposition 218 as long as they reasonably reflect the proportionate cost of providing service for each tier.

3.2. Rate-Setting Methodology

This study was conducted using industry-standard principles outlined by the AWWA's Manual M1 and WEF's Financing and Charges for Wastewater Systems. The process and approach Raftelis utilized in the study to determine rates is informed by The City Water's policy objectives, the current system of rates, and the legal requirements in California (namely, Proposition 218). The resulting financial plans, cost of service analyses, and rate design process follows five key steps, outlined below, to determine proposed rates that fulfill The City Water's objectives, meet industry standards, and comply with relevant regulations. The overall process outlined below applies to the cost of service analyses for both water and wastewater.

1. **Financial Plan:** The first study step is to develop a multi-year financial plan that projects the Water and Wastewater Enterprises' revenues, expenses, capital project financing, annual debt service, and reserve funding. The financial plan is used to determine revenue adjustments needed to recover adequate revenues to fund expenses and reserves.
2. **Revenue Requirement Determination:** After completing the financial plan, the rate-making process begins with the determination of the revenue requirement for the test year, also known as the cost-of service year. The test year for this study is FY 2023-24. The revenue requirement should sufficiently fund the Water and Wastewater Enterprises' operating costs, annual debt service (including coverage requirements), capital expenditures, and reserve funding needs.
3. **Cost of Service Analysis:** The annual cost of providing water or wastewater service (i.e., the revenue requirement) is then distributed to customer classes commensurate with their use of and burden on the system. A cost of service analysis involves the following steps:

    - Functionalize costs – the different components of the revenue requirement are categorized into functions such as supply, transmission, storage, customer service, etc. (for water) and collection, treatment, customer, etc. (for wastewater).
    - Allocate to cost causation components – the functionalized costs are then allocated to cost causation components such as supply, base delivery, peaking, etc. (for water) and flow, strength, etc. (for wastewater).
    - Develop unit costs – unit costs for each cost causation component are determined using units of service.
    - Distribute cost components – the cost components are allocated to each customer class and tier using the unit costs in proportion to their demand and burden on the system.

    A water cost of service analysis considers both the average water demand and peak demand. Peaking, or extra-capacity, costs are incurred during periods of peak consumption, most often coinciding with summer water use. There are additional capacity-related costs associated with designing, constructing, operating, maintaining, and replacing facilities to meet peak demand. Patterns of use impose additional costs on a water utility and are used to determine the cost burden on peaking-related facilities. Similarly, a wastewater cost of service analysis considers the amount of wastewater treatment plant influent contributed by each customer class in order to account for customer differences in the quantity and strength of wastewater discharges.

4. **Rate Design:** After allocating the revenue requirement to each customer class, the rate design and calculation process can begin. Rates do more than simply recover costs; within the legal framework and industry standards, properly designed rates should support and optimize the City Water's Policy Objectives. Rates also act as a public information tool in communicating policy objectives to customers. This process also includes a bill impact analysis.

5. **Administrative Record Preparation and Rate Adoption:** The final step in a rate study is to develop the administrative record in conjunction with the rate adoption process. This report serves as the administrative record for this study. The administrative record documents the study results and presents the methodologies, rationale, justifications, and calculations used to determine the proposed rates. A thorough and methodological administrative record serves two important functions: maintaining defensibility in a stringent legal environment and communicating the rationale for revenue adjustments and proposed rates to customers and key stakeholders.

4. Water Rate Study

4.1. Key Inputs and Assumptions

Raftelis developed a water rate model in Microsoft Excel to project financial calculations over the next ten fiscal years with projections shown in this report through the five-year rate-setting period of FY 2027-28 (i.e., the "study period"). The City's fiscal year spans from July 1 through June 30. Projections in future years were generally made based on actual or estimated data for FY 2021-22 and/or budgeted data for FY 2022-23 using key assumptions outlined below. Assumptions were discussed with, and reviewed by, City staff to ensure that the City water system's unique characteristics are accurately accounted for. Model inputs and assumptions which underly the long-range financial plan were discussed at length with the RSAC over multiple meetings. Note that most table values shown throughout this report are rounded to the last digit shown and may therefore not sum precisely to the totals shown.

4.1.1. Current Water Rates

Table 4-1 shows the rates currently in effect in FY 2022-23, which were developed during the prior rate study in 2016. Customers are currently billed bi-monthly for two primary charges: 1) Water Service Charges and 2) Water Volume Rates per hundred cubic feet (HCF)[2] of water delivered. The Water Service Charge is a fixed bi-monthly charge that varies based on meter size. Additionally, customers with private fire lines are subject to a fixed bi-monthly Fire Line Service Charge. All customer classes are charged a fixed charge based on meter size that is billed bi-monthly. All customer classes are also charged a Water Volume Rate (volumetric charge) per HCF that is based on a peak or off peak and drought or non-drought basis.

[2] One HCF equals approximately 748 gallons.

Table 4-1: Current Water Rates

Line	A Description	B Current
1	**Fixed Charges**	
2	Meter Size	
3	5/8"	$139.78
4	3/4"	$139.78
5	SFR 1"	$139.78
6	1"	$256.44
7	1 1/2"	$451.28
8	2"	$648.00
9	3"	$1,309.44
10	4"	$2,023.96
11	6"	$3,963.26
12		
13	Fireline Size	
14	4" & smaller	$26.66
15	6"	$77.46
16	8"	$165.06
17		
18	**Volumetric Charges**	
19	All Classes	
20	Treated Variable Charge (Non-Drought)	
21	Off-Peak	$6.50
22	Peak	$7.23
23		
24	Treated Variable Charge (Drought)	
25	Off-Peak	$6.87
26	Peak	$7.63

Uniform current peak and off-peak tiers are defined below in **Table 4-2**.

Table 4-2: Current Structure for Water Volume Rates

Line	A Water Customer Tiers	B All Customer Classes
1	Peak	May - October
2	Off Peak	November – April

Some water utilities include elevation electricity surcharges for customer parcels in elevated zones, but only if warranted by the water system's design, if the costs applicable to the elevated zones can feasibly be calculated and assigned with relative certainty and consistent with cost of service principles, and if the relative differential costs are not outweighed by the administrative costs of evaluating and administering the elevation surcharge. Most utilities in California do not have these surcharges due to their complexity. City Water's existing water rate structure does not include electricity surcharges for the City Water's elevated distribution zones and we do not recommend that they be added for this study period. Raftelis reviewed the issue with

City staff, the RSAC, and City Council and confirmed that the amount of revenue that would be recovered through elevation surcharges is immaterial to water rates, while significantly impacting a subset of customers and creating more administration for the City enterprise.

4.1.2. Water Enterprise Financial Assumptions

Inflationary assumptions shown in **Table 4-3** are used to escalate projected non-rate revenues and operations and maintenance (O&M) expenses beyond FY 2022-23. For O&M expenses, the general inflation rate is consistent with long-term changes in the Consumer Price Index (CPI), with an expectation that inflation remains elevated through FY 2026. Similarly, capital inflation is based on the long-term average of the Engineering News-Record's (ENR) Construction Cost Index (CCI). The capital inflation factor is used to adjust uninflated capital project cost estimates provided to Raftelis by City staff. Salary and benefit inflationary increases were provided by the City Water and Finance staff, as water utility personnel cost increases are typically agency-specific. The purchased water factor reflects a known escalator within the City's water supply agreement with the City of Napa. All other O&M expense inflationary assumptions were developed by Raftelis based on professional judgement, experience with similar agencies, and after discussions with City staff and the RSAC.

Table 4-3: Water Inflationary Assumptions

Line	A Inflationary Categories	B FY 2024	C FY 2025	D FY 2026	E FY 2027	F FY 2028
1	**Revenue Inflation**					
2	Miscellaneous Revenues	0.0%	0.0%	0.0%	0.0%	0.0%
3	Reserve Interest Rate	1.0%	1.0%	1.0%	1.0%	1.0%
4						
5	**Expense Inflation**					
6	General	5.0%	4.2%	3.5%	2.8%	2.8%
7	Salary	7.0%	7.0%	5.0%	5.0%	5.0%
8	Benefits	6.0%	6.0%	6.0%	6.0%	6.0%
9	Supplies	5.0%	4.2%	3.5%	2.8%	2.8%
10	Utilities	5.0%	5.0%	5.0%	5.0%	5.0%
11	Purchased Water	6.6%	6.6%	3.0%	3.0%	3.0%
12	Capital	5.0%	4.4%	3.8%	3.2%	3.2%

4.1.3. Projected Water Service Connections

Water connection growth projections are necessary to estimate water demand and rate revenues over the study period. Raftelis relied on information within the City's General Plan and projected housing units over the long-term. An assumption of 10 SFR units and 8 MFR dwelling units per year is translated into percentages relative to the existing connection base. Growth assumptions in **Table 4-4** are applied to the respective customer connection types to project the number of water meters and fire lines in each year over the study period (**Table 4-5**).

Table 4-4: Projected New Water Connection Growth

Line	A Account Growth	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	SFR	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
2	MFR	0.9%	0.9%	0.9%	0.9%	0.9%	0.9%
3	Commercial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
4	Industrial	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
5	Landscape	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
6	Raw	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
7	Fire	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

Table 4-5: Count of Water Connections

Line	A Description	B Actual FY 2022	C Projected FY 2023	D Projected FY 2024	E Projected FY 2025	F Projected FY 2026	G Projected FY 2027	H Projected FY 2028
1	**Number of Water Meters**							
2	5/8"	2,002	2,011	2,020	2,029	2,038	2,047	2,056
3	3/4"	35	35	35	35	36	36	36
4	SFR 1"	261	262	263	265	266	267	269
5	1"	123	123	124	124	125	125	126
6	1 1/2"	70	70	71	71	71	71	72
7	2"	63	63	63	63	64	64	64
8	3"	8	8	8	8	8	8	8
9	4"	11	11	11	11	11	11	11
10	6"	13	13	13	13	13	13	13
11	8"	0	0	0	0	0	0	0
12	**Total**	**2,586**	**2,597**	**2,608**	**2,620**	**2,631**	**2,642**	**2,654**
13								
14	**Number of Fire Lines**							
15	4"	57	57	57	57	57	57	57
16	6"	29	29	29	29	29	29	29
17	8"	15	15	15	15	15	15	15
18	**Total**	**101**	**101**	**101**	**101**	**101**	**101**	**101**

4.1.4. Projected Water Sales

City staff provided Raftelis with total annual water use data by customer class for FY 2018-19 through FY 2021-22. Raftelis worked closely with City staff and the RSAC to develop water use projections over the study period. Water demand projections depend on two key assumptions: new connection growth and water demand per connection. Beginning in FY 2023, annual water use is projected at the customer class level by increasing prior year water use based on both assumed connection growth and water demand per connection. **Table 4-6** shows projected water use by customer class over the study period based on the current water rate structure. Line 1 shows the water use demand factor used to increase, decrease, or maintain water usage projections from the previous year. An analysis of historical water demand was conducted to help inform new baseline water

demand expectations for normal conditions. Historically, per capita water demands were higher and in the past 10 years the City has experienced two multi-year droughts, Covid-19 disruptions, major wildfires, and a local water emergency in which water allocations were implemented for the first time. Raftelis relied on FY 2019 as the last "normal" condition year and blended historical demands, recently witnessed rebounds in demands, and conservative projections to arrive at the baseline demand of 1,300 AFY. For context, the prior rate study baseline water demand was estimated at 1,500 AFY while the lowest level of demand in FY 2022 was around 1,000 AFY.

Table 4-6: Projected Water Use Under Existing Rate Structure – Baseline Demand Conditions

Line	A Description	B Actual FY 2022	C Estimated FY 2023	D Projected FY 2024	E Projected FY 2025	F Projected FY 2026	G Projected FY 2027	H Projected FY 2028
1	Demand Factor	Actual Demand	Estimated Demand	115%	100%	100%	100%	100%
2								
3	Total Usage							
4	SFR	165,016	189,768	219,274	220,319	221,369	222,424	223,484
5	MFR	58,803	67,623	78,431	79,100	79,775	80,456	81,143
6	Commercial	100,020	115,023	132,276	132,276	132,276	132,276	132,276
7	Industrial	88,441	101,707	116,963	116,963	116,963	116,963	116,963
8	Fire	184	212	243	243	243	243	243
9	Landscape	9,264	10,654	12,252	12,252	12,252	12,252	12,252
10	Raw	4,379	5,036	5,791	5,791	5,791	5,791	5,791
11	**Total Usage (HCF)**	**426,107**	**490,023**	**565,230**	**566,945**	**568,670**	**570,406**	**572,153**
12	*Total Usage (AF)*	*978*	*1,125*	*1,298*	*1,302*	*1,305*	*1,309*	*1,313*

4.2. Financial Plan

Section 4.2 details the development of the proposed Water Enterprise financial plan for the City over the study period. The following subsections include estimates and projections of annual revenues, O&M expenses, debt service payments, capital expenditures, and reserve funding FY 2032. For formatting purposes, most tables in this section are shown through FY 2028, the end of the five-year rate setting period. The overall purpose of the financial plan is to determine annual water rate revenues required to achieve sufficient cash flow, maintain adequate reserves, and meet debt coverage requirements in every year of the plan.

4.2.1. Water Enterprise Revenue Under Current Rates

The Water Enterprise's revenue sources consist of water rates, miscellaneous fees, interest earnings on cash reserves, and other non-rate revenues. The rate revenue projections shown in this section assume that current FY 2021-22 water rates are effective throughout the study period, and therefore represent estimated revenues in the absence of any water rate increases. This status quo scenario provides a baseline from which Raftelis evaluates the need for revenue adjustments (i.e., gross rate revenue increases).

4.2.1.1. Calculated Water Rate Revenues

Raftelis projects annual water rate revenues from Water Service Charges, Fire Line Service Charges, and Water Volume Rates over the study period based on current FY 2022 water rates (from **Table 4-1**), projected number

of water meters/private fire lines (from **Table 4-5**), and projected annual water use (from **Table 4-6**). **Table 4-7** shows projected Water Service Charge and Fire Line Service Charge revenues under current rates over the study period, calculated as follows:

Fixed Charge Revenue = [FY 2021-22 bi-monthly charge] × [Number of connections] × [6 Bills per year]

Table 4-7: Projected Fixed Charge Revenue from Existing Rates

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	**Water Meters**						
2	5/8"	$1,686,496	$1,693,992	$1,701,525	$1,709,097	$1,716,706	$1,724,354
3	3/4"	$29,458	$29,564	$29,669	$29,776	$29,883	$29,990
4	SFR 1"	$219,939	$220,987	$222,040	$223,098	$224,162	$225,230
5	1"	$189,896	$190,545	$191,200	$191,860	$192,526	$193,197
6	1 1/2"	$190,227	$190,921	$191,621	$192,325	$193,036	$193,751
7	2"	$245,490	$246,041	$246,596	$247,155	$247,718	$248,285
8	3"	$62,987	$63,123	$63,259	$63,397	$63,535	$63,675
9	4"	$133,743	$133,906	$134,069	$134,234	$134,401	$134,568
10	6"	$309,654	$310,177	$310,704	$311,236	$311,771	$312,311
11	8"	$0	$0	$0	$0	$0	$0
12	**Total**	**$3,067,890**	**$3,079,254**	**$3,090,683**	**$3,102,177**	**$3,113,736**	**$3,125,361**
13							
14	**Fire Lines**						
15	4"	$9,118	$9,118	$9,118	$9,118	$9,118	$9,118
16	6"	$13,478	$13,478	$13,478	$13,478	$13,478	$13,478
17	8"	$14,855	$14,855	$14,855	$14,855	$14,855	$14,855
18	**Total**	**$37,451**	**$37,451**	**$37,451**	**$37,451**	**$37,451**	**$37,451**
19							
20	**Total**	**$3,105,341**	**$3,116,705**	**$3,128,134**	**$3,139,628**	**$3,151,187**	**$3,162,812**

Table 4-8 shows projected Water Volume rate revenue, by class under current rates over the study period, calculated as follows:

Water Volume Rate Revenue = [FY 2022 rate per HCF] × [Annual Water Use in HCF]

Table 4-8: Projected Commodity Charge Revenues Under Current Water Rates

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	SFR	$1,400,713	$1,618,497	$1,626,210	$1,633,961	$1,641,748	$1,649,572
2	MFR	$494,742	$573,810	$578,707	$583,647	$588,629	$593,653
3	Commercial	$842,801	$969,221	$969,221	$969,221	$969,221	$969,221
4	Industrial	$743,835	$855,411	$855,411	$855,411	$855,411	$855,411
5	Fire	$1,536	$1,766	$1,766	$1,766	$1,766	$1,766
6	Landscape	$79,493	$91,416	$91,416	$91,416	$91,416	$91,416
7	**Total**	**$3,563,120**	**$4,110,121**	**$4,122,732**	**$4,135,422**	**$4,148,191**	**$4,161,040**

Table 4-9 shows additional miscellaneous rate revenue projections associated with raw water customers. Raw water contract rates are outside of the scope of this rate study and are therefore not included with other rate revenues.

Table 4-9: Projected Raw Water Rate Revenues

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	NA NVC Irrigation In Field	$804.75	$851.00	$897.25	$943.50	$989.75	$1,036.00
2	2805 Spring Mtn Rd	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
3	ELM. Pumphouse	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00
4	NA Stonebridge Irrigation Pope Street	$2,998.02	$3,170.32	$3,342.62	$3,514.92	$3,687.22	$3,859.52
5	Elmhurst Pump Station	$0.13	$0.14	$0.14	$0.14	$0.15	$0.15
6	NA Wappo Park	$7.83	$9.34	$10.82	$12.39	$14.07	$15.85
7	**Total Raw Commodity Revenue**	**$3,811**	**$4,031**	**$4,251**	**$4,471**	**$4,691**	**$4,912**

4.2.1.2. Other Water Revenues

Table 4-10 shows all other Water revenues. All FY 2023 other revenues are based on the City's FY 2023 budget and escalated annually by the miscellaneous inflation rate (from **Table 4-3**). Interest revenue is estimated in the financial plan model beginning in FY 2024 based on projected fund balances and the assumed interest rate (from **Table 4-3**).

Table 4-10: Other Water Enterprise Revenues

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	**Other Operating Revenue**						
2	Engineering Fees	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
3	Raw Water Permit Fees	$1,000	$1,000	$1,000	$1,000	$1,000	$1,000
4	Backflow Testing & Insp Fees	$150	$150	$150	$150	$150	$150
5	Other Revenue	$8,500	$8,500	$8,500	$8,500	$8,500	$8,500
6	Finance Charges	$18,000	$18,000	$18,000	$18,000	$18,000	$18,000
7	Water Meter Install Fee	$5,500	$5,500	$5,500	$5,500	$5,500	$5,500
8	CARE Program	($27,000)	$0	$0	$0	$0	$0
9							
10	**Non-Operating Revenues**						
11	Investment Earnings	$50,000	$25,358	$42,293	$57,362	$71,696	$92,637
12							
13	**Water Impact Fee Revenues**						
14	Investment Earnings	$1,779	$2,115	$2,455	$2,798	$3,145	$3,495
15	Other Revenue	$18,164	$18,164	$18,164	$18,164	$18,164	$18,164
16	Water Impact Fees	$15,000	$15,000	$15,000	$15,000	$15,000	$15,000
17							
18	**Total Other Revenue**	**$92,093**	**$94,787**	**$112,062**	**$127,474**	**$142,155**	**$163,446**

4.2.1.3. Summary of Projected Water Revenues

Table 4-11 shows a summary of all projected Water revenues under current rates over the study period. This includes all projected revenues shown in **Table 4-7** through **Table 4-10**. This revenue summary represents expected revenues in the absence of any rate increase over the study period.

Table 4-11: Summary of Projected Water Enterprise Revenues Under Current Rates

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Fixed Revenue	$3,105,341	$3,116,705	$3,128,134	$3,139,628	$3,151,187	$3,162,812
2	Commodity Revenue	$3,563,120	$4,110,121	$4,122,732	$4,135,422	$4,148,191	$4,161,040
3	Misc Revenue	$3,811	$4,031	$4,251	$4,471	$4,691	$4,912
4	Other Revenue	$92,093	$94,787	$112,062	$127,474	$142,155	$163,446
5	**Total Revenue**	**$6,764,364**	**$7,325,644**	**$7,367,180**	**$7,406,995**	**$7,446,225**	**$7,492,209**

4.2.2. Water Operations & Maintenance Expenses

City staff provided the adopted Water Enterprise O&M expense budget for FY 2023 as well as estimates on any temporary/one-time expenses. Raftelis adjusts future year estimates using inflationary factors (from **Table 4-3**). **Table 4-12** shows a summary of all Water Enterprise O&M expenses over the rate-setting period.

Table 4-12: Projected Water Enterprise O&M Expenses

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	**Operating Expenses**						
2	Non Departmental	$260,342	$276,476	$293,569	$310,377	$328,112	$346,871
3	Council	$21,927	$23,270	$24,695	$26,145	$27,682	$29,309
4	Administration	$299,603	$319,487	$340,621	$358,514	$377,285	$397,052
5	Finance	$593,299	$630,162	$668,011	$700,425	$733,195	$767,596
6	Attorney	$159,500	$170,665	$182,612	$191,742	$201,329	$211,396
7	Public Works						
8	Administration	$857,395	$912,977	$971,107	$1,019,525	$1,069,365	$1,121,735
9	Public Buildings	$31,400	$33,018	$34,477	$35,725	$36,788	$37,885
10	Street Maintenance	$33,400	$35,070	$36,543	$37,822	$38,881	$39,970
11	Water Distribution	$844,304	$914,912	$966,784	$1,013,053	$1,059,504	$1,108,237
12	Water Treatment	$2,468,107	$2,934,965	$3,118,131	$3,232,809	$3,348,704	$3,469,096
13	Temp/Part Time	$1,614,000	$0	$0	$0	$0	$0
14	**Total**	**$7,183,277**	**$6,251,002**	**$6,636,549**	**$6,926,137**	**$7,220,845**	**$7,529,145**

4.2.3. Water Debt

Table 4-13 shows the projected debt service obligations for Water over the study period. Existing debt service consists of the 2012B Installment Agreement and Loan Agreement (Direct Borrowing). Proposed Water Enterprise debt service is also shown. Note that proposed debt service represents preliminary projections for planning purposes based on the proposed financial plan and best information available at the time of this study. The timing, magnitude, or financing assumptions are for planning purposes only and should not be construed as municipal advice.

Table 4-13: Water Debt Service

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	**Existing Debt Service**						
2	2012B Installment Agreement - Water	$410,517	$410,361	$409,969	$412,552	$409,617	$410,009
3	Loan Agreement (Direct Borrowing)	$540,160	$541,053	$541,178	$540,305	$538,551	$541,432
4							
5	**Proposed Debt Service**	$0	$613,350	$613,350	$1,956,877	$1,956,877	$1,956,877
6							
7	**Total Debt Service**	**$950,677**	**$1,564,764**	**$1,564,497**	**$2,909,734**	**$2,905,045**	**$2,908,318**

4.2.4. Water Enterprise Capital Improvement Plan

Table 4-14 shows the City's planned capital improvement plan (CIP) for the Water utility. All values account for assumed CCI. Significant projects include Napa Intertie pipeline and pump station projects, the Bell Canyon Intake Tower replacement, and Water Treatment Plant Transmission Main replacement. With the exception of the Water Main Annual Replacement Program Allowance funded with GO Bond proceeds, all other projects are assumed to be rate funded with future cash and revenue bond proceeds.

Table 4-14: Water Capital Improvement Plan

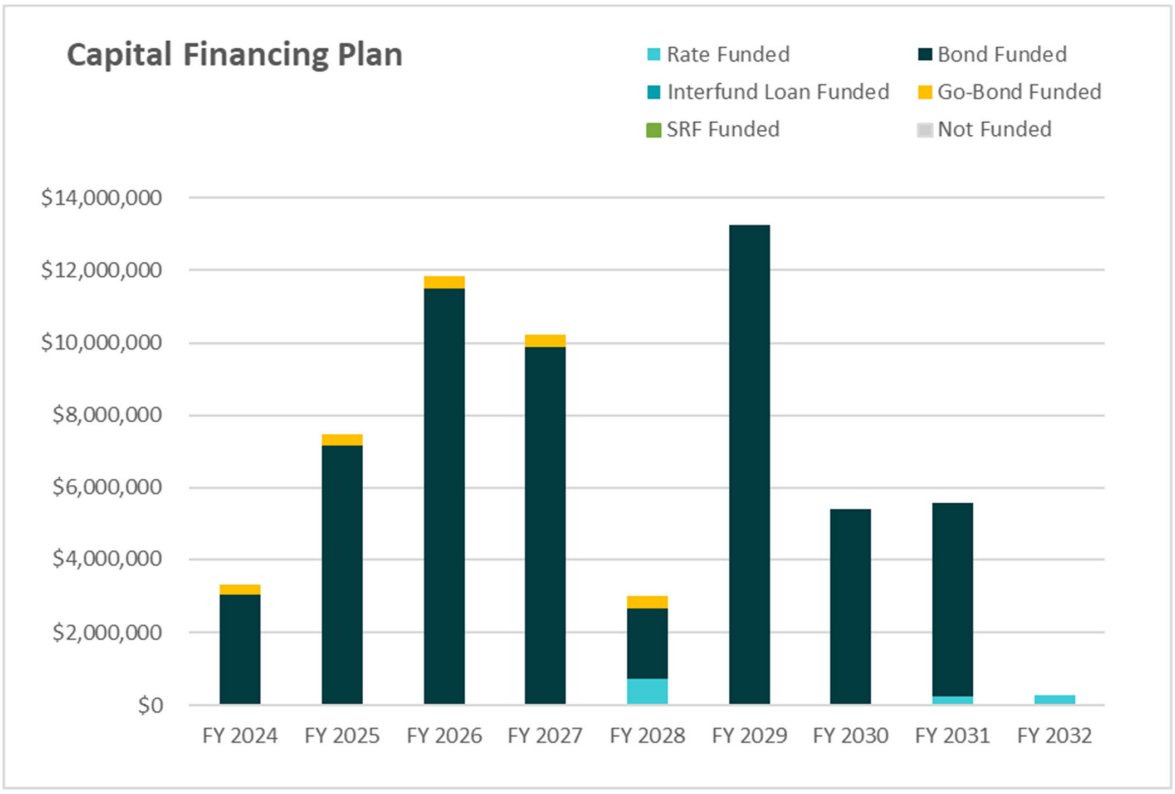
Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	W-109 Bell Canyon Intake Tower Replacement	$0	$0	$361,004	$3,372,495	$0	$0
2	W-80 Dwyer Road Booster Pump Station	$0	$0	$986,580	$0	$0	$0
3	W18-113 SCADA Improvements - Offsite Communications	$0	$0	$175,392	$364,114	$375,765	$0
4	W-86 Spring Mountain Pressure Zone Improvements (Holmes Tank Upgrade)	$0	$0	$0	$346,470	$1,609,005	$1,660,493
5	PWTM-1 Napa Intertie Pipeline Replacement (Breeze Inactive)	$0	$0	$1,252,957	$2,601,138	$2,684,374	$0
6	Smart Water Meters	$0	$0	$431,903	$896,630	$925,322	$0
7	W21-01 Kearney & Andrea Water Main Replacement	$0	$919,490	$0	$0	$0	$0
8	W-101 Rehabilitate Tank 2 at Lower Reservoir	$0	$987,000	$0	$0	$0	$0
9	W18-111 WTP Condition Assessment	$0	$210,000	$0	$0	$0	$0
10	Napa Intertie Pump Station Replacement (Construction)	$0	$0	$0	$227,571	$117,427	$605,922
11	Napa Intertie Pump Station Replacement (DESIGN)	$0	$420,000	$2,082,780	$0	$0	$0
12	Water Treatment Plant (Water Treatment Plant Rehabilitation)	$0	$0	$0	$0	$0	$0
13	PWTM-2 Water Treatment Plant Transmission Main Replacement	$0	$0	$1,743,835	$3,620,201	$3,736,048	$0
14	W18-118 Water Main Annual Replacement Program Allowance	$0	$302,400	$315,706	$327,702	$338,189	$349,011
15	PWRR-1 Yr 6-10 - Water Main Annual Replacement Program allowance (not funded by GO Bond)	$0	$0	$0	$0	$0	$0
16	PWRR-1 Future Allowance for Pipeline R/R (Years11-15)	$0	$0	$0	$0	$0	$0
17	PFAS Sampling Project	$0	$26,250	$0	$0	$0	$0
18	Disinfection By Products Project	$0	$52,500	$0	$0	$379,288	$391,425
19	Risk and Resilience Assessment Report dated January 2022 - Additional recommended items	$0	$78,750	$82,215	$0	$0	$0
20	Cyber-Security Implementation	$0	$26,250	$27,405	$0	$0	$0
21	Asset Management Program Development	$0	$0	$0	$56,893	$0	$0
22	Asset Management Software Assessment & Optimization planning	$0	$0	$0	$17,068	$0	$0
23	CMMS Purchase & Setup	$0	$0	$0	$0	$58,713	$0
24	ArCommercialIS Purchase & Setup	$0	$36,750	$16,443	$0	$0	$0
25	Allocated RW CIP	$0	$262,500	$0	$0	$0	$0
26	**Total CIP**	**$0**	**$3,321,890**	**$7,476,219**	**$11,830,282**	**$10,224,132**	**$3,006,851**

Table 4-15 shows the assumed funding sources for Water CIP projects over the study period. Proposed debt proceeds are assumed to fund most of the Water CIP projects over the planning period to minimize increases to rates. All remaining CIP not funded by existing/remaining bond proceeds, or future revenue bonds, is assumed to be funded by cash reserves generated from rates (i.e. pay-as-you-go funding). **Figure 4-1** shows a summary of total Water Enterprise CIP expenditures by funding source over the study period.

Table 4-15: Water Capital Improvement Plan Proposed Funding

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Go-Bond Funded	$0	$302,400	$315,706	$327,702	$338,189	$349,011
2	Rate Funded	$0	$0	$0	$0	$0	$726,366
3	Bond Funded	$0	$3,019,490	$7,160,513	$11,502,580	$9,885,943	$1,931,474
4	**Total Funded CIP**	**$0**	**$3,321,890**	**$7,476,219**	**$11,830,282**	**$10,224,132**	**$3,006,851**

Figure 4-1: Water Capital Improvement Plan



4.2.5. Water Financial Policies

Required Debt Coverage
The Water utility is required to meet debt service coverage requirements on its outstanding water revenue bonds. The required minimum debt coverage ratio is 1.20, meaning that the utility's net operating revenues (i.e. total operating revenues less operating expenses) must achieve at least 1.20 times the amount of annual debt service. Failure to meet debt service coverage results in a technical default, which without foreseeable remedial action such as implementing rate increases, could result in a downgrade of credit rating, higher costs in future debt issuance, or even denial of credit.

Reserve Targets
Adequate cash reserves are required to meet operating, capital, and debt service requirements. Operating reserves provide funds to meet ongoing cash flow requirements related to operating expenses. The current reserve target is equal to 14 months of annual operating expenses (which includes both O&M and debt service), and the minimum reserve target is equal to 10 months of annual O&M expenses. **Table 4-16** shows projected operating and capital reserve targets over the study period based on the policies outlined above. No changes are proposed to the City's existing wastewater reserve policies.

Table 4-16: Projected Water Reserve Targets

	A	B	C	D	E	F	G
Line	Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
1	Reserve – 14 Months	$9,489,613	$9,118,393	$9,567,887	$11,475,183	$11,813,539	$12,177,040
2	Reserve – 10 Months	$6,778,295	$6,513,138	$6,834,205	$8,196,559	$8,438,242	$8,697,886

4.2.6. Status Quo Water Financial Plan

Raftelis develops a status quo (i.e., current rate revenues) financial plan to evaluate the need for future revenue adjustments (i.e. increases to gross rate revenues). The status quo financial plan assumes that current FY 2023 rates remain unchanged over the study period.

Table 4-17 combines projected Fund 561 revenues (from **Table 4-11**), O&M expenses (from **Table 4-12**), and debt service (from **Table 4-13**) to generate operating cash flow projections under the status quo. In the absence of any revenue adjustments, the Water Operating Fund (Fund 561) will fail to generate sufficient revenue to recover O&M expenses and debt service, and net cash generation becomes increasingly negative in subsequent years.

Table 4-17: Water Operating Cash Flow (Fund 561)– Status Quo Financial Plan

Line	A Description	B	C FY 2023	D FY 2024	E FY 2025	F FY 2026	G FY 2027	H FY 2028
1	Revenues							
2	Revenue from Existing Rates		$6,672,271	$7,230,857	$7,255,117	$7,279,521	$7,304,070	$7,328,764
3								
4	Revenue Adjustments	Adjustment						
5	FY 2023	0.0%	$0	$0	$0	$0	$0	$0
6	FY 2024	0.0%		$0	$0	$0	$0	$0
7	FY 2025	0.0%			$0	$0	$0	$0
8	FY 2026	0.0%				$0	$0	$0
9	FY 2027	0.0%					$0	$0
10	FY 2028	0.0%						$0
11	Revenue Adjustment Totals		$0	$0	$0	$0	$0	$0
12	Total Revenues from Rates		$6,672,271	$7,230,857	$7,255,117	$7,279,521	$7,304,070	$7,328,764
13	Other Operating Revenue		$7,150	$34,150	$34,150	$34,150	$34,150	$34,150
14	Investment Income		$50,000	$15,234	$8,074	$0	$0	$0
15	**Total - Revenues**		**$6,729,421**	**$7,280,241**	**$7,297,341**	**$7,313,671**	**$7,338,220**	**$7,362,914**
16								
17	Operating Expenses							
18	Operating Expenses		$5,569,277	$6,251,002	$6,636,549	$6,926,137	$7,220,845	$7,529,145
19	One Time Expenses		$1,614,000	$0	$0	$0	$0	$0
20	**Total - Operating Expenses**		**$7,183,277**	**$6,251,002**	**$6,636,549**	**$6,926,137**	**$7,220,845**	**$7,529,145**
21								
22	Net Revenue		-$453,856	$1,029,239	$660,792	$387,534	$117,374	-$166,231
23								
24	Existing Debt Service		$950,677	$951,414	$951,147	$952,857	$948,168	$951,441
25	Proposed Debt Service		$0	$613,350	$613,350	$1,956,877	$1,956,877	$1,956,877
26	**Annual Debt Service**		**$950,677**	**$1,564,764**	**$1,564,497**	**$2,909,734**	**$2,905,045**	**$2,908,318**
27								
28	**Net Cash After Debt Service**		**-$1,404,533**	**-$535,524**	**-$903,704**	**-$2,522,200**	**-$2,787,671**	**-$3,074,549**
29								
30	Debt Service Coverage							
31	Calculated Coverage		-0.48	0.66	0.42	0.13	0.04	-0.06
32	Target Coverage		1.20	1.20	1.20	1.20	1.20	1.20

Table 4-18 shows projected reserve balances and debt coverage under the status quo financial plan for the entire Water utility, including both the Water Operating Fund (Fund 561), Water Capital Project Fund (Fund 763), and the Water Impact Fund (764). Sources of funds include rate and non-rate revenues (from **Table 4-11**) as well as debt proceeds. Use of funds include O&M expenses (from **Table 4-12**), debt service (from **Table 4-13**), and CIP expenditures (from **Table 4-15**). All ending balance and debt coverage figures are projected values. Target reserve balances shown are from **Table 4-16**.

Under the status-quo financial plan, reserves are projected to fall below the minimum target every year of the study period. Debt coverage is projected to fall well below the required ratio in all years. The status quo financial plan is insufficient to meet the Water utility's financial needs over the study period. This demonstrates a clear need for revenue adjustments over the study period to increase rate revenues and ensure financial sustainability.

Table 4-18: Status Quo Water Financial Plan Pro Forma (Funds 561, 763, 764)

	A	B	C	D	E	F
Line	Description	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
1	**Beginning Balances**	**$2,102,348**	**$1,600,808**	**$731,426**	**($1,756,107)**	**($4,508,765)**
2						
3	**Source of Funds**					
4	Revenue from Existing Rates	$7,230,857	$7,255,117	$7,279,521	$7,304,070	$7,328,764
5	Total Revenue Adjustments	$0	$0	$0	$0	$0
6	Other Operating Revenue	$34,150	$34,150	$34,150	$34,150	$34,150
7	Investment Income	$15,234	$8,074	$0	$0	$0
8	Water Capital Revenues	$0	$0	$0	$0	$0
9	Water Impact Fee Revenues	$35,279	$35,619	$35,962	$36,309	$36,659
10	Bond Proceeds CIP Funding	$3,019,490	$7,160,513	$11,502,580	$9,885,943	$1,931,474
11	SRF Proceeds	$0	$0	$0	$0	$0
12	Go Bond Proceeds	$302,400	$315,706	$327,702	$338,189	$349,011
13	Interfund CIP Funding	$0	$0	$0	$0	$0
14	General Fund Loan (+Funds/-Payment)	$0	$0	$0	$0	$0
15	**Total Source of Funds**	**$10,637,411**	**$14,809,179**	**$19,179,915**	**$17,598,661**	**$9,680,057**
16						
17	**Use of Funds**					
18	Operating Expenses	$6,251,002	$6,636,549	$6,926,137	$7,220,845	$7,529,145
19	One Time Expenses	$0	$0	$0	$0	$0
20	Water Impact Fund Expenses	$1,296	$1,296	$1,296	$1,296	$1,296
21	Rate Funded	$0	$0	$0	$0	$726,366
22	Bond Funded	$3,019,490	$7,160,513	$11,502,580	$9,885,943	$1,931,474
23	Interfund Loan Funded	$0	$0	$0	$0	$0
24	Existing Debt Service	$951,414	$951,147	$952,857	$948,168	$951,441
25	Proposed Debt Service	$613,350	$613,350	$1,956,877	$1,956,877	$1,956,877
26	Water Capital Expenses	$0	$0	$0	$0	$0
27	SRF CIP	$0	$0	$0	$0	$0
28	GO Bond	$302,400	$315,706	$327,702	$338,189	$349,011
29	**Total Use of Funds**	**$11,138,951**	**$15,678,560**	**$21,667,449**	**$20,351,318**	**$13,445,610**
30						
31	**Ending Balance**	**$1,600,808**	**$731,426**	**($1,756,107)**	**($4,508,765)**	**($8,274,318)**

4.2.7. Proposed Water Financial Plan

The Water utility must increase its revenues from water rates over the study period to adequately fund its operating and capital expenditures, meet required debt coverage, and maintain sufficient reserve funding. Raftelis worked closely with City staff and the RSAC over nearly a dozen public meetings to identify financial plan options for consideration. The selected financial plan and annual revenue adjustments are shown in **Table 4-19**. Revenue adjustments represent annual percent increases to total rate revenue relative to rate revenue generated by the prior year's water rates.

Table 4-19: Proposed Water Revenue Adjustments

Line	A Description	B FY 2024	C FY 2025	D FY 2026	E FY 2027	F FY 2028
1	Effective Month	July 1, 2023	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027
2	Revenue Adjustments	28%	8%	8%	8%	8%

Table 4-20 combines projected Fund 561 revenues (from **Table 4-11**), O&M expenses (from **Table 4-12**), and debt service (from **Table 4-13**) to generate operating cash flow projections under the proposed financial plan. By implementing the proposed revenue adjustments, we project that the Water Fund (Fund 561) will maintain sufficient operating cash flow and debt coverage through the study period. **Appendix A** shows the proposed 10-year pro forma for the entire Water utility, including both the Water Fund (Fund 561), Water Capital Project Fund (Fund 763), and the Water Impact Fund (764). Under the proposed financial plan, reserve balances and debt coverage are projected to achieve target policies and minimum requirements in all years of the rate-setting period.

Table 4-20: Water Operating Cash Flow (Fund 561) – Proposed Financial Plan

Line	A Description	B	C FY 2023	D FY 2024	E FY 2025	F FY 2026	G FY 2027	H FY 2028
1	Revenues							
2	Revenue from Existing Rates		$6,672,271	$7,230,857	$7,255,117	$7,279,521	$7,304,070	$7,328,764
3								
4	Revenue Adjustments	Adjustment						
5	FY 2023	0.0%	$0	$0	$0	$0	$0	$0
6	FY 2024	28.0%		$2,024,640	$2,031,433	$2,038,266	$2,045,139	$2,052,054
7	FY 2025	8.0%			$742,924	$745,423	$747,937	$750,465
8	FY 2026	8.0%				$805,057	$807,772	$810,503
9	FY 2027	8.0%					$872,393	$875,343
10	FY 2028	8.0%						$945,370
11	Revenue Adjustment Totals		$0	$2,024,640	$2,774,357	$3,588,746	$4,473,241	$5,433,735
12	Total Revenues from Rates		$6,672,271	$9,255,497	$10,029,474	$10,868,267	$11,777,311	$12,762,498
13	Other Operating Revenue		$7,150	$34,150	$34,150	$34,150	$34,150	$34,150
14	Investment Income		$50,000	$25,358	$42,293	$57,362	$71,696	$92,637
15	**Total – Revenues**		**$6,729,421**	**$9,315,004**	**$10,105,917**	**$10,959,779**	**$11,883,157**	**$12,889,285**
16								
17	Operating Expenses							
18	Operating Expenses		$5,569,277	$6,251,002	$6,636,549	$6,926,137	$7,220,845	$7,529,145
19	One Time Expenses		$1,614,000	$0	$0	$0	$0	$0
20	**Total - Operating Expenses**		**$7,183,277**	**$6,251,002**	**$6,636,549**	**$6,926,137**	**$7,220,845**	**$7,529,145**
21								
22	Net Revenue		-$453,856	$3,064,002	$3,469,368	$4,033,642	$4,662,312	$5,360,140
23								
24	Existing Debt Service		$950,677	$951,414	$951,147	$952,857	$948,168	$951,441
25	Proposed Debt Service		$0	$613,350	$613,350	$1,956,877	$1,956,877	$1,956,877
26	**Annual Debt Service**		**$950,677**	**$1,564,764**	**$1,564,497**	**$2,909,734**	**$2,905,045**	**$2,908,318**
27								
28	**Net Cash After Debt Service**		**-$1,404,533**	**$1,499,239**	**$1,904,872**	**$1,123,908**	**$1,757,267**	**$2,451,822**
29								
30	Debt Service Coverage							
31	Calculated Coverage		-0.48	1.96	2.22	1.39	1.60	1.84
32	Target Coverage		1.20	1.20	1.20	1.20	1.20	1.20

Figure 4-2 shows projected debt coverage (blue line) relative to the debt coverage requirement (gray line) over the study period. Debt coverage is expected to drop in FY 2025-26 and FY 2028-29 due to additional bond issuances, before increasing in future years.

Figure 4-2: Proposed Water Financial Plan – Projected Debt Coverage

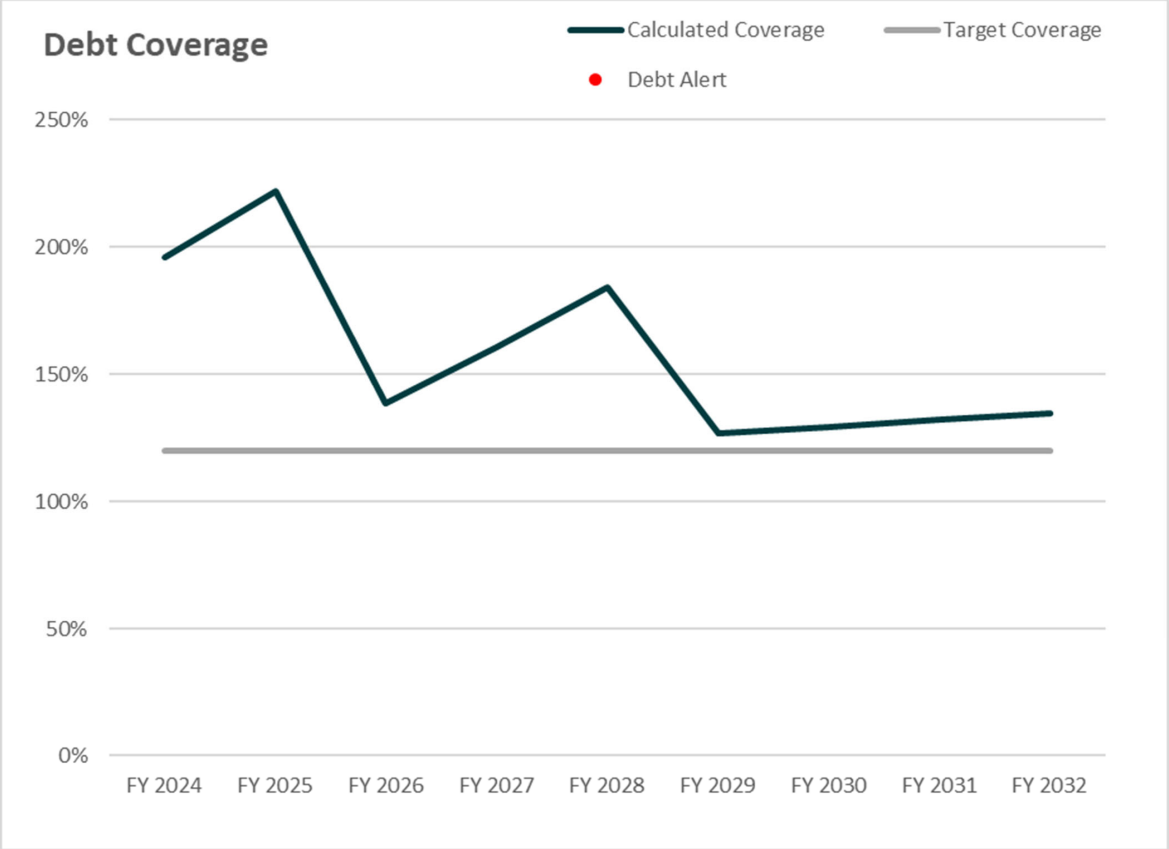


Figure 4-3 shows the Water utility's projected ending balance under the proposed financial plan. The light blue bars indicate the ending balance. The total reserve target is represented by the blue line and the reserve target minimum is represented by the yellow line. The Water enterprise is projected to build up cash reserves through the planning period. By the end of the planning period, the Water utility's reserves are projected to achieve the adopted reserve policy target.

Figure 4-3: Proposed Water Financial Plan – Projected Ending Balances

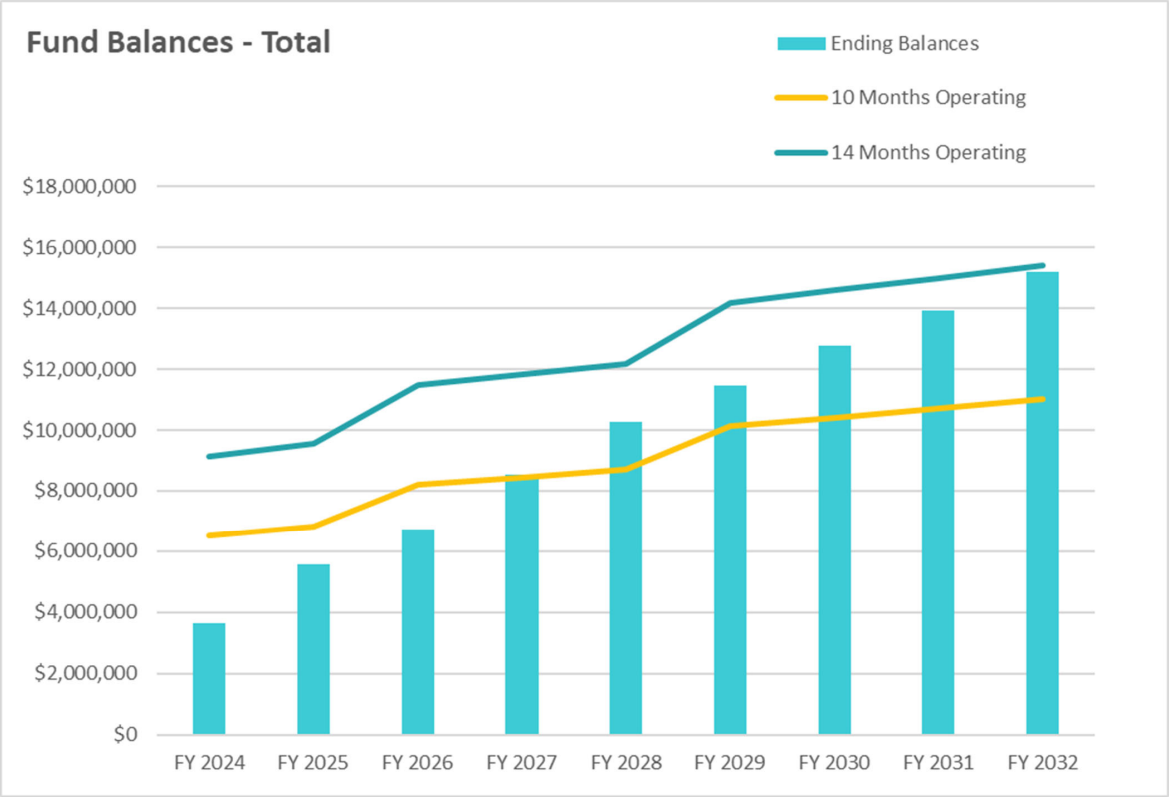
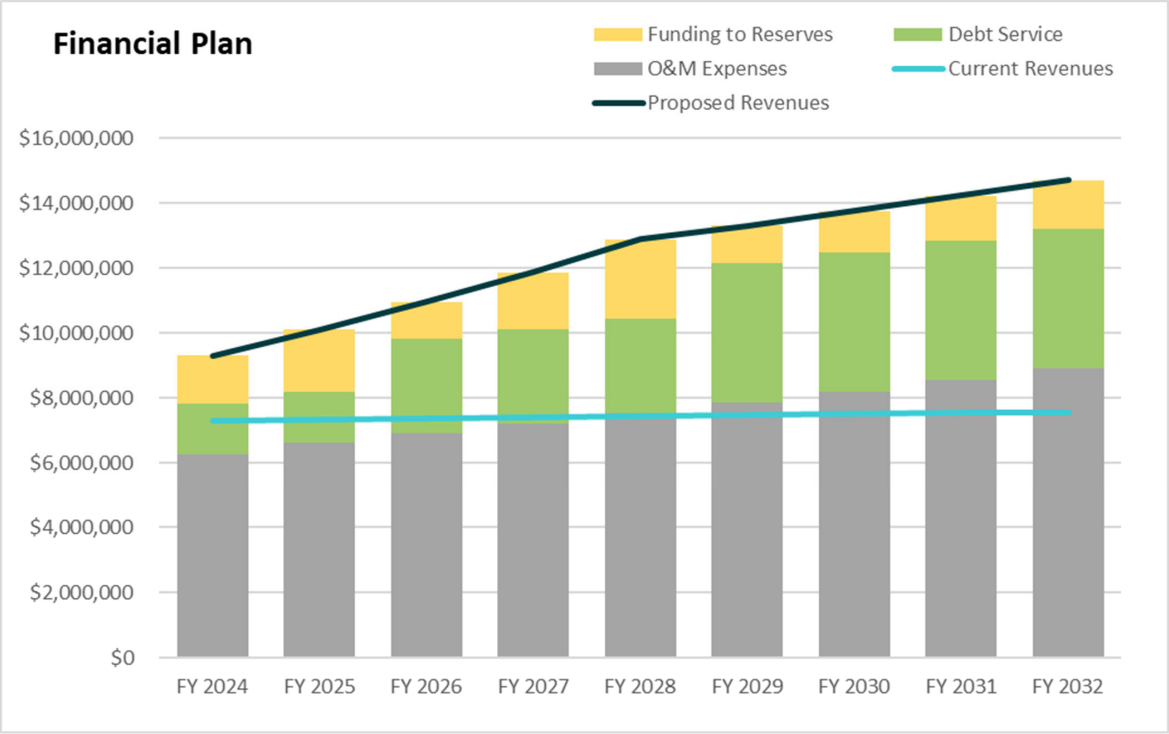


Figure 4-4 shows the proposed versus status quo operating financial plan. Revenues under the proposed financial plan and status quo financial plan are represented by the black and blue lines, respectively. Revenue requirements including O&M expenses, debt service, and reserve funding are represented by the various stacked bars. Revenue adjustments are required to generate sufficient revenue to recover O&M expenses and debt service payments over the planning period.

Figure 4-4: Proposed vs. Status Quo Water Financial Plan



4.3. Water Cost of Service Analysis

Section 4.3 details the cost of service (COS) analysis performed for the Water utility for FY 2024. The COS analysis allocates the overall rate revenue requirement to customer classes based on their proportion of use and burden on the water system. This provides the basis for the development of proposed water rates through FY 2028.

4.3.1. Methodology

The first step in a COS analysis is to determine the revenue required from water rates. The total revenue requirement results from the financial plans. The framework and methodology utilized to develop the COS analysis and to apportion the revenue requirement to each customer class and tier is informed by the processes outlined in the AWWA's Manual M1.

COS analyses are tailored to meet the specific needs of each water system. However, there are four distinct steps in every COS analysis to recover costs from customers in an accurate and fair manner:

1. **Cost functionalization:** O&M expenses and capital assets are categorized by their function in the system. Sample functions may include water supply, treatment, distribution, transmission, customer service, etc.
2. **Cost causation component allocation:** Functionalized costs are then allocated to cost causation components based on their burden on the system. The cost causation components include water supply, base delivery, extra-capacity, meters, and customer, among others. The revenue requirement is allocated accordingly to the cost causation components and results in the total share of the revenue requirement attributable to each cost component.
3. **Unit cost development:** The revenue requirement for each cost causation component is divided by the appropriate units of service to determine the unit cost of each.
4. **Revenue requirement distribution:** The unit cost is utilized to distribute the revenue requirement for each cost causation component to customer classes based on each customer class's individual service units.

This method of functionalizing costs is consistent with the AWWA's Manual M1 and is widely used in the water industry to inform COS analyses.

4.3.2. Water Rate Revenue Requirement

Table 4-21 shows the rate revenue requirement for FY 2024 (also referred to as the test year). The revenue requirement is split into operating and capital (Columns C and D), which are later allocated based on either O&M expenses or capital asset valuation. The revenue requirements (Lines 2-6) are equal to FY 2024 operating expenses plus debt service. The revenue offsets (Lines 10-12) include miscellaneous rate revenue not subject to revenue adjustments and all Fund 561 non-rate revenues. These revenues are applied as offsets to the final rate revenue requirement. The adjustment for cash balance (Line 16) is equal to FY 2024 negative net operating cash flow and represents the additional rate revenue required to replenish cash reserves in FY 2024. All values are from the proposed water financial plan operating cash flow (**Table 4-20**). The final rate revenue requirement (Line 20) is calculated as follows:

Total revenue required from rates (Line 20) = Revenue requirements (Line 7) - Revenue offsets (Line 13) - Adjustments (Line 18)

Table 4-21: FY 2023-24 Water Rate Revenue Requirement

Line	A Description	B Operating	C Capital	D Total
1	**Revenue Requirement**			
2	Operating Expenses	$6,251,002	$0	$6,251,002
3	One Time Expenses	$0	$0	$0
4	Existing Debt Service	$0	$951,414	$951,414
5	Proposed Debt Service	$0	$613,350	$613,350
6	Water Capital Expenses	$0	$0	$0
7	**Total**	**$6,251,002**	**$1,564,764**	**$7,815,765**
8				
9	**Revenue Offsets**			
10	Other Operating Revenue	$34,150	$0	$34,150
11	Investment Income	$25,358	$0	$25,358
12	Water Capital Revenues	$0	$0	$0
13	**Total Revenue Offsets**	**$59,508**	**$0**	**$59,508**
14				
15	**Adjustments**			
16	Adjustment for Cash Balance	$0	($1,499,239)	($1,499,239)
17	Adjustment for Mid-Year Increase	$0	$0	$0
18	**Total - Adjustments**	**$0**	**($1,499,239)**	**($1,499,239)**
19				
20	**Total Revenue Requirement**	**$6,191,494**	**$3,064,002**	**$9,255,497**

4.3.3. Water System Peaking Factors

A significant portion of the costs of any water system are based on the peaking characteristics of customers plus fireflow capacity. A water system is designed to meet different requirements, including average demands extra-capacity ("peak demands") demands, and capacity for firefighting. Peaking costs are divided into maximum day (Max Day) and maximum hour (Max Hour). The Max Day demand is the maximum volume of water used in a single day over a full year. The Max Hour demand is the maximum use in an hour on the Max Day. For example, storage and treatment components of the water system are designed to handle Max Day requirements while the distribution system is designed for Max Hour demands.

Table 4-22 shows system-wide peaking factors for the City's water system, which are used to derive the cost component allocation bases for Base Delivery, Max Day, and Max Hour costs. Base Delivery use is considered average daily demand over one year, which has been normalized to a factor of 1.00 (Column C, Line 1). The Max Day peaking factor (Column C, Line 2) indicates that the Max Day demand is **1.82** times greater than the average daily demand. Similarly, the Max Hour peaking factor (Column C, Line 3) shows that the Max Hour demand is **2.91** times greater than average demand. The allocation bases (Columns D-F) are calculated using the equations outlined below. Columns are represented in these equations as letters, and lines are represented as numbers. For example, Column D, Line 2 is shown as D2.

The Max Day allocations are calculated as follows:

- Base Delivery: *C1 / C2 x 100% = D2*
- Max Day: *(C2 - C1) / C2 x 100% = E2*

The Max Hour allocations are calculated as follows:

- Base Delivery: *C1 / C3 x 100% = D3*
- Max Day: *(C2 - C1) / C3 x 100% = E3*
- Max Hour: *(C3 - C2) / C3 x 100% = F3*

Table 4-22: Water System Peaking Factor Allocations

	A	B	C	D	E	F
Line	Description	Peaking Factors	Base	Max Day	Max Hour	Total
1	Base	1.00	100.0%	0.0%	0.0%	100.0%
2	Max Day	1.82	54.9%	45.1%	0.0%	100.0%
3	Max Hour	2.91	34.4%	28.2%	37.5%	100.0%

4.3.4. Functionalization and Allocation of Expenses

After determining the revenue requirement and systemwide peaking allocation basis, the next step of the water COS analysis is to allocate O&M expenses and capital assets to the following functional categories:

- **Water Supply**: costs related to producing and/or purchasing water supply
- **Pumping**: costs related to the electrical cost of moving water through the system
- **Storage**: costs related to water storage tanks and reservoirs
- **Treatment**: costs associated with treating water to drinking water standards
- **Transmission**: costs associated with transmitting through larger pipes from treatment facilities and interconnections to storage facilities
- **Distribution**: costs related to delivering water to customers from storage facilities to the meter
- **Conservation**: costs associated with water conservation, outreach, and efficiency programs
- **Billing and Customer Service**: costs of meter reading, billing, and other customer service functions
- **Meters**: costs of meter maintenance and meter servicing
- **Fire Protection**: costs directly attributable to private fire protection
- **General/Admin**: costs associated with general administration of the Water Enterprise (i.e. indirect costs)
- **General and Conservation**: costs within the City's budget organization that are associated in part with water conservation, outreach, and efficiency programs and in part general in nature (and therefore allocated based on the overall allocation of general costs
- **Revenue Offset**: miscellaneous revenue that can be used to offset costs

The functionalization of costs allows for the allocation of costs to cost causation components. Some cost causation components correspond directly to a functional category listed above. The cost causation components include:

- **Water Supply**: directly associated with the Water Supply functional category
- **Base Delivery**: costs associated with providing water during average water demand conditions

- **Peaking** (Max Day and Max Hour): extra-capacity costs associated with providing water during peak demand conditions
- **Conservation**: directly associated with the Conservation functional category
- **Customer**: directly associated with the Customer functional category
- **Meters**: directly associated with the Meters functional category
- **Fire Protection**: costs associated with fire protection
- **General**: directly associated with the General/Admin functional category
- **Revenue Offsets**: miscellaneous revenues applied as offsets to the rate revenue requirement

Table 4-23 shows the basis for allocating each functional category to the various cost causation components. This provides the basis for allocating O&M and capital expenses in the following subsections. Most functional categories are allocated entirely to the corresponding cost causation component. The allocation basis for functional categories not allocated entirely to a single cost causation component is as follows:

- **Functional categories allocated based on Max Day demand**: Storage, treatment, and transmission infrastructure is designed to accommodate maximum day water demands, plus fireflow. Therefore, all storage, treatment, and transmission costs are allocated to the Base Delivery and Max Day cost causation components based on the Max Day allocation from **Table 4-22**.

- **Functional categories allocated based on Max Hour demand**: Distribution infrastructure is designed to accommodate maximum hour water demands, plus fireflow. Therefore, all distribution costs are allocated to the Base Delivery, Max Day, and Max Hour cost causation components based on the Max Hour allocation from **Table 4-22**.

- **Conservation and General Operating**: Conservation costs are co-mingled within specific operating budget line items. Raftelis worked with City staff to accurately allocate direct conservation costs and indirect general/administrative costs within these cost centers.

Water Supply: The City has three sources of water supply. All costs related to producing, pumping, and/or purchasing water from these sources is allocated to the supply cost component. Further in the COS these sources are differentiated and form the basis for the water use rates.

Table 4-23: Allocation of Functional Categories to Water Cost Causation Components

Line	A Functions	B Supply	C Base	D Max Day	E Max Hour	F Fire	G Meters	H Custo-mer	I General	J Conser-vation	K Revenue Offset	L Total
1	Supply	100%										100%
2	Pumping	100%										100%
3	Storage		55%	45%	0%							100%
4	Treatment		55%	45%	0%							100%
5	Transmission		55%	45%	0%							100%
6	Distribution		34%	28%	37%							100%
7	Fire					100%						100%
8	Meter Service						100%					100%
9	Billing & CS							100%				100%
10	General & Admin								100%			100%
11	Conservation									100%		100%
12	Conservation/General								75%	25%		100%
13	Revenue Offset										100%	100%

Page 1490 of 1733

Agenda Item #11.2.

4.3.5. Water O&M Expense Allocation

The next step of the COS analysis is to develop an allocation basis for the operating revenue requirement based on the functionalization of the Water O&M expenses. Raftelis worked with City staff to allocate O&M expenses, by line item, to the most closely associated functional category. **Table 4-24** shows a summary of FY 2024 O&M expenses by functional category. This intermediate step is necessary to allocate total O&M expenses to individual cost causation components.

Table 4-24: Summary of Water O&M Expenses by Functional Category

Line	A Function	B FY 2024 O&M Expenses	C Percent of Total
1	Supply	$1,820,121	29.1%
2	Pumping	$158,055	2.5%
3	Storage	$0	0.0%
4	Treatment	$1,145,451	18.3%
5	Transmission	$0	0.0%
6	Distribution	$702,100	11.2%
7	Fire	$0	0.0%
8	Meter Service	$24,150	0.4%
9	Billing & CS	$397,919	6.4%
10	General & Admin	$1,591,517	25.5%
11	Conservation	$31,500	0.5%
12	Conservation and General	$380,188	6.1%
13	Revenue Offset	$0	0.0%
14	**Total**	**$6,251,002**	**100.0%**

Table 4-25 shows the allocation of FY 2024 O&M expenses by functional category to each cost causation component. The allocation of each functional category (Columns B-K) to the various cost causation components was determined in **Table 4-23**. Total O&M expenses associated with each functional category (Column L) was determined in **Table 4-24**. The total dollar amount allocated to each cost causation component (Line 14) is determined by multiplying the total expense associated with each functional category by the corresponding percentage allocation and summing across all functional categories.

For example, 100 percent (Column B, Line 1) of Water Supply costs (Column L, Line 1) are allocated to the Water Supply cost causation factor total (Column B, Line 14).
Table 4-25 shows the allocation of FY 2024 O&M expenses by functional category to each cost causation component. The allocation of each functional category (Columns B-K) to the various cost causation components was determined in **Table 4-23**. Total O&M expenses associated with each functional category (Column L) was determined in **Table 4-24**. The total dollar amount allocated to each cost causation component (Line 14) is determined by multiplying the total expense associated with each functional category by the corresponding percentage allocation and summing across all functional categories.

For example, 100 percent (Column B, Line 1) of Water Supply costs (Column L, Line 1) are allocated to the Water Supply cost causation factor total (Column B, Line 14). The same calculation is performed for the remaining functional categories. The subtotals in Lines 1-13 are summed to determine the total dollar amount

allocated to the Water Supply cost causation factor (Column B, Line 14). The same calculations are repeated for the remaining cost causation components (Columns C-K) to determine the allocation of O&M expenses to each cost causation component (Line 14). The total operating revenue requirement (Column L, Line 14) equals the operating revenue requirement from **Table 4-21**, Column B, Line 21. The O&M allocation percentages (Line 16) represent the proportion of total O&M expenses allocated to each cost causation component (Line 14).

Table 4-25: Allocation of Water O&M Expenses to Cost Causation Components

Line	A Function	B Supply	C Base	D Max Day	E Max Hour	F Fire	G Meters	H Customer	I General	J Conserva-tion	K Revenue Offset	L Total
1	Supply	$1,820,121	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,820,121
2	Pumping	$158,055	$0	$0	$0	$0	$0	$0	$0	$0	$0	$158,055
3	Storage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	Treatment	$0	$629,369	$516,083	$0	$0	$0	$0	$0	$0	$0	$1,145,451
5	Transmission	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	Distribution	$0	$241,271	$197,843	$262,986	$0	$0	$0	$0	$0	$0	$702,100
7	Fire	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
8	Meter Service	$0	$0	$0	$0	$0	$24,150	$0	$0	$0	$0	$24,150
9	Billing & CS	$0	$0	$0	$0	$0	$0	$397,919	$0	$0	$0	$397,919
10	General & Admin	$0	$0	$0	$0	$0	$0	$0	$1,591,517	$0	$0	$1,591,517
11	Conservation	$0	$0	$0	$0	$0	$0	$0	$0	$31,500	$0	$31,500
12	Conservation and General	$0	$0	$0	$0	$0	$0	$0	$285,089	$95,099	$0	$380,188
13	Revenue Offset	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
14	**Total**	**$1,978,176**	**$870,640**	**$713,925**	**$262,986**	**$0**	**$24,150**	**$397,919**	**$1,876,606**	**$126,599**	**$0**	**$6,251,002**
15	% Allocation	31.6%	13.9%	11.4%	4.2%	0.0%	0.4%	6.4%	30.0%	2.0%	0.0%	100.0%
16	% Allocation - G&A Proportionally Allocated	45.2%	19.9%	16.3%	6.0%	0.0%	0.6%	9.1%	0.0%	2.9%	0.0%	100.0%

4.3.6. Water Capital Allocation

Capital assets are utilized in COS analyses to allocate the capital revenue requirement to the various cost causation components. The distribution of short-term CIP project costs can be heavily weighted to specific cost causation components based on the type of projects. Use of short-term plans to allocate capital costs may cause rates to fluctuate and result in customer confusion. The overall water asset base however is considerably stable in the long-term, and therefore is more representative of long-term capital investment in the City's Water's water system. Thus, functionalized capital assets are used to allocate capital costs.

City staff provided Raftelis with a detailed asset listing that included the original cost of each individual asset. Raftelis calculated the replacement cost less depreciation (RCLD) of each asset based on net book value using the Engineering News-Record's (ENR) 20-City Average Cost Construction Index (CCI) for San Francisco to account for capital cost inflation. As part of the capital asset analysis, Raftelis assigned each individual asset to a functional category with the assistance of City staff. Total water asset value (RCLD) by functional category is shown in **Table 4-26.** Percentages are rounded to the nearest one-hundredth of one percent.

Table 4-26: Summary of Water Enterprise Capital Assets by Functional Category

Line	A Function	B Asset Value (RCLD)	C Percent of Total
1	Supply	$2,482,145	12.07%
2	Pumping	$0	0.00%
3	Storage	$11,136,052	54.16%
4	Treatment	$4,412,655	21.46%
5	Transmission	$0	0.00%
6	Distribution	$2,482,890	12.08%
7	Fire	$3,279	0.02%
8	Meter Service	$1,834	0.01%
9	Billing & CS	$0	0.00%
10	General & Admin	$42,789	0.21%
11	Conservation and General	$0	0.00%
12	**Total**	**$20,561,644**	**100.00%**

Table 4-27 shows the allocation of capital assets by functional category to each cost causation component. The percentage allocation of each functional category (Columns C-K) to the various cost causation components was determined in **Table 4-23**. Total asset value associated with each functional category (Column L) was determined in **Table 4-26**. The total dollar amount allocated to each cost causation component (Line 12) is determined by multiplying the total asset value associated with each functional category by the corresponding percentage allocation and summing across all functional categories. This is consistent with the methodology used to determine the allocation of O&M expenses to cost causation components in **Table 4-25**. The final capital allocation percentages (Line 14) represent the proportion of total capital assets allocated to each cost causation component (Line 12).

The capital allocation percentages (Line 14) are used to allocate the total capital revenue requirement. The total capital revenue requirement (Column L, Line 17) equals the capital revenue requirement from **Table**

4-21, Column D, Line 15. This total is allocated to each cost causation component (Columns C-K, Line 17) based on the final capital allocation percentages (Columns C-K, Line 14).

Table 4-27: Allocation of Functionalized Water Capital Assets to Cost Causation Components

Line	A Function	B Supply	C Base	D Max Day	E Max Hour	F Fire	G Meters	H Customer	I General	J Conserva-tion	K Revenue Offset	L Total
1	Supply	$2,482,145	$0	$0	$0	$0	$0	$0	$0	$0	$0	$2,482,145
2	Pumping	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
3	Storage	$0	$6,118,710	$5,017,342	$0	$0	$0	$0	$0	$0	$0	$11,136,052
4	Treatment	$0	$2,424,536	$1,988,119	$0	$0	$0	$0	$0	$0	$0	$4,412,655
5	Transmission	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
6	Distribution	$0	$853,227	$699,646	$930,017	$0	$0	$0	$0	$0	$0	$2,482,890
7	Fire	$0	$0	$0	$0	$3,279	$0	$0	$0	$0	$0	$3,279
8	Meter Service	$0	$0	$0	$0	$0	$1,834	$0	$0	$0	$0	$1,834
9	Billing & CS	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
10	General & Admin	$0	$0	$0	$0	$0	$0	$0	$42,789	$0	$0	$42,789
11	Conservation and General	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	**Total**	**$2,482,145**	**$9,396,472**	**$7,705,107**	**$930,017**	**$3,279**	**$1,834**	**$0**	**$42,789**	**$0**	**$0**	**$20,561,644**
13	% Allocation	12.1%	45.7%	37.5%	4.5%	0.0%	0.0%	0.0%	0.2%	0.0%	0.0%	100.0%
14	% Allocation - G&A Proportionally Allocated	12.1%	45.8%	37.6%	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%

4.3.7. Water Non-Rate Revenue (Revenue Offset) Allocation

Table 4-28 shows the allocation of non-rate revenue to each cost causation component. Other operating revenue (Column L, Line 1) is allocated using the operating allocation proportions from **Table 4-25**, Line 16. Investment Income and Water Capital Revenues (Column L, Lines 2-3) are allocated using the asset allocation proportions from **Table 4-27**, Line 14. The total dollar amount allocated to each cost causation component (Line 4) is determined by multiplying the total revenue offset by the corresponding percentage allocation and summing across all functional categories.

Table 4-28: Allocation of Revenue Offsets to Cost Causation Components

Line	A Revenue Offset	B Function	C Supply	D Base	E Max Day	F Max Hour	G Fire	H Meters	I Customer	J General	K Conservation	L Total
1	Other Operating Revenue	Operating	$15,443	$6,797	$5,573	$2,053	$0	$189	$3,106	$0	$988	$34,150
2	Investment Income	Capital	$3,067	$11,612	$9,522	$1,149	$4	$2	$0	$0	$0	$25,358
3	Water Capital Revenues	Capital	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
4	**Total**		**$18,511**	**$18,409**	**$15,096**	**$3,202**	**$4**	**$191**	**$3,106**	**$0**	**$988**	**$59,508**

4.3.8. Preliminary Water Cost of Service Allocation

Table 4-29 shows the preliminary allocation of the total FY 2023-24 rate revenue requirement to the various cost causation components. The preliminary COS allocations (Column F) are subject to further adjustments based on additional reallocations developed in the following subsections. The results shown in **Table 4-29** are calculated as follows based on intermediate results developed in the preceding subsections:

1. **Operating Revenue Requirement** (Column B): The total operating revenue requirement consists solely of the Water Enterprise's O&M expenses. The allocation of the total operating revenue requirement to each cost causation component was previously determined in **Table 4-25**, Columns B-K, Line 16.

2. **Capital Revenue Requirement** (Column C): The total capital revenue requirement consists of debt service and reserve funding for future CIP. The allocation of the total capital revenue requirement to each cost causation component was previously determined in **Table 4-27**, Columns B-K, Line 14.

3. **Revenue Offsets** (Column D): The total revenue offset consists of non-rate revenue including other operating revenue, investment income, and water capital revenues. The allocation of the revenue offsets to each cost causation component was previously determined in **Table 4-28**, Columns B-K, Line 4.

4. **Reallocation of General Costs** (Column E): The total General cost allocation equals the operating revenue requirement (Column B, Line 8) and capital revenue requirement (Column C, Line 8) allocated to the General cost causation component. The total General revenue requirement is fully reallocated to all other cost causation components on a pro rata basis[3] (Column E, Lines 2-9) excluding the Water Supply cost causation component since most of the Water Supply costs are simply purchased water costs. Note that the reallocation results in a shifting of costs between cost causation components but does not change the total rate revenue requirement.

5. **Preliminary Cost of Service Allocation** (Column F): The preliminary COS allocation to each cost causation component (Column F, Lines 1-9) equals the sum of Columns B-E. Note that the total COS allocation (Column F, Line 10) equals the total FY 2024 rate revenue requirement (from **Table 4-21**, Column D, Line 20).

[3] The operating (Column C) and capital (Column D) revenue requirements are summed for each cost causation component shown in Lines 2-8. The percentage of the sum falling within each cost causation component (Lines 2-8) is multiplied by total reallocated General costs (Column F, Line 9) to determine the share of General costs reallocated to each cost causation component (Column F, Lines 2-8).

Table 4-29: Preliminary Water Cost of Service Allocation (FY 2024)

Line	A Cost Causation Component	B Operating Revenue Requirement	C Capital Revenue Requirement	D Revenue Offsets	E Reallocation of General Costs	F Preliminary COS Allocation
1	Supply	$1,978,176	$369,878	($18,511)	$0	$2,329,543
2	Base	$870,640	$1,400,219	($18,409)	$841,037	$3,093,487
3	Max Day	$713,925	$1,148,180	($15,096)	$689,650	$2,536,660
4	Max Hour	$262,986	$138,587	($3,202)	$148,746	$547,117
5	Fire	$0	$489	($4)	$181	$665
6	Meters	$24,150	$273	($191)	$9,048	$33,281
7	Customer	$397,919	$0	($3,106)	$147,418	$542,231
8	General	$1,876,606	$6,376	$0	($1,882,982)	$0
9	Conservation	$126,599	$0	($988)	$46,902	$172,513
10	**Total**	**$6,251,002**	**$3,064,002**	**($59,508)**	**$0**	**$9,255,497**

1.2.9. Allocation of Fire Protection Costs

Water systems provide two types of fire protection: fire flows for fire protection from fire hydrants for firefighting; and fire flows from fire lines for private structures with fire suppression sprinkler systems. In 2020, Senate Bill No. 1386 was enacted into California law, and it added Section 53750.5 to the part of the California Government Code known as the Proposition 218 Omnibus Implementation Act, and it reads as follows:

(a) The Legislature finds and declares all of the following:

(1) Fire service is a different and distinct service from water service, which is one of several other property-related services that aids in the provision of fire service provided to properties.

(2) Hydrants are part of the system of public improvements described in subdivision (n) of Section 53750.

(3) Hydrants are generally designed, installed, and used to provide an immediately available water service to aid in extinguishing fires that threaten property served by a water service provider, and are generally not designed or installed to provide water service to aid in extinguishing fires that threaten property not served by a water service provider or wildfires. Hydrants are also used by a water service provider for water system operations and maintenance.

(4) Hydrants are generally located in proximity to properties served by a water service provider to facilitate water service to those properties. Hydrants and the water distributed through them have a direct relationship to property ownership because hydrants are generally sized based upon property use and then are installed when parcels are developed or connected to a water system.

(5) Hydrants and the water distributed through them are not available to the public at large in substantially the same manner as they are to property owners served by a water service provider because hydrants are designed, installed, and used to serve properties receiving water service, and the public at large does not generally have access to water through those hydrants. Incidental or other de minimis use of hydrants and the

water distributed through them for other purposes does not change their essential character as a property-related service.

(6) Hydrants and the water distributed through them are part of the property-related water service provided to all property owners served by a water service provider. Through hydrants, water is immediately available to those properties to aid in extinguishing a fire that directly threatens them. The cost associated with this aspect of water service is proportionately allocable among properties that may receive a reasonably similar level of service from the immediate availability of water to aid in extinguishing fires that directly or indirectly threaten those properties.

(7) Property-related water service costs may include, but are not limited to, any costs associated with constructing, maintaining, repairing, upgrading, and replacing hydrants, and costs associated with obtaining, treating, and distributing adequate volumes of water to meet the water demands of properties served by the water service provider, including water supplied for firefighting purposes. The fees or charges related to those costs are imposed upon a parcel or person as an incident of property ownership.

(b) The fees or charges for property-related water service imposed or increased pursuant to Section 6 of Article XIII D of the California Constitution may include the costs to construct, maintain, repair, or replace hydrants as needed or consistent with applicable fire codes and industry standards, and may include the cost of water distributed through hydrants. In addition to any other method consistent with Section 6 of Article XIII D of the California Constitution, fees or charges for the aspects of water service related to hydrants and the water distributed through them may be fixed and collected as a separate fee or charge, or included in the other water rates and charges fixed and collected by a public agency, as provided for in Section 53069.9 of the Government Code.

(c) For the purpose of this section, "hydrants" means all hydrants and other infrastructure used to distribute water that aids in the protection of property from fire, and all related or appurtenant infrastructure and facilities owned by a water service provider necessary or convenient for distributing water that aids in the protection of property from fire, including adequately sized and pressurized lines, pumps, and all appurtenances, but does not include privately owned hydrants or other private fire response related infrastructure.

(d) This section is declaratory of existing law.

This provision is declarative of existing law, and clarifies that the costs of water service chargeable to property owners include the cost of infrastructure, such as fire hydrants, that provide fire protection for nearby properties. Raftelis confirmed with City staff that this provision is consistent with the City's operations and use of fire hydrants.

Raftelis performed a fire demand analysis to determine the share of Fire Protection costs allocated to fire hydrants (hydrant fire flow) and private fire lines (private fire). The City provided Raftelis with a count of fire hydrants connected to its water system. The projected number of private fire lines in FY 2024 was previously shown in **Table 4-5.**

Table 4-30 and **Table 4-31** show the calculation of equivalent fire demand associated with private fire lines and fire hydrants, respectively. Each connection size has a fire flow demand factor similar to the hydraulic capacity factor of a water meter. The diameter of the connection (in inches) is divided by 6 (to normalize to a 6-inch hydrant connection) and then raised to the power of 2.63 to determine the fire flow demand factor (Column C).[4] The fire flow demand factor (Column C) is multiplied by the number of connections by size (Column B) to calculate equivalent fire demand (Column D). Total equivalent fire demand is shown for private fire lines and public fire hydrants in Line 10 and Line 12, respectively.

Table 4-30: Private Fire Line Equivalent Fire Demand

Line	A Fireline Size/Meter Size	B Number of Fire Connections	C Potential Demand per Connection	D Equivalent Potential Demands
7	4"	57	44.02	2,509
8	6"	29	133.15	3,861
9	8"	15	292.04	4,381
10	**Totals**	**101**		**10,751**

Table 4-31: Public Fire Hydrant Equivalent Fire Demand

Line	A Hydrant	B Number of Public Hydrants	C Potential Demand per Connection	D Equivalent Potential Demands
1	4"	20	44	880
2	6"	143	133	19,041
3	8"	136	292	39,717
4	10"	2	537	1,074
5	12"	37	883	32,686
6	14"	9	1,346	12,111
7	16"	3	1,938	5,813
11	24"	3	5,861	17,583
12	**Total**	**353**		**128,905**

Table 4-32 shows the percentage of equivalent fire demand units associated with fire hydrants and private fire lines (from **Table 4-30**). The proportional share of equivalent fire demand (Column B, Lines 2-3) provides the basis for which Fire Protection costs are allocated in subsequent steps of the COS analysis.

Table 4-32: Fire Protection Allocation Basis

Line	A Description	B
1	Total Potential Fire Demand	139,656
2	Percent Allocated to Public Fire Protection	92%
3	Percent Allocated to Private Fire Protection	8%

[4] Per the Hazen-Williams equation and AWWA *Manual M1*

4.3.9. Peaking Units of Service

Peaking units of service are developed to calculate unit peaking costs (Max Day and Max Hour) for the water system and provide an objective basis with which to identify and reallocate peaking costs in subsequent steps of the COS analysis. Fire hydrants and private fire lines contribute to system capacity-related costs (i.e. peaking costs), and therefore are reallocated a portion of Max Day and Max Hour costs.

Table 4-33 shows calculations used to attribute peaking costs to customer demands based on actual water use patterns. Raftelis estimates Max Day (Column E) and Max Hour (Column H) factors based on actual FY 2022 water use and systemwide peaking factors (from **Table 4-22**). Projected FY 2024 water use in Column C (from **Table 4-6**) is divided by 365 days to determine average daily water use (Column D). Average daily use in Column D is then multiplied by the Max Day factor (Column E) to determine Max Day demand (Column F). Max Day requirements (Column G) are determined by subtracting average daily water use (Column D) from Max Day demand (Column F). Max Hour requirements (Column J) are similarly calculated. Max Hour demand (Column I) equals average daily water use (Column D) multiplied by the Max Hour factor (Column H). Max Hour requirements (Column J) equal Max Hour demand (Column I) less Max Day demand (Column F).

Table 4-33: Peaking Units of Service

Line	A Units of Service	B Bi-Monthly Tier (HCF)	C Usage (HCF)	D Average Daily Use (HCF)	E Max Day Peaking	F Max Day Demand (HCF/day)	G Max Day Add'l Capacity	H Max Hour Peaking	I Max Hour Demand (HCF/day)	J Max Hour Add'l Capacity
1	All Classes									
2	Tier 1	11	223,678	613	1.35	826	213	2.15	1,320	495
3	Tier 2	15	87,235	239	1.35	322	83	2.15	515	193
4	Tier 3	15+	248,283	680	1.35	917	236	2.15	1,466	549
5	**Total**		**559,196**	**1,532**		**2,065**	**532**		**3,301**	**1,236**

Table 4-34 shows the methodology[5] used to calculate peaking units of service associated with fire protection (Columns B and C, Lines 7-8) based on assumptions regarding the duration and water flow rate in gallons per minute (gpm) associated with an urban fire in St Helena. The flow rate and duration is informed by the City's 2020 Integrated Utility Master Plan with assistance from City Public Works staff:

Max Day Requirements (HCF/day) = Duration of Fire (hrs) × Water Use Rate (gpm) × 60 mins/hr ÷ 748.05 gallons/HCF

Max Hour Requirements (HCF/day) = [Water Use Rate (gpm) × 60 mins/hr × 24 hrs/day ÷ 748.05 gallons/HCF] – Max Day Requirements (HCF/day)

The percentage of Max Day and Max Hour requirements attributed to Fire Protection are shown in Line 14.

Table 4-34: Peaking Units for Fire Protection

Line	A Fire Assumptions	B	C
1	Fire Estimate	Max Day	Max Hour
2	Hours for Fire	4	0
3	Gals/minute	3500	3500
4			
5	Cost to Public Fire	92.3%	92.3%
6	Capacity Demanded for Fire (HCF/day)	1,123	5,615
7	Public Fire	1,036	5,182
8	Private Fire	86	432
9			
10	Total Extra Capacity - Fire and Potable (HCF/day)	1,655	6,851
11			
12	Percent of Peaking Costs due to Public Fire	62.6%	75.6%
13	Percent of Peaking Costs due to Private Fire	5.2%	6.3%
14	**Total Peaking to Fire Protection**	**67.8%**	**82.0%**

4.3.10. Adjusted Water Cost of Service

Table 4-35 shows the adjusted allocation of the water rate revenue requirement to the various cost causation components. The adjusted COS allocations (Column H) incorporates adjustments to the preliminary COS allocations developed in the preceding sub-sections and provides the underlying basis for FY 2024 rate calculations. The results shown in **Table 4-35** are calculated as follows based on intermediate results developed in the preceding subsections:

6. **Preliminary Cost of Service Allocation** (Column B): The preliminary COS allocations were developed in previous sub-sections (see **Table 4-29**, Column F, Lines 1-10)**.** The General cost causation component is excluded because all General costs were previously reallocated to other cost causation components.

7. **Reallocation of Fire Hydrant Costs** (Column C): Fire protection costs associated with fire flow for fire hydrants are reallocated to the Meters cost causation component to recover these extra-capacity costs

[5] Per the AWWA Manual M1.

from all metered connections. Preliminary Max Day (Column B, Line 3) and Max Hour costs (Column B, Line 4) associated with fire hydrants are reallocated from Max Day (Column C, Line 3) and Max Hour (Column C, Line 4) to Meters (Column C, Line 6) based on the percentage of peaking units associated with fire flow for fire hydrants (**Table 4-30**, Column B and C, Line 12). Note that the reallocation results in a shifting of costs between cost causation components but does not change the total rate revenue requirement.

8. **Reallocation of Private Fire Costs** (Column D): Preliminary peaking costs (Column B, Lines 3-4) associated with private fire protection are reallocated from Max Day (Column D, Line 3) and Max Hour (Column D, Line 4) to Fire Protection (Column D, Line 5) based on the percentage of peaking units associated with private fire lines (**Table 4-30**, Column B and C, Line 13). Note that the reallocation results in a shifting of costs between cost causation components but does not change the total rate revenue requirement.

9. **Reallocation of Peaking Costs to Meters** (Column E): The recommended rate structure from the RSAC defines a tiered rate structure based on supply availability from each source. The structure would impose the same three tier structure for all user classes. Traditionally, water use rates are differentiated by customer class based on respective peaking characteristics. In order to harmonize the RSAC recommendation with cost of service principles, the COS identifies peaking at the system level (a single user class) and then reallocates and recovers peaking costs on the meter component.

   Utilities invest in, and continuously maintain, facilities to provide capacity to meet all levels of water consumption, including peak demand. These costs must be recovered regardless of the amount of water used during a given period, so peaking costs are generally considered as fixed water system costs. Further, metered connections are sized for both average and peak demands as larger meters have higher average demands on average. For both these reasons it is a common practice to recover peaking costs through fixed charges.
   In reallocating the peaking costs to the meter, the proposed rate structure recovers 40 percent of the total revenue requirement from fixed charges (this includes Water Service Charges and Private Fire Line Service Charges) and 60 percent from variable charges (from Water Volume Rates).

10. **Adjusted Cost of Service Allocation** (Column F): The final COS allocation (Column F) equals the sum of Columns B to E. This represents the final allocation of the total water revenue requirement (from **Table 4-21**, Column D, Line 20) to the various cost causation components.

Table 4-35: Adjusted Cost of Service Allocation (Test Year FY 2024)

Line	A Cost Causation Component	B Preliminary COS Allocation	C Reallocation of Hydrant	D Reallocation of Private Fire	E Reallocation of Peaking to Meters	F Adjusted COS Allocation
1	Supply	$2,329,543	$0	$0	$0	$2,329,543
2	Base	$3,093,487	$0	$0	$0	$3,093,487
3	Max Day	$2,536,660	-$1,156,460	-$96,451	-$924,299	$359,450
4	Max Hour	$547,117	-$301,342	-$25,133	-$158,862	$61,780
5	Fire	$665	$0	$121,584	$0	$122,249
6	Meters	$33,281	$1,457,802	$0	$1,083,161	$2,574,244
7	Customer	$542,231	$0	$0	$0	$542,231
8	Conservation	$172,513	$0	$0	$0	$172,513
9	**Total**	**$9,255,497**	**$0**	**$0**	**$0**	**$9,255,497**

4.3.11. Cost of Service Reallocation

Table 4-36 shows the reallocation of the adjusted cost of service by cost causation component. Column J shows the adjusted cost of service from **Table 4-35**, Column F. Those values are multiplied by the percentages in Columns B-H to determine the reallocated costs by cost component in Line 9. Max Day and Max Hour costs are each allocated 100 percent to Meter based on the rationale described in the previous sub-section.

Table 4-36: Reallocation of Cost of Service by Cost Causation Component

Line	A Cost of Service Reallocation	B Supply	C Base	D Max Day	E Max Hour	F Fire	G Meters	H Customer	I Conservation	J Total
1	Supply	100%							0%	$2,329,543
2	Base		100%						0%	$3,093,487
3	Max Day			0%			100%		0%	$359,450
4	Max Hour				0%		100%		0%	$61,780
5	Fire					100%			0%	$122,249
6	Meters						100%		0%	$2,574,244
7	Customer							100%	0%	$542,231
8	Conservation								100%	$172,513
9	**Total**	**$2,329,543**	**$3,093,487**	**$0**	**$0**	**$122,249**	**$2,995,473**	**$542,231**	**$172,513**	**$9,255,497**

Page 1508 of 1733

Agenda Item #11.2.

4.3.12. Unit Cost Calculation

Table 4-38 shows the calculation of unit costs for each cost causation component. The units of service depend on how the revenue will be recovered (see **Table 4-39**). The total reallocated costs in **Table 4-36**, Line 9 are divided by the units of service in Line 1 to calculate the unit costs in Line 4. Usage for Supply, Base, Max Day, Max Hour, and Conservation can be found in **Table 4-33**. Supply and Base use the total annual usage, Max Day uses Max Day additional Capacity, Max Hour uses Max Hour additional Capacity, and Conservation uses Tier 2 and Tier 3 annual usage. Fire demand is found by taking the equivalent potential demand in **Table 4-30**, Column D, Line 10 and multiplying it by 12 months to get annual private fire demand. The number of annual equivalent meters (Column G, Line 1) is found by multiplying the total equivalent meter in **Table 4-37**, Column D, Line 10 and multiplying it by six billing periods. Number of Bills (Column H, Line 1) is found by multiplying the total number of meters in **Table 4-37**, Column C, Line 10 and multiplying it by six billing periods.

Table 4-37: Units of Service – Equivalent Meters

Line	A Meter Size	B Capacity Ratio	C Number of Meters	D Equivalent Meters
1	5/8"	1.00	2,020	2,020
2	3/4"	1.00	35	35
3	SFR 1"	1.00	263	263
4	1"	2.50	124	310
5	1 1/2"	5.00	71	353
6	2"	8.00	63	506
7	3"	17.50	8	141
8	4"	31.50	11	347
9	6"	70.00	13	913
10	**Total**		**2,608**	**4,888**

Table 4-38: Unit Cost of Service by Cost Causation Component

Line	A Description	B Supply	C Base	D Max Day	E Max Hour	F Fire	G Meters	H Customer	I Conservation
1	Unit of Service	559,196	559,196	532	1,236	129,012	58,656	32,512	335,517
2		HCF	HCF	HCF/day	HCF/day	Fire demand	Eq. Meters	No. of Bills	HCF
3									
4	Unit Costs	$4.17	$5.53	$0.00	$0.00	$0.95	$51.07	$16.68	$0.51
5		$/HCF	$/HCF	$/HCF/ day	$/HCF/ day	$/Fire Customer	$/Eq Meters	$/ Mo./Bill	$/HCF

4.3.13. Water Cost Allocation to Rate Components

The final cost of service allocation determines how much revenue must be generated from the City's water rates and charges. Each cost causation component is recovered by either a fixed charge or water use rate (see **Table 4-39**). The basis for specific exclusions is described in further detail in **Section 4.4**.

Table 4-39: Recovery of Cost Causation Components by Charge Type

Line	A Cost Causation Component	B Associated Charge
1	Supply	Water Volume Rates
2	Base	Water Volume Rates
3	Max Day	Water Service Charges
4	Max Hour	Water Service Charges
5	Fire	Fire Line Service Charges
6	Meters	Water Service Charges
7	Customer	Water Service Charges
8	Conservation	Water Volume Rates

Table 4-40 shows projected rate revenues by component and tier for FY 2024. The costs for each component and tier were calculated by multiplying the unit cost for each cost component with the units of service for each tier or component. The costs of service in Columns B-I are summed to get the total cost of service in Column J.

Table 4-40: Cost to Serve

Line	A Class	B Supply	C Base	D Max Day	E Max Hour	F Fire	G Meters	H Customer	I Conservation	J Total
1	Fixed Charges					$122,249	$2,995,473	$542,231		**$3,659,954**
2	Tier 1 Use	$931,817	$1,237,395	$0	$0				$0	**$2,169,212**
3	Tier 2 Use	$363,409	$482,584	$0	$0				$44,853	**$890,846**
4	Tier 3 Use	$1,034,317	$1,373,508	$0	$0				$127,659	**$2,535,485**
5	**Total**	**$2,329,543**	**$3,093,487**	**$0**	**$0**	**$122,249**	**$2,995,473**	**$542,231**	**$172,513**	**$9,255,497**

4.4. Proposed Water Rates

4.4.1. Proposed Rate Structure Modification

Raftelis worked closely with City staff, the RSAC, and the City Council to evaluate potential changes to the existing water rate structure. All proposed water rates presented in subsequent sections incorporate the following RSAC recommended revisions to the existing water rate structure.

- **Update Variable Rate Tiers and Tier Allotments:** The proposed rate structure recommendation is for a single three-tier water use rate structure, applicable to all customer classes. The proposed three-tier structure is defined by water source of supply from low cost to high cost water. The allotment in each tier represents the average available volume of water, per connection (or residential dwelling unit where master-metered), in normal supply conditions. The sources in order of tiers are:
  - **Tier 1: Bell Canyon Surface Water**
  - **Tier 2: Stonebridge Wells Groundwater**
  - **Tier 3: Purchased Water from the City of Napa**

  The current rate structure is a uniform water use rate structure, applicable to all customer classes, which varies by season. Current and proposed bi-monthly tier allotments are shown below in **Table 4-41**. The current bi-monthly structure reflects the City's existing seasonal, uniform rate structure, which has been in effect since 2017 (2016 Rate Study).

Table 4-41: Proposed Changes to Water Rate Structure

Line	A Customer Class	B Current Structure	C Proposed Structure
1	Commodity Rates ($/HCF)		
2	Tier 1	Off-Peak (Nov-Apr)	0-11 HCF
3	Tier 2	Peak (May-Oct)	12-15 HCF
4	Tier 3		16+ HCF

4.4.2. Water Service Charges (Test Year FY 2023-24)

Table 4-42 and **Table 4-43** show the detailed calculation of Water Service Charges for the test year based on Customer and Meters unit charges. Customer costs do not vary by meter size. Therefore, the Customer unit rate is applied uniformly to all Water Service Charges (Column F). Because Meters costs vary by meter size based on hydraulic capacity, AWWA capacity ratios in Column C (from **Table 4-37**, Column B) are used to differentiate Meters unit charges by meter size. The Meters charges (Column E) are calculated by multiplying the Meters unit charge (from **Table 4-38**) by the AWWA capacity ratio (Column C). COS bi-monthly Water Service Charges (Column G) equal the sum of Columns E-F and are compared to current FY 2023 charges in Columns H-J. Calculations are made as monthly, but scheduled rates and charges to customers are bi-monthly and will see bi-monthly charges on their bill and the City's rate schedule.

Table 4-42: Water Service Charge Calculation (Test Year FY 2024)

Line	A Meter Size	B Number of Accounts	C AWWA Ratio	D Eq Meter	E Meters	F Customer	G Proposed Rates (Monthly)	H Current Rates (Monthly)	I Difference ($)	J Difference (%)
1	5/8"	2,020	1.00	2,020	$51.07	$16.68	$67.75	$69.89	-$2.14	-3.1%
2	3/4"	35	1.00	35	$51.07	$16.68	$67.75	$69.89	-$2.14	-3.1%
3	SFR 1"	263	1.00	263	$51.07	$16.68	$67.75	$69.89	-$2.14	-3.1%
4	1"	124	2.50	310	$127.67	$16.68	$144.35	$128.22	$16.13	12.6%
5	1 1/2"	71	5.00	353	$255.34	$16.68	$272.02	$225.64	$46.38	20.6%
6	2"	63	8.00	506	$408.55	$16.68	$425.23	$324.00	$101.23	31.2%
7	3"	8	17.50	141	$893.70	$16.68	$910.38	$654.72	$255.66	39.0%
8	4"	11	31.50	347	$1,608.66	$16.68	$1,625.34	$1,011.98	$613.36	60.6%
9	6"	13	70.00	913	$3,574.80	$16.68	$3,591.47	$1,981.63	$1,609.84	81.2%
10	**Total**	**2,608**		**4,888**	**$2,995,473**	**$522,017**	**$3,517,491**	**$3,079,254**		

Table 4-43: Bi-Monthly Water Service Charges (Test Year FY 2024)

Meter Size	A	B Number of Accounts	C Proposed Rates (Bi-Monthly)	D Current Rates (Bi-Monthly)	E Difference ($)	F Difference (%)
5/8"		2,020	$135.50	$139.78	-$4.28	-3.1%
3/4"		35	$135.50	$139.78	-$4.29	-3.1%
SFR 1"		263	$135.50	$139.78	-$4.29	-3.1%
1"		124	$288.70	$256.44	$32.26	12.6%
1 1/2"		71	$544.05	$451.28	$92.77	20.6%
2"		63	$850.46	$648.00	$202.46	31.2%
3"		8	$1,820.76	$1,309.44	$511.32	39.0%
4"		11	$3,250.68	$2,023.96	$1,226.72	60.6%
6"		13	$7,182.95	$3,963.26	$3,219.69	81.2%

4.4.3. Fire Line Service Charges (Test Year FY 2024)

Fire Service Charges are designed to recover costs associated with the Customer and Fire Protection cost causation components. **Table 4-44** and **Table 4-45** show the calculation of unit charges for the Customer and Fire Protection. Customer unit charges were previously calculated in **Table 4-42** but are shown again below. Fire Protection unit charges are calculated per fire demand equivalent (from **Table 4-30**). Fire demand equivalents are used to allocate Fire Protection costs by connection size because larger connections are more expensive to install, maintain, and replace than smaller fire lines, and have greater potential capacity on the water system. Calculations are made as monthly, but scheduled rates and charges to customers are bi-monthly and will see bi-monthly charges on their bill and the City's rate schedule.

Table 4-44: Fire Line Service Charge Unit Charge Calculation (Test Year FY 2024)

Line	A Fireline Size	B Connection Count	C Equivalent Potential Demands	D Eq Meter	E Fire	F Customer	G Proposed Rates (Monthly)	H Current Rates (Monthly)	I Difference ($)	J Difference (%)
1	4"	57	44.02	2,509	$41.71	$16.68	$58.39	$13.33	$45.06	338.0%
2	6"	29	133.15	3,861	$126.17	$16.68	$142.85	$38.73	$104.12	268.8%
3	8"	15	292.04	4,381	$276.73	$16.68	$293.41	$82.53	$210.88	255.5%
4	**Total**	**101**		**10,751**	**$122,249**	**$20,214**	**$142,463**	**$37,451**		

Table 4-45: Fire Line Service Charge Unit Charge Calculation (Test Year FY 2024)

A Fireline Size	B Connection Count	C Proposed Rates (Bi-Monthly)	D Current Rates (Bi-Monthly)	E Difference ($)	F Difference (%)
4"	57	$116.78	$26.66	$90.12	338.0%
6"	29	$285.71	$77.46	$208.25	268.8%
8"	15	$586.82	$165.06	$421.76	255.5%

4.4.4. Water Volume Rates (Test Year FY 2023-24)

Water Volume Rates are designed to recover the portion of the rate revenue requirement allocated to the following cost causation components: Water Supply, Base Delivery, and Conservation. However, the costs associated with each cost causation component listed above are not uniformly applied to each customer class. Customer classes are only subject to each unit cost if the service they receive contributes to the Water Enterprise incurring costs associated with that specific cost causation component.

Water Supply Unit Rate

Water supply unit rates are applied to all tiers. **Table 4-46** shows the preliminary calculation of Water Supply unit rates by tier. The revenue requirement associated with the Water Supply cost causation component (from **Table 4-35**, Column F, Line 1) is allocated into each tier based on the costs incurred for each source of supply that makes up each tier. Tier 1 is sourced from Bell Canyon Surface Water, Tier 2 is sourced from Stonebridge Wells Groundwater, and Tier 3 is sourced from City of Napa water purchased through a long-term contract. The supply costs are shown in Column C, Lines 1-3. The average normal year supply volumes, in HCF, are shown in Column D. The supply costs for each tier are then divided by the volumes in each tier to obtain the supply unit cost for each tier in Column E.

Table 4-46: Water Supply Unit Rate

Line	A Supply	B Tier	C Supply Costs ($)	D Usage (HCF)	E Supply Unit Cost
1	Surface Water	Tier 1	$102,136	223,678	$0.46
2	Groundwater	Tier 2	$523,771	87,235	$6.00
3	Napa	Tier 3	$1,703,636	248,283	$6.86
4	**Total**		**$2,329,543**	**559,196**	**$4.17**

Conservation Unit Rate

Conservation unit rates are applied to Tier 2 and Tier 3. Conservation efforts are generally aimed at promoting water use efficiency, curtailing discretionary outdoor water use, and otherwise reducing overall system demands. Tier 1 water predominantly represents indoor use for both residential and non-residential connections. Tier 2 and Tier 3 water use represents outdoor irrigation for residential connections as well as higher volume non-residential users. Every unit of water saved through conservation efforts reduces pressure on the City's lowest cost source of supply (Surface Water) and allows the City to better manage the groundwater basin. Based on these considerations and in discussion with the RSAC, conservation costs are omitted from Tier 1. **Table 4-47** details the allocation of conservation costs to each tier.

Table 4-47: Conservation Unit Rate

Line	A Supply	B Tier	C Supply Costs ($)	D Usage (HCF)	E Supply Unit Cost
1	Surface Water	Tier 1	$0	0	$0.00
2	Groundwater	Tier 2	$44,853	87,235	$0.51
3	Napa	Tier 3	$127,659	248,283	$0.51
4	**Total**		**$172,513**	**335,517**	**$0.51**

4.4.4.1. Water Volume Rate Calculation (Test Year FY 2020-21)

Table 4-48 shows the calculation of Water Volume Rates for the test year. The proposed rate is calculated by summing the following unit rates (Columns B-E):

- Water Supply Unit Rates (from **Table 4-46**)
- Base Delivery Unit Rates (from **Table 4-38**)
- Conservation Unit Rates (from **Table 4-47**)

Table 4-48: Water Volume Rates Calculation (Test Year FY 2023-24)

Line	A Volumetric Charges	B Supply	C Base	D Conservation	E Proposed Charge ($/HCF)
1	**Bi-Monthly Tiers All Classes**				
2	Tier 1	$0.46	$5.53	$0.00	$5.99
3	Tier 2	$6.00	$5.53	$0.51	$12.05
4	Tier 3	$6.86	$5.53	$0.51	$12.91

The Proposed Five-Year Water Rate Schedule in **Table 4-49** shows rates for FY 2024 through FY 2028. Proposed FY 2025 water rates were calculated by increasing COS Water Service Charges (from **Table 4-42**), Fire Line Service Charges (from **Table 4-44**), and Water Volume Rates (from **Table 4-48**) by the proposed FY 2025 revenue adjustment (from **Table 4-19**). All proposed rates in subsequent years are then increased each year based on the schedule of proposed revenue adjustments (from **Table 4-19**). All proposed rates are rounded up to the nearest cent to ensure adequate revenue recovery. Current FY 2023 water rates (from **Table 4-1**) are also shown. Current and proposed fixed charges are bi-monthly. Proposed rates reflect non-shortage / new baseline supply and demand conditions (i.e., no declared water shortage phase).

Table 4-49: Proposed Five-Year Water Rate Schedule

Line	A Description	B Current Charges	C Proposed FY 2024	D Proposed FY 2025	E Proposed FY 2026	F Proposed FY 2027	G Proposed FY 2028
1	**Bi-Monthly Fixed Charges**						
2	Meter Size						
3	5/8"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
4	3/4"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
5	SFR 1"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
6	1"	$256.44	$288.70	$311.80	$336.75	$363.69	$392.79
7	1 1/2"	$451.28	$544.05	$587.58	$634.59	$685.36	$740.19
8	2"	$648.00	$850.46	$918.50	$991.98	$1,071.34	$1,157.05
9	3"	$1,309.44	$1,820.76	$1,966.43	$2,123.75	$2,293.65	$2,477.15
10	4"	$2,023.96	$3,250.68	$3,510.74	$3,791.60	$4,094.93	$4,422.53
11	6"	$3,963.26	$7,182.95	$7,757.59	$8,378.20	$9,048.46	$9,772.34
12							
13	Fireline Size						
14	4"	$26.66	$116.78	$126.13	$136.23	$147.13	$158.91
15	6"	$77.46	$285.71	$308.57	$333.26	$359.93	$388.73
16	8"	$165.06	$586.82	$633.77	$684.48	$739.24	$798.38
17							
18	**Volumetric Charges**						
19	All Classes						
20	Tier 1	$6.50	$5.99	$6.47	$6.99	$7.55	$8.16
21	Tier 2	$7.23	$12.06	$13.03	$14.08	$15.21	$16.43
22	Tier 3		$12.91	$13.95	$15.07	$16.28	$17.59

4.5. Proposed Water Shortage Surcharges

4.5.1. Calculation of Proposed Water Shortage Surcharges

This subsection shows detailed calculations of proposed Water Shortage Surcharges through FY 2028. All proposed surcharges are first calculated for FY 2024 (i.e., the "test year") to maintain consistency with the water COS analysis.

Water shortage rates are designed to recover net revenue shortfalls during periods of reduced water sales due to mandatory water conservation. The first step in the development of Water Shortage Surcharges is to estimate reductions in water use at each water shortage stage. **Table 4-50** shows projected reductions in FY 2024 water use by customer class and tier. Reductions were estimated in consultation with City staff relying on a mix of prior study assumptions, actual reductions during recent shortage conditions, and professional judgment. All reductions shown are relative to "base" (non-shortage) water use projections (from **Table 4-6**).

Table 4-50: Projected Water Use Reduction by Water Shortage Stage (FY 2023-24)

Line	A Water Reduction	B Baseline	C Phase I	D Phase II	E Phase III
1	Targeted System Demand Reduction Goal	N/A	10%	30%	40%
2					
3	**Customer Class**				
4	Residential	N/A	10%	30%	45%
5	Commercial	N/A	10%	20%	30%
6	Industrial	N/A	10%	20%	30%
7	Landscape	N/A	10%	40%	63%
8					
9	**Customer Class**				
10	Residential	297,704	267,934	208,393	163,737
11	Commercial	132,276	119,049	105,821	92,594
12	Industrial	116,963	105,267	93,571	81,874
13	Landscape	12,252	11,026	7,351	4,594
14	**Total (HCF)**	**559,196**	**503,276**	**415,136**	**342,800**

Table 4-51 shows the detailed calculation of Water Shortage Surcharges as a percent of base Water Volume Rates. The net revenue loss to be recovered by Water Shortage Surcharges is based on total rate revenue loss. As water sales decrease with each subsequent phase, revenues from Water Volume Rates also decline. Raftelis projected annualized Water Volume Rate revenues in FY 2024 under each stage based on proposed FY 2024 Water Volume Rates (from **Table 4-48**) and projected water demand by customer class and shortage phase (from **Table 4-50**). The total net revenue loss represents the additional revenue required from Water Shortage Surcharges at each stage. Dividing the net revenue loss by annualized Water Volume Rate revenue under "base rates" results in the proposed FY 2024 Water Shortage Surcharges (as a percent of base rates).

Table 4-51: Calculation of Water Shortage Surcharges (Test Year FY 2023-24)

Line	A Drought Costs	B Baseline	C Phase I	D Phase II	E Phase III
1	Reduced Commodity Revenue	$0	$721,922	$1,859,814	$2,793,675
2					
3	Drought Revenues (from Base Rates)	$5,597,214	$4,875,293	$3,737,401	$2,803,540
4	% Additional Revenue Required	0%	15%	50%	100%

Table 4-52 shows the calculation of Water Shortage Surcharges per HCF at each stage for the test year (FY 2024). Surcharges per HCF are equal to the COS Water Volume Rates (from **Table 4-48**) increased by the corresponding surcharge percentages at each stage (from **Table 4-51**). This approach ensures that surcharges by tier and shortage phase are proportional to the cost of service analysis and function as an extension to the COS rates. In this way the results of the cost of service are maintained through shortage conditions and over the five-year rate-setting period.

Table 4-52: Calculated Water Shortage Phase Rates per HCF (Test Year FY 2024)

Line	A Proposed Total Rate	B Baseline	C Phase I	D Phase II	E Phase III
1	All Classes				
2	Tier 1	$5.99	$6.88	$8.98	$11.96
3	Tier 2	$12.06	$13.85	$18.07	$24.08
4	Tier 3	$12.91	$14.83	$19.34	$25.78

Line	A Proposed Shortage Surcharge	B Baseline	C Phase I	D Phase II	E Phase III
1	All Classes				
2	Tier 1	$0.89	$2.99	$5.97	$0.89
3	Tier 2	$1.79	$6.01	$12.02	$1.79
4	Tier 3	$1.92	$6.43	$12.87	$1.92

Table 4-53 shows the proposed five-year schedule of Water Shortage Surcharges for FY 2024 through FY 2028. All proposed surcharges in subsequent years are increased based on the schedule of proposed revenue adjustments (from **Table 4-19**). All proposed surcharges are rounded up to the nearest cent to ensure adequate revenue recovery.

Table 4-53: Proposed Five-Year Schedule of Water Shortage Surcharges

Line	A Fiscal Year and Tier	B Phase I	C Phase II	D Phase III
1	FY 2024			
2	Tier 1	$0.89	$2.99	$5.97
3	Tier 2	$1.79	$6.01	$12.02
4	Tier 3	$1.92	$6.43	$12.87
5				
6	FY 2025			
7	Tier 1	$0.97	$3.23	$6.45
8	Tier 2	$1.94	$6.50	$12.99
9	Tier 3	$2.08	$6.95	$13.90
10				
11	FY 2026			
12	Tier 1	$1.05	$3.49	$6.97
13	Tier 2	$2.10	$7.02	$14.03
14	Tier 3	$2.25	$7.51	$15.02
15				
16	FY 2027			
17	Tier 1	$1.14	$3.77	$7.53
18	Tier 2	$2.27	$7.59	$15.16
19	Tier 3	$2.43	$8.12	$16.23
20				
21	FY 2028			
22	Tier 1	$1.24	$4.08	$8.14

23	Tier 2	$2.46	$8.20	$16.38
24	Tier 3	$2.63	$8.77	$17.53

5. Wastewater Rate Study

5.1. Key Inputs and Assumptions

Raftelis developed a wastewater rate model in Microsoft Excel to project financial calculations over the next ten fiscal years with projections shown in this section through the five-year rate-setting period of FY 2027-28 (i.e., the "study period"). The City's fiscal year spans from July 1 through June 30. Projections in future years were generally made based on actual or estimated FY 2021-22 and/or budgeted data for FY 2022-23 data using key assumptions outlined below. Assumptions were discussed with and reviewed by City Staff to ensure that the City wastewater system's unique characteristics are accurately accounted for. Note that most table values shown throughout this report are rounded to the last digit shown and may therefore not sum precisely to the totals shown.

5.1.1. Current Wastewater Rates

Table 5-1 shows the wastewater rates currently in effect in FY 2020-21, which were developed during the prior rate study in 2016. Rates and charges vary by customer class. The City's wastewater rate structure consists of Fixed Service Charges and Variable Flow Charges for all customer classes. Residential customers are charged a base rate (Fixed Service Charge) and a volumetric rate (Variable Flow Charge) based on AWC. Commercial customers are charged a Fixed Service Charge based on the size of the meter serving the connection and Variable Flow Charges based on billed water use. Multi-Family Residential (MFR) customers which include Multi-Dwelling apartments, condos, and mobile home parks, are charged base rates as commercial customers (by meter size) and volumetric flow rates as residential customers (AWC).

Table 5-1: Current Wastewater Rate Schedule

Line	A Description	B Bi-Monthly Rates
1	**Residential**	
2	Base Charge	$127.35
3	Use Charge	$5.58
4		
5	**Non-Residential**	
6	Base Charge	
7	5/8"	$176.68
8	1"	$441.72
9	1.5"	$883.42
10	2"	$1,413.48
11	3"	$2,826.98
12	4"	$4,417.14
13	6"	$8,834.28
14		
15	Use Charge	
16	Car Wash	$3.86
17	Religious Places/Community Centers	$4.29
18	Commercial	$5.07
19	Groceries and Mortuaries	$13.62
20	Laundry	$4.42
21	Mixed Retail	$8.52
22	Lodging with Food	$10.22
23	Lodging without Food	$5.54
24	Restaurant	$13.50
25	Napa Valley College	$4.22
26	Service Station	$5.83
27	Winery Pre-Treated	$5.39
28	Winery Non-Treated	$23.75
29	Schools	$2.10

5.1.2. Wastewater Enterprise Financial Assumptions

Inflationary assumptions shown in **Table 5-2** are used to escalate projected non-rate revenues and operations and maintenance (O&M) expenses beyond FY 2022-23. For O&M expenses, the general inflation rate is consistent with long-term changes in the Consumer Price Index (CPI), with an expectation that inflation remains elevated through FY 2026. Similarly, capital inflation is based on the long-term average of the Engineering News-Record's (ENR) Construction Cost Index (CCI). The capital inflation factor is used to adjust uninflated capital project cost estimates provided to Raftelis by City staff. Salary and benefit inflationary increases were provided by City staff, as wastewater utility personnel cost increases are typically agency-specific. All other O&M expense inflationary assumptions were developed by Raftelis based on professional judgment, experience with similar agencies, and after discussions with City staff and the RSAC.

Table 5-2: Wastewater Inflationary Assumptions

Line	A Inflation Factors	B FY 2024	C FY 2025	D FY 2026	E FY 2027	F FY 2028
1	**Revenue Inflation**					
2	Miscellaneous Revenues	0.0%	0.0%	0.0%	0.0%	0.0%
3	Reserve Interest Rate	1.0%	1.0%	1.0%	1.0%	1.0%
4						
5	**Expense Inflation**					
6	General	5.0%	4.2%	3.5%	2.8%	2.8%
7	Salary	4.0%	4.0%	4.0%	4.0%	4.0%
8	Benefits	6.0%	6.0%	6.0%	6.0%	6.0%
9	Supplies	5.0%	4.2%	3.5%	2.8%	2.8%
10	Utilities	5.0%	5.0%	5.0%	5.0%	5.0%
11	Capital	5.0%	4.4%	3.8%	3.2%	3.2%

5.1.3. Projected Wastewater Billing Units of Service

Wastewater connection growth projections are necessary to estimate wastewater rate revenues over the study period. Raftelis relied on information within the City's General Plan and projected housing units over the long-term. An assumption of 10 SFR units and 8 MFR dwelling units per year is translated into percentages relative to the existing connection base. The base units are the number of billing units, by customer class, in FY 2022. Raftelis then applied annual account growth rates to all billing units to develop projections over the study, shown in **Table 5-3**. Additional wastewater generation factors were applied to billed wastewater and are shown in **Table 5-4**.

Table 5-5 shows the current FY 2021-22 wastewater billing units of service and projected wastewater billing units of service for the rate study period. All billing units shown below are based on the current wastewater rate structure.

Table 5-3: Projected Wastewater Connection Growth

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Single Family	0.48%	0.48%	0.48%	0.48%	0.48%	0.48%
2	Multi Family	0.85%	0.85%	0.85%	0.85%	0.85%	0.85%
3	Commercial	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
4	Institutional	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Table 5-4: Projected Wastewater Demand Factors

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Single Family	0.48%	0.48%	0.00%	0.00%	0.00%	0.00%
2	Multi Family	0.85%	0.85%	0.00%	0.00%	0.00%	0.00%
3	Commercial	7.50%	7.50%	0.00%	0.00%	0.00%	0.00%
4	Institutional	7.50%	7.50%	0.00%	0.00%	0.00%	0.00%

Table 5-5: Projected Wastewater Billing Units Under Existing Rate Structure

Line	A Description	B FY 2022	C FY 2023	D FY 2024	E FY 2025	F FY 2026	G FY 2027	H FY 2028
1	Residential - Dwelling Units							
2	Single Family	1,526	1,533	1,541	1,548	1,555	1,563	1,570
3	Multi Family	673	679	685	690	696	702	708
4	Mobile Home	212	214	216	217	219	221	223
5								
6	Residential - Accounts							
7	Single Family	1,506	1,513	1,520	1,528	1,535	1,542	1,550
8	Multi Family	100	101	102	103	103	104	105
9	Mobile Home	2	2	2	2	2	2	2
10								
11	Non-Residential Meter Size							
12	5/8"	117	117	117	117	117	117	117
13	1"	43	43	43	43	43	43	43
14	1.5"	20	20	20	20	20	20	20
15	2"	20	20	20	20	20	20	20
16	3"	2	2	2	2	2	2	2
17	4"	4	4	4	4	4	4	4
18	6"	1	1	1	1	1	1	1
19	Total Non-Residential Meters	207	207	207	207	207	207	207
20								
21	**Customer Usage**							
22	Residential (Annual Winter Average)							
23	Single Family	77,832	78,203	78,576	78,950	79,326	79,704	80,084
24	Multi Unit	29,124	29,373	29,623	29,876	30,131	30,388	30,648
25	Mobile Home	13,164	13,276	13,390	13,504	13,619	13,735	13,853
26								
27	Non-Residential	61,136	65,605	70,408	70,408	70,408	70,408	70,408
28	Car Wash	504	542	582	582	582	582	582
29	Religious Places/Community Centers	1,535	1,650	1,774	1,774	1,774	1,774	1,774
30	Commercial	16,333	17,558	18,875	18,875	18,875	18,875	18,875
31	Groceries and Mortuaries	990	1,064	1,144	1,144	1,144	1,144	1,144
32	Laundry	4,066	4,371	4,699	4,699	4,699	4,699	4,699
33	Mixed Retail	2,075	2,231	2,398	2,398	2,398	2,398	2,398
34	Lodging with Food	10,437	11,220	12,061	12,061	12,061	12,061	12,061
35	Lodging without Food	7,668	8,243	8,861	8,861	8,861	8,861	8,861
36	Restaurant	7,518	8,082	8,688	8,688	8,688	8,688	8,688
37	Napa Valley College	510	548	589	589	589	589	589
38	Service Station	511	549	591	591	591	591	591
39	Winery Pre-Treated	1,555	1,555	1,555	1,555	1,555	1,555	1,555
40	Winery Non-Treated	929	999	1,074	1,074	1,074	1,074	1,074
41	Schools	6,505	6,993	7,517	7,517	7,517	7,517	7,517
42								
43	**Total - Usage (HCF)**	**242,392**	**252,061**	**262,406**	**263,147**	**263,894**	**264,645**	**265,402**

5.2. Wastewater Financial Plan

This section details the development of the proposed Wastewater financial plan over the study period. The following subsections include estimates and projections of annual revenues, O&M expenses, debt service payments, capital expenditures, and reserve funding through FY 2032. For formatting purposes, most tables in this section are shown through FY 2028, the end of the five-year rate setting period. The overall purpose of the financial plan is to determine annual wastewater rate revenues required to achieve sufficient cash flow, maintain adequate reserves, and meet debt coverage requirements in every year of the plan.

5.2.1. Wastewater Enterprise Revenue under Current Rates

The Wastewater utility's revenue sources consist of wastewater rates, interest earnings on cash reserves, and other non-rate revenues. The rate revenue projections shown in this section assume that current FY 2021-22 wastewater rates are effective throughout the study period, and therefore represent estimated revenues in the absence of any wastewater rate increases. This status quo scenario provides a baseline from which Raftelis evaluates the need for revenue adjustments (i.e., gross rate revenue increases).

Calculated Wastewater Rate Revenues

Raftelis projects annual wastewater rate revenues over the study period based on current FY 2022 wastewater rates (from **Table 5-1**) and projected number of billing units (from **Table 5-5**). **Table 5-6** shows projected wastewater rate revenues under current rates over the study period, calculated as follows:

Fixed Charge Revenue = [Respective FY 2022 bi-monthly charge] ×
[Number of dwelling units or metered connections] ×
[6 Bills per year]

Variable Rate Revenue = [Respective FY 2022 unit rate] × [Number of billing units]

Table 5-6: Projected Rate Revenues under Current Wastewater Rates

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Bi-Monthly Service Charge						
2	Single Family	$1,156,219	$1,161,729	$1,167,266	$1,172,829	$1,178,419	$1,184,035
3	Multi-Unit	$399,866	$403,279	$406,721	$410,193	$413,694	$417,225
4	Mobile Home	$62,011	$62,541	$63,074	$63,613	$64,156	$64,703
5	Non-Residential	$706,562	$706,562	$706,562	$706,562	$706,562	$706,562
6							
7	Flow Rates ($/HCF)						
8	Single Family	$436,372	$438,452	$440,542	$442,641	$444,751	$446,871
9	Multi-Unit	$163,899	$165,298	$166,709	$168,132	$169,567	$171,014
10	Mobile Home	$74,082	$74,714	$75,352	$75,995	$76,644	$77,298
11	Car Wash	$2,091	$2,248	$2,248	$2,248	$2,248	$2,248
12	Religious Places/Community Centers	$7,079	$7,610	$7,610	$7,610	$7,610	$7,610
13	Commercial	$89,019	$95,695	$95,695	$95,695	$95,695	$95,695
14	Groceries and Mortuaries	$14,495	$15,582	$15,582	$15,582	$15,582	$15,582
15	Laundry	$19,320	$20,769	$20,769	$20,769	$20,769	$20,769
16	Mixed Retail	$19,005	$20,430	$20,430	$20,430	$20,430	$20,430
17	Lodging with Food	$114,666	$123,266	$123,266	$123,266	$123,266	$123,266
18	Lodging without Food	$45,667	$49,092	$49,092	$49,092	$49,092	$49,092
19	Restaurant	$109,105	$117,288	$117,288	$117,288	$117,288	$117,288
20	Napa Valley College	$2,314	$2,487	$2,487	$2,487	$2,487	$2,487
21	Service Station	$3,203	$3,443	$3,443	$3,443	$3,443	$3,443
22	Winery Pre-Treated	$8,383	$8,383	$8,383	$8,383	$8,383	$8,383
23	Winery Non-Treated	$23,719	$25,497	$25,497	$25,497	$25,497	$25,497
24	Schools	$14,685	$15,786	$15,786	$15,786	$15,786	$15,786
25							
26	**Total - Calculated Rate Revenues**	**$3,471,761**	**$3,520,152**	**$3,533,803**	**$3,547,542**	**$3,561,369**	**$3,575,285**

5.2.1.1. Other Wastewater Enterprise Revenues

Table 5-7 shows all other Wastewater revenues. All FY 2023 other revenues are based on the City's FY 2023 budget and are escalated annually by the miscellaneous inflation rate (from **Table 5-2**). Interest revenue is estimated in the financial plan model beginning in FY 2024 based on projected fund balances and the assumed interest rate (from **Table 5-2**).

Table 5-7: Other Wastewater Revenues

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Other Operating Revenue	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900
2	Investment Income	$20,000	$38,798	$46,107	$34,477	$35,916	$37,354
3	**Total Non-Rate Revenue**	**$22,900**	**$41,698**	**$49,007**	**$37,377**	**$38,816**	**$40,254**

Summary of Projected Wastewater Enterprise Revenues

Table 5-8 shows a summary of all projected Wastewater Enterprise revenues under current rates over the study period. This includes all projected revenues shown in **Table 5-6** and **Table 5-7**. This revenue summary represents expected revenues in the absence of any rate increase over the study period.

Table 5-8: Summary of Projected Wastewater Revenues Under Current Rates

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Operating Revenues						
2	Sewer Service Charges	$3,471,761	$3,520,152	$3,533,803	$3,547,542	$3,561,369	$3,575,285
3	Other Operating Revenue	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900
4							
5	Non-Operating Revenues						
6	Investment Income	$20,000	$38,798	$46,107	$34,477	$35,916	$37,354
7							
8	**Total - Revenues**	**$3,494,661**	**$3,561,851**	**$3,582,810**	**$3,584,919**	**$3,600,184**	**$3,615,539**

5.2.2. Wastewater Operations & Maintenance Expenses

Table 5-9 shows a summary of all Wastewater O&M expenses over the rate-setting period. O&M expenditures include the cost of operating and maintaining wastewater collection, treatment, and disposal facilities. O&M expenses also include the costs of providing technical services such as laboratory services and other administrative costs of the wastewater system. These costs are a normal obligation of the system and are met from operating revenues as they are incurred. FY 2023 reflects budgeted O&M expenses, as well as temporary/one-time expenses provided by City staff in current dollars. Future years are adjusted for inflation by Raftelis (based on inflationary assumptions shown in **Table 5-2**).

Table 5-9: Projected Wastewater O&M Expenses

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Operating Expenses						
2	Non Departmental	$238,642	$252,168	$266,473	$281,605	$297,609	$314,538
3	Council	$21,927	$23,171	$24,486	$25,878	$27,350	$28,906
4	Administration	$202,115	$211,490	$221,238	$231,383	$241,939	$252,999
5	Finance	$456,929	$479,078	$501,009	$522,774	$544,288	$566,767
6	Attorney	$26,500	$27,825	$28,994	$30,008	$30,849	$31,712
7	Public Works	$2,182,403	$2,602,358	$2,721,791	$2,839,702	$2,955,546	$3,076,537
8	Temp/Part Time	$730,000	$600,000	$0	$0	$0	$0
9	**Total Expenses**	**$3,858,516**	**$4,196,090**	**$3,763,992**	**$3,931,349**	**$4,097,580**	**$4,271,460**

5.2.3. Wastewater Debt

Table 5-10 shows the Wastewater Enterprise's projected debt service obligations over the study period. Existing debt service consists of the City's 2005B Installment Agreement and the 2012B Installment Agreement for Wastewater.

2005B Installment Agreement - In July 2005, the City entered into a $2.2 million installment purchase agreement with the California Statewide Communities Development Authority for the purpose of obtaining funds to make wastewater systems improvements. The agreement bears interest at rates of 2.50% to 4.375% per annum and is payable October 1 and April 1 commencing October 1, 2005, and continuing until April 1, 2031.

2012B Installment Agreement - In June 2012, The City entered into a $7.16 million installment purchase agreement with the California Statewide Communities Development Authority for the purpose of obtaining funds to make water and wastewater improvements. The 2012B installment agreement bears interest rates of 2.0% to 5.0% per annum and is payable October 1 and April 1 commencing October 1, 2013, and continuing until October 31, 2032. The City, under the arrangement, allocated $1.56 million to its wastewater enterprise.

Proposed Wastewater debt service includes Raftelis' estimated annual repayment of the City's USDA Loan (not formally structured at the time of this study) and an assumed $3M revenue bond borrowing in FY 2024. Note that proposed debt service represents preliminary projections for planning purposes based on the proposed financial plan and best information available at the time of this study. The timing, magnitude, or financing assumptions are for planning purposes only and should not be construed as municipal advice.

Table 5-10: Wastewater Debt Service

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Existing Debt Service						
2	2005B Installment Agreement	$138,014	$138,821	$139,414	$139,750	$139,828	$139,687
3	2012B Installment Agreement - Wastewater	$114,033	$113,989	$113,881	$114,598	$113,783	$113,891
4							
5	Proposed Debt Service						
6	Proposed Bond	$0	$175,243	$175,243	$175,243	$175,243	$175,243
7	Proposed USDA Loan	$342,235	$342,235	$342,235	$342,235	$342,235	$342,235
8							
9	**Total Debt Service**	**$594,282**	**$770,288**	**$770,773**	**$771,826**	**$771,089**	**$771,056**

Page 1532 of 1733

Agenda Item #11.2.

5.2.4. Wastewater Enterprise Capital Improvement Plan

Table 5-11 shows the City's planned capital improvement plan (CIP) for the Wastewater enterprise. All values account for assumed CCI. While the gross (total) CIP is shown it should be noted that the WWTP Phase 1 Upgrades project is mostly funded with USDA loan proceeds and four other projects (lines 4-7) are funded with GO Bond proceeds allocated to the Wastewater utility. All other projects are assumed to be funded with rate revenues through either cash or future revenue bond proceeds.

Table 5-11: Wastewater Capital Improvement Plan

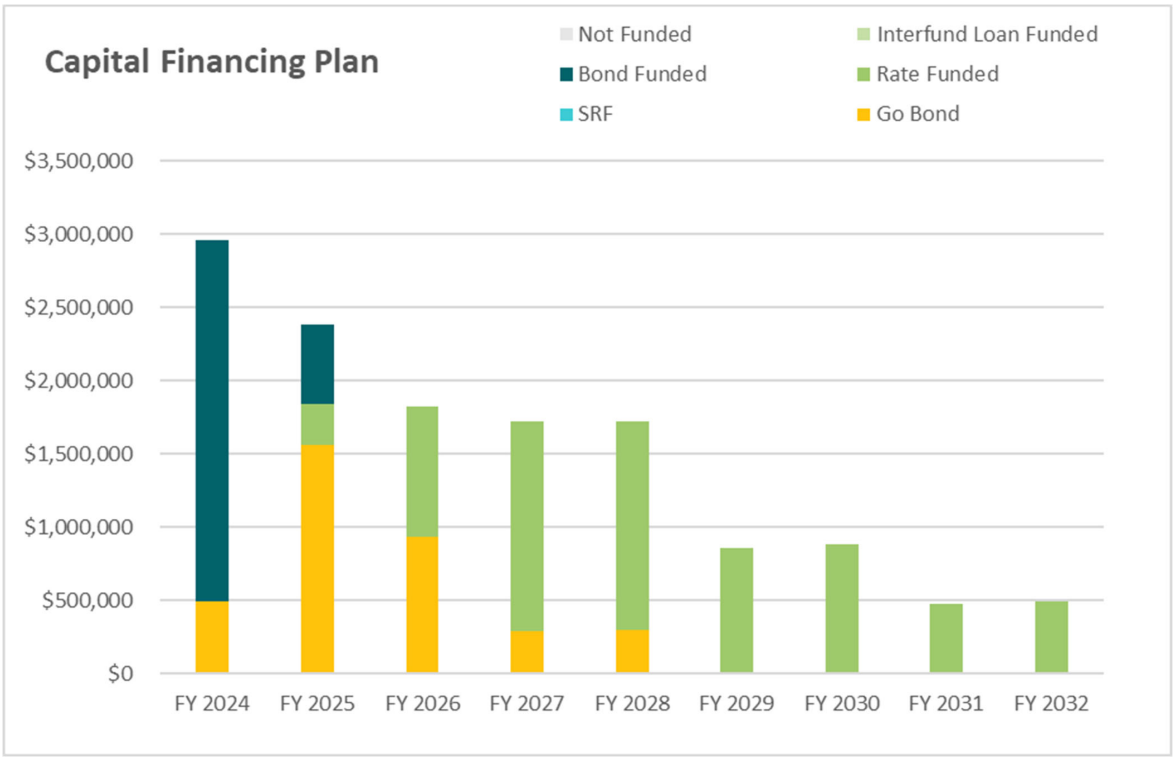
Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	S-52 WWTP Phase I Upgrades	$5,699,800	$1,407,210	$0	$0	$0	$0
2	S23-01 Recycled Water - Deliver Recycled Water to Crane Park's Irrigation (Design only)	$0	$52,500	$0	$0	$0	$0
3	WWTP Pond Cleaning, Decommissioning, and Repurpose	$0	$0	$0	$0	$587,133	$605,922
4	S18-70 Sewer Replacement Program	$0	$260,400	$271,858	$282,188	$291,218	$300,537
5	S18-71 Crinella Lift Station Improvements	$0	$0	$624,834	$648,578	$0	$0
6	WWGM-6 Del Campo Curt	$0	$0	$666,490	$0	$0	$0
7	WWRR-1CCTV Inspection Program, Phase 1	$0	$233,100	$0	$0	$0	$0
8	WWRR-2 Flow Monitoring Program	$0	$0	$65,772	$0	$0	$0
9	WWRR-3 High Priority Pipeline Replacement	$0	$703,080	$734,016	$761,908	$786,289	$811,450
10	WWRR-4 Model Update and System Analysis	$0	$0	$0	$56,893	$0	$0
11	WWRR-5 CCTV Inspection Phase 2	$0	$0	$0	$0	$0	$0
12	WWRR-6 Address R/R needs from Phase 1 CCTV Program Years 6-10 & 11-20	$0	$0	$0	$0	$0	$0
13	Asset Management Program Development	$0	$0	$0	$56,893	$0	$0
14	Asset Management Software Assessment & Optimization planning	$0	$0	$0	$17,068	$0	$0
15	CMMS Purchase & Setup	$0	$0	$0	$0	$58,713	$0
16	ArcGIS Purchase & Setup	$0	$36,750	$16,443	$0	$0	$0
17	S21-01 WWTP Recycled Pipeline and Pump Station (Design only)	$0	$262,500	$0	$0	$0	$0
18	**Total**	**$5,699,800**	**$2,955,540**	**$2,379,412**	**$1,823,527**	**$1,723,354**	**$1,717,909**

Table 5-12 shows the assumed funding sources for Wastewater CIP projects over the study period. Proposed debt proceeds are assumed to fund most of the Wastewater CIP projects through FY 2025-26. All remaining CIP not funded by debt is assumed to be funded by Wastewater cash reserves generated from rates (i.e., pay-as-you-go). **Figure 5-1** shows a summary of total Wastewater Enterprise CIP expenditures by funding source over the study period.

Table 5-12: Wastewater Capital Improvement Plan Proposed Funding

Line	A Description	B FY 2023	C FY 2024	D FY 2025	E FY 2026	F FY 2027	G FY 2028
1	Go Bond	$0	$493,500	$1,563,181	$930,766	$291,218	$300,537
2	Bond Funded	$0	$2,462,040	$537,960	$0	$0	$0
3	Rate Funded	$5,699,800	$0	$278,271	$892,762	$1,432,136	$1,417,372
4	**Total CIP**	**$5,699,800**	**$2,955,540**	**$2,379,412**	**$1,823,527**	**$1,723,354**	**$1,717,909**

Figure 5-1: Wastewater Capital Improvement Plan



Wastewater Enterprise Financial Policies

5.2.4.1. Required Debt Coverage

The Wastewater utility is required to meet debt service coverage requirements on its outstanding wastewater revenue bonds. The required debt coverage ratio is 1.20, meaning that the Wastewater utility's net operating revenues (i.e., total operating revenues less operating expenses) must amount to at least 1.20 times the amount of annual debt service. Failure to meet debt service coverage results in a technical default, which without foreseeable remedial action such as implementing rate increases, could result in a downgrade of credit rating, higher costs in future debt issuance, or even denial of credit.

5.2.4.2. Reserve Targets

Adequate cash reserves are required to meet operating, capital, and debt service requirements. Operating reserves provide funds to meet ongoing cash flow requirements related to operating expenses. The current reserve target is equal to 8 months of annual operating expenses (which includes both O&M and debt service), and the minimum reserve target is equal to 6 months of annual O&M expenses. **Table 5-13** shows projected reserve targets over the study period based on the policies outlined above. No changes are proposed to the City's existing wastewater reserve policies.

Table 5-13: Projected Wastewater Reserve Targets

	A	B	C	D	E	F	G
Line	Description	FY 2023	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028
1	Reserve - 8 Months	$2,968,532	$3,310,918	$3,023,177	$3,135,450	$3,245,779	$3,361,677
2	Reserve – 6 Months	$2,226,399	$2,483,189	$2,267,383	$2,351,587	$2,434,334	$2,521,258

5.2.5. Status Quo Wastewater Financial Plan

To evaluate the need for revenue adjustments (i.e., increases to gross rate revenues), Raftelis first develops a status quo financial plan. The status quo financial plan assumes that current FY 2023 rates remain unchanged over the study period. **Table 5-14** combines projected Fund 571 revenues (from **Table 5-8**), O&M expenses (from **Table 5-9**), and debt service (from **Table 5-10**) to generate operating cash flow projections under the status quo. In the absence of any revenue adjustments, the Wastewater Operating Fund (Fund 571) will fail to generate sufficient revenue to recover O&M expenses and debt service, and net cash generation becomes increasingly negative in subsequent years.

Table 5-14: Wastewater Operating Cash Flow (Fund 571) – Status Quo Financial Plan

Line	A Description	B	C FY 2023	D FY 2024	E FY 2025	F FY 2026	G FY 2027	H FY 2028
1	Revenues							
2	Revenue from Existing Rates		$3,471,761	$3,520,152	$3,533,803	$3,547,542	$3,561,369	$3,575,285
3								
4	Revenue Adjustments	Adjustment						
5	FY 2023	0.0%	$0	$0	$0	$0	$0	$0
6	FY 2024	0.0%		$0	$0	$0	$0	$0
7	FY 2025	0.0%			$0	$0	$0	$0
8	FY 2026	0.0%				$0	$0	$0
9	FY 2027	0.0%					$0	$0
10	FY 2028	0.0%						$0
11	Revenue Adjustments		$0	$0	$0	$0	$0	$0
12	Total Revenues from Rates		$3,471,761	$3,520,152	$3,533,803	$3,547,542	$3,561,369	$3,575,285
13	Other Operating Revenue		$2,900	$2,900	$2,900	$2,900	$2,900	$2,900
14	Investment Income		$20,000	$29,998	$28,247	$17,932	$6,683	$6,840
15	**Total - Revenues**		$3,494,661	$3,553,050	$3,564,950	$3,568,374	$3,570,952	$3,585,024
16								
17	Operating Expenses							
18	Operating Expenses		$3,128,516	$3,596,090	$3,763,992	$3,931,349	$4,097,580	$4,271,460
19	Temp/Part Time (WWTP temp operators)		$730,000	$600,000	$0	$0	$0	$0
20	**Total Operating Expenses**		$3,858,516	$4,196,090	$3,763,992	$3,931,349	$4,097,580	$4,271,460
21								
22	Net Revenue		($363,855)	($643,039)	($199,042)	($362,975)	($526,628)	($686,435)
23								
24	Existing Debt Service		$252,047	$252,810	$253,295	$254,348	$253,611	$253,578
25	Proposed Debt Service		$342,235	$517,478	$517,478	$517,478	$517,478	$517,478
26	**Annual Debt Service**		$594,282	$770,288	$770,773	$771,826	$771,089	$771,056
27								
28	Net Cash		($958,137)	($1,413,327)	($969,815)	($1,134,801)	($1,297,716)	($1,457,491)
29								
30	Debt Service Coverage							
31	Calculated Coverage		(0.61)	(0.83)	(0.26)	(0.47)	(0.68)	(0.89)
32	Target Coverage		1.20	1.20	1.20	1.20	1.20	1.20

Table 5-15 shows projected reserve balances and debt coverage under the status quo financial plan for the entire wastewater utility, including both the Wastewater Fund (Fund 571), Wastewater Capital Fund (Fund 773), and the Wastewater Impact Fund (774). Sources of funds include revenues (from **Table 5-8**) as well as debt proceeds. Use of funds include O&M expenses (from **Table 5-9**), debt service (from **Table 5-10**), and CIP expenditures (from **Table 5-11**). All ending balance and debt coverage figures are projected values. Target reserve balances shown are from **Table 5-13**.

Under the status-quo financial plan, reserves are projected to fall below the minimum target every year of the study period. Debt coverage is projected to fall well below the required ratio in all years. The status quo financial plan is insufficient to meet the Wastewater utility's financial needs over the study period. This demonstrates a clear need for revenue adjustments over the study period to increase rate revenues and ensure financial sustainability.

Table 5-15: Status Quo Water Financial Plan Pro Forma (Funds 561, 763, 764)

Line	A Description	B FY 2024	C FY 2025	D FY 2026	E FY 2027	F FY 2028
1	**Beginning Balances**	**$250,969**	**($146,736)**	**($1,379,199)**	**($3,391,140)**	**($6,105,370)**
2						
3	**Sources of Funds**					
4	Revenue from Existing Rates	$3,520,152	$3,533,803	$3,547,542	$3,561,369	$3,575,285
5	Total Revenue Adjustments	$0	$0	$0	$0	$0
6	Other Operating Revenue	$2,900	$2,900	$2,900	$2,900	$2,900
7	Investment Income	$29,998	$28,247	$17,932	$6,683	$6,840
8	WW Capital Revenues	$0	$0	$0	$0	$0
9	WW Impact Fee Revenues	$16,918	$16,918	$16,918	$16,918	$16,918
10	Bond Proceeds CIP Funding	$2,462,040	$537,960	$0	$0	$0
11	SRF Proceeds	$0	$0	$0	$0	$0
12	USDA Proceeds	$0	$0	$0	$0	$0
13	Go Bond Proceeds	$493,500	$1,563,181	$930,766	$291,218	$300,537
14	Interfund Proceeds	$0	$0	$0	$0	$0
15	General Fund Loan (+Funds/-Payment)	$1,000,000	$0	$0	$0	$0
16	**Total Source of Funds**	**$7,525,508**	**$5,683,010**	**$4,516,058**	**$3,879,088**	**$3,902,479**
17						
18	**Use of Funds**					
19	Operating Expenses	$3,596,090	$3,763,992	$3,931,349	$4,097,580	$4,271,460
20	Temp/Part Time (WWTP temp operators)	$600,000	$0	$0	$0	$0
21	WW Impact Fund Expenses	$1,296	$1,296	$1,296	$1,296	$1,296
22	WW Capital Fund Expenses	$0	$0	$0	$0	$0
23	Unrestricted Capital Project Costs	$2,462,040	$816,231	$892,762	$1,432,136	$1,417,372
24	Existing DS	$252,810	$253,295	$254,348	$253,611	$253,578
25	Proposed DS	$517,478	$517,478	$517,478	$517,478	$517,478
26	SRF CIP	$0	$0	$0	$0	$0
27	GO Bond	$493,500	$1,563,181	$930,766	$291,218	$300,537
28	**Total Use of Funds**	**$7,923,213**	**$6,915,473**	**$6,527,998**	**$6,593,318**	**$6,761,721**
29						
30	**Ending Balance**	**($146,736)**	**($1,379,199)**	**($3,391,140)**	**($6,105,370)**	**($8,964,611)**

5.2.6. Proposed Wastewater Financial Plan

The Wastewater utility must increase its revenues from wastewater rates over the study period to adequately fund its operating and capital expenditures, meet required debt coverage, and maintain sufficient reserve funding. Raftelis worked closely with City staff and the RSAC over nearly a dozen public meetings to identify financial plan options for consideration. The selected financial plan and annual revenue adjustments are shown in **Table 5-16**. Revenue adjustments represent annual percent increases in total rate revenue relative to rate revenue generated by the prior year's wastewater rates.

Table 5-16: Proposed Wastewater Revenue Adjustments

Line	A Description	B FY 2024	C FY 2025	D FY 2026	E FY 2027	F FY 2028
1	Effective Month	July 1, 2023	July 1, 2024	July 1, 2025	July 1, 2026	July 1, 2027
2	Revenue Adjustments	50%	4%	4%	4%	4%

Table 5-17 combines projected Fund 571 revenues (from **Table 5-8**), O&M expenses (from **Table 5-9**), and debt service (from **Table 5-10)** to generate operating cash flow projections under the proposed financial plan. By implementing the proposed revenue adjustments, we project that the Wastewater Operating Fund (Fund 571) will maintain sufficient operating cash flow and debt coverage through the study period. **Appendix B** shows the proposed 10-year pro forma for the entire Wastewater utility, including the Wastewater Operating Fund (Fund 571), Wastewater Capital Fund (Fund 773), and Wastewater Impact Fund (Fund 774). Under the proposed financial plan, debt coverage is projected to achieve target policies and minimum requirements in all years of the rate-setting period.

Table 5-17: Wastewater Operating Cash Flow (Fund 571) – Proposed Financial Plan

Line	A Description	B	C FY 2023	D FY 2024	E FY 2025	F FY 2026	G FY 2027	H FY 2028
1	Revenues							
2	Revenue from Existing Rates		$3,471,761	$3,520,152	$3,533,803	$3,547,542	$3,561,369	$3,575,285
3								
4	Revenue Adjustments	Adjustment						
5	FY 2023	0.0%	$0	$0	$0	$0	$0	$0
6	FY 2024	50.0%		$1,760,076	$1,766,902	$1,773,771	$1,780,684	$1,787,642
7	FY 2025	4.0%			$212,028	$212,853	$213,682	$214,517
8	FY 2026	4.0%				$221,367	$222,229	$223,098
9	FY 2027	4.0%					$231,119	$232,022
10	FY 2028	4.0%						$241,303
11	Revenue Adjustments		$0	$1,760,076	$1,978,930	$2,207,990	$2,447,714	$2,698,581
12	Total Revenues from Rates		$3,471,761	$5,280,228	$5,512,733	$5,755,532	$6,009,083	$6,273,866
13	Other Operating Revenue		$2,900	$2,900	$2,900	$2,900	$2,900	$2,900
14	Investment Income		$20,000	$38,798	$46,107	$34,477	$35,916	$37,354
15	**Total - Revenues**		$3,494,661	$5,321,927	$5,561,740	$5,792,909	$6,047,899	$6,314,120
16								
17	Operating Expenses							
18	Operating Expenses		$3,128,516	$3,596,090	$3,763,992	$3,931,349	$4,097,580	$4,271,460
19	Temp/Part Time (WWTP temp operators)		$730,000	$600,000	$0	$0	$0	$0
20	**Total Operating Expenses**		$3,858,516	$4,196,090	$3,763,992	$3,931,349	$4,097,580	$4,271,460
21								
22	Net Revenue		($363,855)	$1,125,837	$1,797,747	$1,861,560	$1,950,319	$2,042,661
23								
24	Existing Debt Service		$252,047	$252,810	$253,295	$254,348	$253,611	$253,578
25	Proposed Debt Service		$342,235	$517,478	$517,478	$517,478	$517,478	$517,478
26	**Annual Debt Service**		$594,282	$770,288	$770,773	$771,826	$771,089	$771,056
27								
28	Net Cash		($958,137)	$355,550	$1,026,975	$1,089,734	$1,179,231	$1,271,605
29								
30	Debt Service Coverage							
31	Calculated Coverage		(0.61)	1.46	2.33	2.41	2.53	2.65
32	Target Coverage		1.20	1.20	1.20	1.20	1.20	1.20

Figure 5-2 shows projected debt coverage (blue line) relative to the debt coverage requirement (gray line) over the study period. Debt coverage remains above the requirement throughout the study period.

Figure 5-2: Proposed Wastewater Financial Plan - Debt Coverage

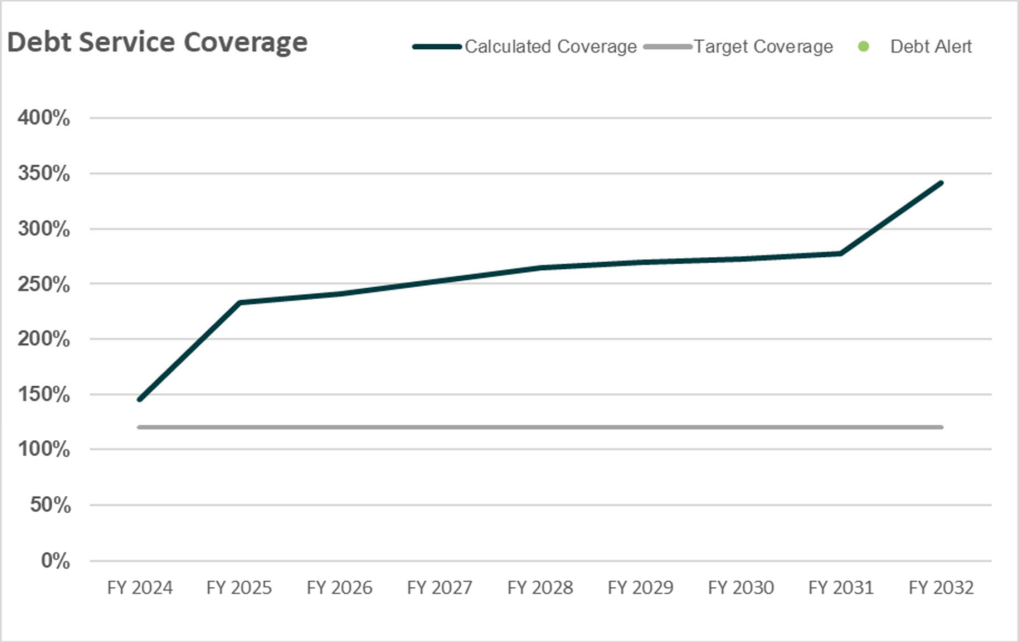


Figure 5-3 shows the Wastewater projected ending balance under the proposed financial plan. The light blue bars indicate the ending balance. The target and minimum reserve levels are shown by the blue and yellow lines, respectively. The Wastewater utility is projected to build its reserves through the planning period. By the end of the planning period, the Wastewater enterprise's reserves are projected to remain between the reserve minimum and the reserve target, with the proposed rate increases.

Figure 5-3: Proposed Wastewater Financial Plan – Projected Ending Balances

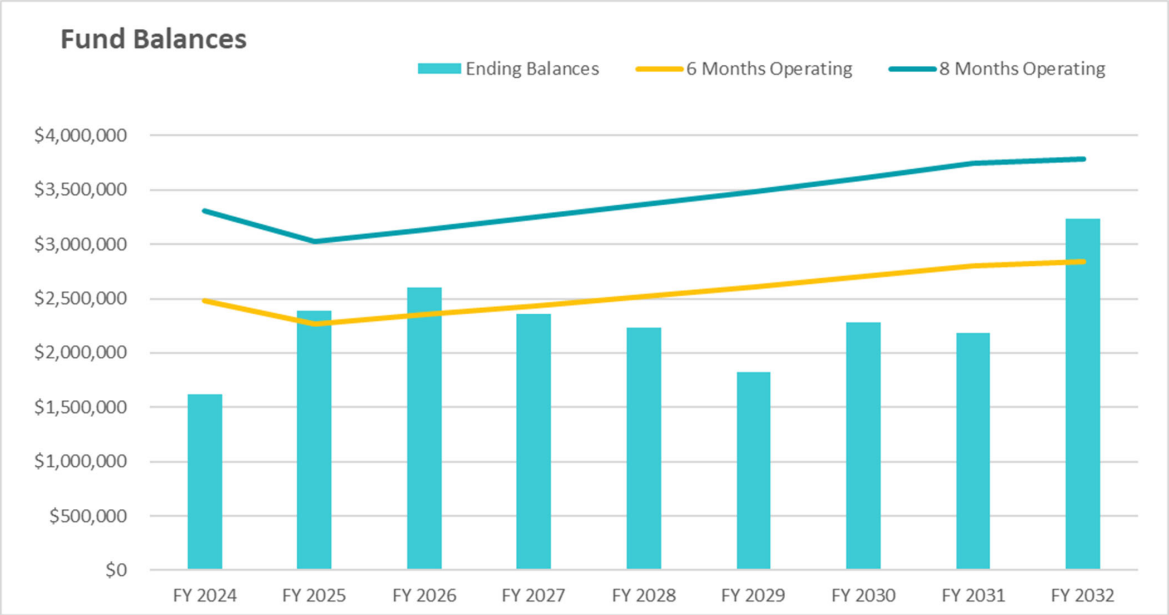
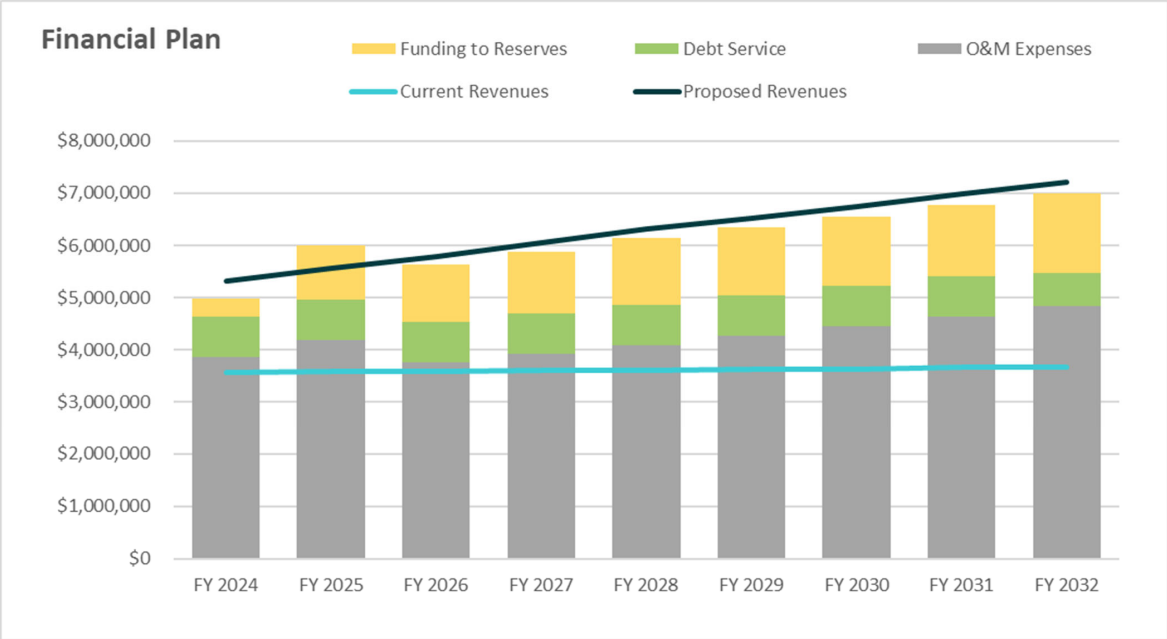


Figure 5-4 shows the proposed versus status quo operating financial plan. Revenues under the proposed financial plan and status quo financial plan are represented by the black and blue lines, respectively. Revenue requirements including O&M expenses, debt service, and reserve funding are represented by the various stacked bars. Revenue adjustments are required to generate sufficient revenue to recover O&M expenses and debt service payments over the study period.

Figure 5-4: Proposed vs. Status Quo Wastewater Financial Plan



5.3. Wastewater Cost of Service Analysis

This section details the cost of service (COS) analysis performed for the Wastewater Enterprise for the rate-setting year FY 2024. The COS analysis allocates the overall rate revenue requirement to customer classes based on their proportion of burden on the wastewater system. This provides the basis for the development of proposed wastewater rates through FY 2028.

5.3.1. Methodology

The first step in a COS analysis is to determine the revenue required from wastewater rates. The total revenue requirement results from the wastewater financial plan in Section 1.6. The methodology to develop the COS analysis and to apportion the revenue requirement to user classes is informed by the WEF's Manual of Practice (MOP) No. 27 Financing and Charges for Wastewater Systems. COS analyses are tailored to meet the specific needs of each wastewater system. However, there are four distinct steps in every COS analysis to recover costs from customers in an accurate, equitable, and defensible manner:

1. **Cost functionalization**: O&M expenses and capital assets are categorized by their function in the wastewater system. Functions include collection, treatment, and customer service, among others.
2. **Cost causation component allocation**: Functionalized costs are then allocated to cost causation components based on their burden on the wastewater system. The cost causation components include flow (wastewater generated), biochemical oxygen demand (BOD), and suspended solids (SS), customer billing costs, and general (indirect) costs. The revenue requirement is allocated accordingly to the cost causation components and results in the total share of the revenue requirement attributable to each cost component.
3. **Mass balance analysis**: The flow and strength (BOD and SS) of wastewater treatment plant (WWTP) influent is attributed to each customer class based on water use data and wastewater generation and strength assumptions that vary by user classification. This analysis estimates the burden each customer class places on the wastewater system.
4. **Revenue requirement distribution**: The mass balance analysis is utilized to distribute the revenue requirement for each cost causation component unit cost to customer classes based on each customer class's individual burden on the wastewater system.

5.3.2. Wastewater Rate Revenue Requirement

Table 5-18 shows the determination of the wastewater rate revenue requirement for FY 2024 (also referred to as the test year). The revenue requirement is split into operating and capital categories (Columns B-C), which are later allocated based on either O&M expenses or capital assets. The revenue requirements (Lines 2-3) include FY 2024 O&M expenses and debt service. The revenue offsets (Lines 8-9) include all Fund 571 non-rate revenues. These revenues are applied as offsets (reductions) to the final rate revenue requirement. The adjustment for cash balance (Line 12) is equal to FY 2024 negative net operating cash flow under the proposed financial plan and represents the additional rate revenue required to replenish cash reserves in FY 2024. All values are from the proposed wastewater financial plan operating cash flow (**Table 5-17**). The final rate revenue requirement (Line 15) is calculated as follows:

Total revenue required from rates (Line 15) = Revenue requirements (Line 4) - Revenue offsets (Line 9) – Adjustments (Line 13)

Table 5-18: FY 2024 Wastewater Rate Revenue Requirement

Line	A Revenue Requirement	B Operating	C Capital	D Total
1	Revenue Requirement			
2	Operating Expenses	$4,196,090	$0	$4,196,090
3	Debt Service	$0	$770,288	$770,288
4	Total	$4,196,090	$770,288	$4,966,377
5				
6	Revenue Offsets			
7	Other Operating Revenue	$2,900	$0	$2,900
8	Investment Income	$38,798	$0	$38,798
9	Total Revenue Offsets	$41,698	$0	$41,698
10				
11	Adjustments			
12	Adjustment for Cash Balance	($355,550)	$0	($355,550)
13	Total - Adjustments	($355,550)	$0	($355,550)
14				
15	**Total Revenue Requirement**	**$4,509,941**	**$770,288**	**$5,280,228**

5.3.3. Functionalization and Allocation of Expenses

After determining the revenue requirement, the next step of the wastewater COS analysis is to allocate O&M expenses and capital assets to the following functional categories:

- **Treatment**: costs associated with the wastewater treatment facilities to treat wastewater to discharge and disposal standards
- **Collection**: costs related to the system of collection and conveyance of wastewater discharges from customers to the wastewater treatment plant
- **Customer**: costs of billing, revenue collections, and other customer services functions
- **General:** costs for general administration and operational expenses or any other costs that do not clearly relate to another direct functional category (i.e., indirect costs)

The functionalization of costs allows for the allocation of costs to cost causation components. Some cost causation components correspond directly to a functional category listed above. The cost causation components include:

- **Flow**: costs that vary based on the quantity of wastewater generated
- **Biochemical Oxygen Demand**: costs that vary based on the BOD strength parameter of wastewater; BOD is a measure of wastewater strength based on the amount of organic matter contained in wastewater prior to treatment and generally defined in terms of milligrams per liter (mg/L) or parts per million (ppm).
- **Suspended Solids**: costs that vary based on the SS strength parameter of wastewater; Suspended Solids are a measure of wastewater strength based on the amount of solid particles in suspension in wastewater prior to treatment also generally expressed in milligrams per liter (mg/L) or parts per million (ppm).
- **Customer**: directly associated with the Customer functional category
- **General**: directly associated with the General functional category

Table 5-19 shows the basis for allocating each functional category to the various cost causation components. This provides the basis for allocating O&M and capital expenses in the following subsections. The Collection functional category is allocated entirely to the Flow cost causation component because collection-related costs depend on the quantity of wastewater rather than the quality (strength) of wastewater. Treatment costs are then allocated to Flow, BOD, and SS based on Raftelis' estimate of the wastewater treatment plant's cost drivers to treat wastewater to standards. The Customer and General functional categories are allocated entirely to the corresponding cost causation component. Raftelis' estimates are based on the framework and guidance within WEF MOP 27, Chapter 6 as well as our professional judgment with similar treatment facilities.

Table 5-19: Allocation of Functional Categories to Wastewater Cost Causation Components

Line	A Functional Categories	B Flow	C BOD	D TSS	E Billing	F General	G Total
1	Collection	100%	0%	0%	0%	0%	100%
2	Treatment	50%	25%	25%	0%	0%	100%
3	Customer Billing	0%	0%	0%	100%	0%	100%
4	General	0%	0%	0%	0%	100%	100%

5.3.4. Wastewater Enterprise O&M Expense Allocation

The next step of the COS analysis is to develop an allocation basis for the operating revenue requirement based on the functionalization of the Wastewater enterprise's O&M expenses. Raftelis worked with City staff to allocate Wastewater O&M expenses by line item to the most closely associated functional category. **Table 5-20** summarizes FY 2024 Wastewater O&M expenses by functional category. This intermediate step is necessary to allocate wastewater O&M expenses to individual cost causation components.

Table 5-20: Summary of Wastewater O&M Expenses by Functional Category

Line	A Function	B FY 2023-24 O&M Expenses	C Percent of Total
1	Collection	$624,989	14.9%
2	Treatment	$1,851,580	44.1%
3	Customer Billing	$280,874	6.7%
4	General	$1,438,647	34.3%
5	**Total**	**$4,196,090**	**100.0%**

Table 5-21 shows the allocation of FY 2024 O&M expenses by functional category to each cost causation component. The percent allocation of each functional category (Columns B-F) to the various cost causation components was determined in **Table 5-19**. Total O&M expenses associated with each functional category (Column G) were determined in **Table 5-20**. The total dollar amount allocated to each cost causation component (Line 5) is determined by multiplying the total expense associated with each functional category by the corresponding percentage allocation and summing across all functional categories. The total operating revenue requirement equals the operating revenue requirement from **Table 5-18**.

Table 5-21: Allocation of Wastewater O&M Expenses to Cost Causation Components

Line	A Function	B Flow	C BOD	D TSS	E Billing	F General	G Total
1	Collection	$624,989	$0	$0	$0	$0	$624,989
2	Treatment	$925,790	$462,895	$462,895	$0	$0	$1,851,580
3	Customer Billing	$0	$0	$0	$280,874	$0	$280,874
4	General	$0	$0	$0	$0	$1,438,647	$1,438,647
5	**Total**	**$1,550,779**	**$462,895**	**$462,895**	**$280,874**	**$1,438,647**	**$4,196,090**

5.3.5. Wastewater Enterprise Capital Allocation

Capital assets are utilized in COS analyses to allocate the capital revenue requirement to the various cost causation components. The distribution of short-term CIP project costs can be heavily weighted to specific cost causation components based on the type of projects. Use of short-term plans to allocate capital costs may cause rates to fluctuate and result in customer confusion. The overall wastewater asset base, however, is considerably stable in the long-term, and therefore is more representative of long-term capital investment in the wastewater system. Thus, functionalized capital assets are used to allocate capital costs.

City staff provided Raftelis with a detailed asset listing that included the original cost of each individual wastewater asset. Raftelis calculated the replacement cost less depreciation (RCLD) of each asset based on net book value using the ENR CCI for San Francisco to account for capital cost inflation. As part of the capital asset analysis, Raftelis assigned each individual asset to a functional category with the assistance of City staff. Total wastewater asset value (RCLD) by functional category is shown in **Table 5-22.** Percentages are rounded to the nearest one-tenth of one percent.

Table 5-22: Summary of Wastewater Capital Assets by Functional Category

Line	A Function	B Asset Value (RCLD)	C Percent of Total
1	Collection	$1,388,917	45.9%
2	Treatment	$1,338,148	44.2%
3	Customer Billing	$0	0.0%
4	General	$299,998	9.9%
5	**Total**	**$3,027,064**	**100.0%**

Table 5-23 shows the allocation of capital assets by functional category to each cost causation component. The percentage allocation of each functional category (Columns B-F) to the various cost causation components was determined in **Table 5-19**. Total capital assets associated with each functional category (Column G) were determined in **Table 5-22**. The total dollar amount allocated to each cost causation component (Line 5) is determined by multiplying the total asset value associated with each functional category by the corresponding percentage allocation and summing across all functional categories. This is consistent with the methodology used to determine the allocation of O&M expenses to cost causation components in **Table 5-21**.

Table 5-23: Allocation of Functionalized Wastewater Capital Assets to Cost Causation Components

Line	A Function	B Flow	C BOD	D SS	E Billing	F General	G Total
1	Collection	$1,388,917	$0	$0	$0	$0	$1,388,917
2	Treatment	$669,074	$334,537	$334,537	$0	$0	$1,338,148
3	Customer Billing	$0	$0	$0	$0	$0	$0
4	General	$0	$0	$0	$0	$299,998	$299,998
5	**Total**	**$2,057,991**	**$334,537**	**$334,537**	**$0**	**$299,998**	**$3,027,064**

5.3.6. Wastewater Cost of Service Allocation

Table 5-24 shows the allocation of the total FY 2024 wastewater rate revenue requirement to the various cost causation components. The COS allocations (Column E) provide the basis for FY 2024 rate calculations shown in **Section 5.4**. The results shown in **Table 5-24** are calculated as follows based on intermediate results developed in the preceding subsections:

1. Operating Revenue Requirement (Column B): The total operating revenue requirement consists of the Wastewater Enterprise's O&M expenses less revenue offsets. The allocation of the total operating revenue requirement to each cost causation component was previously determined in **Table 5-21**, Columns B-F, Line 5.

2. Capital Revenue Requirement (Column C): The total capital revenue requirement consists of debt service and cash reserves. The allocation of the total capital revenue requirement to each cost causation component was previously determined in **Table 5-23**, Columns B-F, Line 5).

3. Reallocation of General Costs (Column D): The total General cost allocation equals the operating revenue requirement (Column B, Line 6) and capital revenue requirement (Column C, Line 6) allocated to the General cost causation component. The total General revenue requirement is fully reallocated to all other cost causation components on a pro rata basis (Column D, Lines 1-4). Note that the reallocation results in a shifting of costs between cost causation components but does not change the total rate revenue requirement.

4. Final Cost of Service Allocation (Column E): The final COS allocation to each cost causation component (Column E, Lines 1-5) equals the sum of Columns B-D. Note that the total COS allocation (Column E, Line 7) equals the total FY 2023-24 wastewater rate revenue requirement (from **Table 5-18**, Column D, Line 15).

Table 5-24: Wastewater Cost of Service Allocation (Test Year FY 2023-24)

Line	A Cost Causation Component	B Operating Revenue Requirement	C Capital Revenue Requirement	D Reallocation of General Costs	E COS Allocation
1	Flow	$1,666,771	$523,691	$971,727	$3,162,189
2	BOD	$497,518	$85,129	$258,472	$841,118
3	TSS	$497,518	$85,129	$258,472	$841,118
4	Billing	$301,882	$0	$133,920	$435,802
5	General	$1,546,252	$76,340	-$1,622,592	$0
6	**Total**	**$4,509,941**	**$770,288**	**$0**	**$5,280,228**

5.3.7. Mass Balance Analysis

The next step of the wastewater COS analysis is to attribute flow and strength loadings of the City's wastewater treatment plant to various user classifications. This is necessary to allocate the Flow, BOD, and TSS cost causation components to each customer class for recovery by the proposed wastewater rates.

Table 5-25 shows Raftelis' mass balance analysis of the WWTP based on plant influent data for FY 2022. The result is attribution of flow and strength loadings to each customer class. Key inputs and assumptions include:

- Total FY 2022 wastewater flows entering the wastewater treatment plant (from City staff)
- Measurements of FY 2022 strength concentration for BOD and SS (from City staff)
- Detailed FY 2022 strength measurements for all non-residential customers (from City staff and industry standard loadings from the State Water Resources Control Board (SWRCB))
- FY 2022 water use associated with non-residential wastewater customers (from City staff)
- Estimated system Influent and Infiltration (I&I) from non-connection discharges (e.g., manhole covers, pipe cracks, wet weather flow/stormwater, etc.)
- Residual plant influent is then attributable to Residential class wastewater generation. That is, the difference between net plant influent and estimated wastewater generation from all non-residential sources is Residential wastewater flow. After applying all residual wastewater generation to Residential customers, Raftelis estimates that the residential wastewater discharge factor for the City's wastewater service area is approximately 45-50 gallons per capita per day, which is well within the bounds of industry norms based on the City's climate, household density, and seasonality of residency.

Table 5-25: FY 2021-22 Mass Balance Analysis

Line	A Description	B Flow (HCF/yr)	C BOD (mg/L)	D TSS (mg/L)	E Flow (MG)	F BOD (lbs/yr)	G TSS (lbs/yr)
1	Total Flow	227,005	375	320	169.8	531,394	453,456
2	Less: I&I	45,401	200	200	33.96	56,682	56,682
3	**Net Flow**	**181,604**	**175**	**120**	**135.84**	**474,712**	**396,774**
4							
5	**Commercial**						
6	Car Wash	582	20	150	0.44	73	545
7	Religious Places/Community Centers	1,774	130	110	1.33	1,440	1,218
8	Commercial	18,875	150	200	14.12	17,674	23,565
9	Groceries and Mortuaries	1,144	800	800	0.86	5,713	5,713
10	Laundry	4,699	150	110	3.51	4,400	3,226
11	Mixed Retail	2,398	240	600	1.79	3,592	8,981
12	Lodging with Food	12,061	500	600	9.02	37,645	45,174
13	Lodging without Food	8,861	310	120	6.63	17,148	6,638
14	Restaurant	8,688	1,000	600	6.50	54,234	32,540
15	Napa Valley College	589	130	100	0.44	478	368
16	Service Station	591	180	280	0.44	664	1,032
17	Winery Pre-Treated	1,555	200	200	1.16	1,942	1,942
18	Winery Non-Treated	1,074	2,800	400	0.80	18,765	2,681
19	Schools	7,517	130	100	5.62	6,100	4,693
20	**Total Non-Residential**	**70,408**	**386**	**315**	**52.67**	**169,867**	**138,317**
21							
22	**Net Residential Flow**	**111,196**	**439**	**372**	**83.17**	**304,845**	**258,457**

5.3.8. Wastewater Unit Costs

The next step of the wastewater COS analysis is to develop unit costs for each cost causation component. This is necessary to allocate the revenue requirement to each customer class in subsequent steps of the COS analysis. **Table 5-26** shows the calculation of unit costs (Line 4) by dividing the COS allocation for each cost causation component in Line 1 (from **Table 5-24**) by the corresponding units of service in Line 2. Flow, BOD, and SS units of service are based on net plant influent estimates from the mass balance analysis (see **Table 5-25**). Customer billing units of service equal the number of bi-monthly wastewater bills in FY 2024.

Table 5-26: Wastewater Unit Costs (Test Year FY 2024)

Line	A Description	B Flow	C BOD	D TSS	E Billing
1	Cost of Service	$3,162,189	$841,118	$841,118	$435,802
2	Total Units of Service	191,997	586,750	491,763	10,957
3	Units	(HCF)	(lbs)	(lbs)	(bills)
4	Total Unit Cost of Service	$16.47	$1.43	$1.71	$39.77

5.3.9. Wastewater Cost Allocation to Customer Classes

Table 5-27 shows the allocation of the rate revenue requirement by cost causation component to each customer class based on unit costs and units of service. The units of service shown for each customer class for the Flow, BOD, and SS cost causation components were previously determined as part of the mass balance analysis (see **Table 5-25**). Cost allocations to each customer class simply equal the unit cost (**Table 5-26**) multiplied by the corresponding units of service (**Table 5-25**).

Table 5-27: Wastewater Cost Allocation to Customer Classes (Test Year FY 2023-24)

Line	A Customer Class	B Flow	C BOD	D TSS	E Billing	F Total COS
1	SFR	$1,294,140	$397,577	$402,186	$362,836	$2,456,739
2	MFR	$487,895	$125,065	$126,515	$24,274	$763,749
3	Mobile Homes	$220,528	$74,969	$75,838	$485	$371,821
4						
5	Commercial					
6	Car Wash	$9,593	$104	$933	$239	$10,868
7	Religious Places/Community Centers	$29,216	$2,064	$2,083	$3,341	$36,704
8	Commercial	$310,868	$25,335	$40,305	$33,172	$409,681
9	Groceries and Mortuaries	$18,843	$8,190	$9,772	$716	$37,521
10	Laundry	$77,389	$6,307	$5,519	$239	$89,453
11	Mixed Retail	$39,494	$5,150	$15,362	$716	$60,721
12	Lodging with Food	$198,649	$53,965	$77,267	$477	$330,358
13	Lodging without Food	$145,946	$24,582	$11,354	$1,193	$183,075
14	Restaurant	$143,091	$77,745	$55,657	$4,057	$280,550
15	Napa Valley College	$9,707	$686	$629	$239	$11,260
16	Service Station	$9,726	$951	$1,765	$716	$13,158
17	Winery Pre-Treated	$25,614	$2,783	$3,321	$239	$31,957
18	Winery Non-Treated	$17,682	$26,899	$4,585	$477	$49,644
19	Non-Residential Subtotal	$1,035,816	$234,762	$228,552	$45,820	$1,544,951
20						
21	Schools	$123,810	$8,745	$8,026	$2,386	$142,968
22						
23	**Total**	**$3,162,189**	**$841,118**	**$841,118**	**$435,802**	**$5,280,228**

5.3.10. Wastewater Revenue Recovery within Customer Classes

After determining the cost to serve in the preceding section, costs are then allocated among the primary user classes for purposes of determining costs to be recovered via fixed service charges and variable flow charges. Fixed charges for SFR customers are referred to as base charges and are the same for each connection. Fixed charges for all other customers vary by the size of the water meter serving the wastewater connection.

SFR Fixed / Variable Recovery

Table 5-28 shows the proposed recovery of SFR costs between fixed and variable charges. All flow and billing costs are proposed to be recovered via the base charges and all strength-related costs (Residential BOD and Residential TSS) recovered via the flow charges. This apportionment maintains the existing fixed and variable rate structure and maintains a high degree of fixed revenue recovery.

Table 5-28: Cost of Service Recovery – SFR Fixed & Variable

Cost Components	Total COS	% Fixed	Base Charge (Fixed)	AWC Charge (Variable)
Residential Flow	$1,294,140	100%	$1,294,140	$0
Residential BOD	$397,577	0%	$0	$397,577
Residential TSS	$402,186	0%	$0	$402,186
Residential Billing	$362,836	100%	$362,836	$0
Total	**$2,456,739**		**$1,656,976**	**$799,763**

Table 5-29 shows the proposed recover of MFR costs between fixed and variable charges. All flow and billing costs are proposed to be recovered via the service charges and all strength-related costs recovered via the flow charges. This apportionment maintains the existing fixed and variable rate structure and maintains a high degree of fixed revenue recovery. Note that for MFR (including multi-family, multi-unit, and mobile home sub-classes) it is City policy to recovery the fixed charges from meter-based service charges (like Commercial users) and variable charges from AWC charges (like SFR customers). This policy is shown in the subsequent tables where MFR fixed charges are added to the derivation of meter-based charges and MFR variable charges are added to the derivation of AWC charges.

Table 5-29: Cost of Service Recovery – MFR[6] Fixed & Variable

Cost Components	Total COS	% Fixed	Service Charge (Fixed)	AWC Charge (Variable)
Residential Flow	$708,423	100%	$708,423	$0
Residential BOD	$200,034	0%	$0	$200,034
Residential TSS	$202,353	0%	$0	$202,353
Residential Billing	$24,759	100%	$24,759	$0
Total	**$1,135,570**		**$733,182**	**$402,388**

Table 5-30 shows the proposed recovery of Non-Residential (non-SFR & MFR) costs between fixed and variable charges. 70 percent of flow costs and all billing costs are proposed to be recovered via the meter-based service charges. All strength-related costs are recovered via the flow charges based on water use for non-residential users. This apportionment maintains the existing rate structure and a similar degree of fixed revenues, while minimizing the impacts between the existing rate components.

Table 5-30: Cost of Service Recovery – Non-Residential Fixed & Variable

Cost Components	Total COS	% Fixed	Service Charge (Fixed)	Use Charge (Variable)
Residential Flow	$1,159,627	70%	$811,739	$347,888
Residential BOD	$243,507	0%	$0	$243,507
Residential TSS	$236,578	0%	$0	$236,578
Residential Billing	$48,207	100%	$48,207	$0
Total	**$1,687,919**		**$859,945**	**$827,974**

Table 5-31 shows the summation of all costs to be recovered based on AWC. SFR and MFR costs are summed together to determine the total costs. This total becomes the numerator in deriving the AWC charges in the next sub-section.

[6] MFR includes all connections designated as multi-family, multi-unit, and mobile homes.

Table 5-31: Average Winter Consumption Costs – Residential

Cost Components	AWC Costs SFR	AWC Costs MFR	Total AWC Costs
Residential Flow	$0	$0	**$0**
Residential BOD	$397,577	$200,034	**$597,611**
Residential TSS	$402,186	$202,353	**$604,540**
Residential Billing	$0	$0	**$0**
Total	**$799,763**	**$402,388**	**$1,202,151**

Table 5-32 shows the calculation of the Non-Residential service charges, which include all non-residential user classes as well as MFR fixed components. The fixed portion under the Flow row of **Table 5-29** and **Table 5-30** are summed together and become the total Service Component (Meter) in **Table 5-32**. Similarly, the fixed portion under the Billing row in **Table 5-29** and **Table 5-30** are summed together and become the total Service Component (Customer) in **Table 5-32**. Each component is divided by its respective denominator (equivalent meters and customer accounts) to yield the bi-monthly charge for each.

Table 5-32: Non-Residential Service Charge Calculations[7]

	Service Component (Meter)	Service Component (Customer)
Total Service Charge Cost	$1,520,162	$72,966
Non-Residential Equivalent Meters	1,199	311
Bi-Monthly Charge per Equivalent Meter	$211.37	$39.13
Monthly Charge per Equivalent Meter	$105.69	$19.57

Table 5-33 shows the calculation of the unit rates of flow for Non-Residential user classes. Each respective unit of service (Flow, BOD, TSS) is summed across all user groups and divided into the total revenue required from each (from the Use Charge column of **Table 5-30**). This yields the unit cost of each component which is utilized in the following sub-section to derive user rates.

[7] Per the City's policy, MFR connections pay fixed charges like Non-Residential connections, by water meter size

Page 1556 of 1733

Agenda Item #11.2.

Table 5-33: Non-Residential Flow Unit Rate Calculations

Non-Residential User Classes	Flow (HCF)	BOD (lbs)	TSS (lbs)	Billing (Accounts)
Car Wash	582	73	545	
Religious Places/Community Centers	1,774	1,440	1,218	
Commercial	18,875	17,674	23,565	
Groceries and Mortuaries	1,144	5,713	5,713	
Laundry	4,699	4,400	3,226	
Mixed Retail	2,398	3,592	8,981	
Lodging with Food	12,061	37,645	45,174	
Lodging without Food	8,861	17,148	6,638	
Restaurant	8,688	54,234	32,540	
Napa Valley College	589	478	368	
Service Station	591	664	1,032	
Winery Pre-Treated	1,555	1,942	1,942	
Winery Non-Treated	1,074	18,765	2,681	
Schools (Per Student)	7,517	6,100	4,693	
Total	**70,408**	**169,867**	**138,317**	**-**
Total Revenue Required from Flow	$347,888	$243,507	$236,578	$0
Unit Costs	**$4.94**	**$1.43**	**$1.71**	**#N/A**

Table 5-34 summarizes the final cost of service and respective cost recovery component for the three primary user classes: SFR, MFR, and Non-Residential.

Table 5-34: Wastewater Cost of Service, by User Class

User Class	COS Fixed Charges	COS Variable Charges	Total Cost of Service
SFR	$1,656,976	$799,763	$2,456,739
MFR	$733,182	$402,388	$1,135,570
Non-Residential	$859,945	$827,974	$1,687,919
Total	**$3,250,104**	**$2,030,125**	**$5,280,228**

5.4. Proposed Wastewater Rates

This section shows detailed calculations of proposed wastewater rates through FY 2028. All proposed rates are first calculated directly from the results of the COS analysis (**Section 5.3**) for FY 2024.

5.4.1. Proposed Wastewater Rates (Test Year FY 2023-24)

Table 5-35, Table 5-36, and **Table 5-37** show the calculation of COS wastewater rates for the test year. The revenue requirement associated with each charge is from customer class cost allocations in the preceding sub-sections.

Table 5-35 shows the calculation of Residential wastewater rates. For Residential customers, the revenue requirement (Column B) is divided by the units of service (Column C) to calculate the cost of service rate in Column D. Columns E-F show the comparison to current rates. Recall that the fixed (base) charge includes only SFR connections whereas the variable (AWC) charge includes both SFR and MFR costs and units of service.

Table 5-36 shows the calculation of Non-Residential fixed charges. For the non-residential fixed charges, the meter component is calculated by multiplying the meter unit charge by the respective capacity; and the customer charge is uniform. The sum of the two yields the proposed bi-monthly charges in Column E (COS Rate).

Table 5-37 shows the calculation of Non-Residential variable charges. For the non-residential variable rate, the unit costs for Flow, BOD, and TSS (**Table 5-33**) are multiplied by the units for each class (Columns B-D), and then summed, to yield the total cost in Column E. The COS rate (Column F) is calculated by dividing the total COS (Column E) by the units of water usage for each customer class (Column B). Columns G-I shows the comparison to current rates.

Table 5-35: Proposed Residential Wastewater Rate Calculation (Test Year FY 2024)[8]

Line	A Description	B Revenue Requirement	C Units of Service	D COS Rate	E Current Rate	F Difference ($)	G Difference (%)
1	**Residential Fixed + Variable**						
2	Residential Fixed (per bill)	$1,656,976	1,541	$179.26	$127.35	$51.91	41%
3	Residential Variable (per HCF of AWC)	$1,202,151	121,589	$9.89	$5.58	$4.31	77%

Table 5-36: Proposed Non-Residential Fixed Wastewater Rate Calculation (Test Year FY 2024)[9]

Line	A Description	B AWWA Ratio	C Meter Charge	D Customer Charge	E COS Rate	F Current Rate	G Difference ($)	H Difference (%)
1	5/8"	1.00	$422.75	$39.13	$250.51	$176.68	$73.83	42%
2	1"	2.50	$1,056.86	$39.13	$567.57	$441.72	$125.85	28%
3	1.5"	5.00	$2,113.73	$39.13	$1,096.00	$883.42	$212.58	24%
4	2"	8.00	$3,381.96	$39.13	$1,730.12	$1,413.48	$316.64	22%
5	3"	17.50	$7,398.04	$39.13	$3,738.16	$2,826.98	$911.18	32%
6	4"	31.50	$13,316.47	$39.13	$6,697.37	$4,417.14	$2,280.23	52%
7	6"	70.00	$29,592.16	$39.13	$14,835.22	$8,834.28	$6,000.94	68%

[8] Includes MFR in the basis for calculating rates per HCF of AWC
[9] Includes MFR in the basis for calculating fixed charges

Table 5-37: Proposed Non-Residential Variable Wastewater Rate Calculation (Test Year FY 2024)

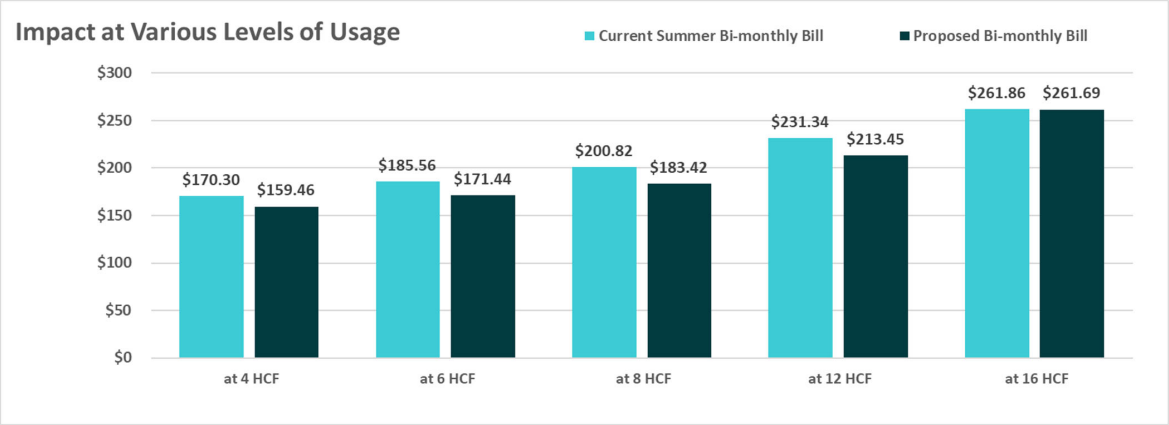
	A	B	C	D	E	F	G	H	I
Line	Description	Annual Use (HCF)	BOD (lbs)	TSS (lbs)	Total COS	COS Rate ($/HCF)	Current Rate ($/HCF)	$ Change	% Change
1	Car Wash	582	73	545	$3,914.85	$6.73	$3.86	$2.87	74%
2	Religious Places/Community Centers	1,774	1,440	1,218	$12,911.71	$7.28	$4.29	$2.99	70%
3	Commercial	18,875	17,674	23,565	$158,901.14	$8.42	$5.07	$3.35	66%
4	Groceries and Mortuaries	1,144	5,713	5,713	$23,615.24	$20.65	$13.62	$7.03	52%
5	Laundry	4,699	4,400	3,226	$35,042.26	$7.46	$4.42	$3.04	69%
6	Mixed Retail	2,398	3,592	8,981	$32,359.62	$13.50	$8.52	$4.98	58%
7	Lodging with Food	12,061	37,645	45,174	$190,827.01	$15.83	$10.22	$5.61	55%
8	Lodging without Food	8,861	17,148	6,638	$79,719.12	$9.00	$5.54	$3.46	62%
9	Restaurant	8,688	54,234	32,540	$176,329.37	$20.30	$13.50	$6.80	50%
10	Napa Valley College	589	478	368	$4,226.96	$7.18	$4.22	$2.96	70%
11	Service Station	591	664	1,032	$5,634.37	$9.55	$5.83	$3.72	64%
12	Winery Pre-Treated	1,555	1,942	1,942	$13,788.57	$8.87	$5.39	$3.48	65%
13	Winery Non-Treated	1,074	18,765	2,681	$36,789.04	$34.27	$23.75	$10.52	44%
14	Schools	7,517	6,100	4,693	$53,914.44	$7.17	$2.10	$5.07	242%

6. Customer Bill Impacts

6.1. Bi-Monthly Water Bill Impacts

Figure 6-1 shows sample bi-monthly water bills for SFR customers with a 3/4-inch water meter at varying levels of water use under both the current rates and rate structure and the proposed FY 2024 rates and rate structure. The five water use levels shown are based on account-level single family residential water billing data for FY 2022 and ranges from very low use to peak summer use of a typical SFR customer in St. Helena. The annual average use in the service area is 16 HCF bi-monthly.

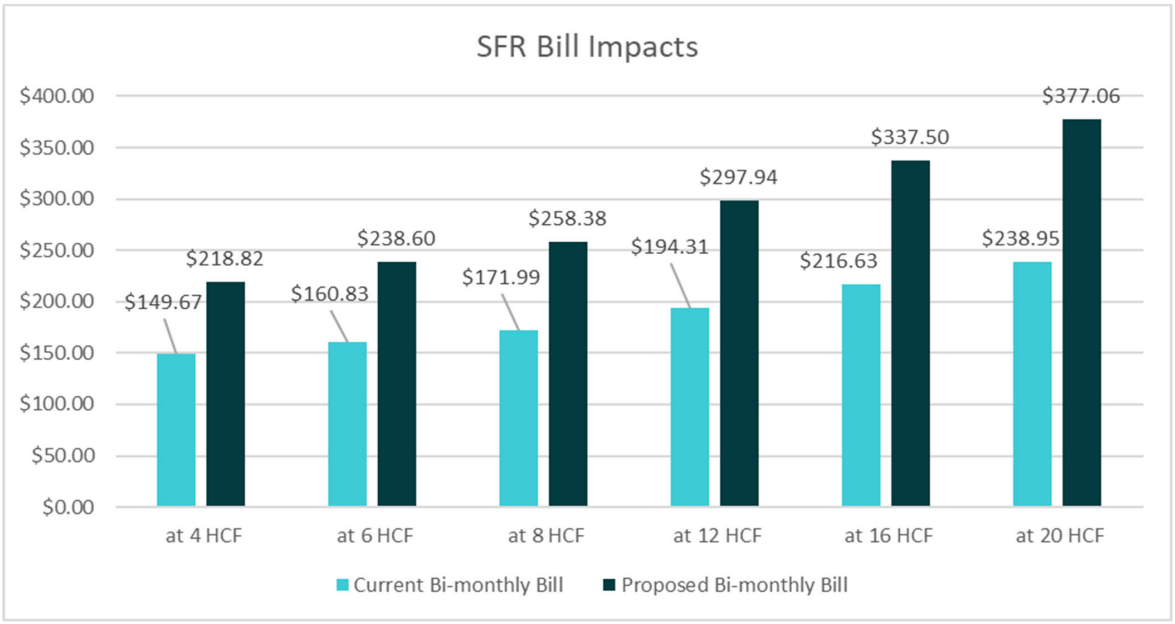
Figure 6-1: Single Family Residential Bi-Monthly Water Bill Impacts (FY 2024)



6.2. Bi-Monthly Wastewater Bill Impacts

Figure 6-2 shows sample bi-monthly wastewater bills for SFR customers at varying levels of AWC under both current rates and proposed FY 2024 rates. Bi-monthly water use levels are based on account-level SFR billing data for FY 2022. The average AWC within the service area is 8 HCF.

Figure 6-2: Single Family Residential Bi-Monthly Wastewater Bill Impacts (FY 2024)



APPENDIX A:

Water Proposed Financial Plan 10-Year Pro Forma

Line	A Description	B FY 2024	C FY 2025	D FY 2026	E FY 2027	F FY 2028	G FY 2029	H FY 2030	I FY 2031	J FY 2032
1	**Beginning Balances**	**$2,102,348**	**$3,635,571**	**$5,574,766**	**$6,733,340**	**$8,525,619**	**$10,286,438**	**$11,478,501**	**$12,783,108**	**$13,942,281**
2										
3	**Source of Funds**									
4	Revenue from Existing Rates	$7,230,857	$7,255,117	$7,279,521	$7,304,070	$7,328,764	$7,353,604	$7,378,592	$7,403,728	$7,429,013
5	Total Revenue Adjustments	$2,024,640	$2,774,357	$3,588,746	$4,473,241	$5,433,735	$5,836,325	$6,253,199	$6,684,849	$7,131,780
6	Other Operating Revenue	$34,150	$34,150	$34,150	$34,150	$34,150	$34,150	$34,150	$34,150	$34,150
7	Investment Income	$25,358	$42,293	$57,362	$71,696	$92,637	$92,299	$104,363	$110,548	$113,951
8	Water Capital Revenues	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	Water Impact Fee Revenues	$35,279	$35,619	$35,962	$36,309	$36,659	$37,013	$37,370	$37,731	$38,095
10	Bond Proceeds CIP Funding	$3,019,490	$7,160,513	$11,502,580	$9,885,943	$1,931,474	$13,253,285	$5,417,278	$5,329,437	$0
11	SRF Proceeds	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	Go Bond Proceeds	$302,400	$315,706	$327,702	$338,189	$349,011	$0	$0	$0	$0
13	Interfund CIP Funding	$0	$0	$0	$0	$0	$0	$0	$0	$0
14	General Fund Loan (+Funds/-Payment)	$0	$0	$0	$0	$0	$0	$0	$0	$0
15	**Total Source of Funds**	**$12,672,174**	**$17,617,755**	**$22,826,023**	**$22,143,598**	**$15,206,429**	**$26,606,675**	**$19,224,952**	**$19,600,443**	**$14,746,989**
16										
17	**Use of Funds**									
18	Operating Expenses	$6,251,002	$6,636,549	$6,926,137	$7,220,845	$7,529,145	$7,851,703	$8,189,223	$8,542,442	$8,912,137
19	One Time Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0
20	Water Impact Fund Expenses	$1,296	$1,296	$1,296	$1,296	$1,296	$1,296	$1,296	$1,296	$1,296
21	Rate Funded	$0	$0	$0	$0	$726,366	$0	$0	$261,193	$271,270
22	Bond Funded	$3,019,490	$7,160,513	$11,502,580	$9,885,943	$1,931,474	$13,253,285	$5,417,278	$5,329,437	$0
23	Interfund Loan Funded	$0	$0	$0	$0	$0	$0	$0	$0	$0
24	Existing Debt Service	$951,414	$951,147	$952,857	$948,168	$951,441	$949,510	$953,730	$948,082	$949,363
25	Proposed Debt Service	$613,350	$613,350	$1,956,877	$1,956,877	$1,956,877	$3,358,819	$3,358,819	$3,358,819	$3,358,819
26	Water Capital Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0
27	SRF CIP	$0	$0	$0	$0	$0	$0	$0	$0	$0
28	GO Bond	$302,400	$315,706	$327,702	$338,189	$349,011	$0	$0	$0	$0
29	**Total Use of Funds**	**$11,138,951**	**$15,678,560**	**$21,667,449**	**$20,351,318**	**$13,445,610**	**$25,414,612**	**$17,920,346**	**$18,441,270**	**$13,492,885**
30										
31	**Ending Balance**	**$3,635,571**	**$5,574,766**	**$6,733,340**	**$8,525,619**	**$10,286,438**	**$11,478,501**	**$12,783,108**	**$13,942,281**	**$15,196,384**

APPENDIX A:

Wastewater Proposed Financial Plan 10-Year Pro Forma

Line	A Description	B FY 2024	C FY 2025	D FY 2026	E FY 2027	F FY 2028	G FY 2029	H FY 2030	I FY 2031	J FY 2032
1	**Beginning Balances**	**$250,969**	**$1,622,140**	**$2,386,467**	**$2,599,061**	**$2,361,778**	**$2,231,633**	**$1,820,786**	**$2,279,079**	**$2,187,303**
2										
3	**Sources of Funds**									
4	Revenue from Existing Rates	$3,520,152	$3,533,803	$3,547,542	$3,561,369	$3,575,285	$3,589,290	$3,603,386	$3,617,573	$3,631,851
5	Total Revenue Adjustments	$1,760,076	$1,978,930	$2,207,990	$2,447,714	$2,698,581	$2,898,106	$3,104,874	$3,319,138	$3,541,161
6	Other Operating Revenue	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900	$2,900
7	Investment Income	$38,798	$46,107	$34,477	$35,916	$37,354	$38,540	$31,020	$41,018	$32,990
8	WW Capital Revenues	$0	$0	$0	$0	$0	$0	$0	$0	$0
9	WW Impact Fee Revenues	$16,918	$16,918	$16,918	$16,918	$16,918	$16,918	$16,918	$16,918	$16,918
10	Bond Proceeds CIP Funding	$2,462,040	$537,960	$0	$0	$0	$0	$0	$0	$0
11	SRF Proceeds	$0	$0	$0	$0	$0	$0	$0	$0	$0
12	USDA Proceeds	$0	$0	$0	$0	$0	$0	$0	$0	$0
13	Go Bond Proceeds	$493,500	$1,563,181	$930,766	$291,218	$300,537	$0	$0	$0	$0
14	Interfund Proceeds	$0	$0	$0	$0	$0	$0	$0	$0	$0
15	General Fund Loan (+Funds/-Payment)	$1,000,000	$0	$0	$0	$0	($873,610)	$0	($1,000,000)	$0
16	**Total Source of Funds**	**$9,294,385**	**$7,679,799**	**$6,740,593**	**$6,356,035**	**$6,631,576**	**$5,672,144**	**$6,759,098**	**$5,997,547**	**$7,225,820**
17										
18	**Use of Funds**									
19	Operating Expenses	$3,596,090	$3,763,992	$3,931,349	$4,097,580	$4,271,460	$4,453,368	$4,643,704	$4,842,887	$5,051,360
20	Temp/Part Time (WWTP temp operators)	$600,000	$0	$0	$0	$0	$0	$0	$0	$0
21	WW Impact Fund Expenses	$1,296	$1,296	$1,296	$1,296	$1,296	$1,296	$1,296	$1,296	$1,296
22	WW Capital Fund Expenses	$0	$0	$0	$0	$0	$0	$0	$0	$0
23	Unrestricted Capital Project Costs	$2,462,040	$816,231	$892,762	$1,432,136	$1,417,372	$857,739	$885,187	$475,970	$491,201
24	Existing DS	$252,810	$253,295	$254,348	$253,611	$253,578	$253,110	$253,141	$251,692	$114,044
25	Proposed DS	$517,478	$517,478	$517,478	$517,478	$517,478	$517,478	$517,478	$517,478	$517,478
26	SRF CIP	$0	$0	$0	$0	$0	$0	$0	$0	$0
27	GO Bond	$493,500	$1,563,181	$930,766	$291,218	$300,537	$0	$0	$0	$0
28	**Total Use of Funds**	**$7,923,213**	**$6,915,473**	**$6,527,998**	**$6,593,318**	**$6,761,721**	**$6,082,991**	**$6,300,805**	**$6,089,322**	**$6,175,378**
29										
30	**Ending Balance**	**$1,622,140**	**$2,386,467**	**$2,599,061**	**$2,361,778**	**$2,231,633**	**$1,820,786**	**$2,279,079**	**$2,187,303**	**$3,237,745**



Dear Neighbor,

After extensive public input, the City of St. Helena is proposing water and wastewater rate structure changes and increases. These increases will pay for the required investments in critical equipment and infrastructure. You are receiving this notice in compliance with Proposition 218, which requires the City to inform property owners and water and wastewater customers that proposed rate increases are being considered. Proposed rate adjustments are based on a Cost of Service Study conducted by City staff and financial experts, with input and recommendations from the City's Water and Wastewater Rate Study Advisory Committee (RSAC). The rate recommendations were presented to St. Helena's City Council on March 14, 2023. The Cost of Service Study and information regarding this public process is available at **https://bit.ly/3HKQnB4**.

My thanks to all who participated in the process to date. From members of City Council and the RSAC to individuals who provided input at open house events and public meetings – all feedback was extremely valuable and helped us make an inclusive plan that will help ensure utility rates align with St. Helena's values and provide the necessary funding for stable and well-functioning water and wastewater systems.

Sincerely,

Anil Comelo
City Manager

St. Helena Needs Responsible Investment

More than $55 Million Identified to Fund Critical Infrastructure

The City of St. Helena goes to great lengths to provide residents, businesses, and visitors with safe, high quality water service that is essential to your everyday life. Everyone and everything rely on water and wastewater systems that work 24/7. These systems provide sanitation, fire protection, and water, making modern life possible. Properly maintaining and upgrading these systems ensures we protect and efficiently use our natural resources.

In addition, there are impacts of climate change and cyclical drought. Extreme temperatures, unpredictable rainfall, and wildfires make our community vulnerable to water supply issues. Because much of our drinking water comes from irregular regional rainfall, we must count every drop and make every drop count.

Much of California's water infrastructure is more than 100 years old and in need of replacements and upgrades. Like many other utilities, St. Helena's water infrastructure has served beyond its useful life. Modernizing our aging infrastructure now can help avoid costly repairs, service interruptions, and wasted water in the future. These critical projects are primarily funded by rates and will help the City bring each system up to modern standards to continue delivering quality, reliable service for years to come.

Other Important Factors

Beyond funding critical infrastructure, the rate adjustments the City is considering will counter inflation and other rising costs across the board, from the cost of purchasing and producing water to funding operations, maintenance, and environmental and regulatory compliance. Per state law, revenues generated from water and wastewater rate increases must only be used to fund the actual costs of water and wastewater services - including the cost of debt to finance capital improvement projects.

PROJECT CATEGORY	PROJECTS	BENEFIT
Water System	• Bell Canyon Intake Tower • Napa Intertie Pipeline • Water Treatment Plant Transmission Main • Water Main Annual Replacement Program	Critical pieces of infrastructure that ensure a reliable level-of-service for current and future St. Helena customers
Wastewater System	• Treatment Plant Modernization • Sewer Pipeline Replacement • Lift station modernization	Ensure continued reliable level-of-service while complying with environmental permitting requirements
Smarter Data	• Smart Water Meters	Customer access to real-time water use monitoring
Review the entire 10-year Capital Improvement Program on the City's Website		

Citizen Involvement, Collaboration, and Transparency

As part of the public process, the City convened a Water and Wastewater Rate Study Advisory Committee to help guide the rates study. The committee, composed of seven members representing different stakeholder groups in the community, came together for 11 public meetings over the past year. They studied the issues closely to ensure the recommendations they made to City Council aligned closely with the community's values. The committee reviewed several rate alternatives brought forward by the financial consultant and settled on an improved water rates structure designed to achieve three goals:

Deliver equity, so all customers pay their fair share.

Ensure the utilities' financial stability, so infrastructure can be enhanced and serve the community for years to come.

Promote conservation and water efficiency, so that customers who use the most water have an economic incentive to conserve.



Participants gather at the March 6, 2023, Open House hosted by the Citizen-led Rate Study Advisory Committee.

FAQs

What are the Proposed Water Rate Structure Changes?

City Council is considering adopting tiered water rates, which are a pricing system used by municipal water utilities to charge for the volume of water used by households, businesses, and other water consumers. The system involves dividing the total amount of water used by a consumer into different pricing tiers, each with a different price per unit of water consumed.

The first tier has a lower price per unit of water and accounts for essential daily needs such as cooking, bathing, and basic sanitation. As consumption levels increase beyond this initial tier, the price per unit of water consumed increases, with subsequent tiers reflecting the increased cost of supplying, treating, and distributing larger volumes of water.

Some of the key benefits of tiered water rates include:



Encouraging water conservation: By increasing the price per unit of water consumed for higher tiers, tiered water rates provide an economic incentive for consumers to reduce their water usage, especially for non-essential purposes such as outdoor irrigation or discretionary use by businesses. This can help promote more sustainable and responsible use of water resources, which is especially important in regions facing water scarcity and drought.



Promoting fairness and equity: Tiered water rates can help ensure that households and businesses that use more water pay their fair share of the cost of providing water services, while also protecting vulnerable populations from high prices for essential water needs. By charging higher prices for luxury uses of water, such as watering lawns or filling swimming pools, tiered water rates can also discourage wasteful consumption and reduce the burden on the water system.

Tiered water rates are a powerful tool for promoting responsible water use, reducing water waste and promoting conservation, and supporting the investments needed to maintain a reliable and sustainable water system. This approach will also ensure that the City's costs are recovered from those customers driving the City to incur such costs.

Will the Way I'm Charged for Wastewater Service Change?

No. If approved by City Council, wastewater rates themselves will increase, but the way the City charges for the service will not.

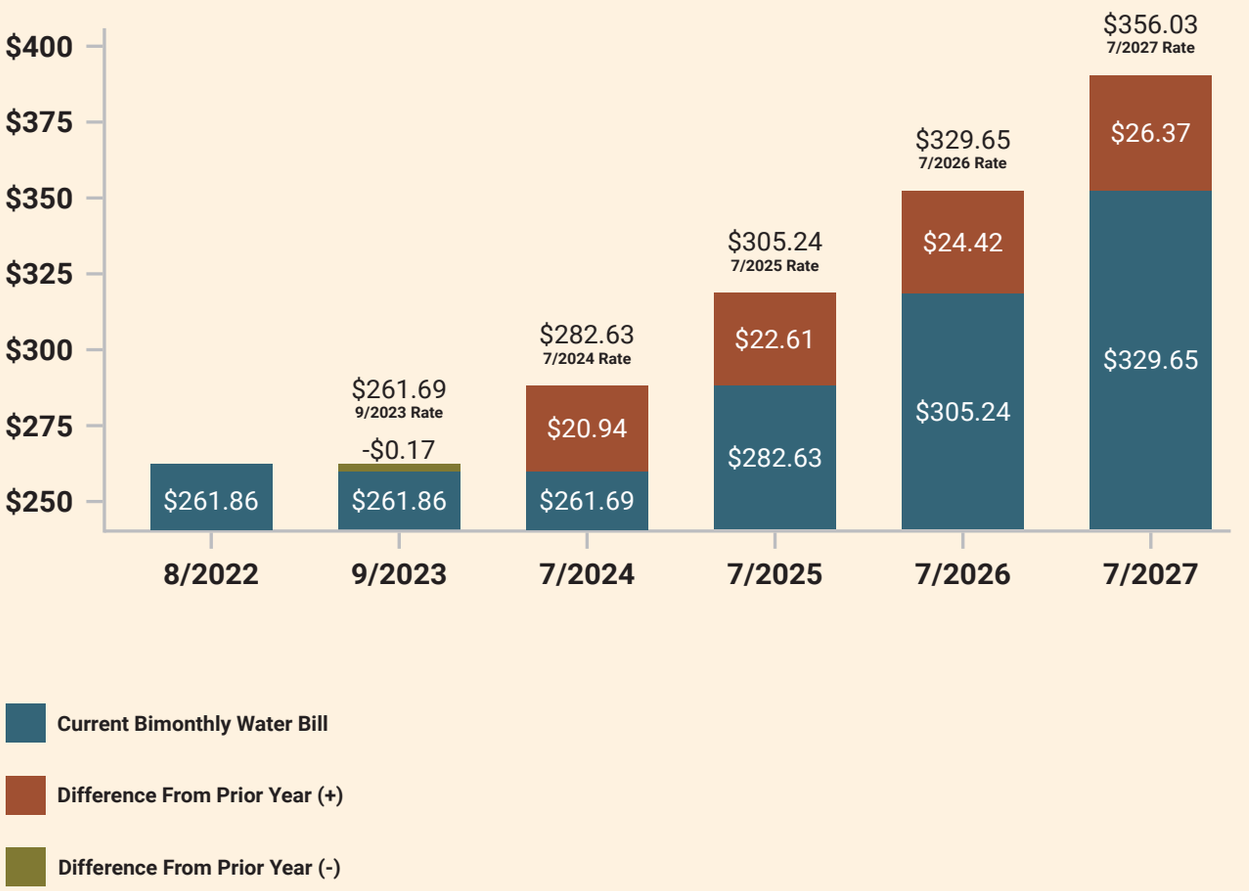
How Will the Proposed Water Rate Changes Affect my Bill?

Beginning in September 2023, the typical single-family household with a 5/8” meter using 16 Hundred Cubic Feet (11,968 gallons) per bi-monthly billing cycle will see an average decrease of 17 cents on their bi-monthly bill for the next 10 months, with an 8% increase each July 1 after that for the next five years:

Single Family Impacts (5/8” meter, 16HCF bi-monthly usage)

Scenarios are based on the most common 5/8” meter size and includes the volumetric charge. August 2022 entry uses current off-peak (winter) rates. The new rate structure under consideration does away with seasonal rates.

One hundred cubic feet (HCF) = 748 gallons.



Proposed Water Rates

Starting September 1, 2023

The City's proposed water rates include a bi-monthly fixed charge, which fluctuates based on the size of the meter serving the property and recovers a portion of the City's fixed costs; and, a volumetric charge for all classes, which recovers a portion of the City's fixed costs and variable costs relating to water supply. The volumetric charge is tiered, meaning the rate increases based on total usage. Tier 1 includes water use up to 11 hundred cubic feet (HCF); tier 2 includes water from 12-15 HCF, and tier 3 includes any water use of 16 HCF or greater in any billing cycle. The tier widths correspond to the availability of the City's water supply sources in normal conditions.

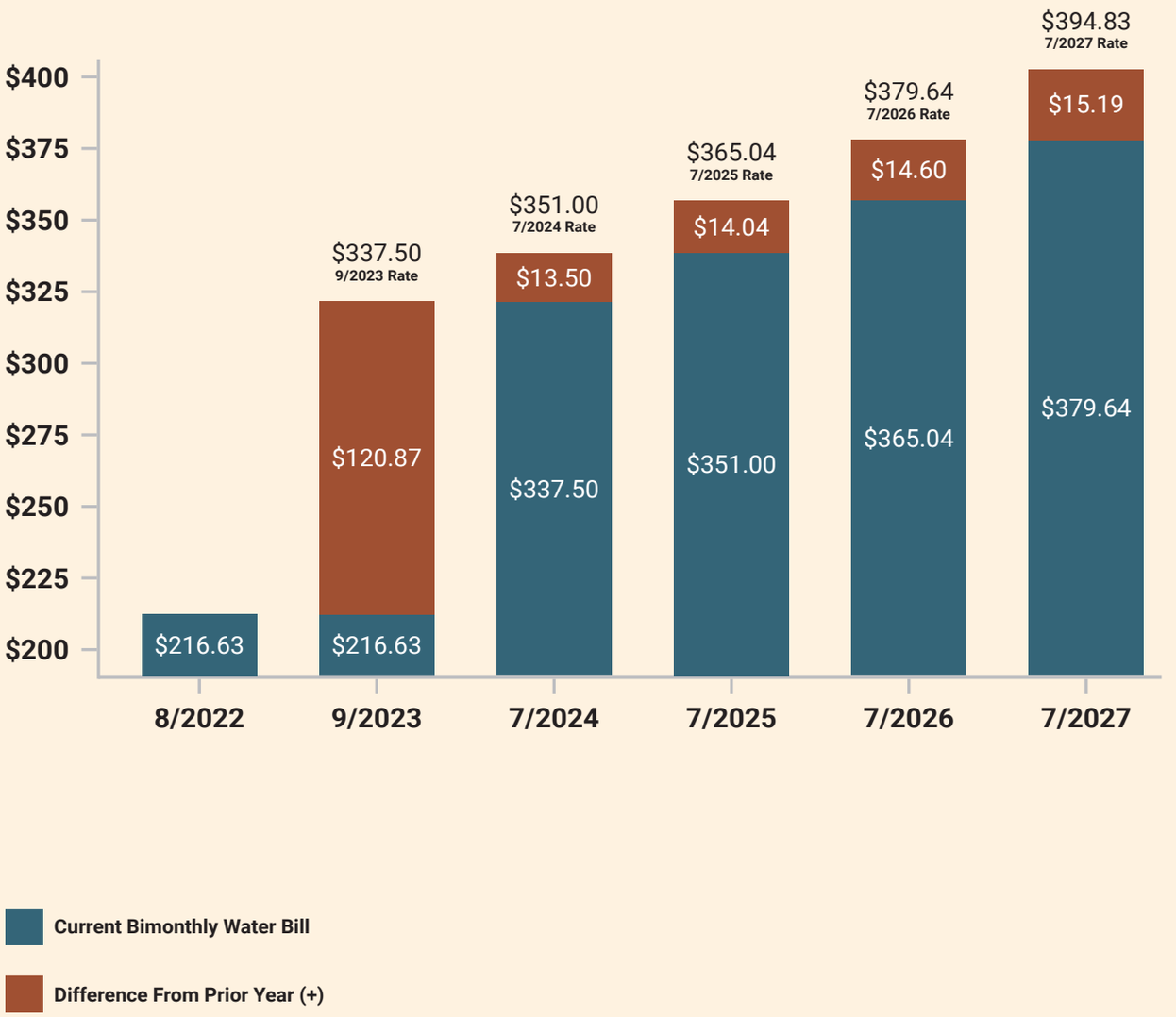
DESCRIPTION	CURRENT RATES	PROPOSED STARTING 9/1/23	PROPOSED STARTING 7/1/24	PROPOSED STARTING 7/1/25	PROPOSED STARTING 7/1/26	PROPOSED STARTING 7/1/27
Bi-Monthly Fixed Charges						
Meter Size						
5/8"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
3/4"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
SFR 1"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
1"	$256.44	$288.70	$311.80	$336.75	$363.69	$392.79
1 1/2"	$451.28	$544.05	$587.58	$634.59	$685.36	$740.19
2"	$648.00	$850.46	$918.50	$991.98	$1,071.34	$1,157.05
3"	$1,309.44	$1,820.76	$1,966.43	$2,123.75	$2,293.65	$2,477.15
4"	$2,023.96	$3,250.68	$3,510.74	$3,791.60	$4,094.93	$4,422.53
6"	$3,963.26	$7,182.95	$7,757.59	$8,378.20	$9,048.46	$9,772.34
Volumetric Charges						
All Classes						
Tier 1	$6.50	$5.99	$6.47	$6.99	$7.55	$8.16
Tier 2	$7.23	$12.06	$13.03	$14.08	$15.21	$16.43
Tier 3		$12.91	$13.95	$15.07	$16.28	$17.59

How Will the Proposed Wastewater Rate Changes Affect my Bill?

Beginning in September 2023, the typical single-family household with a 5/8" meter using an Average Winter Consumption of 8 Hundred Cubic Feet (5,984 gallons) per bi-monthly billing cycle will see a 50% increase on their bi-monthly bill for the next 10 months, with a 4% increase each July 1 after that for the next five years:

Single Family Impacts (5/8" meter, 8HCF Average Winter Consumption)

**The typical home in St. Helena has an Average Winter Consumption of 8 HCF bi-monthly.*





Proposed Wastewater Rates

The City's wastewater rates for residential customers include a base charge, which is a fixed charge imposed regardless of how much wastewater is discharged into the wastewater system, and a use charge. The use charge is calculated based on Average Winter Consumption, or AWC. The rates for non-residential customers are structured the same way, except that the fixed charge varies by the size of the meter and the use charge fluctuates based on the type of non-residential customer served by the City, to account for variation in both flows and strength (quality) of wastewater generated.

BI-MONTHLY BASE CHARGES	CURRENT RATES	PROPOSED STARTING 9/1/23	PROPOSED STARTING 7/1/24	PROPOSED STARTING 7/1/25	PROPOSED STARTING 7/1/26	PROPOSED STARTING 7/1/27
Residential						
Base Charge	$127.35	$179.26	$186.44	$193.90	$201.66	$209.73
Use Charge (AWC)	$5.58	$9.89	$10.29	$10.71	$11.14	$11.59
Non-Residential						
Base Charge						
5/8"	$176.68	$250.51	$260.54	$270.97	$281.81	$293.09
1"	$441.72	$567.57	$590.28	$613.90	$638.46	$664.00
1.5"	$883.42	$1,096.00	$1,139.84	$1,185.44	$1,232.86	$1,282.18
2"	$1,413.48	$1,730.12	$1,799.33	$1,871.31	$1,946.17	$2,024.02
3"	$2,826.98	$3,738.16	$3,887.69	$4,043.20	$4,204.93	$4,373.13
4"	$4,417.14	$6,697.37	$6,965.27	$7,243.89	$7,533.65	$7,835.00
6"	$8,834.28	$14,835.22	$15,428.63	$16,045.78	$16,687.62	$17,355.13
Use Charge (per HCF)						
Car Wash	$3.86	$6.73	$7.00	$7.28	$7.58	$7.89
Religious Places/ Community Centers	$4.29	$7.28	$7.58	$7.89	$8.21	$8.54
Commercial	$5.07	$8.42	$8.76	$9.12	$9.49	$9.87
Groceries and Mortuaries	$13.62	$20.65	$21.48	$22.34	$23.24	$24.17
Laundry	$4.42	$7.46	$7.76	$8.08	$8.41	$8.75
Mixed Retail	$8.52	$13.50	$14.04	$14.61	$15.20	$15.81
Lodging with Food	$10.22	$15.83	$16.47	$17.13	$17.82	$18.54
Lodging without Food	$5.54	$9.00	$9.36	$9.74	$10.13	$10.54
Restaurant	$13.50	$20.30	$21.12	$21.97	$22.85	$23.77
Napa Valley College	$4.22	$7.18	$7.47	$7.77	$8.09	$8.42
Service Station	$5.83	$9.55	$9.94	$10.34	$10.76	$11.20
Winery Pre-Treated	$5.39	$8.87	$9.23	$9.60	$9.99	$10.39
Winery Non-Treated	$23.75	$34.27	$35.65	$37.08	$38.57	$40.12
Schools	$2.10	$7.18	$7.47	$7.77	$8.09	$8.42

Drought Rates

The City of St. Helena relies heavily on water sales to fund a complex water system that procures, treats, and delivers safe, reliable water to your home or business. When customers are asked to use less, such as during droughts, it leads to lower revenues. Lower revenues are a challenge for the City, as many of the costs associated with operating and maintaining a water system are fixed. Drought rates, or surcharges, work to offset reduced revenues when the City is in a declared water shortage emergency.

In the event that the City Council implements drought stages, temporary drought surcharges may be assessed in addition to water use rates. These would ensure the water utility is financially whole and avoid further increasing future rates or having to forego critical capital reinvestment.

The following schedule shows proposed drought surcharges that would be adopted with the water and wastewater rates. While the surcharges must be adopted at the same time as other rates, they will only be implemented if the City Council declares a water shortage emergency.

DROUGHT SURCHARGES	PHASE I	PHASE II	PHASE III
FY 2024			
Tier 1	$0.89	$2.99	$5.97
Tier 2	$1.79	$6.01	$12.02
Tier 3	$1.92	$6.43	$12.87
FY 2025			
Tier 1	$0.97	$3.23	$6.45
Tier 2	$1.94	$6.50	$12.99
Tier 3	$2.08	$6.95	$13.90
FY 2026			
Tier 1	$1.05	$3.49	$6.97
Tier 2	$2.10	$7.02	$14.03
Tier 3	$2.25	$7.51	$15.02
FY 2027			
Tier 1	$1.14	$3.77	$7.53
Tier 2	$2.27	$7.59	$15.16
Tier 3	$2.43	$8.12	$16.23
FY 2028			
Tier 1	$1.24	$4.08	$8.14
Tier 2	$2.46	$8.20	$16.38
Tier 3	$2.63	$8.77	$17.53

Private Fireline Rates

FIRELINE SIZE	CURRENT RATES	PROPOSED STARTING 9/1/23	PROPOSED STARTING 7/1/24	PROPOSED STARTING 7/1/25	PROPOSED STARTING 7/1/26	PROPOSED STARTING 7/1/27
Meter Size						
4"	$26.66	$116.78	$126.13	$136.23	$147.13	$158.91
6"	$77.46	$285.71	$308.57	$333.26	$359.93	$388.73
8"	$165.06	$586.82	$633.77	$684.48	$739.24	$798.38

How do I Protest the Proposed Increases?

You have the right to protest the proposed rate increases. To be valid each written protest must (1) state the name of the identified property owner or ratepayer; (2) provide the location of the identified property (by street address or assessor's parcel number); (3) include an original signature of the submitting property owner or ratepayer.

Written protests may be submitted by mail or in person prior to or during the public hearing or prior to the conclusion of the public hearing on June 27, 2023, to: St. Helena City Clerk's Office, 1088 College Avenue, St. Helena, CA 94574.

Only one written protest per affected property will be counted. Telephone, e-mail, and fax protests will not be accepted. For your convenience, you may opt to use the enclosed protest form.

Written protests must be received by the City Clerk prior to the conclusion of the public hearing. The Clerk will not accept or consider any protest received after the conclusion of the public hearing.

At the public hearing, the City Council will accept and consider all written protests and hear all oral comments on the Proposed Changes. Oral comments will not be counted as protests unless accompanied by a written protest. At the conclusion of the public hearing, the City Council will consider adoption of the proposed changes as follows: (1) If less than a majority of property owners or ratepayers file a protest, the City Council will consider increasing water rates, effective September 1, 2023. (2) If a majority of affected property owners or ratepayers protest the increase before the conclusion of a required public hearing, the City is prohibited by law from increasing water rates.

Please note that there is a 120-day statute of limitations from the effective date of the resolution or ordinance adopting the rates to challenge any of the rates described herein.

For more information, please to the City of St. Helena's Water and Wastewater Rate Study website at

https://bit.ly/3HKQnB4

City Clerk's Office
1088 College Avenue
St. Helena, CA 94574

NOTICE OF PUBLIC HEARING

June 27, 2023 / 6 p.m.

St. Helena City Council Chambers
Vintage Hall Board Room – Second Floor
465 Main Street, St. Helena, CA

Scan the QR code or visit to learn more
https://sthelena.civicweb.net/

How To Join

For City Council meeting and agenda information, and how to participate in person or virtually, go to **https://sthelena.civicweb.net**

The Public Hearing before City Council will cover proposed rate increases and rate structure changes for water and wastewater services. If adopted, the proposed rate adjustments would become effective September 1, 2023. All interested persons are invited to appear at the Public Hearing on June 27, 2023 to give oral or written testimony, as well as written protests, regarding proposed rates adjustments. Details on the written protest process can be found in this Notice.

Approximately every five years, the City evaluates water and wastewater rates to ensure sufficient revenue is available to provide reliable service. Results of the Cost of Service Study recommended changes to water and wastewater rate structures and showed that rate increases for water and wastewater service are needed over the next five years to continue to operate and maintain the systems, repair and replace aging infrastructure, secure water supplies, improve water quality, meet legal and environmental regulations, and keep up with increases in costs. Details regarding the proposed rate structure changes and increases are detailed on the following pages and in the Cost of Service Study available at **https://bit.ly/3HKQnB4**.



Estimado vecino,

Después de un amplio aporte público, la ciudad de St. Helena propone cambios y aumentos en la estructura de tarifas de agua potable y aguas residuales. Estos aumentos pagarán las inversiones requeridas en equipos e infraestructura críticos. Está recibiendo este aviso en conformidad de la Proposición 218, que requiere que la Ciudad informe a los propietarios y clientes de agua potable y aguas residuales que se están considerando los aumentos de tarifas propuestos. Los ajustes de tarifas propuestos se basan en un Estudio de Costo de Servicio realizado por personal de la Ciudad y expertos financieros, con aportes y recomendaciones del Comité Asesor de Estudio de Tarifas de Agua Potable y Aguas Residuales de la Ciudad (RSAC). Las recomendaciones de tarifas se presentaron al Concejo Municipal de St. Helena el 14 de Marzo de 2023. El Estudio de costo del servicio y la información sobre este proceso público están disponibles en **https://bit.ly/3HKQnB4**.

Mi agradecimiento a todos los que participaron en el proceso hasta la fecha. Desde los miembros del Concejo Municipal y el RSAC hasta las personas que brindaron su opinión en los eventos de puertas abiertas y las reuniones públicas: todos los comentarios fueron extremadamente valiosos y nos ayudaron a crear un plan inclusivo que ayudará a garantizar que las tarifas de los servicios públicos se alineen con los valores de St. Helena y proporcionen la financiación necesaria. Para sistemas de agua y aguas residuales estables y que funcionen bien.

Atentamente,

Anil Comelo
Administrador de la ciudad

St. Helena necesita una inversión responsable

Más de $ 55 millones identificados para financiar infraestructura crítica

La ciudad de St. Helena hace todo lo posible para brindar a los residentes, empresas y visitantes un servicio de agua seguro y de alta calidad que es esencial para su vida cotidiana. Todos y todo dependen de sistemas de agua potable y aguas residuales que funcionan las 24 horas del día, los 7 días de la semana. Estos sistemas proporcionan saneamiento, protección contra incendios y agua, haciendo posible la vida moderna. Mantener y actualizar adecuadamente estos sistemas, garantiza que protejamos y utilicemos de manera eficiente nuestros recursos naturales.

Además, hay impactos del cambio climático y la sequía cíclica. Las temperaturas extremas, las precipitaciones impredecibles y los incendios forestales hacen que nuestra comunidad sea vulnerable a los problemas de suministro de agua. Debido a que gran parte de nuestra agua potable proviene de lluvias regionales irregulares, debemos contar cada gota y hacer que cada gota cuente.

Gran parte de la infraestructura de agua de California tiene más de 100 años y necesita reemplazos y actualizaciones. Como muchos otros servicios públicos, la infraestructura de agua de St. Helena ha servido más allá de su vida útil. La modernización de nuestra infraestructura obsoleta ahora puede ayudar a evitar reparaciones costosas, interrupciones del servicio y desperdicio de agua en el futuro. Estos proyectos críticos se financian principalmente con tarifas y ayudarán a la Ciudad a actualizar cada sistema a los estándares modernos para continuar brindando un servicio confiable y de calidad en los años venideros.

Otros factores importantes

Más allá de financiar infraestructura crítica, los ajustes de tarifas que la Ciudad está considerando contrarrestarán la inflación y otros costos crecientes en todos los ámbitos, desde el costo de comprar y producir agua hasta financiar operaciones, mantenimiento y cumplimiento normativo y ambiental. Según la ley estatal, los ingresos generados por los aumentos en las tarifas de agua potable y aguas residuales solo deben usarse para financiar los costos reales de los servicios de agua potable y aguas residuales, incluido el costo de la deuda para financiar proyectos de mejora de capital.

Categoría de proyecto	Proyectos	Beneficio
Sistema de agua potable	• Torre de entrada de Bell Canyon • Oleoducto de interconexión de Napa • Planta de Tratamiento de Agua Transmisión Principal • Programa Anual de Reemplazo de Tuberías Principales de Agua	Piezas críticas de infraestructura que garantizan un nivel de servicio confiable para los clientes actuales y futuros de St. Helena
Sistema de aguas residuales	• Modernización de plantas de tratamiento • Reemplazo de tubería de alcantarillado • Modernización de la estación de bombeo	Garantice un nivel de servicio confiable continuo mientras cumple con los requisitos de permisos ambientales
Datos más inteligentes	• Contadores de agua inteligentes	Acceso del cliente al monitoreo del uso del agua en tiempo real
Revise todo el Programa de mejora de capital de 10 años en el sitio web de la ciudad		

Participación Ciudadana, Colaboración y Transparencia

Como parte del proceso público, la Ciudad convocó un Comité Asesor de Estudio de Tarifas de Agua Potable y Aguas Residuales para ayudar a guiar el estudio de tarifas. El comité, compuesto por siete miembros que representan a diferentes grupos de partes interesadas en la comunidad, se reunió en 11 reuniones públicas durante el año pasado. Estudiaron los problemas de cerca para garantizar que las recomendaciones que hicieron al Concejo Municipal se alinearan estrechamente con los valores de la comunidad. El comité revisó varias alternativas de tarifas presentadas por el consultor financiero y se decidió por una estructura de tarifas de agua mejorada diseñada para lograr tres objetivos:

Entregar equidad, para que todos los clientes paguen su parte justa.

Garantizar la estabilidad financiera de las empresas de servicios públicos, para que la infraestructura pueda mejorarse y servir a la comunidad en los años venideros.

Promover la conservación y la eficiencia del agua, para que los clientes que usan más agua tengan un incentivo económico para conservar.



Los participantes se reúnen en la Casa Abierta del 6 de marzo del 2023 organizada por el Comité Asesor de Estudio de Tarifas dirigido por Ciudadanos.

Preguntas frecuentes

El Concejo Municipal está considerando la adopción de tarifas de agua escalonadas, que son un sistema de fijación de precios utilizado por los servicios públicos de agua municipales para cobrar el volumen de agua utilizado por los hogares, las empresas y otros consumidores de agua. El sistema consiste en dividir la cantidad total de agua utilizada por un consumidor en diferentes niveles de precios, cada uno con un precio diferente por unidad de agua consumida.

El primer nivel tiene un precio más bajo por unidad de agua y cubre las necesidades diarias esenciales como cocinar, bañarse y saneamiento básico. A medida que los niveles de consumo aumentan más allá de este nivel inicial, el precio por unidad de agua consumida aumenta, y los niveles posteriores reflejan el mayor costo de suministro, tratamiento y distribución de mayores volúmenes de agua.

Algunos de los beneficios clave de las tarifas de agua escalonadas incluyen:



Fomentar la conservación del agua: Al aumentar el precio por unidad de agua consumida para niveles más altos, las tarifas de agua escalonadas brindan un incentivo económico para que los consumidores reduzcan su uso de agua, especialmente para fines no esenciales, como el riego al aire libre o el uso discrecional por parte de las empresas. Esto puede ayudar a promover un uso más sostenible y responsable de los recursos hídricos, lo cual es especialmente importante en las regiones que enfrentan escasez de agua y sequía.



Promoción de la justicia y la equidad: las tarifas de agua escalonadas pueden ayudar a garantizar que los hogares y las empresas que usan más agua paguen su parte justa del costo de la prestación de servicios de agua, al tiempo que protegen a las poblaciones vulnerables de los altos precios de las necesidades esenciales de agua. Al cobrar precios más altos por usos lujosos del agua, como regar el césped o llenar piscinas, las tarifas de agua escalonadas también pueden desalentar el consumo derrochador y reducir la carga sobre el sistema de agua.

Las tarifas de agua escalonadas son una herramienta poderosa para promover el uso responsable del agua, reducir el desperdicio de agua y promover la conservación, y respaldar las inversiones necesarias para mantener un sistema de agua confiable y sostenible. Este enfoque también garantizará que los costos de la Ciudad se recuperen de aquellos clientes que impulsan a la Ciudad a incurrir en tales costos.

¿Cambiará la forma en que me cobran por el servicio de aguas residuales?

No. Si el Concejo Municipal lo aprueba, las tarifas de aguas residuales aumentarán, pero no la forma en que la Ciudad cobra por el servicio.

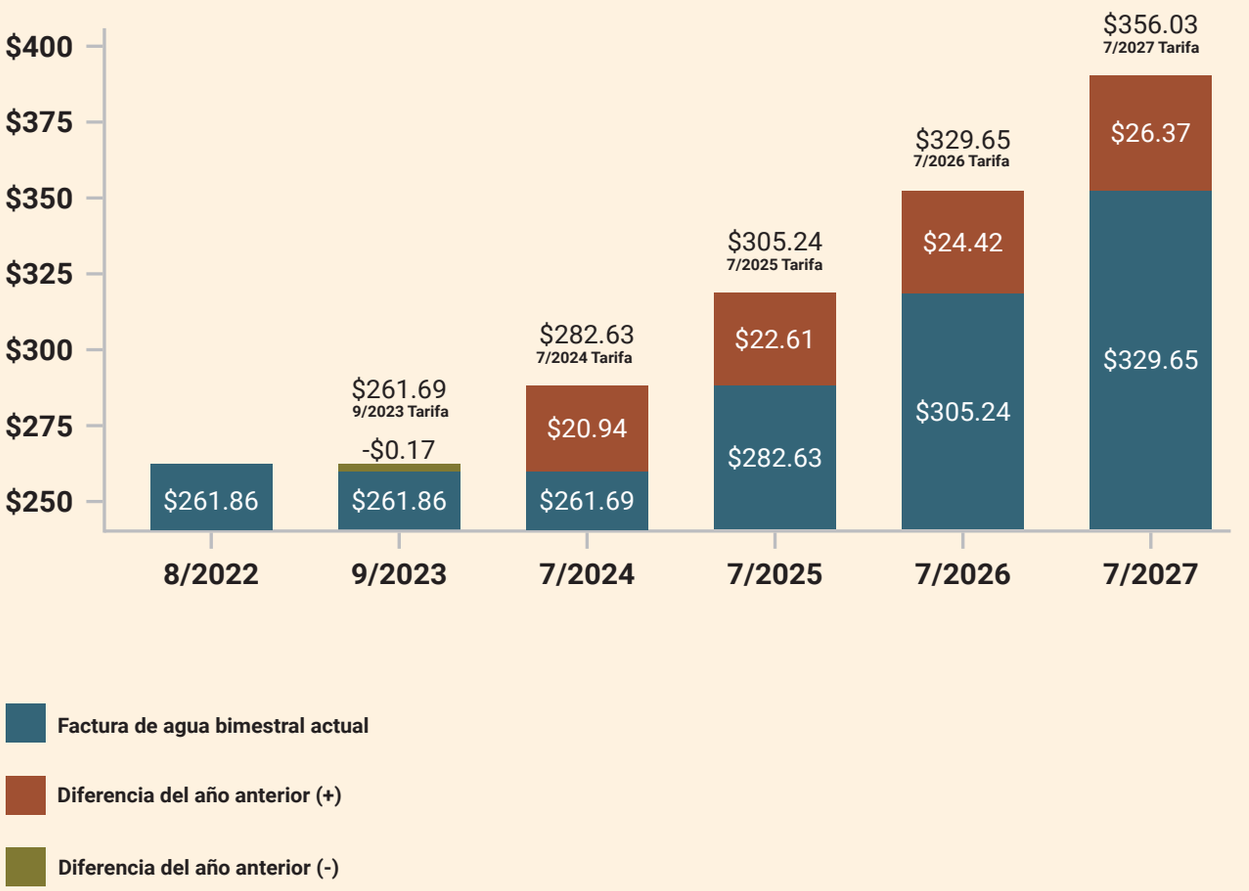
¿Cómo afectarán a mi factura los cambios propuestos en la tarifa del agua?

A partir de Septiembre del 2023, el hogar unifamiliar típico con un medidor de 5/8” que usa 16 cien pies cúbicos (11,968 galones) por ciclo de facturación bimensual verá una disminución promedio de 17 centavos en su factura bimensual durante los próximos 10 meses, con un aumento de 8% cada 1 de Julio después de eso durante los próximos cinco años:

Impactos unifamiliares (medidor de 5/8”, uso bimensual de 16HCF)

Los escenarios se basan en el tamaño de medidor de 5/8” más común e incluyen la carga volumétrica. La entrada de Agosto del 2022 utiliza las tarifas actuales de temporada baja (invierno). La nueva estructura de tarifas propuesta elimina las tarifas de temporada.

Cien pies cúbicos (HCF) = 748 galones.



TARIFAS DE AGUA POTABLE PROPUESTAS

A partir del 1 de septiembre del 2023

Las tarifas de agua potable propuestas por la Ciudad incluyen un cargo fijo bimensual, que fluctúa según el tamaño del medidor que sirve a la propiedad y recupera una parte de los costos fijos de la Ciudad; y, un cargo volumétrico para todas las clases, que recupera una parte de los costos fijos y costos variables de la Ciudad relacionados con el suministro de agua. El cargo volumétrico está escalonado, lo que significa que la tarifa aumenta según el uso total. El Nivel 1 incluye el uso de agua hasta 1100 pies cúbicos (HCF); el nivel 2 incluye agua de 12 a 15 HCF, y el nivel 3 incluye cualquier uso de agua de 16 HCF o más en cualquier ciclo de facturación. Los anchos de gradas corresponden a la disponibilidad de las fuentes de abastecimiento de agua de la Ciudad en condiciones normales.

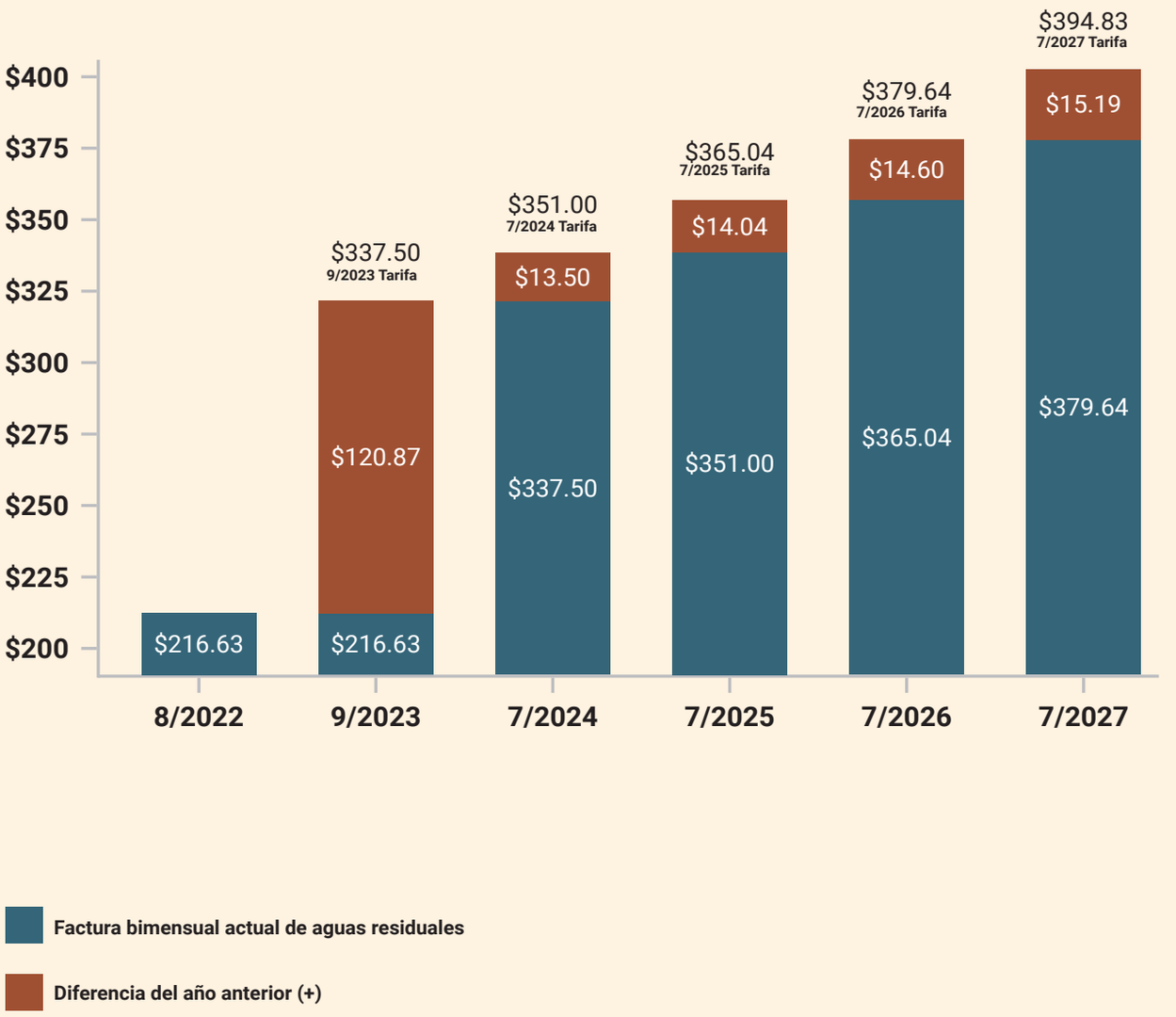
Descripción	Actual	PROPUESTO A PATIR DEL 9/1/23	PROPUESTO A PATIR DEL 7/1/24	PROPUESTO A PATIR DEL 7/1/25	PROPUESTO A PATIR DEL 7/1/26	PROPUESTO A PATIR DEL 7/1/27
Cargos Fijos Bimestrales						
Tamaño del medidor						
5/8"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
3/4"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
SFR 1"	$139.78	$135.50	$146.34	$158.05	$170.70	$184.36
1"	$256.44	$288.70	$311.80	$336.75	$363.69	$392.79
1 1/2"	$451.28	$544.05	$587.58	$634.59	$685.36	$740.19
2"	$648.00	$850.46	$918.50	$991.98	$1,071.34	$1,157.05
3"	$1,309.44	$1,820.76	$1,966.43	$2,123.75	$2,293.65	$2,477.15
4"	$2,023.96	$3,250.68	$3,510.74	$3,791.60	$4,094.93	$4,422.53
6"	$3,963.26	$7,182.95	$7,757.59	$8,378.20	$9,048.46	$9,772.34
Cargos Volumétricos						
Todas las clases						
Nivel 1	$6.50	$5.99	$6.47	$6.99	$7.55	$8.16
Nivel 2	$7.23	$12.06	$13.03	$14.08	$15.21	$16.43
Nivel 3		$12.91	$13.95	$15.07	$16.28	$17.59

¿Cómo afectarán mi factura los cambios propuestos en las tarifas de aguas residuales?

A partir de Septiembre del 2023, el hogar unifamiliar típico con un medidor de 5/8" que usa un consumo promedio de invierno de 800 pies cúbicos (5,984 galones) por ciclo de facturación bimensual verá un aumento del 50 % en su factura bimensual durante los próximos 10 meses, con un aumento de 4% cada 1 de Julio después de eso durante los próximos cinco años:

Impactos unifamiliares (medidor de 5/8", consumo promedio de invierno de 8HCF)

**La casa típica en St. Helena tiene un consumo promedio de invierno de 8 HCF cada dos meses.*





Tarifas propuestas para aguas residuales

Las tarifas de aguas residuales de la Ciudad para los clientes residenciales incluyen un cargo base, que es un cargo fijo que se impone independientemente de la cantidad de aguas residuales que se descarguen en el sistema de aguas residuales, y un cargo por uso. El cargo por uso se calcula en función del consumo promedio de invierno o AWC. Las tarifas para clientes no residenciales se estructuran de la misma manera, excepto que el cargo fijo varía según el tamaño del medidor y el cargo por uso fluctúa según el tipo de cliente no residencial atendido por la Ciudad, para tener en cuenta la variación en ambos caudales y fuerza (calidad) de las aguas residuales generadas.

CARGOS BASE BIMENSUALES	LAS TASAS ACTUALES	PROPUESTO A PATIR DEL 9/1/23	PROPUESTO A PATIR DEL 7/1/24	PROPUESTO A PATIR DEL 7/1/25	PROPUESTO A PATIR DEL 7/1/26	PROPUESTO A PATIR DEL 7/1/27
Residencial						
Carga básica	$127.35	$179.26	$186.44	$193.90	$201.66	$209.73
Cargo por uso (AWC)	$5.58	$9.89	$10.29	$10.71	$11.14	$11.59
No residencial						
Carga básica						
5/8"	$176.68	$250.51	$260.54	$270.97	$281.81	$293.09
1"	$441.72	$567.57	$590.28	$613.90	$638.46	$664.00
1.5"	$883.42	$1,096.00	$1,139.84	$1,185.44	$1,232.86	$1,282.18
2"	$1,413.48	$1,730.12	$1,799.33	$1,871.31	$1,946.17	$2,024.02
3"	$2,826.98	$3,738.16	$3,887.69	$4,043.20	$4,204.93	$4,373.13
4"	$4,417.14	$6,697.37	$6,965.27	$7,243.89	$7,533.65	$7,835.00
6"	$8,834.28	$14,835.22	$15,428.63	$16,045.78	$16,687.62	$17,355.13
Cargo por uso (por HCF)						
Lavado de autos	$3.86	$6.73	$7.00	$7.28	$7.58	$7.89
Lugares Religiosos/ Centros Comunitarios	$4.29	$7.28	$7.58	$7.89	$8.21	$8.54
Comercial	$5.07	$8.42	$8.76	$9.12	$9.49	$9.87
Comestibles y funerarias	$13.62	$20.65	$21.48	$22.34	$23.24	$24.17
Lavadero	$4.42	$7.46	$7.76	$8.08	$8.41	$8.75
Venta minorista mixta	$8.52	$13.50	$14.04	$14.61	$15.20	$15.81
Alojamiento con Alimentación	$10.22	$15.83	$16.47	$17.13	$17.82	$18.54
Hospedaje sin Alimentos	$5.54	$9.00	$9.36	$9.74	$10.13	$10.54
Restaurante	$13.50	$20.30	$21.12	$21.97	$22.85	$23.77
Colegio del Valle de Napa	$4.22	$7.18	$7.47	$7.77	$8.09	$8.42
Estación de servicio	$5.83	$9.55	$9.94	$10.34	$10.76	$11.20
Bodega Pre-Tratados	$5.39	$8.87	$9.23	$9.60	$9.99	$10.39
Bodega No Tratada	$23.75	$34.27	$35.65	$37.08	$38.57	$40.12
Escuelas	$2.10	$7.18	$7.47	$7.77	$8.09	$8.42

Tasas de sequía

La ciudad de St. Helena depende en gran medida de las ventas de agua para financiar un complejo sistema de agua que obtiene, trata y entrega agua segura y confiable a su hogar o negocio. Cuando se pide a los clientes que usen menos, como durante las sequías, se reducen los ingresos. Los ingresos más bajos son un desafío para la Ciudad, ya que muchos de los costos asociados con la operación y el mantenimiento de un sistema de agua son fijos. Las tarifas por sequía, o recargos, funcionan para compensar la reducción de los ingresos cuando la Ciudad se encuentra en una emergencia declarada de escasez de agua.

En caso de que el Ayuntamiento implemente etapas de sequía, además de las tarifas de uso de agua, se podrán evaluar recargos temporales por sequía. Esto aseguraría que la empresa de servicios públicos de agua esté financieramente completa y evitaría aumentar las tarifas en el futuro o tener que renunciar a reinversiones críticas de capital.

El siguiente cronograma muestra los recargos por sequía propuestos que se adoptarían con las tarifas de agua y aguas residuales. Si bien los recargos deben adoptarse al mismo tiempo que otras tarifas, solo se implementarán si el Ayuntamiento declara emergencia por escasez de agua.

RECARGOS POR SEQUÍA	Fase I	Fase II	Fase III
FY 2024			
Nivel 1	$0.89	$2.99	$5.97
Nivel 2	$1.79	$6.01	$12.02
Nivel 3	$1.92	$6.43	$12.87
FY 2025			
Nivel 1	$0.97	$3.23	$6.45
Nivel 2	$1.94	$6.50	$12.99
Nivel 3	$2.08	$6.95	$13.90
FY 2026			
Nivel 1	$1.05	$3.49	$6.97
Nivel 2	$2.10	$7.02	$14.03
Nivel 3	$2.25	$7.51	$15.02
FY 2027			
Nivel 1	$1.14	$3.77	$7.53
Nivel 2	$2.27	$7.59	$15.16
Nivel 3	$2.43	$8.12	$16.23
FY 2028			
Nivel 1	$1.24	$4.08	$8.14
Nivel 2	$2.46	$8.20	$16.38
Nivel 3	$2.63	$8.77	$17.53

Tarifas de línea de incendios privada

TAMAÑO DE LÍNEA DE FUEGO	ACTUAL	PROPUESTO A PATIR DEL 9/1/23	PROPUESTO A PATIR DEL 7/1/24	PROPUESTO A PATIR DEL 7/1/25	PROPUESTO A PATIR DEL 7/1/26	PROPUESTO A PATIR DEL 7/1/27
Tamaño del medidor						
4"	$26.66	$116.78	$126.13	$136.23	$147.13	$158.91
6"	$77.46	$285.71	$308.57	$333.26	$359.93	$388.73
8"	$165.06	$586.82	$633.77	$684.48	$739.24	$798.38

¿Cómo protesto los aumentos propuestos?

Tiene derecho a protestar por los aumentos de tarifas propuestos. Para que sea válida, cada protesta por escrito debe (1) indicar el nombre del propietario de la propiedad identificado o del contribuyente; (2) proporcionar la ubicación de la propiedad identificada (por dirección postal o número de parcela del tasador); (3) incluir una firma original del propietario de la propiedad o del contribuyente que presenta la solicitud.

Las protestas por escrito pueden enviarse por correo o en persona antes o durante la audiencia pública o antes de la conclusión de la audiencia pública el 27 de Junio del 2023 a: Oficina de la secretaria de la ciudad de St. Helena, 1088 College Avenue, St. Helena, CA 94574.

Solo se contará una protesta por escrito por propiedad afectada. No se aceptarán protestas por teléfono, correo electrónico y fax. Para su comodidad, puede optar por utilizar el formulario de protesta adjunto.

Las protestas por escrito deben ser recibidas por el Secretario Municipal antes de la conclusión de la audiencia pública. El Secretario no aceptará ni considerará ninguna protesta recibida después de la conclusión de la audiencia pública.

En la audiencia pública, el Concejo Municipal aceptará y considerará todas las protestas escritas y escuchará todos los comentarios orales sobre los Cambios Propuestos. Los comentarios orales no se contarán como protestas a menos que vayan acompañados de una protesta por escrito. Al finalizar la audiencia pública, el Concejo Municipal considerará la adopción de los cambios propuestos de la siguiente manera: (1) Si menos de la mayoría de los propietarios o contribuyentes presentan una protesta, el Concejo Municipal considerará aumentar las tarifas de agua a partir del 1 de Septiembre del 2023. (2) Si la mayoría de los propietarios o contribuyentes afectados protestan por el aumento antes de la conclusión de una audiencia pública requerida, la ciudad tiene prohibido por ley aumentar las tarifas de agua.

Tenga en cuenta que existe un plazo de prescripción de 120 días a partir de la fecha de vigencia de la resolución u ordenanza que adopta las tarifas para impugnar cualquiera de las tarifas descritas en este documento.

Para obtener más información, visite el sitio web del estudio de tarifas de agua potable y aguas residuales de la ciudad de St. Helena en **https://bit.ly/3HKQnB4**

City Clerk's Office
1088 College Avenue
St. Helena, CA 94574

AVISO DE AUDIENCIA PUBLICA

27 de Junio del 2023 / 6 p.m.

Cámaras del Concejo Municipal de St. Helena, Sala de juntas Vintage Hall – Segundo piso, 465 Main Street, St. Helena, CA

Escanea el código QR o visita para saber más **https://sthelena.civicweb.net/**

ÚNASE

Para obtener información sobre la agenda y la reunión del Concejo Municipal, y cómo participar en persona o virtualmente, visite **https://sthelena.civicweb.net**

La audiencia pública ante el Concejo Municipal cubrirá los aumentos de tarifas propuestos y los cambios en la estructura de tarifas para los servicios de agua potable y aguas residuales. Si se aprueban, los ajustes de tarifas propuestos entraran en vigor el 1 de Septiembre del 2023. Se invita a todas las personas interesadas a participar en la Audiencia Pública el 27 de Junio del 2023 para presentar testimonios orales o escritos, así como protestas por escrito, en relación con los ajustes de tarifas propuestos. Los detalles sobre el proceso de protesta por escrito se pueden encontrar en este aviso.

Aproximadamente cada cinco años, la Ciudad evalúa las tarifas de agua y aguas residuales para garantizar que haya suficientes ingresos disponibles para brindar un servicio confiable. Los resultados del Estudio del Costo del Servicio recomendaron cambios en las estructuras de tarifas de agua y aguas residuales y mostraron que se necesitan aumentos de tarifas para el servicio de agua y aguas residuales durante los próximos cinco años para continuar operando y manteniendo los sistemas, reparar y reemplazar la infraestructura obsoleta, asegurar los suministros de agua , mejorar la calidad del agua, cumplir con las regulaciones legales y ambientales y mantenerse al día con los aumentos en los costos. Los detalles sobre los cambios y aumentos propuestos en la estructura de tarifas se detallan en las siguientes páginas y en el Estudio de Costo del Servicio disponible en **https://bit.ly/3HKQnB4**.

Esteemed members of the City Council,

My name is Mario Trinchero. I am a resident of St. Helena whose family and family business have been a part of this city since 1947. My first foray into public service was volunteering for the Water and Wastewater Rate Study Advisory Committee where I was unexpectedly elected Chairman. You could call the experience a Baptism by Fire. I must say my prime takeaway from those meetings was an entirely new dimension of respect for public servants.

Water affects us all, and I considered it a prime obligation to ensure that all customers' needs were considered fairly. Unfortunately, my arguments against the rate structure recommended to the Council by that committee did not sway a majority of the members, and so in a last-ditch effort to avert what I consider a dangerous blunder I submit those arguments for your consideration.

I have no qualms with the desired infrastructure plan agreed upon by the Committee. The Water and Wastewater enterprises need that money for improvements that the entire community relies upon, businesses and residents alike. However, I have serious concerns about the rate structure proposed by the Committee to secure that revenue.

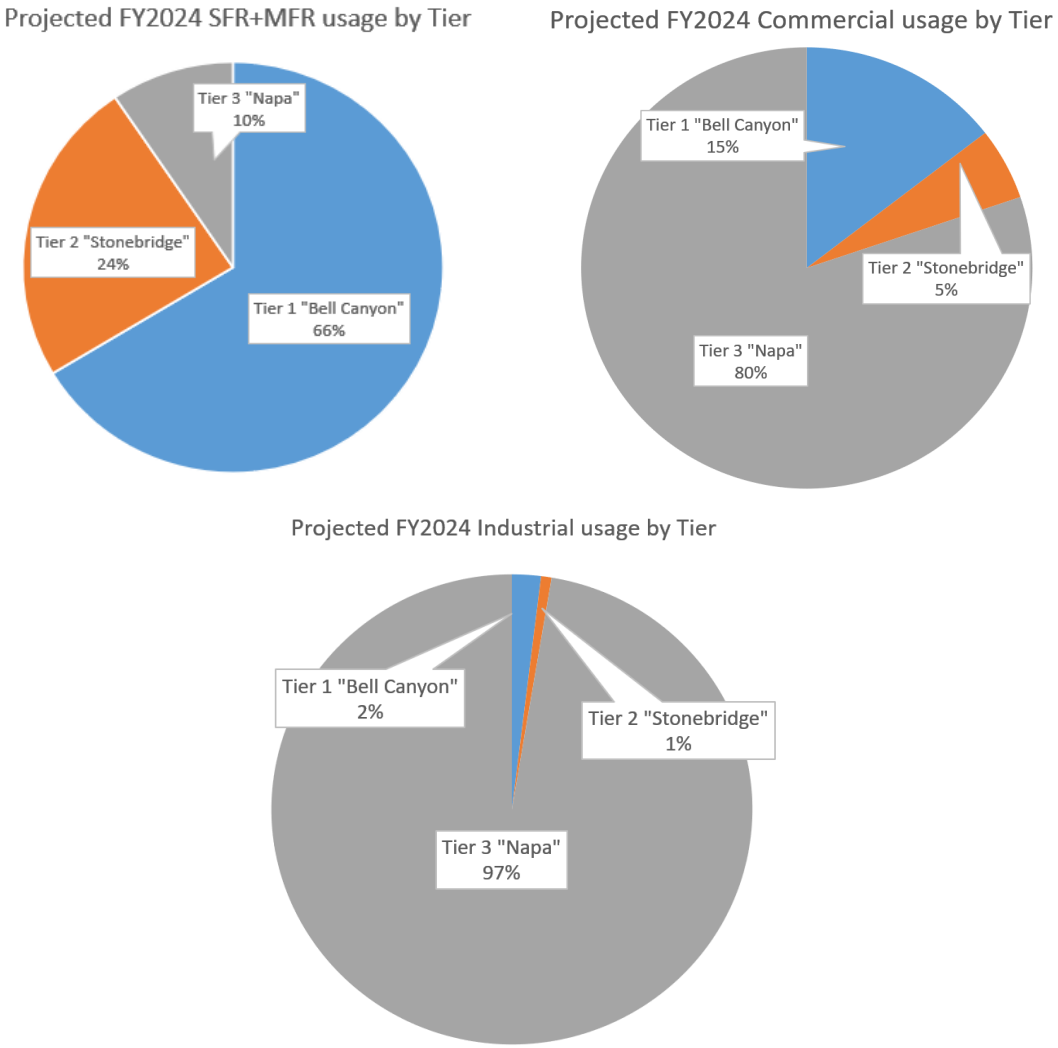
The proposed universal 3 tier structure is, to put it gently, grotesquely inequitable. The only advantage is that it is an easy sell to people who either cannot or will not consider the legal ramifications and full impact to all customers. Throughout the proceedings of the Committee, only two voices were ever raised on the behalf of businesses, one of them being myself. The remainder of the Committee and the members of the public providing comment had one clear agenda: make businesses pay an outsized share for all users' water. Businesses are often accused of "putting their thumb on the scale." In this case, it was residents projecting their own actions upon a handful of scapegoats.

Point 1: Prop 218 can be summarized by a single statement: Rates paid by a customer must be tied to the cost of service of that customer. Many things tie into the cost of service: procurement (which varies by source), base delivery costs, peaking (variations in that usage rate), and conservation. A revenue-neutral cost of service per customer class was presented to the committee by Raftelis on January 12, 2023. Combined commodity (non-fixed) COS for single family and multifamily residential customers was $2,557,224.00. Commercial was $1,092,338.00. Industrial was $1,036,503.00. And yet, when one looks at the projected FY2024 income from rates (non-fixed charges), industrial users pay 114% of their cost, commercial users pay 155% of their cost, and Residential pays only 93%. As a percentage of total variable revenue collected from all 3 classes, residential users would provide only 45% of variable revenues while representing 55% of the total variable cost of service. This comes primarily at the cost of commercial users, who supply 32% of variable revenue from all 3 classes, while representing only 23% of the variable cost of service. This inequity must be addressed for the rates to stand up to Prop 218 requirements.

Point 2: Tier break points only make a meaningful difference to small customers, the largest class of which being single family residential.

Projected usage and connections for FY2024 tell a clear story. The industrial customers would pay the Tier 3 "Napa Water" rate for 97% of their water. Commercial customers would pay Napa rates for 80% of their water. Single family residential (excluding multi-family) would pay Napa rates for only 10% of their water. The average single-family residence only needs 8 units to cover their average winter consumption, which lands solidly in Tier 1. Everything beyond that average use is discretionary irrigation, allowing the average residential user to exercise great control over their bill just by moderating how much water they dump on the ground. The system works great for residents,

especially large irrigators, but leaves businesses holding the bill. This is hardly an equitable or legally defensible position.



Wineries, hotels, restaurants, and other large users are dependent upon a minimum amount of water below which they either cannot operate or must suffer the financial impact of reduced production and clientele. They do not have the option of simply reducing or eliminating irrigation to reduce their usage by 30%, 40%, or 50%. As you can see from the above graphs generated using data from the Raftelis rate presentations on December 29 and January 12, 80% of commercial use is billed at Tier 3, and that trend is further exacerbated up to 97% for larger industrial customers. Any hope of trimming usage to Tier 2 levels is shattered, let alone Tier 1. The tiers only make a difference to residential customers whose basic needs average 8 units per billing cycle.

Another point I'd like to make for the people who claim a uniform rate for businesses is inequitable is this: When 80-100% of a user's usage falls into a single tier, how is that functionally different than assigning that user a uniform rate? In effect, this is a uniform rate, only the Committee has elected to have 78% of the total cost of the most expensive source dropped on businesses. The concept of "one tier structure for all" sounds good as a sales pitch, but rapidly erodes under scrutiny. The act of setting

tiers where a vast majority of users within one or two classes are locked into the highest tier by their basic needs is nothing but a half-hearted attempt to conceal having business users subsidize residential users, regardless of their relative costs to serve. Not only is this unethical, it violates Prop 218 and invites a class-action lawsuit by those classes.

Point 3: When one looks at the projected use of these classes, industrial and commercial accounts alone would pay for 78% of all the water from Napa. 34% of that total is shouldered by 27 industrial users. 19% is shouldered by a single industrial customer. If Napa water exists as security for the entire community and one fifth of the cost of that water security provided to the rest of the customers by access to Napa water is shouldered by a single customer, that gives a single customer a tremendous amount of power over the income required to secure that source. Is it in the best interest of residents to concentrate that much power in the hands of a single business?

Broadly, paying for “use it or lose it” Napa water hinges upon the usage of 340 commercial and industrial customers. Should several of those large customers decide the cost of water merits heavy usage reduction measures (the largest one certainly does) then a sizeable proportion of revenue intended to cover water the enterprise is required to pay for evaporates. Financial stability was the number one goal of this rate adjustment, and this reality directly counteracts that.

Point 4: Fully differentiating the tiers exclusively by water source forces large customers, many of whom cannot cut back without compromising their businesses, to pay for expensive Napa water almost exclusively. Given Point 3, those two classes would pay for most of it. Residents pay mostly for Bell Canyon and Stonebridge water; the cheapest sources, while representing by far the largest class of users and still having access to the security that Napa water is able to provide.

If businesses pay for most of Napa Water, then they are legally entitled to most of it. What happens in those times when Bell Canyon is nearly empty and Stonebridge cannot keep up with demand? Are we to tell residents they have to cut usage to the bone, take sponge baths and relieve themselves in their backyards while businesses have full access to Napa water? "Grotesque" is the word I would use to describe that inequity. However, that very situation is invited by the proposed rate structure if it is to be supported legally.

Point 5: Given point 2, since large customers would be paying mostly for Napa water, a strong legal argument can be made that those same businesses should pay for a much smaller share of the infrastructure costs not related to Napa Water. The water enterprise and residents NEED large customers to help pay for those projects, and those large customers have a right to the benefit of those projects: the water. It is illegal to deprive any user the benefits of the rates they pay.

Based on the agreed upon CIP plan from the December 29 presentation, the following projects would need to be applied to commercial and industrial users at 20% and 5% rates respectively:

- W-109:Bell canyon intake tower: $3.3millon
- W-86:Spring mountain pressure zone: $3million
- W21-01:Kearney and Andrea water main replacement: $875 thousand
- W-101:Rehabilitation of Tank 2 at Lower reservoir: $940 thousand
- W18-111: Water treatment plant assessment: $200 thousand
- Water treatment Plant: $8.4million
- PWTM-2: Water treatment plant transmission main replacement: $9million

A grand total of $25.7 million worth of critical infrastructure projects where commercial users should only pay a portion of $5.1million and industrial users should only pay for a portion of $1.3million.

Both of those quantities would be partially covered by residential users, so the actual amounts recovered towards those projects from businesses would be much smaller.

Similarly, the share of Napa water-related projects would rise to 80% and 97%, respectively. However, that list is much shorter:

- W-80 Dwyer Road booster pump station: $900k
- PWTM-1 Napa Intertie Pipeline replacement: $5.7million

Only $6.6million worth of projects would see a large share taken off residential users. The tradeoff is hardly equitable.

The proposed CIP plan is far and away the largest driver of necessary rate increases. Legally absolving businesses of the responsibility to pay a full share would place a colossal financial burden on residents. In order to make the proposed structure legally defensible, the proposed rates must be adjusted so that residents are saddled with a greater percentage of outstanding CIP while businesses, much more capable of paying, are covering them at a steeply discounted rate. If businesses are paying most of their rates towards Napa water, then this is an equitable split. However, residents are sure to be angered by this outcome.

Point 6: As Raftelis pointed out to the Committee on several occasions, the proposed rate structure is unique in California. There is no record of legal precedent backing it up. The task of defending its legitimacy will fall entirely on the City should even one customer file suit, let alone an entire class.

Conclusion:
Obviously, splitting the CIP and giving businesses priority access to Napa water over residents are not viable options. Having one class of customers carry the weight of another is not legally defensible. Depriving any user of the benefits of the rates they pay is blatantly illegal. The proposed rate structure invites litigation from multiple angles up to and including class-action suits. Legal defensibility was not one of the top 3 priorities of the rate study, however, any rate structure that is not legally defensible won't survive long enough to be of any use to the Enterprise. Even in the extraordinarily doubtful case the rate structure recommended by the Committee is successfully defended, those kinds of delays would further defer the infrastructure projects that the entire community, residents and businesses, desperately need.

Businesses use and rely upon Bell Canyon and Stonebridge water just as residents use and rely on Napa water. Placing the burden of one source or the other on a handful of users is a hostile act of community division, financially irresponsible, and blatantly illegal.

There is a better way. It was the first rate structure proposed by Raftelis on January 12, summarized as follows:

- Cost of service is calculated for each class and the proportion of revenues that need to be recovered from each class are tied to that Cost of Service. This is key to legal defensibility.
- Supply costs for Napa Water are spread across all tiers within all classes, then differentiated between Bell Canyon and Stonebridge wells to provide an inclined rate structure to incentivize conservation.
- Tier break points are determined using empirical meter data, which is a great boon to legal defensibility and incentivizes conservation for all classes with realistic targets. Tier 1 is typically assigned as the average of low winter periods to cover basic needs. Higher tier break points as in the case of Residential rates are determined empirically using the average summer usage of the class.

- Costs in individual tiers can be adjusted by adjusting the proportions of supply costs carried by that tier. However, a fully differentiated supply will run into the same problems discussed in point 2, albeit within individual classes and could appear punitive towards large households with greater basic needs.

That structure has a lot going for it:

- To counter above point 1, a standard cost of service analysis fully drives the revenue target for a given class. A prop 218 legal challenge on those grounds can be handily dismissed.
- To counter point 2, tier break points within a given class are driven by usage patterns within the same class. Every customer class has more control over their bills by having realistic targets.
- To counter point 3, financial stability is enhanced as expensive, "Use it or Lose it" water from Napa is spread across all classes and tiers, all but guaranteeing that it will always be covered. No one customer shoulders 19% of the cost of a single source.
- To counter point 4, all customers pay a more equitable share of all sources. This grants equal rights to all sources to all customers.
- To counter point 5, since all classes pay for an equitable share of all sources, all classes should pay the same share of all CIP. Any legal challenge on that basis can be handily dismissed, and all customers can rest easy knowing they are not being singled out to fund any given project.
- To counter point 6, the first rate structure proposed has grown very commonplace in California and has withstood dozens, if not hundreds of legal challenges. Most of those challenges never made it to court. Precedent alone can ward off most legal challenges, preserving the City's time and funds for governance.
- And finally, the work required to set up this structure has largely already been completed by Raftelis. All that remains is triple-checking that the inputs are accurate, which city staff and Raftelis are already doing. A pivot to this structure would represent a negligible expense and very little time, especially compared to the probable legal fallout of the ill-advised structure.

Simply put, the rate structure presented on January 12 is by far the better rate structure. It is more fiscally responsible, more defensible, more equitable, incentivizes conservation for all customers using realistic targets, and makes no false claims of equality while shamelessly penalizing businesses and subsidizing residents. I humbly submit the above as the best of my ability to spell out the perils of the rate structure officially recommended by the Committee and the benefits of the January 12 structure.

For the sake of all customers of the Water and Wastewater Enterprises, I hope City Council will make a better decision than the Committee.

Sincerely,
Mario Trinchero
2022 Water and Wastewater Rate Study Advisory Committee Chair
Resident, Plant Engineer, and Business Owner

Sources for data and figures were taken from Raftelis' presentations officially submitted as part of the rate study, most notably those presented on December 29, and January 12.

Source for usage of largest industrial customer was average of 2022, 2020, 2019, 2018, and 2017 bills using city meter data, procured directly from customer.

Statements regarding precedent of tiered structures for different classes taken from Committee Q&A with Prop 218 legal expert on February 16.

Excel file used to generate these figures is available at City Council's request.

TRINCHERO
Family Estates

April 19, 2023

City of St. Helena City Council
Attn: City Clerk
1088 College Avenue, St. Helena, CA 94574
Mayor Paul Dohring, Vice Mayor Eric Hall,
Anna Chouteau, Lester Hardy, & Billy Summers

Regarding: Water and Wastewater Rate Study, "Alternative #2" Water Rate Structure, and Prop 218 Compliance

Dear City Council:

Sutter Home Winery, Inc. ("Sutter Home") submits this letter objecting to the "Alternative #2" water rate model endorsed by City Council on March 14, 2023. The Alternative #2 model improperly shifts the cost of service and capital improvements projects onto commercial and industrial users while reducing single family residential rates. In doing so, the Alternative #2 rate model fails to comply with Prop 218's requirements that property related fees not exceed the proportional cost of service to each parcel. The factual and legal reasons that Alternative #2 falls short are detailed below. Sutter Home requests that the City Council adopt a water rate model that complies with Prop 218.

The City's Alternative #2 Water Rate Model

As the Council knows, the City established a seven-person Water and Wastewater Advisory Committee (the "Committee") in May 2022 to evaluate and prioritize capital improvements projects ("CIP") and recommend appropriate water and wastewater rates. By a 4-2 vote, the Committee recommended the "Alternative #2" water rate model.[1] After a public hearing on March 14, 2023, City Council accepted the Committee's recommendations including the Alternative #2 water rate.

The Alternative #2 model consists of a three-tier pricing structure that does not differentiate between user types. Instead, pricing for each tier is based on an assigned water source and the cost to secure each tier of water from one of three sources supplying the City. Tier 1 is based on costs to procure water from the City's Bell Canyon reservoir. Tier 2 is based on costs to procure

[1] Mario Trinchero served as chairman of the Committee, and he serves as Plant Engineer at Sutter Home. We agree with Mario Trinchero's comments submitted to the City Council regarding the Alternative #2 rate model and incorporate those comments by reference.

POST OFFICE BOX 248 • ST. HELENA • CA 94574-0248 • 707.963.3104 • TFEWINES.COM

water from the City's Stonebridge groundwater wells. Tier 3 is based on costs to purchase water from the City of Napa. These sources range in cost with Tier 1 Bell Canyon water being cheapest and the Tier 3 purchased water being most expensive. Alternative #2 assumes that single family residential users (SFR) will use mainly Tier 1 Bell Canyon water.
Historic water use by industrial users is a fourth of use by SFR users, and that trend is projected to continue.[2] SFR use exceeds all other types of water users combined. SFR customers constitute 83% of connections and use 53% of the City's water use. Notwithstanding the predominance of SFR users, the City's consultant stated to City Council that SFR rates will be reduced at the same time overall rate revenue is increased by 28%.[3]
In addition to the Alternative #2 model, the City is proposing a drought rate.[4] When a drought requires more conservation and the purchase of addition (more expensive water), the drought rate is applied as a percentage to all rate payers.[5] Therefore, SFR rates are increased by a percentage based on Tier 1 water even though Tier 1 sources are much less likely to be supplying the City during a drought. Commercial and industrial rate payers have an added percentage to already higher rates.

Comments to the City Council from one member of the Committee argued that profitable businesses, specifically hotels and wineries, can absorb the cost of higher water rates simply by increasing prices of their goods and services.[6] That Committee member and members of the public advocated for Alternative #2 as providing lower costs of living to SFR users that would attract employees to live in the City.

Prop 218's Requirements

The Right to Vote on Taxes Act (commonly known as "Prop 218") requires voter approval to levy or increase local taxes. Certain property related service fees, including water service, are exempt from the voter approval requirement only if those fees comply with the "Section 6" requirements of Prop 218.

> [Section] 6. Property Related Fees and Charges.
> ...
> "(b) *Requirements for Existing, New or Increased Fees and Charges*. A fee or charge

[2] Raftelis presentation to Committee on November 9, 2022, pages 8 & 9 available online at https://www.cityofsthelena.org/sites/default/files/fileattachments/water_and_wastewater_rate_study_advisory_committee/page/25371/november_9_2022_st._helena_rate_studies_financial_plan_review.pdf.
[3] City Council hearing video at 1:36:46 available online at https://sthelena.civicweb.net/document/72440/?splitscreen=true&media=true.
[4] As confirmed by the City's consultant during its March 14, 2023 meeting, a drought rate is subject to Prop 218 requirements. Drought penalties are not.
[5] City Council hearing video at 1:43:43 available online at https://sthelena.civicweb.net/document/72440/?splitscreen=true&media=true.
[6] Comments of Ms. Arlene Corsetti to City Council on March 14, 2023 at 1:55:43 of the video recording available online at https://sthelena.civicweb.net/document/72440/?splitscreen=true&media=true.

> shall not be extended, imposed, or increased by any agency unless it meets *all* of the following requirements:
>
> ...
>
> "(3) The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership *shall not exceed the proportional cost of the service attributable to the parcel.*
>
> "(4) No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question. Fees or charges based on potential or future use of a service are not permitted. Standby charges, whether characterized as charges or assessments, shall be classified as assessments and shall not be imposed without compliance with Section 4.
>
> ... [7]

When evaluating whether a water rate increase complies with Prop 218, California courts exercise independent judgment, and it is the agency's burden to prove that Prop 218's requirements are met.[8] "Because Proposition 218's underlying purpose was to limit government's power to exact revenue and to curtail the deference that had been traditionally accorded legislative enactments on fees, assessments, and charges, a more rigorous standard of review is warranted."[9] Stated another way, a court uses its own judgment to determine whether the City has proven that the Alternative #2 rate model does not exceed the proportional cost of the service attributable to parcels with industrial uses such as Sutter Home's Main Street facility. As explained below, the City has not met its burden here.

The City's Proposed Alternative #2 Water Rate does not comply with Prop 218

The premise of Alternative #2 is that many lower volume users can pay for less expensive water while smaller numbers of higher volume users pay for more expensive water. However, the City's water is comingled; there are not three water systems delivering water from three separate sources. Alternative #2's allocation of water costs is arbitrary and not based on the actual cost to procure the City's total water supply. While completely ignoring the differing cost of multiple water supplies is an error,[10] so too is assigning higher cost water to select types of users.[11]

In *City of Palmdale v. Palmdale Water District*, a California court rejected inequality between tiers of users even when based on the goal of water conservation.[12] Similar to the City of St. Helena, the majority of water supplied in *Palmdale* went to SFR users, and a main driver of the

---

[7] California Constitution, art. XIII D (emphasis supplied).
[8] *Silicon Valley Taxpayers Assn., Inc v. Santa Clara County Open Space Auth.* (2008) 44 Cal.4th 431, 444.
[9] *Silicon Valley,* 44 Cal.4th at 448.
[10] *Capistrano Taxpayers Assn, Inc. v. City of San Juan Capistrano* (2015) 235 Cal.App.4th 1493, 1500.
[11] *City of Palmdale v. Palmdale Water Dist.* (2011) 198 Cal.App.4th 926, 936.
[12] *Palmdale,* 198 Cal.App.4th at 935-38.

adopted water rate was to maintain rate stability for those SFR users.[13] The rate consultant in *Palmdale* (Raftelis) also presented a defensible water rate model, but the water district board ignored that recommendation.[14] The *Palmdale* water rates on irrigation users were vastly disproportional to other users, and the *Palmdale* court rejected those larger fees because there was no showing that delivering higher volumes of water to those served parcels was disproportionately more expensive than other users.[15] Alternative #2 similarly disproportionally affects higher volume users (industrial and commercial) without any showing that the actual cost of delivering water to those users is higher than delivering water to a much larger number of SFR users. The statements made by a Committee member and the public indicate that Alternative #2 was intended to charge industrial users more to advance policy goals of more affordable housing and lower costs for SFR users. Those lower costs will continue to accrue to SFR users that build new homes even though new SFR users add new demand to the water system.

Another failure of Alternative #2 is to acknowledge that the Tier 3 water supply is additive to the City's overall water supply. Even under the unsupported assumption that SFR users will use only Tier 1 water, the purchased water supply of Tier 3 water adds to the City's overall supply. Shifting all the cost for this water supply onto industrial and commercial users is akin to shifting the cost of recycled water only onto those users using recycled water. In the *Capistrano* case, a California court held that costs of recycled water improvements were properly spread across all users even if a given user dose not directly use that recycled water supply.[16] Especially in drought years, water delivered to SFR users will include water from Tier 3 sources, but SFR users will be charged as though the water came from the Tier 1 source. Similar to the recycled water in *Capistrano*, increasing the water supply is properly spread across all users, not only on certain users.

Lastly, the drought rate exacerbates the failings of the normal Alternative #2 rate model. SFR users will pay a flat rate increase on lower cost water while industrial and commercial users will pay that percentage on higher cost water. This flat rate increase (unevenly applied) does not relate to the cost of providing water in a drought scenario.

---

[13] *Ibid*. at 928-29.
[14] *Id*.
[15] *Palmdale,* 198 Cal.App.4th at 937-38.
[16] *Capistrano,* 235 Cal.App.4th at 1500.

Based on the above, Alternative#2 does not comply with Prop 218, and the resulting costs imposed on commercial users and industrial users like Sutter Home are significant. Sutter Home strongly encourages the City to reject Alternative #2 and to move forward with a water rate model that complies with Prop 218.

Sincerely,

Peter Larson
General Counsel & SVP Corporate Affairs

cc: Anil Comelo, City Manager
Ethan Walsh, City Attorney
Robert Torres
Bob Torkelson

4/18/2023

For the attention of:

Mayor Paul Dohring
Vice Mayor Eric Hall
Council Member Anna Chouteau
Council Member Lester Hardy
Council Member Billy Summers

Dear Members of the St. Helena City Council,

The businesses represented by the signatories to this letter represent some of the large volume customers of the Public Water Enterprise managed by the City.

We have a strong disagreement with the "Alternative 2" rate structure proposed by the Advisory Committee. We feel they saddle a handful of businesses with an outsized share of the cost of Napa water for the benefit of smaller yet far more numerous residential customers.

Prop 218 mandates that rates paid by a customer must be tied to the cost to serve that customer. Overcharging one set of customers to benefit others is illegal.

The proposed universal tiers only make practical sense for single family residential customers. Any business of significant need would pay top tier rates for most of their water with little ability to control their bill, as a business's need for water is driven by clientele and production. Businesses have little choice but to cope with the cost increase, whereas most residential customers need only reduce their irrigation.

Fully differentiating tier costs by source has the effect of forcing businesses to pay for most of the water from Napa. Water from Napa exists as security for the entire community, including residents. Therefore, forcing businesses to shoulder the majority of the cost of Napa water while giving residents the benefit of that security is a subsidy disconnected from the cost to serve, and therefore illegal.

It also effectively reserves less expensive local water from Bell Canyon and the Stonebridge Wells for residents, despite delivering all water through the same pipe network. Residents would be paying for cheap sources while receiving water from Napa, and businesses would be paying for expensive Napa water while being delivered cheap, local water. Without separate pipe networks, there is no way to verify.

All of the above concerns would be addressed by the original rate structure proposed by Raftelis on January 12, summarized as follows:

- Rates paid by each customer are tied to the costs to serve that customer.
- Supply costs for Napa water are spread across all tiers within all classes.
- Differentiation between tiers is based on differences in costs to deliver water from Bell Canyon and Stonebridge Wells, as those costs are not fixed as with Napa water.
- Tier break points are related to empirical meter data relating to each class, and so are relevant to each class.

This structure has become very commonplace in California and readily withstands legal challenges for one simple reason: it's fair. We do not ask for special consideration or subsidy, only equitability.

We agree that revenues must be increased to address the aging and neglected infrastructure required to provide continued service to all customers and are glad to see the Enterprise investing in its own longevity. That said, the rate structure that collects those revenues must be equitable and legal. We strongly urge the City Council to reject the rate structure proposed by the Advisory Committee in favor of the fair structure proposed by Raftelis.

Sincerely,

Debbie and Jennifer Fradelizio – Gillwoods Café

Jay, Matt, and Mark Smith – Sunshine Foods

Bob Torkelson – Sutter Home Winery

Joel Gott – Gotts Roadside & Station St. Helena

Shova Sherpa – Himalayan Sherpa Kitchen

Christopher Kostow – The Charter Oak

Karen and John Mitchell – Model Bakery

From: TOM BELT
To: Public Comment
Subject: [External] Water Neutral Policy
Date: Tuesday, May 9, 2023 11:03:11 AM

Dear St. Helena City Council,
St. Helena's current water neutral policy is deficient in projecting the indoor water use occupants will use in future new housing projects. The City's current water neutral policy allows developers to submit housing projects for development using guidelines that severely underestimate what the actual indoor water use will be once the development is completed.
It is a fact that St. Helena's Phase 2 and Phase 3 water rationing restrictions currently provide existing residents the ability to use more water during drought periods than the volumes projected to be used in new housing development during average rainfall periods. This is simply unrealistic and will add further hardship to existing water customers if the current water neutral policy is left unchanged.
The recently approved Pope Street five-house development projected the water use will be 25 gallons per day per occupant based upon four occupants per household. The Hunter Project using the number of occupants sited in the EIR will use 34.9 gallons per day per occupant. Even the Farmstead Hotel develop underestimates what the actual water use will be in that project. St. Helena's current Phase 2 drought restrictions allow residents to use 65 gallons per day per occupant.
The existing water neutral guidelines and the in-lieu standards used to approve new housing in St. Helena are simply unrealistic. Recent inquiries to the California Department of Housing Development, California's Green Building Guidelines, Napa County's Building Commission and California's Senator Dodd's office all confirmed the city's current water neutral policy has never been verified as an accurate guide for projecting indoor residential water use.
Tom and Margot Belt

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **NEW BUSINESS**

Subject: **Consideration and Proposed Approval of a Resolution Adopting City Council Goals and Discussion Regarding Staff Workplan for FY 2024.**

CEQA Determination: **Not a CEQA project**

Prepared By: April Mitts, Assistant City Manager

Reviewed By: Anil Comelo, City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

Since 2017, the City Council has developed three-year broad organizational goals and 12-month strategic objectives to accomplish the goals.

Council last updated the Goals during the FY 2022 budget cycle.

DISCUSSION

During the last several months, the currently constituted City Council (with one new member since 2021) has in a variety of ways reviewed the previous goals, and provided guidance to staff on an updated set of goals which are listed below:

1. Financial Sustainability
2. Infrastructure and Environmental Sustainability
3. Water Security
4. Community Information and Engagement
5. Quality of Life

City Council has the responsibility of establishing broad goals and the City's leadership has the responsibility to develop a workplan to achieve them. To that end, City executives have been working towards developing and refining the FY 2023-24 workplan based on

identified priorities. This has been a long and methodical process and below is a summary of activities to-date which has culminated with the workplan that is being displayed to the City Council and the community. While it is not necessary for the City Council to provide input on how the established goals are achieved, the purpose of this presentation is to share the expansive nature of the workplan and the desire of the executive team to make progress on a number of important arenas. Hopefully, this presentation will also provide information to the community regarding the enormity of the workplan and the inadequacy of the City's current staffing model. This presentation therefore is also directly related to other discussions/decisions the City will need to make relative to budget, workplan, staffing, employee compensation, land development, *Who We Are*, revenue options, etc.

The following is a summary of the activities leading up to the development of the current workplan.

2017 to 2021

The City Council set in motion a series of studies, working committees, and reports to categorize assets, provide cost estimates for replacement/repair, and develop funding strategies for the replacement/repair of assets.

October 2022 - Customer Service Staff Discussion

On October 13, 2022, a group of staff members from multiple departments participated in a candid and wide-ranging discussion regarding customer service lead by the City's leadership team. The discussion was prompted by the following set of questions/issues:

1. Areas for customer service enhancement (e.g. what is not working?)
2. Areas requiring better coordination between departments
3. Areas where things are falling through the cracks
4. Reducing employee hardship
5. Common service requests
6. Best methods of delivery
7. Identification of other challenges

December 2022 - All Staff Meeting

On December 1, 2022, an All Staff meeting was attended by 53 full-time City employees. The half-day meeting included several items to help employees have a better understanding of the current and upcoming major projects, workloads across departments, and identify opportunities to enhance collaboration. The meeting included presentations by each department head which identified recent accomplishments, listed current projects, and identified upcoming challenges and opportunities. It was interesting to note that most department heads, independently identified community expectations and lack of adequate resources/staffing as major challenges.

December 2022 - Community Survey

On December 7, 2022, the City entered into a contract with Godbe Research to conduct a Community Survey. Survey participants were selected randomly to participate in this survey. The survey incorporated questions regarding quality of life, budgeting, and high-level satisfaction questions, all of which will inform policy discussions and will allow the City to establish a baseline for future biennial surveys.

Recognizing the importance of community input and the value that it has on identifying priorities, a statistically valid Community Survey was conducted with the following research objectives:

- Gauge overall perceptions of quality of life in Saint Helena and important issues facing the City;
- Gauge overall satisfaction with the City's provision of services;
- Assess importance of and satisfaction with City specific services, programs and facilities;
- Gauge perceptions of social equity in the City;
- Assess perceptions of City funding and preferences for generating revenue; and
- Identify any differences in opinions based on demographic characteristics

The survey results were presented at the February 14, 2023 City Council meeting.

January 2023 - Baker Tilly Council and Department Head Priority Interviews

The City retained the services of Management Partners (now Baker Tilly) to facilitate a Council conversation to establish Council priorities. In preparation for the January 23, 2023 Council retreat, the Baker Tilly facilitators held individual interviews with each Council Member and members of the City's executive team. Baker Tilly prepared a staff questionnaire to gather a list of current projects and staff's input about upcoming challenges and opportunities.

January 23, 2023 - City Council Retreat

On January 23, 2023, the City Council participated in a half-day City Council retreat which included all City Council Member, Baker Tilly, City Manager Comelo, Assistant City Manager Mitts, and City Attorney Walsh. This retreat provided an opportunity for the following:

- Enabled Councilmembers to get to know each other a little better (including individual values, priorities, and communication style)
- Receive a preview of the Community Survey
- Receive a preview of the City's Financial Forecast
- Opportunity for Council to hear themes from the Council and Department Head interviews conducted by Baker Tilly

The facilitators began the retreat by asking each Council Member to share their thoughts about attributes of high-performing Councils and what they want their legacy to be.

Through this exercise Council identified seven desired legacies which are highlighted below (the full report by Baker Tilly is available as Attachment 1):

1. Make things better for St. Helena
2. Make progress on water supply issues
3. Improve our fiscal outlook
4. Make improvements to Main Street
5. Get back to a culture of kindness, model positive behavior
6. Face tough decisions and make good choices
7. Recover the health of our community

In concluding the retreat, the facilitator asked the Council Members what they expected from one another and what they expect from themselves for effective governing. The responses are listed below:

- Increase the frequency of Council discussions (i.e. every six months)
- Consider implementing a strategic planning process that engages the community (five-year)
- Integrate the existing work plan with priorities from the retreat
- Review the City's Vision and Mission Statement's with fresh eyes
- Create an official "bike rack" for new ideas*

*A bike rack are items that are brought up outside of the formal Priority/Workplan setting process that cannot receive immediate attention.

The outcome of the discussion and Council prioritization, coupled with other previous activities, resulted in the five City Council goals shown below. Staff is seeking formal adoption of the following as the City Council goals:

1. Financial Sustainability
2. Infrastructure and Environmental Sustainability
3. Water Security
4. Community Information and Engagement
5. Quality of Life

March 2023 - Executive Retreat

On March 2, 2023, the City Manager and Assistant City Manager facilitated a half-day retreat for the City's Executive team. During this retreat the City's leadership team reviewed the current goals and workplan, identified additional priority items being worked on by City staff, identified new workplan items as they relate to the newly identified Council priorities from the January 23rd Council retreat, and reviewed the organizational effectiveness and service delivery excellence initiative (presented earlier in tonight's meeting). In addition to the five Council Goals, the City Manager has identified two additional Goals which are included in the Draft FY 2024 Council Goals and Workplan section below.

May 9, 2023 - City Council Meeting Department Head Presentations - FY 2023-24 Budgets

At the Council meeting on May 9, 2023, Department heads presented preliminary budget information which included the following:

1. Recent noteworthy accomplishments and activities
2. Current department priorities
3. Challenges
4. Opportunities
5. Significant budget requests, included some unfunded requests
6. Staffing Requests

FY 2024 Council Goals and Staff Workplan

Following these series of events and Council direction, staff assembled a list of the initial Council Goals and staff workplan. The initial list included feedback from City Council, the community survey, City staff, the City's Executive leaders, as well as the currently adopted workplan.

The initial workplan served as a starting point listing all of the City's "wish list" which may be accomplished with unlimited resources (staffing and financially). The initial list consisted of seven Goals, 95 workplan items, and 217 individual tasks. It is important to note, most of these initial tasks are above and beyond City staff's regular workload. About 90% of staff time is devoted to providing routine services to the community, thus these workplan items will need to be accomplished with a fraction of the City's resources.

Once assembled, City Manager Comelo and Assistant City Manager Mitts met with department heads to further prioritize and refine the workplan based on identified priorities. This is an agressive workplan and, as noted above, is expansive and highlights the desire of the executive team to make progress on a number of important arenas. However, the enormity of the workplan and the inadequacy of the City's current staffing model may prove impossible to achieve all of the desired objectives in the timeframes identified. Table 1 and Table 2 (next page) provides a summary of the workplan for FY 2023-24 and beyond. The workplan will be updated periodically based on progress towards goals and shifts in individual workplan items. Attachment 3 provides a list of each objective by Goal. Within this document you will notice some items noted in green. Staff recognizes these items are interesting and provide value; however, they are not items being prioritized on this workplan.

Table 1 - Goals by Topic

City Council Goals		Total Objectives	Objectives for FY 2024
Goal 1	Financial Sustainability	9	4
Goal 2	Infrastructure and Environmental Sustainability	46	27
Goal 3	Water Security	11	6
Goal 4	Community Information & Engagement	20	14
Goal 5	Quality of Life	44	22
Other Goals/Items			
Goal 6	Employee Recruitment, Retention, and Morale	9	6
Goal 7	Organizational Effectiveness	19	13
CIP	CIP Projects*	54	15
	TOTALS	***212***	***107***

Table 2 - Goals by Department

Department	Total Objectives	Objectives for FY 2024
City Manager	38	23
Administrative Services	17	11
Community Development	16	5
Fire	5	3
Police	9	6
Library	3	3
Parks & Recreation	20	13
Public Works	50	28
CIP	54	15
TOTALS	***212***	***107***

*Capital Improvement Program Projects

In addition to the City Council Goals and staff workplan (objectives), the City has numerous Capital Improvement Program (CIP) Projects on the horizon. Included in the table above is the DRAFT number of CIP projects which is currently being refined by staff and is subject to change. The FY 2024 CIP list will be presented to City Coucil for approval as part of the FY 2024 budget adoption process.

Cannabis

City Council had previously directed staff to return to Council with an analysis of potential St. Helena based Cannabis businesses. Since this was a specific City Council direction, staff has included the issue as part of the above Goals and listed it for completion in FY 2025. The reason for the scheduling of the research and analysis in FY 2025 is current

staffing capacity. This issue is complex and will require the attention of several high level staff and the City Attorney's Office and there are many more urgent issues that demand focus and the allocation of our limited resources.

In the interim, the City Council and the community may benefit from the policy paper put out by UC Davis in 2021 that discusses both the pros and cons for local entities to consider (Attachment 2). It may be a good starting point and has some great information on both sides. There is also a great summary for Recommendations for Policymakers (PDF page 15 - document pg. 157).

Pay-for-Performance

Pay-for-Performance is a compensation model used as part of a wider continuous performance management initiative. With a more traditional compensation method, all employees at the same level are paid the same amount, regardless of whether they under or over-perform. In contract, with a pay-for-performance program, employees can be motivated to meet desired metrics/goals by offering tangible rewards. In the private sector, such variable pay systems are often implemented for executives and sales professionals. For executives, such incentives are tied to certain organizational performance metrics and for sales staff it is generally tied to sales-related metrics. Depending on the metrics used, these can be effective tools to incentivize employees to achieve the desired goals. In the case of the City's executive team and other senior staff, such incentives might serve to signal priority and help focus atttention on key issues/projects. In some cases, the identified goals could be specific to a department, as well as general goals with shared responsibilities.

Depending on City Council sentiment, staff will return at a subsequent meeting with a proposal for the adoption of a pay-for-performance plan.

FISCAL IMPACT

The fiscal impact associated with workplace tasks varies depending on the task.

RECOMMENDED ACTION

Adopt City Council Goals for FY 2024.

ATTACHMENTS

Attachment 1 - Council Goals and Workplan 2024
Attachment 2 - Baker Tilly Final Report
Attachment 3 - Review of Policy Research - 2021 - Kavousi - What do we know about opportunities and challenges for localities from
Attachment 4 - Resolution
Attachment 5 - Council Goals and Priorities 050923 CC Meeting

Workplan Number	Council Goal 1 Financial Sustainability	Estimated Fiscal Year Completed	Lead Department
1.100	Implement Financial Sustainability Strategies		
1.110	Develop Long Range Financial Plan	FY 2024 Q1	City Manager
1.120	Explore Shared Services	FY 2024 Q4	City Manager
1.130	Complete Impact Fee Study and User Fee Study (including inclusionary fees and housing fees) for City Council adoption	FY 2024 Q2	Administrative Services
1.200	Economic Development (Subsections 1.210-1.250)		
1.210	Develop Downtown Specific Plan	FY 2026	Community Development
1.220	Prepare and implement Business Continuity Strategy During Construction of Phase I Downtown Streetscape Project	FY 2024 Q4	City Manager
1.230	Enhance vitality of local businesses and assist with marketing local businesses	FY 2025	City Manager
1.240	Provide Administration of Business Assistance grant program (CDBG Funded)	FY 2026	Administrative Services
1.250	Determine the feasibility of implementing a facade improvement program	FY 2025	City Manager
1.300	Conduct analysis of "business affordability" - St. Helena vs. comp set		City Manager

Workplan Number	Council Goal 2 Infrastructure and Environmental Sustainability	Estimated Fiscal Year Completed	Lead Department
2.100	Prepare an Infrastructure Strategic Plan and Establish a Reporting Process		
2.110	Update Financial & CIP Policies	FY 2024 Q1	City Manager
2.120	Publish 20-year project list that includes costs, timing, funding sources	FY 2024 Q4	Public Works
2.130	Provide status of current CIP projects on a semi-annual basis	FY 2024 Q2	Public Works
2.140	Ensure resources required to execute infrastructure list are incorporated into Long Range Financial Plan	FY 2025	Public Works
2.200	Research and Explore Alternative Energy (solar) on City Facilities	FY 2024 Q4	Public Works
2.300	Exploration of solar on water/wastewater infrastructure		
2.400	Analyze and Expand EV Fleet/Alternative Fuel Fleet	FY 2024 Q4	Public Works
2.410	Expand EV Charging Infrastructure	FY 2027	Public Works
2.500	Analyze suitability of Artifical Turf	FY 2025	Parks & Recreation
2.600	PUBLIC WORKS DIVISIONS		
2.610	SEWER		
2.611	Update Discharge Permit Update for new WWTP	FY 2025	Public Works
2.612	Update Sanitary Sewer Management Plan and post to State Website	FY 2024 Q1	Public Works
2.613	Update Fats, Oils & Grease inspection/permitting process in collab w/ Napa Co Public Health and Business Permit Process/Renewal	FY 2024 Q4	Public Works
2.614	Develop Recycled Water Master Plan	FY 2024 Q4	Public Works
2.620	STREETS		
2.621	Develop Local Roadway Safety Plan	FY 2024 Q4	Public Works
2.622	Update Street Master Plan/CIP/AB1600 - to include: 1. Citywide speed survey 2. General Plan Circulation Element 3. Various prior studies related to Active Transportation/SR2S, Walk Audits, Parking Studies, Cultivate Downtown St. Helena, etc. 4. Traffic Calming Strategies 5. Traffic Calming Request Process/Policy	FY 2024 Q2	Public Works
2.623	Complete a pilot project to slow down traffic and make street safe for biking/walking	FY 2024 Q1	Public Works
2.624	Develop and adopt VMT thresholds in accordance with State law	FY 2024 Q1	Public Works
2.625	Implement Traffic Mitigation for Spring Mountain Road, Pratt, Madrona, Crane	FY 2025	Public Works
2.630	STORMDRAIN		
2.631	Develop Phase II and Phase III timelines for Measure H GO Bond Projects	FY 2024 Q4	Public Works
2.632	Develop strategy/study for creation of Storm Drain Enterprise Fund for Possible Ballot Measure	FY 2025	Public Works

2.640	ENGINEERING		
2.641	Refine cost recovery process for Development/Encroachment Permits/CIP	FY 2024 Q4	Public Works
2.642	Finalize 2019 Standard Details/Design Standards	FY 2024 Q2	Public Works
2.643	Integrate CIP project deliveries, e.g. Streets, Utilities, Parks, WTP Condition Assessment, Rate Study, Project Tracking	FY 2024 Q4	Public Works
2.650	PARKING		Public Works
2.651	Initiate Parking Study	FY 2026	Community Development
2.652	Create Hunt's Grove Parking Lot	FY 2025	Public Works
2.660	Review and Update EMG Facilities Assessment	FY 2024 Q2	Public Works
2.670	Create Utilities infrastructure in GIS	FY 2024 Q4	Public Works
2.680	Install wastewater meters for wineries and other users with unique characteristics to improve cost of service/fee nexus		Public Works
2.685	Initiate Spray Fields Master Plan		Public Works
2.690	Explore pedestrian activiation of Money Way beginning with garbage/recycling consolidation	FY 2024 Q4	Public Works
2.700	Climate Action		
2.710	Collaborate with regional partners to develop implementation of Climate Action Plan Initiative	FY 2024 Q4	City Manager
2.720	Explore innovative incentives to enourage environmentally friendly actions including conversion and installation of electrical appliances in homes and increase the use of electric agricultural equipment	FY 2024 Q4	Community Development
2.721	Identify City's Heat Pumps		Community Development
2.722	Develop plan to replace heat pumps with environmentally better options		Community Development
2.730	Work with Napa County to put in a free willow mat to stop the erosion at the bank next to our WWTP		Public Works
2.740	Trees (Subsections 2.741 & 2.742)		
2.741	Support/promote a Earth Day event/Tree Planting at our Urban Forest (Redwood Forest)	FY 2024 Q4	Parks & Recreation
2.742	Work with Napa RCD/Million Trees to plant the right trees whenever the City cuts down/replaces trees	FY 2024 Q4	Public Works
2.750	Collaborate with community group to add pollinator garden in a suitable location	FY 2024 Q2	Library
2.760	Encourage more residents into the MCE deep green program and establish community-wide participation goals	FY 2024 Q3	Public Works
2.770	Adopt a Foodware Ordinance (AB 1276)		Community Development
2.780	Explore partnering with MCE for potential UpValley biomass facility	FY 2026	Public Works
2.790	Initiate Upper Valley energy resilience program	FY 2026	Public Works
2.800	Continue Implementation of Riverwatch/Water Audit Requirements	FY 2024 Q4	City Manager
2.900	Develop RHNA-required infrastructure impact plan	FY 2027	Public Works
2.1000	Perform Walkability/Bikeability Analysis	FY 2025	Public Works
2.1010	Analyze St. Helena Vine Trail route options and facilitate Council decision making on preferred route	FY 2024 Q2	Public Works
2.1020	Explore E-Bikes via grant for the City	FY 2025	Public Works

Workplan Number	Council Goal 3 Water Security	Estimated Fiscal Year Completed	Lead Department
3.100	Update Water Supply Policies		
3.110	Update Water Neutrality Policy and Safe Yield Analysis	FY 2024 Q4	Public Works
3.200	Water Contract Review		
3.210	Reveiw and Revise Carpenter Water Agreement	FY 2024 Q2	City Manager
3.220	Evaluate feasibility of modifications to existing gagreements with large water users to establish firm caps in order to safeguard water supply		City Manager
3.300	Commence compliance review of projects with Conditions of Approval requiring water neutrality	FY 2025	Public Works
3.400	Review concrete recommendations from recent county processes related to our water resources (LAFCO Municipal Service Review, the Groundwater Sustainabiltiy Plan Advisory Committee, the Napa County Drought Contingency Plan, etc.) and determine how we can use the information to inform our decision-making	FY 2024 Q4	Public Works
3.500	Review Current Water Allocations During Phase II and Phase III Water Emergencies for any Recommended Changes	FY 2024 Q4	Public Works
3.600	Review and Evaluate Current Penalty Structure for the Phase II and Phase III Water Emergency	FY 2025	Admin. Services
3.700	Develop and Refine Incentive Programs	FY 2024 Q4	Public Works
3.800	Regional Water Supply Strategies		
3.810	Evaluate and pursue additonal water sources (Alternative Municipal Wells, Sites Reservoir in Colusa County, Adventist Health Wells, Rector Dam surplus water, etc.)	FY 2025	Public Works
3.820	Conduct an assessment of the Physical Security of Plants	FY 2025	Public Works
3.900	Investigate feasibility of using recycled/reclaimed wastewater for either groundwater recharge or for mixing with our domestic water supplies	FY 2024 Q4	Public Works

Workplan Number	Council Goal 4 Community Information and Engagement	Estimated Fiscal Year Completed	Lead Department
4.100	Create a Communications Plan for Public Information and Engagement		
4.110	Develop 5 Informational Videos	FY 2024 Q4	City Manager
4.120	Implement a mobile-based application for residents to submit and track concerns and requests	FY 2024 Q3	Parks & Rec
4.130	Refresh and Updated Website	FY 2024 Q4	Parks & Rec
4.131	Develop process & technology to update City's website with current status of significant infrastructure projects and rolling financial forecasts	FY 2024 Q4	Parks & Rec
4.140	Make presentations to community groups to create better understanding of City issues	FY 2024 Q4	City Manager
4.150	Educate and encourage community to contact specific departments for services	FY 2024 Q2	City Manager
4.160	Create and publicize FAQs web pages so that residents know who to contact when issues arise	FY 2024 Q1	City Manager
4.170	Update City's phone tree	FY 2024 Q1	City Manager
4.180	Develop comprehensive PR program to highlight successes in St. Helena and encourage more business investment	FY 2024 Q2	City Manager
4.190	Communication of Updated CIP Status	FY 2025	City Manager
4.200	Develop a Citizens Academy to provide residents with an opportuniy to learn about the different facets of local government and connect with fellow community partners and organizations	FY 2025	City Manager
4.300	Evacuation Drills with Large Complexes within the City	FY 2024 Q1	Police
4.310	City Evacuation Drill - Zonehaven Quadrant 1	FY 2024 Q4	Police
4.320	City Evacuation Drill - Zonehaven Quadrant 2	FY 2025	Police
4.330	City Evacuation Drill - Zonehaven Quadrant 3	FY 2026	Police
4.340	City Evacuation Drill - Zonehaven Quadrant 4	FY 2027	Police
4.400	Conduct Community Survey in 2023 and 2025	FY 2024 Q2	City Manager
4.500	Incorporate budget performance measurements into the bi-annual budget	FY 2024 Q4	Administrative Services
4.600	Refresh City's branding with Coordinated Style Guide, Website, and Logo Update	FY 2025	City Manager
4.700	Implement new Parks & Recreation registration and reservation software to provide better service and response time to community requests	FY 2024 Q4	Parks & Rec

Workplan Number	Council Goal 5 Quality of Life	Estimated Fiscal Year Completed	Lead Department
5.100	Encourage Housing Alternatives to Meet the Community's Interest and Incomes		
5.1010	Launch a “This is St. Helena” campaign from the eyes of the youth.	FY 2026	City Manager
5.110	Address Workforce Housing through Policy Actions, e.g.: - Development Agreements (ongoing) - Housing Element Update (90% complete) - Inclusionary Housing Ordinance (part of Zoning code update) - code adoption Summer 2023	FY 2024 Q1	Community Development
5.1100	Provide annual Police Policy Update Report to City Council	FY 2024 Q4	Police
5.1200	Provide Gun Safety Outreach and Education to the Community	FY 2024 Q4	Police
5.1300	Apply for Age Friendly Designation for St. Helena	Multi-year	Parks & Recreation
5.1400	WILDFIRE PREPARATION AND PREVENTION		
5.1410	Implementation of FEMA Hazard Mitigation Grant awarded to St. Helena	FY 2025	Fire
5.1420	Host a Hazard Mitigation for Wildland Urban Interface Areas of St. Helena Community Outreach & Workshop	FY 2024 Q1	Fire
5.1430	Certify St. Helena as a "Fire Safe Community"	FY 2025	Fire
5.1440	Maintain Community Compliance With Updated Hazard Mitigation Plan	FY 2024 Q4	Fire
5.1500	Design and Lead Annual Emergency Operations Center (EOC) Tabletop Exercise	FY 2024 Q1	Fire
5.1600	Complete playground equipment replacement at Crane Park.	FY 2024 Q4	Parks & Recreation
5.1700	Complete Conversion of tennis court to pickleball courts at Crane park	FY 2024 Q1	Parks & Recreation
5.1800	Develop a Volunteer Program	FY 2025	City Manager
5.1810	Create structured intake and tracking process for new and ongoing volunteers	FY 2024 Q3	City Manager
5.1820	Establish a regular park beautification volunteer opportunity (Ex: Weeding Wednesdays)	FY 2024 Q1	City Manager
5.1830	Identify community partners who have volunteer opportunities and streamline registration process for residents	FY 2024 Q4	City Manager
5.1840	Utilize community volunteers to help freshen St. Helena's curb appeal and community spirit by implementing self-administered and self-funded beautification projects	FY 2025	City Manager
5.1850	Facilitate the establishment of a non-profit St. Helena Community foundation to continously raise money and manage small-scale community enrichment programs that improve physical attractiveness and curb appeal	FY 2024 Q1	Parks & Recreation
5.1900	Research and present to Council the opportunities and challenges of Cannabis distribution in the City	FY 2025	
5.200	Consider and synthesize stakeholder housing recommendations and recommend short and long-term housing initiatives to the City Counicl, including advancing the use of one or more of city-owned parcels (including Adams Street) for affordable housing	FY 2025	Community Development
5.300	Community Enhancements		
5.310	Explore the feasibility of offering Community WiFi	FY 2025	Public Works
5.320	Work in partnership with School District to provide structured use and increased access to community facilities	FY 2024 Q4	Parks & Recreation
5.330	Develop More Public Bathrooms	FY 2025	Public Works

5.400	Community Programs		
5.410	Arts & Culture Program		
5.411	Create a Public Art Policy	FY 2024 Q4	Parks & Recreation
5.412	Complete a current state assessment and draft a comprehesive strategy to develop future arts & cultural programming, events, and partnerships	FY 2025	Parks & Recreation
5.413	Explore Ideas for new performing arts venues/facilities, tie into Parks & Recreatoin Master Plan (if appropriate), repurpose obsolete assets	FY 2025	Parks & Recreation
5.414	Develop funding strategies for new performing arts venues/facilities (see above)	FY 2025	Parks & Recreation
5.420	Enhance Special Events/Community Gatherings/Programs		Parks & Recreation
5.421	Explore programming, events, and gathering opportunities for teens and young adults by engaging with City Council Youth Represetatives, high school service clubs, and survey tools	FY 2024 Q4	Parks & Recreation
5.422	Increase participation, access, and inclusion of our Latinx community in recreation programs, events, and engagement processes	FY 2024 Q2	Parks & Recreation
5.423	Amphitheater		City Manager
5.424	Increase Services/Programming to Spanish Speaking	FY 2024 Q4	Library
5.500	Offer additional outdoor recreation activites and increased access to open space and trails leading to a more Walk and Bike Friendly Community	FY 2024 Q4	Parks & Recreation
5.510	Complete Phase I - Citywide Active Transportation Plan/Safe Routes to School Plan (Madrona/Spring St. Pedestrian Improvements)	FY 2024 Q4	Public Works
5.520	Complete Phase II - Citywide Safe Routes to School (SR2S) analysis	FY 2025	Public Works
5.530	Advance progress on development of walking trails	FY 2025	Community Development
5.540	Assess baseline condition of sidewalks and develop approved program for long-term maintenance and repair of City sidewalks	FY 2025	Public Works
5.600	Develop Downtown Plaza/Square Plan	FY 2024 Q4	Community Development
5.610	Initiate Gateway and Wayfinding Signage Program to Create a Sense of Space	FY 2025	Community Development
5.620	Collaborate with the St. Helena Historical Society to recognize the Chinese in St. Helena & their historical significance	FY 2024 Q4	City Manager
5.630	Develop recommendations that would install appropriate wayfinding signage, historical markers, including consideration of entry welcome signs	FY 2025	Community Development
5.700	Complete Zoning Code Update	FY 2024 Q1	Community Development
5.800	Complete a Parks & Recreation Master Plan	FY 2025	Parks & Recreation
5.900	Consider Developing a Youth and Families Master Plan for increased accountability, stronger collaboration and better coordination of services	FY 2026	City Manager

Workplan Number	City Manager Goal 6 Develop Multi-Prong Strategy to Enhance Morale, and Retain & Recruit Highly Skilled Personnel	Estimated Fiscal Year Completed	Lead Department
6.100	COMPENSATION		
6.110	Provide Market Based Competitive Compensations	FY 2024 Q1	City Manager
6.120	Research implemention of Pay for Performance	FY 2024 Q3	City Manager
6.200	RECRUITMENT		
6.210	Develop Recruitment Videos that Highlight St. Helena as a Great Place to Work	FY 2024 Q4	City Manager
6.220	Explore development of City Employee Housing Options	FY 2026	City Manager
6.225	Explore changes in compensation structure including housing incentives to enchance recruitment and retention	FY 2025	Administrative Services
6.300	RETENTION		
6.310	Develop Employee Recruitment and Retention Strategy	FY 2024 Q4	Administrative Services
6.320	Develop a formal crosstraining and skill expansion plan	FY 2024 Q4	Administrative Services
6.330	Prepare employee succession plan and/or strategy to help retain employees and minimize turnover costs	FY 2024 Q2	Administrative Services
6.340	Develop and implement a robust Performance Appraisal Program	FY 2024 Q2	Administrative Services

Workplan Number	City Manager Goal 7 Improve Organization Effectiveness and Enhance Service Delivery to the Community	Estimated Fiscal Year Completed	Lead Department
7.100	Complete Public Works Standards Update	FY 2024 Q1	Public Works
7.200	Commence discussions with NVC for potential purchase and partial leaseback of Upvalley Campus	FY 2025	City Manager
7.300	Develop "express lane" approval for broader category of routine permits	FY 2024 Q2	Community Development
7.400	Implement internal staffing, process and technology to improve performance and speed	FY 2024 Q2	City Manager
7.500	Improve coordination across internal departments for approvals; reduce "silo" effects (new development)	FY 2024 Q4	City Manager
7.600	Institute 2-year budget cycle	FY 2024 Q1	Administrative Services
7.700	Adopt outside-in operating mentality (look at it from the customers perspective)	FY 2024 Q4	City Manager
7.800	Develop Internship Program	FY 2024 Q1	Administrative Services
7.900	Provide semi-annual updates on workplan status/completed tasks	FY 2024 Q2	Administrative Services
7.1000	TECHNOLOGY IMPLEMENTATION		
7.1010	Implement NeoGov Software	FY 2024 Q4	Administrative Services
7.1020	Review and Update Library Technology Policy and Procedure	FY 2024 Q2	Library
7.1030	Implement Countywide State and Federal DOJ mandated reporting system, radio encryption system, and software/training in conjunction with the County of Napa	FY 2024 Q4	Police
7.1040	Implement Online permitting software	FY	Community Development
7.1050	Evaluate services MarinIT is providing and explore alternate options	FY 2025	Administrative Services
7.1060	Provide training on current IT Software	FY 2024 Q4	Administrative Services
7.1100	Develop a Training and Development Program	FY 2025	Administrative Services
7.1200	Explore Shared Dispatch Services with Calistoga - Ties to Goal 1	FY 2024 Q2	Police
7.1300	Update Procurement Policies (Ordinance)	FY 2025	Administrative Services
7.1400	Coordinate Council Study Session to analyze options related to developing a robust Code Enforcement Program (potentially with the City of Calistoga) that is efficient, readily understandable, and predictable		Community Development

City of St. Helena
City Council Workshop
Held January 23, 2023

February 15, 2023

bakertilly × Management Partners

Workshop Report **1**
Workshop Overview 1
Opening Comments 3
Ice Breaker Exercise 4
Council and Community Themes 5
Financial Outlook 7
Accomplishments 8
Short- and Longer-Term Priorities and Strategies 9
Getting to Success 10
Wrap-up and Next Steps 12

Workshop Report

The City of St. Helena held a City Council workshop on January 23, 2023 from 9 a.m. to 3:30 p.m. at the Native Sons Hall. The workshop provided an opportunity for Councilmembers to hear themes from the Council interviews conducted by Baker Tilly and a recent community survey conducted by Godbe Research, receive a preview of Baker Tilly's forthcoming presentation of the City's financial forecast, discuss goals and strategies, and establish priorities. This report contains a summary of the results of the workshop session.

The Baker Tilly team of Nancy Hetrick, Christine Butterfield, and Steve Toler facilitated the workshop.



Workshop Overview

Objectives

- Establish City Council goals and priorities.
- Identify shared expectations of working together to get results.

Participants

City Council



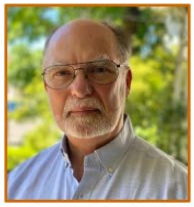
Mayor
Paul Dohring



Vice Mayor
Eric Hall



Councilmember
Anna Chouteau



Councilmember
Lester Hardy



Councilmember
Billy Summers

Staff

- Anil Comelo, City Manager
- April Mitts, Assistant City Manager
- Ethan Walsh, City Attorney

Agenda

- Welcome and call to order by the Mayor
- Review workshop agenda, purpose, and objectives
- Participate in ice breaker exercise
- Review and discuss themes from Council interviews and the community survey
- Review the City's financial outlook
- Discuss goals and strategies
- Establish priorities
- Discuss shared expectations for getting results
- Wrap up and next steps

Workshop Ground Rules

At the start of the workshop, the facilitators suggested several ground rules to help the group have a successful workshop.



- Be curious
- Speak one at a time
- Listen to understand
- Show respect for all
- Individually participate in the dialogue

Bike Rack

The facilitators explained that items that were brought up but could not receive immediate attention would be added to a "bike rack." The following item was added to the bike rack during the workshop.

- Reminder that language matters
- Focus on what is good for the community vs. climate change theory

Workshop Preparation

In preparation for the workshop, the facilitators held individual interviews with each Councilmember and discussed workshop objectives with the City Manager and Assistant City Manager. Baker Tilly prepared a staff questionnaire to gather a list of current projects and staff's input about upcoming challenges and opportunities. Baker Tilly also prepared an agenda and presentation along with other materials to guide discussions during the session.

Opening Comments

Mayor Dohring convened the workshop and asked for the roll call. All Councilmembers were present. The Mayor welcomed everyone, thanked Councilmembers for attending and asked for public comment. Seeing none, the Mayor turned the meeting over to the City Manager.

City Manager Comelo reviewed the purpose of the workshop and then turned it over to the facilitators. Nancy, Christine, and Steve introduced themselves, and reviewed the workshop agenda, objectives, and ground rules.



Ice Breaker Exercise

The facilitators began the workshop by asking each Councilmember to share their thoughts about attributes of high-performing Councils and what they want their legacy to be. The attributes that were identified as contributing to high performance are listed below.

- Strong listening skills
- Pragmatism
- Respect for all
- Making room for all perspectives; each represents the entire community
- Effective communication and responsiveness
- Partnership; we are one team
- Room to show passion and leverage strengths
- We affirm one another
- Quality policy built on dialogue and discussion
- Respect differences and listen to understand
- Be open, do not pre-judge ideas (be present)
- Feel the "team-ness"
- Be open to changing perspectives
- "I've come to contribute"
- Listen to learn
- Trust, including being consistent; going to individuals directly to address issues
- Avoid surprises

The desired **legacies** of this Council are listed below.

- Make things better for St. Helena
- Make progress on water supply issues
- Improve our fiscal outlook
- Make improvements to Main Street
- Get back to a culture of kindness, model positive behavior
- Face tough decisions and make good choices
- Recover the health of our community

Council and Community Themes

The facilitators then transitioned the Council to a focused discussion about priorities. To do this, the facilitators provided background information including:

- Themes from the City Council interviews,
- Survey results regarding community priorities administered by another consultant, and
- Preliminary observations presented by Steve Toler who is leading Baker Tilly's team supporting St. Helena's financial sustainability.

The facilitators began by presenting the major themes identified during the **Council interviews**. They are listed below.

- Reduce the number of Council priorities;
- Balance priorities with limited capacity/resources;
- Make infrastructure improvements;
- Address water security and scarcity (i.e., recycled, supply, conservation);
- Balance business and tourism interests with quality of life;
- Improve communications, public engagement, and public education; and
- Foster effective working relationships as a City Council.

The facilitators then presented priorities from department director surveys. They are listed below.

- Ensure budget sustainability, implement funding and revenue strategies and grant opportunities;
- Invest in infrastructure projects, equipment and technology updates;
- Maintain service levels;
- Increase/expand community programs and engagement;
- Comply with mandates and legislation (i.e., hybrid/electric fleet); and
- Address staff retention, recruitment, and capacity.

Godbe Research conducted a **community survey** from December 7 to 15, 2022. There were 364 responses.[1] To further the conversation about priorities, the facilitators highlighted some key results pertaining to community satisfaction and perceptions about the City's performance.

[1] Godbe Research 2022 Resident Satisfaction Survey, December 2022.

Tables 1, 2, and 3 include the results presented to Council. Table 1 includes overall community satisfaction categories.

Table 1. General Satisfaction, Resident Satisfaction Survey Conducted by Godbe Research

Godbe Research Survey Questions and Responses	Percent
Overall quality of life in St. Helena	
Satisfied	78.2%
Dissatisfied	21.7%
St. Helena as a Place to Raise a Family	
Satisfied	75.2%
Dissatisfied	10.9%

Table 2 presents issues identified by community members that responded to the survey while Table 3 sorts community service satisfaction from high, to low. High is depicted by the green shading while low is represented by the red shading.

Table 2. Important Issues from Resident Satisfaction Survey by Godbe Research

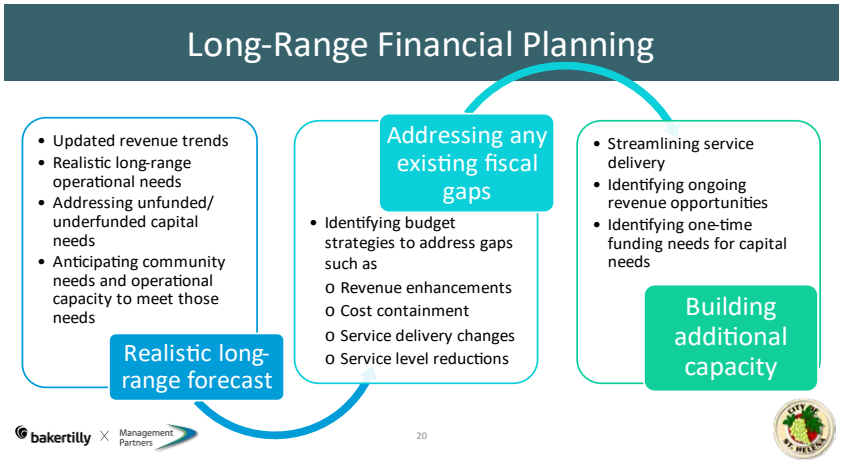
Important Issues Facing St. Helena	Percent
Water supply/water quality	38.6%
No rent control/affordable housing	25.1%
Cost of living/financial stability/inflation	18.8%
Road repairs/potholes	18.2%
Infrastructure	14.4%

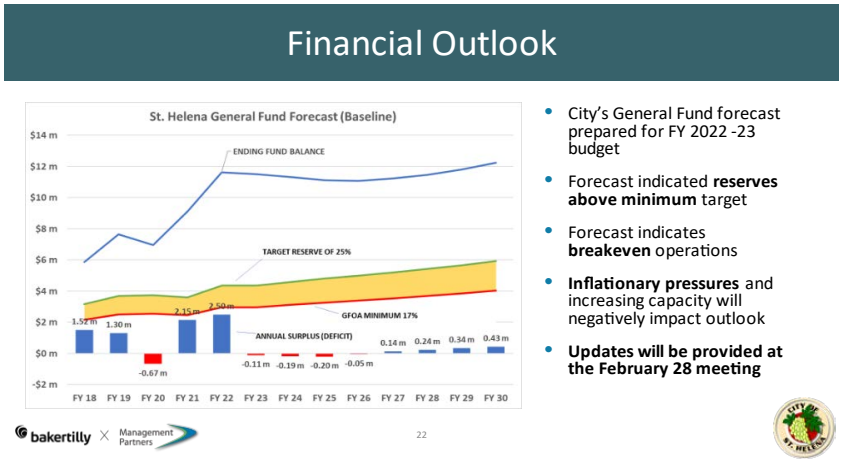
Table 3. Resident Satisfaction with Services, Programs, and Facilities, by Godbe Research

Satisfaction with Services, Programs, and Facilities	Very/ Somewhat Satisfied	Somewhat/ Very Dissatisfied	N/A
Fire protection services	93.3%	5.5%	0.9%
Police services	86.3%	12.5%	1.2%
Library programs and services	84.8%	8.3%	6.9%
Street sweeping	78.8%	11.0%	10.3%
Parks and recreation programs	78.7%	10.1%	11.2%
Maintaining sports fields and recreation facilities	78.4%	10.2%	11.4%
Maintaining the city's character and history	77.0%	14.9%	7.8%
Traffic on neighborhood streets	66.9%	27.9%	5.2%
Communicating with residents	64.0%	31.9%	4.1%
Environmental and sustainability programs	59.9%	27.8%	18.6%
Addressing diversity, equity and inclusion	53.8%	27.9%	18.2%
Managing building and development	46.2%	45.6%	8.2%
Resident-serving businesses in town	46.1%	42.5%	11.4%
Street and road maintenance	32.0%	67.4%	0.6%

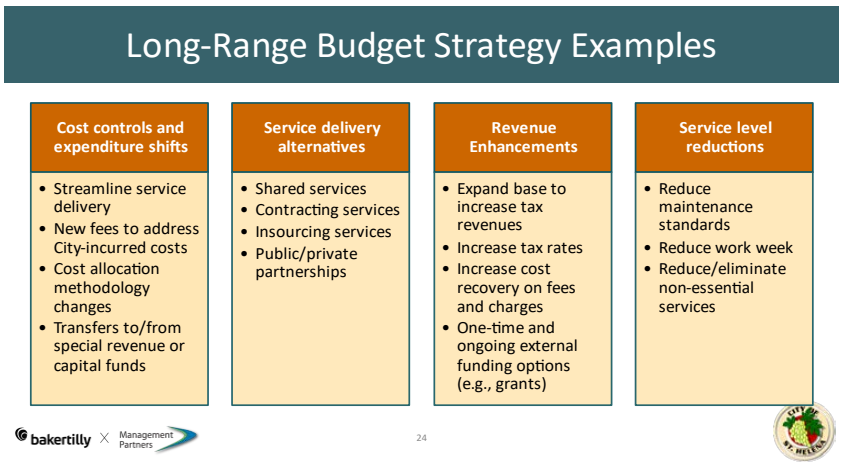
Financial Outlook

As noted above, Baker Tilly is assisting the City with developing a long-range financial forecast. The forecast and budget strategies will be presented to Council in late February 2023. Steve Toler presented a preliminary overview of the project purpose, key trends and typical financing strategies to assist the City Council with the process of goal setting and prioritization at the workshop. He presented the information below about the purpose of a long-range financial plan.





Steve also discussed how policy makers can utilize the forecast to inform decisions and address financial gaps.



The facilitators asked Council for their initial observations of the forecast project approach and trends. Their remarks are listed below.

- Consider including additional information to evaluate the impact of past recessions on services, programs, and staffing
- Expenditures reflect 90% to 95% of the work plan and the resources are committed. *What's available for new projects* and *how realistic is our forecast*?
- Balance revenue growth with increased fees and rates
- Share examples of similarly sized communities; "The community keeps saying, just get grants"
- Love the "dials" concept
- Consider sorting projects from urgent to fund, good to fund, nice to fund

Accomplishments

The facilitators led the group in a review of recent accomplishments by the City. The purpose of this discussion was to recognize and celebrate successes and reflect on the progress that has been made on Council's priorities.

The facilitators asked the group what they are most proud of and what factors contributed to the successful outcomes. A summary is provided below.

- Climate initiatives, yet there is more to do.

- We have the Napa Valley College lease, but there are continuing issues, when will we move in?
- Water management amid the drought
    - Proposed penalties; conservation
    - Proud of the response so far
- Responded to a series of major issues simultaneously, including:
    - Extreme fires
    - Collapse of City Hall
    - Water emergency
- Practiced evacuations, continue learning
- Main Street is rebounding, still a lot of work to support its revival
- Farmstead hotel has been approved
- Increased affordable housing
- Increased water conservation; and conservation rates have remained up
- Maintained a stable environment amid all the crises
- Make more time to celebrate accomplishments going forward

Short- and Longer-Term Priorities and Strategies

The facilitators reviewed the identified priorities and led a discussion and dot voting exercise to develop Council's short- and longer-term strategies to accomplish the priorities.

Sustainable Organization

Infrastructure and Sustainability

Water Security

Community Engagement and Education

Quality of Life

The outcome of the discussion and Council prioritization results are provided below.

Sustainable Organization

- **Implement financial sustainability strategies (5 votes)**
- Manage priorities and provide regular updates to Council and the public
- Implement policies to attract and retain staff
- Explore long-term city hall location/facility options

Infrastructure and Sustainability

- **Prepare an infrastructure strategic plan and establish a reporting process (4 votes)**

- Adopt a comprehensive Capital Improvement Program
- Implement a plan for downtown improvements, including Main Street
- Revisit pavement management plan to prioritize City road improvements
- Implement a climate action plan

Water Security

- **Update water supply policies (4 votes)**
- Develop and implement water reclamation and conservation plans
- Continue to implement wastewater treatment improvements
- Explore feasibility of shared staffing model

Community Engagement and Education

- **Create a communications plan for public information and engagement (3 votes)**
- Develop inclusion policies and implement engagement and outreach

Quality of Life

- **Encourage housing alternatives to meet the community's interest and incomes (3 votes)**
- Maintain or enhance community programs; develop, update and educate about fire and emergency preparedness
- Recruit and attract businesses that support/improve quality of life
- Educate the public about water conservation strategies

Getting to Success

The group reflected on what it means to govern as a team and the roles and responsibilities of Council and City staff. The facilitators provided information on best practices that make councils work well and reviewed the importance of effective governance.



The facilitators referred to the article, *Attributes of Exceptional Councils*, from the Institute for Local Government (ILG) and discussed attributes of high-performing Councils. Six attributes of high-performing Councils are provided below.

Attributes of High-Performing Councils

- Have a **sense of team**; a partnership with the city manager to govern and manage the city
- **Have clear roles** and responsibilities that are understood and adhered to
- **Honor the relationship with staff and each other**
- Routinely conduct **effective meetings**
- Hold themselves and the city **accountable**
- Have members who practice **continuous improvement**

Councilmembers spent the next segment of the workshop reflecting on how they govern effectively together. The group reviewed and discussed the ILG article and the examples of Council norms that were handed out by the facilitators.

The group then reflected on norms, which dictate how Council operates as a governing body. As the Council continues to grow as a team, they have the opportunity to review meeting procedures and governing best practices.

The facilitator asked Councilmembers what they expect from one another and what they expect from themselves for effective governing. The responses are listed below.

- Increase the frequency of Council discussions (i.e., every six months.
- Consider implementing a strategic planning process that engages the community (five year).
- Integrate the existing work plan with priorities from today's workshop.
- Review the City's vision and mission statements with fresh eyes.
- Create an official bike rack for new ideas.

Wrap-up and Next Steps

Council requested that staff review the previous Council priorities list and report on accomplishments. They asked that staff also propose an approach to aggregate that information with the information generated through the Council workshop.

To conclude the workshop, Nancy explained that Baker Tilly would prepare this summary report. Councilmembers expressed their gratitude to staff for their hard work and dedication.

Received: 26 July 2021 | Revised: 19 September 2021 | Accepted: 23 October 2021

DOI: 10.1111/ropr.12460

ORIGINAL ARTICLE

RPR REVIEW OF POLICY RESEARCH

What do we know about opportunities and challenges for localities from Cannabis legalization?

Parisa Kavousi | **Taylor Giamo** | **Gwen Arnold** | **Mateo Alliende** | **Elisabeth Huynh** | **Jaclyn Lea** | **Rachel Lucine** | **Alexandria Tillett Miller** | **Alana Webre** | **Aneka Yee** | **Adrianna Champagne-Zamora** | **Keith Taylor**

Environmental Science and Policy, University of California, Davis, Davis, California, USA

Correspondence
Gwen Arnold, Environmental Science and Policy, University of California, Davis, Davis, CA, USA.
Email: gbarnold@ucdavis.edu

Abstract

This review article assays the scholarly and popular press literature on the opportunities and challenges the growing legalized cannabis industry offers U.S. local governments and communities. Localities are an important focus because in many states with legalized cannabis, local jurisdictions have authority to prevent or condition its cultivation, sale, and use. Opportunities potentially flowing to localities from legalization include increased tax revenues and land values, business expansion, and increased employment; public health and safety benefits; and the potential for legalization to advance social and racial inclusion. Challenges include the possibility that economic benefits will be more limited than anticipated; complex regulatory environments facing local governments and cannabis businesses, possible increases in pollution, blight, and public health and safety concerns; and less advancement of social and racial equity than hoped by advocates. We offer recommendations for scholars investigating cannabis governance concerns and practitioners directly grappling with them.

This is an open access article under the terms of the Creative Commons Attribution License, which permits use, distribution and reproduction in any medium, provided the original work is properly cited.
© 2021 The Authors. *Review of Policy Research* published by Wiley Periodicals LLC on behalf of Policy Studies Organization

KEYWORDS
Cannabis, drugs, governance, legalization, local government, locality, marijuana

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

INTRODUCTION

Thirty-six U.S. states allow cannabis usage and cultivation for medical or recreational purposes, despite its federal illegality (Hartman, 2021). The rate of American adults supporting legalization has climbed steadily over time, from 12% in 1969, 30% in 2000, more than 50% just a decade later, and nearly 70% in 2020 (Brenan, 2020). Decisions by many state and local governments to classify cannabis provision as an "essential service" during the COVID-19 pandemic demonstrate this shift (see Angell, 2020). U.S. cannabis industry sales are projected at $92 billion in 2021 (Kugelman, 2021). A policy and perceptual sea change is clearly swelling.

We assay the state of knowledge on opportunities and challenges legalized cannabis offers localities, a term we use to encompass actors involved in the governance of sub-state jurisdictions (e.g., counties, cities, towns) and the communities they serve. Localities are an important focus because in many states with legalized cannabis, localities can prevent or condition its cultivation, sale, and use. For example, in California, if fewer than 50% of local voters supported state legalization, a local government does not have to develop a cannabis permitting regime (Lux, 2019); as of 2019, only about one-third of California cities and counties allowed cannabis businesses (Adinoff & Reiman, 2019). Similarly, in Oregon a community general referendum can allow a local government to prohibit cannabis sale or use (Carnevale et al., 2017). In Michigan, 250 communities have banned cannabis businesses (Adinoff & Reiman, 2019). Many other U.S. localities are developing regulations to facilitate the transition from illicit to licit cannabis operations (Valachovic et al., 2019).

We aim to provide a roadmap for the field of cannabis policy scholarship, highlighting timely unanswered questions and puzzles across the range of domains implicated in the governance of cannabis-related activities. Much of the policy scholarship around cannabis is currently fragmented, e.g., with economic development scholars investigating emerging taxation regimes, health policy researchers analyzing how different legalization approaches impact cannabis usage, crime-concerned researchers studying implications of legalization for public safety, and so on. It is important that scholars and practitioners grasp the full range of impacts from cannabis legalization because communities grapple with that full suite. While these opportunities and challenges could and should be examined at multiple governance scales, we focus on local governance because this is where "rubber hits the road" for stakeholders. Local governments increasingly are using land use and police power authority, taxation, investment, and programming to shape how their residents engage with cannabis.

We also hope to confront and reduce the stigma of studying cannabis and seriously address its governance. This stigma is inherently entrenched and complicit in the subjugation of marginalized groups disproportionately harmed by the United States's long-running war on drugs. Moving cannabis into mainstream policy scholarship means centering the unequal burdens of cannabis criminalization borne by Black and Brown people; the difficulties people of color, small businesses, and formerly illicit operators experience trying to participate in the legalized market;

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

and distributional inequities in the industry's economic benefits and public health, environmental, and social impacts. Policy scholars must urgently attend to these issues.

The paper proceeds as follows: We briefly overview U.S. cannabis regulation, summarize the economic, public health and safety, and equity opportunities cannabis legalization offers localities, then detail the challenges legalization poses for localities in terms of costs, regulatory burden, and potential threats to the environment, public safety and health, community character, and equity. We summarize key lessons and priorities for researchers and practitioners in the cannabis governance space, then conclude.

U.S. CANNABIS REGULATION

U.S. law recognizes two types of *Cannabis sativa*: (1) drug-type, containing ≥0.3% of the psychoactive component delta-9-tetrahydrocannabinol (THC), and (2) non-drug type, or hemp, with <0.3% THC (Land, 2020).[1] Some U.S. states began prohibiting one or both in the 1910s, and the national government followed, first with strict regulations in the U.S. Marijuana Tax Act of 1937 and then a total ban in the U.S. Controlled Substances Act of 1970 (Gieringer, 1999).

The 1960s–1970s saw a rising legalization movement, fed by anti- Vietnam War fervor, the return of troubled soldiers, and the hollowing out of rural communities. Some states and localities decriminalized cannabis possession, allowing people to hold small quantities without being arrested or imprisoned (Hartman, 2021). The reform effort was buoyed by increasing attention to cannabis's medicinal properties, such as potentially reducing anxiety and pain. However, it was subject to sharp pushback in the late 1970s and 1980s, when anti-drug sentiment and policy led to widespread recriminalization (Dufton, 2017).

Tides shifted again in the late 1990s, when California legalized medical cannabis in 1996, followed by Alaska, Oregon, and Washington in 1998, and eventually joined by 32 additional states (NORML, 2021). States' embrace of medical cannabis was encouraged by a 2009 U.S. Department Justice memo directing U.S. attorneys not to focus federal resources on anti-cannabis enforcement in states that legalized medical use. The opioid crisis may have helped build momentum; opioid overdose deaths appeared lower in states where medical cannabis was legal, 1999–2010 (Bachhuber et al., 2014; Bridgeman & Abazia, 2017), and in 2017 New York and Illinois began explicitly allowing patients to replace opiates with cannabis (Voelker, 2018). State legalization of recreational cannabis began in 2012, with ballot propositions in Colorado and Washington; today, 18 states allow recreational cannabis (Leins & Alas, 2021).

In the wake of state legalization, many local governments began to use land use, police power, and taxation authorities to regulate or ban cannabis activities locally, often explicitly encouraged by state statutes (Carnevale et al., 2017; Lux, 2019; Payan et al., 2021). Yet state and local regimes legalizing cannabis contradict federal law, which considers cannabis a Schedule 1 drug and bans its production, distribution, and use (Hannah & Mallinson, 2018). This disconnect produces a range of consequences undergirded by uncertainty and risk (Karch, 2021). By securing state or local cannabis licenses, operators make themselves vulnerable to potential federal prosecution (Martiroysan, 2017). Local police may attempt to prevent growth and distribution, potentially partnering with federal law enforcement (Polson & Petersen-Rockney, 2019). Landowners leasing land or facilities to cannabis operations can be held liable for criminal activity and their property seized by the federal government, even in states and localities that permit cannabis activities (Fersko et al., 2018).

Federal illegality creates financial challenges (Plakias et al., 2021). More than 99% of U.S. banks and credit unions do not lend to cannabis operations (Mallinson et al., 2020), since such

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

banks are required to report suspicious transactions to the federal government (Bronfein, 2016; Polson & Petersen-Rockney, 2019). Many insurance companies, bound by similar federal laws, will not insure cannabis operators (Polson & Petersen-Rockney, 2019; Wright, 2020). Cannabis businesses are not eligible for federal bankruptcy protections or federal tax incentives (Mallinson et al., 2020). In consequence, cannabis businesses are generally considered investment risks (Karch, 2021). They are primarily cash-based, which complicates paying vendors, employees, and taxes, and reduces transparency (Mallinson et al., 2020).

The salience of the federal threat may be declining (Hannah & Mallinson, 2018; Karch, 2021). The George W. Bush administration threatened to prosecute people administering medical cannabis programs, but the Obama White House discouraged federal prosecution. In 2014, Congress adopted an amendment prohibiting federal enforcement of cannabis restrictions in states where medical use is legal and has renewed the amendment annually. Although the Trump administration rescinded guidance discouraging prosecution, federal prosecution for cannabis crimes actually declined notably in 2018 and 2019, likely due to limited enforcement resources (CRS, 2020; Mallinson et al., 2020).

OPPORTUNITIES LEGALIZATION OFFERS LOCALITIES

Economic benefits

Overall economic impacts

The cannabis industry's economic impact is large and growing. In 2020, U.S. legal cannabis sales were estimated at $19 billion (Bhattarai, 2021), up from $12.1 billion in 2019 (BDSA, 2021) and $10.8 billion in 2018 (Murphy, 2019). Since the majority of the world's cannabis sales remain illicit (Yakowicz, 2021), legal operators may have substantial growth opportunities. In a survey of Colorado local government officials, many who chose to legalize locally cited the opportunity to gain tax revenue and spur local economic growth (Johns, 2015).

Government revenue

Cannabis cultivation can bring localities significant revenues. States current lacking legal recreational markets could earn $10 to $450 million annually in excise revenues (Boesen, 2021). Washington and Colorado alone were earning at least $12 million per month from the cannabis industry in mid-2016 (Carnevale et al., 2017).[2] State governments typically levy excise and sales taxes, while localities can levy local sales, property, and special taxes. For example, Oregon local governments can add a 3% tax on top of the state's 17% tax (Firth et al., 2020). Illinois cannabis retail is subject to the 6.25% normal state sales tax, an additional tax that scales with potency, and potential local taxes up to an additional 3.5% (MPP, 2021). New York's new recreational cannabis tax scheme provides for a 9% sales tax, 3% local tax, 1% county tax, and additional possible taxes related to THC content (Cazentre, 2021).

These tax regimes can benefit localities. McGinty and coauthors' (2016) analysis of cannabis news coverage in major U.S. media outlets, 2010–2014, found that the most common arguments for recreational legalization touted tax revenues for public goods like education. In California, a portion of state cannabis tax revenues go to communities disproportionately affected by past drug

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

policies (Office of the Attorney General of California, 2016). In Santa Cruz, cannabis tax revenues help fund the county's nurse-family partnership programs (Krieger, 2019). In Washington, tax revenues support public education and public health interventions, including efforts to discourage underage drug usage (Carnevale et al., 2017). Some states and localities levy an "impact fee" requiring cannabis operations to help cover municipal costs related to the industry's local operation (Bartlett, 2021). Local governments use cannabis tax or fee revenues for public park maintenance, litter cleanup, policing, schools, drug treatment, researching the cannabis industry's impacts, job training, emergency shelters, and general operations, among other purposes (Bartlett, 2021; Hodgson, 2021; Office of the Attorney General of California, 2016; Rosario, 2021; Santos, 2021).

Ideally, these tax revenues exceed governments' costs of regulation, but finding the optimal tax rate can be challenging (Carnevale et al., 2017; Caulkin et al., 2012; Polson & Peterson-Rockney, 2019). Taxes that are too high may push buyers to the illicit market; if that market flourishes, governments may have to spend more to root it out while collecting lower-than-anticipated revenues (Carnevale et al., 2017; Chappell, 2019). California, for example, took in much lower than expected state tax revenues after moving from a loosely regulated medical market to a fully regulated retail one; analysts blame the state's high excise taxes and large, varied local taxes (Chappell, 2019; Daniels, 2019). Roughly half of California's cannabis sales are projected to still be illicit by 2024; in states with arguably less burdensome tax regimes, like Colorado and Oregon, fewer than 30% of sales are expected to be illicit (Chappell, 2019).

Savings from reduction in government criminal justice expenditures

Cannabis legalization can reduce costs for governments and therefore taxpayers (Pacula & Sevigny, 2014). One of the most prominent pro-legalization arguments in the U.S. is the potential to reduce costly burdens on the criminal justice system (McGinty et al., 2016). Nationally, legalization of cannabis would save nearly $14 billion annually in enforcement costs, roughly $10.5 billion of which are borne by state and local governments (Miron, 2010). Most of these costs, in fact, are incurred by county and local law enforcement agencies (Caulkins, 2010).

Business expansion

A locality with legalized cannabis typically sees agricultural sector expansion, with growth in sales of farm supplies, generators, soil, and hardware, and investment in agricultural technology, research, and development (Owens, 2019; Polson & Peterson-Rockney, 2019). There is often growth in professional services, packaging, equipment sales and maintenance, security, and the financial investment sector, the latter particularly important because of the cannabis industry's limited access to conventional banking and lending.

Legalization encourages cannabis grow operations to expand outside of hidden, inaccessible areas (Kelly & Formosa, 2020). Cultivation requires infrastructure, potentially creating jobs in construction, forest management, firewood production, heavy equipment operation, and trucking (Valachovic et al., 2019). For example, an economic assessment for 2018–2019 in Willits, a small city in Mendocino County, California, reported that the cannabis industry produced about $18 million in construction activity and a "significant number" of new jobs (Gurewitz, 2019).

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

The service sector expands when new workers arrive and need places to shop, eat, and recreate. A 2020 analysis in Washington suggests that the cannabis industry generated roughly $1.8 million in gross state product via spending on local goods and services by employees in the cannabis industry or related sectors (Nadreau & Fortenberry, 2020). The cannabis distribution sector expands as operators produce and market a range of new products (Caulkin et al., 2012), as does the testing industry; the market for documenting cannabis quality is expected to be worth $1.8 billion by 2025 (Mehra, 2021).

In some places, cannabis is becoming a prestigious market with a touristic draw (Butsic et al., 2017; Keul & Eisenhauer, 2019). For example, non-residents are consistently responsible for nearly 10% of Colorado's cannabis sales; 9 months after Illinois launched its recreational program, nearly 30% of purchases were by non-residents (Long, 2020). Legalization increased hotel rooms rented per month in Colorado by 51,000 and added more than $23 million in revenues, 2011–2015 (Meehan et al., 2020). Demand is growing for informed, professional dispensary workers; some organizations now offer cannabis sommelier certification programs (e.g., The Ganjier, 2021). Tours that take people to cannabis-themed destinations are gaining popularity (Keul & Eisenhauer, 2019). Appellations of origin and geographical indications widely used in the wine and tourism industry are gaining a toehold in cannabis. Growers and distributors are promoting cannabis strains associated with unique regions and terroirs (e.g., Crowder, 2020).

Job growth

Legalization presents a range of job opportunities at farms and cannabis businesses. In 2018 the legal U.S. market employed between 121,000 and 150,000 people (Schulz, 2019); other estimates are higher, at more than 211,000 (Murphy, 2019). Between 2015 and 2017, the legal industry in Colorado, Washington, and California employed roughly 12.4 full-time workers per $1 million in revenue (Schulz, 2019). The U.S. cannabis industry is one of the fastest-growing in the country, with jobs growing 68%, 2018–2019 (Nobile, 2020). This growth can benefit local economies, especially if cannabis operators hire locally (Wilson et al., 2019). Notably, the cannabis industry often pays well. Fifty-nine percent of cannabis growers recently surveyed in California reported paying seasonal workers above minimum wage (Valachovic et al., 2019; Wilson et al., 2019).

Higher rents and property values

Legalization increases demand for cultivable land, warehouse and distribution space, and housing, resulting in higher rents for landowners (Schwab & Butsic, 2017; Zhang et al., 2017). Lease prices for cannabis dispensaries and cultivation facilities can be 50%–75% greater than the market average for conventional retail, due to the industry's legal precarity (Nemeth & Ross, 2014).

Evidence increasingly suggests that property values and land prices increase where cannabis is legalized (Burkhardt & Flyr, 2019; Butsic et al., 2017; Caulkin et al., 2012; Cheng, 2018; Conklin et al., 2020; Fetick, 2018; Polson & Peterson, 2019). U.S. cities with retail dispensaries saw average home values increase by nearly $23,000 more than cities where cannabis was prohibited, 2014–2019 (Babich, 2021). In Colorado and Washington, housing in neighborhoods where dispensaries opened experienced a 7% price appreciation (Kim et al., 2020). It is however worth noting that some studies (e.g., Thomas & Tian, 2017; Tyndall's, 2019, examining Washington overall and Vancouver respectively) find that cannabis operations reduce housing values.

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Public health and safety improvements

Legalizing cannabis may help improve public health and safety, since legalizing jurisdictions typically develop regulations for cultivation, sale, and use (Silver, 2020; Valdes-Donoso, 2019). By contrast, the quality of illicit market cannabis is often questionable (Adams, 2019). A recent analysis comparing 3 legal market cannabis accessories (e.g., THC cartridges) to 15 purchased illicitly found that the majority of illicit products—but none of the legal ones—contained a residual solvent and/or pesticides (Ferguson et al., 2019). Toxic chemicals were found at nearly 90% of illegal grows raided in California in 2018 (Thompson et al., 2018).

Legalization increases safe access to cannabis, allowing people to reap health benefits ascribed to it without medical examination or registration (Pacula & Sevigny, 2014). Some evidence suggests that legalization enhances accessibility through lower costs to consumers; sale prices of high-potency cannabis products were lower in states that adopted medical cannabis laws between 1990 and 2011 than in states that did not (Anderson et al., 2013). Moreover, legalization reduces the personal safety risks involved with seeking cannabis illicitly. Young cannabis users in Nevada report valuing the security associated with legal purchase (Amroussia's, 2020). Additionally, some legalization regimes allocate a portion of taxes and fees collected from the cannabis industry for supporting community health care (e.g., Pardo, 2014).

Cannabis's substitutability with other, arguably more damaging addictive products is an important public health consideration. While evidence for cannabis's substitutability for alcohol is mixed (Pacula & Sevigny, 2014; Risso, 2020), a stronger case may be emerging for opioid substitution (Nunberg et al., 2011; Voelker, 2018). This is particularly compelling given that state and local governments regularly spend more than $7 billion annually on criminal justice activities related to opioid abuse, dependence, and overdose, and at least $1.8 billion annually on abuse treatment (Florence et al., 2016). In a 2017 nationwide survey, among adults who reported using both cannabis and opioids in the past year, 41% said they stopped or reduced opioid use as a result of cannabis use; 46% observed no change and 8% said they used opioids more (Ishida et al., 2019). Shi and coauthors (2019) found a significant reduction in Schedule III opioid prescriptions, total doses, and spending in a group of eight states which made cannabis recreationally legal, 2010–2017. Reiman and coauthors' (2017) survey of medical cannabis patients found that, among respondents who used opioids, 97% reported that cannabis helped them decrease opioid use (see Mercurio et al., 2019 for similar qualitative findings, Lucas, 2019 for similar results in Canada, and Corroon et al., 2017 in Washington). In 812 counties in U.S. states with legal cannabis, higher incidence of cannabis dispensaries was correlated with fewer opioid-related deaths, 2014–2018 (Hsu & Kovacs, 2021).

Finally, cannabis legalization may improve public safety by increasing police effectiveness. Comparing crime clearances by county and city police agencies in Colorado and Washington, post-legalization, to rates in the rest of the country, Makin and coauthors' (2019) found that rates in Colorado significantly grew for many crime types and grew in Washington for violent crimes and burglary. The authors posited that, freed from having to enforce cannabis prohibition, local police were able to devote more resources to other, more serious crimes. However, Jorgensen and Harper (2020) recently disputed the Makin claim, underscoring the need for greater investigation.

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Advancing equity and justice

Advocates for cannabis legalization argue that it can reduce the disproportionate incidence of arrests and convictions of poor people and minorities for cannabis-related charges (Carnevale et al., 2017). In the U.S., Black people are nearly four times more likely than white people to be arrested for cannabis violations, despite using cannabis at similar rates (Adinoff & Reiman, 2019). Prior to national legalization in Canada, Black people in five major cities were up to four times more likely than white people to be arrested for cannabis violations, and Indigenous people were up to six times more likely in four of five cities examined (Owuso-Bempah & Luscombe, 2021). Arrests, incarceration, bail, and engaging with the legal system all impose costs on already burdened groups (Pacula & Sevigny, 2014). Cannabis-related arrests are notably lower in U.S. states that have legalized; for example, Colorado's cannabis arrests fell by nearly 50% in less than two years following legalization; in Oregon, arrests fell roughly 90% in three years (Adinoff & Reiman, 2019).

The cannabis industry itself can be a growth engine for communities disproportionately affected by anti-drug campaigns (Reyes, 2021). Some states and local governments have made social and racial equity an explicit goal in their cannabis permitting regimes (Mallinson et al., 2020; Reyes, 2021; Smith, 2021). For instance, New York is aiming for half of adult-use licenses to go to applicants meeting social or economic equity criteria. Such applicants can access low or no-interest loans, reduced or waived fees, legal advice, job training, and licensing, compliance, and technical assistance (Adinoff & Reiman, 2019; Smith, 2021). Los Angeles offers special equity permits intended to ensure that sales licenses go to businesses owned by people from communities harmed by drug criminalization and enforcement (Elmahrek, 2020; Reyes, 2021).

CHALLENGES LEGALIZATION POSES FOR LOCALITIES

Costs may limit economic gains

The economic promise of the legalized cannabis industry may not fully manifest.

Theoretically, operating legally should reduce costs for cannabis businesses that no longer have to conceal their operations, making legal cannabis cheaper and helping the legal market flourish while shrinking the illicit one (Bodwitch et al., 2019; Caulkin et al., 2012). But this outcome only obtains if costs posed by new regulations do not exceed costs operators would otherwise bear in the illegal market. Critics argue that many current legal permitting regimes create just this imbalance (Bodwitch, 2019; Everett, 2018). Accessing permits can be difficult and costly, as can be meeting new regulatory standards for purity, testing, distribution, and transportation (Bodwitch, 2019; Kovacevich, 2019; Valdes-Donoso, 2019). For example, establishing a cultivation facility in Long Beach, California, can easily cost $1 million (Connley, 2021).

Loans cannabis businesses can secure from private equity firms or small investor groups tend to be short-term and high-interest (Guttery & Poe, 2018). Warehouses and other facilities often charge lease premiums due to the industry's risks; in Denver, leases for recreational cannabis operators averaged $19.33/sq. ft and $8.34 sq/ft for medical, versus an average industrial rate of $7.38/sq ft (Zhang et al., 2017). Growers frequently report that these costs, plus high taxes and competition with the illegal market, make it hard to achieve profitability (Fertig, 2019; Schroyer, 2020; Schwab et al., 2019; Wagner et al., 2018). Indeed, in California, legal growers face labor shortages and concomitant expectations of high wages (Valachovic et al., 2019) because illicit

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

operations—which persist in part because of the costs of operating legally (Butsic et al., 2017; Caulkin et al., 2012; Chappell, 2019; Daniels, 2019; Goldstein & Sumner, 2019)—can pay workers a competitive wage plus do not take out taxes (Bodwitch, 2019; Wilson, 2019).

If legal producers pass these costs to consumers, demand for legal cannabis may decline. The operations best able to absorb these costs are larger, well-financed companies, rather than smaller operations more apt to be local and to have previously operated illicitly (Bodwitch, 2019; Connley, 2021; Goldstein & Sumner, 2019; Mallinson et al., 2020; Reyes, 2021; Smith, 2021). In Humboldt County, California, small farms with longer production histories than new, larger operations frequently apply for permits but fail to complete associated paperwork or secure approval due to lack of capacity and regulatory hurdles (Schwab et al., 2019). Similarly, in Los Angeles, fewer than half the businesses which applied for the city's cannabis business social equity program have actually submitted all required documents and plans (Reyes, 2021). California growers who opted against producing legally report their choice was influenced by compliance costs and lack of government incentives for legal operation (Bodwitch et al., 2021).

Finally, although the cannabis industry is often touted as a boon for local tax revenues, localities may not fully leverage this opportunity. Fewer than half of California local governments legalizing cannabis commerce actually tax cannabis locally (Silver et al., 2020). Only about 15% of Colorado local governments surveyed following the state's recreational legalization had considered or imposed local taxes on recreational sales (Johns, 2015).[3] This inaction is likely in part because collecting taxes in cash is unfamiliar and complicated (Mallinson & Hannah, 2020) and some localities ban cannabis production and distribution entirely, losing tax revenue potential. Even for localities that do levy taxes, revenues may fall short of the costs the cannabis industry imposes; for instance, Pueblo County, Colorado, took in more than $3 million in annual cannabis tax revenues in 2016, but this figure was dwarfed by more than $23 million in cannabis-linked spending on policing, emergency services, and social services (Wakefield & Hassan, 2017).

Complex, burdensome, uncertain regulation

Cannabis businesses seeking to operate legally may be deterred by overlapping, ambiguous, and sometimes contradictory regulations at different levels of government (Bodwitch, 2019; Gianotti, 2017). Thirty-seven percent of respondents to a recent survey of California growers flagged inconsistency between county, regional, and state regulations as an obstacle to legal operation.

Troublingly, the majority of respondents also appeared to possess unclear or inaccurate information about regulations (Bodwitch, 2019).

Local governments, particularly in rural areas, often lack resources to develop or effectively implement cannabis regulations. The majority of Colorado municipalities responding to a survey soon after that state's recreational legalization reported that their enforcement of local cannabis regulations was hindered by the time and resources local officials had to devote to inspections, licensing, and permitting, in addition to lack of support from the county and state (Johns, 2015). The uncertain federal policy environment makes subnational officials hesitant about investing in regulation and enforcement; if the federal government decides to enforce the 1970 Controlled Substances Act, such commitments could make lower-tier governments legally vulnerable and/or constitute financial losses (Hannah & Mallinson, 2018; Karch, 2021; Mallinson et al., 2020). Social norms increasingly accepting of cannabis also reduce societal support for governmental enforcement against growers and users, potentially limiting local officials' capacity or willingness to adopt and enforce regulation (Gofen, 2015).

Agenda Item #12.1.

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Community concerns

Environmental harm

Like other forms of agriculture, cannabis grow operations may clear existing greenery to expand farming, potentially yielding deforestation, forest fragmentation, wetland loss, soil erosion, and impacts to sensitive ecosystems (Bauer et al., 2015; Butsic, 2018; Wartenberg et al., 2021). An aerial survey of more than 4000 grow operations in Humboldt County, California, showed that more than 60% were over 500 meters from developed roads, suggesting significant landscape fragmentation (Butsic & Brenner, 2016). Deforestation and land clearing can also destroy important carbon sinks (Mills et al., 2022).

Cannabis production may be water-intensive (Bauer et al., 2015; Wartenberg, 2021), though water usage significantly varies across landscapes and seasons and the crop's water intensiveness has been recently subject to debate and calls for additional research (Dillis et al., 2021). Studies of northern California outdoor grows indicate high groundwater dependence (Dills et al., 2020; Wilson et al., 2019). In three of four California watersheds examined by Bauer and coauthors (2015), water demand from cannabis cultivation likely resulted in complete stream dewatering, damaging species such as salmon and steelhead trout[4]; this finding is consistent with other research showing grows encroaching on endangered or threatened species' habitats (Butsic, 2018; Wartenberg et al., 2021). This water usage is particularly concerning for groundwater-reliant and/or drought-prone communities.

Indoor operations have significant greenhouse gas (GHG) impacts, releasing roughly 42%–96% more GHGs than outdoor cultivation (Dillis, 2020). One kilogram of processed cannabis grown indoors generates roughly 4600 kg of CO_2, the equivalent of 3 million average U.S. cars (Mills et al., 2022), or 2283–5184 kg CO_2-equivalent per kg of dried cannabis flower, with variation by location (Summers et al., 2021). These emissions primarily derive from lights, electricity, natural gas powering environmental controls, and CO_2 supplied to enhance plant growth. Indoor cultivation, however, may use less water than outdoor (Dillis et al., 2020).

Indoor grows typically rely on greenhouses where operators can provide intense light (Ashworth & Vizuete, 2017). This light often reaches beyond greenhouses, causing neighbor complaints (Vaughan et al., 2021) and potentially disrupting ecosystem processes (Rich, 2020). Cannabis grows also generate sound and odor. Operations not connected to a secure power source may use noisy generators which can adversely impact residents and wildlife (Owens, 2019), in addition to requiring more than three times the CO_2 of grid-fueled operations (Mills et al., 2022). Though no research has specifically addressed how cannabis odor affects human health (Vaughan et al., 2021), proximate residents have reported headaches, asthma, and respiratory issues (e.g., Settelmeyer & Sedlock, 2017; see also Dillis, 2021).

Blight and crime

Other concerns associated with the cannabis industry can include increased traffic and littering, accidental poisonings, traffic accidents, and arrests for driving under the influence; blighted properties; degraded roads; and theft of farm equipment and water (Chiu, 2021; Polson & Peterson-Rockney, 2019). Local officials might be concerned about having cash-based, federally prohibited businesses in their community, fearing that large on-site cash stocks could be targets for criminals (Bronfein, 2016; Mallinson & Hannah, 2020). Empirical findings in this area are

Page 1650 of 1733

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

mixed. In Sacramento, Kepple and Freisthler (2012) find no association between property and violent crimes and density of medical marijuana dispensaries. In Colorado, arrests for cannabis-related charges declined 36% between 2012 (legalization) and 2014, largely due to fewer possession arrests (Felix, 2018). Maier and coauthors (2017) find no significant differences in violent and property crime rates between U.S. states that did and did not legalize, 2010–2014. However, an analysis in Oregon between 2007 (pre-recreational legalization) and 2017 (post-legalization) found that rates of some serious crimes, such as aggravated assault, increased relative to states without legalization (Wu et al., 2021). Street segments in Denver with recreational dispensaries saw an 18% increase in property crimes following legalization, while street segments containing medical dispensaries did not experience significant changes (Connealy, 2019).

Concerns about community character

Anti-cannabis stigma can cause localities legalizing cannabis to be viewed as "dirty," and/or people opposing cannabis may apply this label to cannabis businesses and workers (Polson & Peterson-Rockney, 2019). Colorado localities banning cannabis operations most frequently cited moral objections and concerns about community quality of life (Johns, 2015). Anti-cannabis stigma can have lasting negative consequences on community integration and social capital (Polson & Peterson-Rockney, 2019), producing disaffection that reduces resident engagement in and with government and establishes a context ripe for illicit activity (Everett, 2018; Polson & Peterson-Rockney, 2019).

Some residents also see cannabis as a threat to their vision of a community built around agriculture, tourism, and/or small industry (LaChance, 2019; Polson & Peterson-Rockney, 2019). Conventional farms may view cannabis grows as competition for agricultural land (LaChance, 2019; Schwab & Butsic, 2017). Indeed, in Santa Barbara and Monterey Counties, California, legal grows occur nearly exclusively in areas zoned for agriculture; in Humboldt, Mendocino, and Trinity Counties, about 50% of legal cannabis farms are located in agriculture zones (Dillis et al., 2021). Cannabis farmers are often willing to pay more for land than conventional farmers, raising land prices and threatening to push out the latter (Biron, 2020).

Concerns about public health

If consumers use cannabis irresponsibly, cannabis legalization may stress local public health services. Mair and coauthors (2015) found that one additional dispensary per square mile in a zip code was associated with a nearly 7% increase in hospitalizations in California, 2001–2012. In Colorado, hospitalizations involving potential cannabis exposure increased from 803 per 100,000 hospitalizations, 2001–2009 (pre-legalization), to 2413 per 100,000 in 2014–2015 (post-legalization) (Felix, 2018).

Emergency services may also be strained, and traffic safety reduced, to the extent that there are upticks in residents driving under the influence of cannabis. Fifteen percent of summons for DUIs issued by the Colorado State Police in 2015 involved cannabis (Felix, 2018). First responders engaged in enforcement against illegal grows also may face health risks, such as elevated fungal spore levels on an order consistent with mold remediation (Martyny et al., 2013).

Although some data suggest that cannabis may be a substitute for opioids and thus help communities tackle the opioid epidemic, patients can be dissuaded from medicinal cannabis

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

by social stigma and doctors' inability to provide instructions about cannabis dosage, strains, and mode of use (Mercurio et al., 2019). Doctors themselves may dissuade this substitution, concerned about substituting one addictive substance for another[5] (Bottorff et al., 2013; Humphreys & Saitz, 2019).

Local officials may also be cautious about embracing the cannabis industry because of concerns about a trend towards greater THC concentration (Firth et al., 2020). Consumption of THC concentrations above 15% has increased more than 90% since 2014 (Smart, 2017), and some research suggests a linkage between consumption of high-THC products and increased risk for psychosis, mental illnesses, and substance use disorder (DiForti et al., 2014). In California, there has been a strong, positive correlation since the early 2000s between non-fatal cannabis- related hospitalizations per capita and the THC:CBD ratio of cannabis products seized by police (Pacula & Sevigny, 2014). Local officials also may be concerned about safety of edible cannabis products not subject to federal food safety standards and the costs of developing and enforcing relevant standards locally (White et al., 2020).

Public health experts also are concerned that, by normalizing use of a product that can be smoked, cannabis legalization may hinder efforts to reduce tobacco consumption (Caulkins & Kilborn, 2019; Gofen, 2015). An analysis of the extent to which California local governments have integrated into their cannabis permitting and regulatory schemes best practices developed in tobacco control, such as warnings and sale restrictions, suggests that integration is minimal: As of January 2019, 16% of California jurisdictions allowed retail sale required greater distancing between schools and dispensaries than the state standard, 10% required additional health warnings, and 3% imposed sale restrictions more stringent than the state's (Silver et al., 2020).

Legalization may not substantially advance racial and social justice

Current legalization approaches may not be contributing to racial and social justice as much as hoped. For instance, Firth and coauthors (2020) investigated racial disparities in arrest rates in Washington post-legalization. Although cannabis-related arrests dropped overall, relative racial disparities actually grew: Black people were roughly 5 times more likely than whites to be arrested; they had been 2.5 times more likely pre-legalization. This relative increase may result from Black people being more likely to be arrested for distributing or selling cannabis and being overrepresented in the illicit market (ibid.). Nor did legalization appear to change the demographics of those incarcerated in county jails in Washington, despite hopes of decreasing the disproportionate imprisonment of minorities (Stanton et al., 2020).

Economically disadvantaged individuals (who, in the United States, are also more likely to be people of color) may be unable to participate in the legalized market due to its high costs (Adinoff & Reiman, 2019). While state and local social equity programs try to reduce these costs, many have been criticized for sluggish implementation or cooptation by wealthy interests (Connley, 2021; Elmahrek, 2020; Reyes, 2021; Schroyer, 2020). In 2017, U.S. cannabis business owners were roughly 81% White, 6% Latino, 4% Black, and 2% Asian (Connley, 2021), percentages misaligned with 2020 U.S. population demographics (roughly 60% White, 18% Latino, 12% Black, 6% Asian) (U.S. Census, 2020). Moreover, in a number of states, individuals with felony convictions for illicit cannabis activities are ineligible for licensing in the licit one (Adinoff & Reiman, 2019; Rahwanji, 2019), a policy that privileges white people without criminal records and disadvantages people of color disproportionately harmed by drug criminalization (Mallinson & Hannah, 2020; Rahwanji, 2019).

Agenda Item #12.1.

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

The legalized cannabis market also may be reproducing current disparities in access to health care. Medical cannabis patients report relying on the illicit market rather than the legal one because of high costs and lack of insurance coverage for cannabis (Arnsten, 2019; Mercurio et al., 2019). Lack of reliable transportation also impedes poorer people from accessing legal dispensaries (Arnsten, 2019). A recent analysis of medical cannabis patients in Florida found that roughly 83% of patients were white, 7.6% were Latino and just 1.9% were Black (Rosenthal & Pipitone, 2021), even though the state's population is roughly 25% Latino and 16% Black (U.S. Census, 2020). These imbalances may result from concerns about the federal illegality of cannabis and well-known disproportionate arrest rates for Black and Latino populations (Rosenthal & Pipitone, 2021).

Finally, racial disparities appear in exposure to nuisances associated with cannabis retail: California neighborhoods with dispensaries have a greater proportion of Black, Latino, and poor people relative to neighborhoods without cannabis retail (Unger et al., 2020).[6]

TAKE-AWAYS FOR SCHOLARS AND PRACTITIONERS

Research priorities

We need to better understand the effects of cannabis production across multiple sectors and how cannabis consumption impacts individuals and communities (Giannotti, 2017; Martiroysan, 2017). Federal prohibitions on cannabis and related research, plus a thriving illicit market that seeks to avoid monitoring, result in major knowledge deficits. Stigma around cannabis discourages scholars from studying its governance, even though insights from these experts are important to building sound, just, and safe policy regimes.

Assessing the environmental impacts of cannabis production is critical to identifying and promoting best management practices. For instance, most current estimates of cannabis water demand are calculated based on a single static approximation of outdoor cannabis's expected daily use for the entirety of a growing season, rather than using actual water consumption data collected across an entire growing season and under different cultivation approaches (Dillis, 2019; Wartenberg et al., 2021). Estimates of GHG emissions too rely heavily on models and assumptions rather than data (Mills et al., 2022). Little is known about the impacts of noise, light, and odor pollution from cannabis operations. Many estimates of cannabis-linked deforestation and land cover change currently come from case studies and may not be widely generalizable.

Research is needed on appropriate pricing of cannabis products, optimal taxation rates and regimes, and the impacts of cannabis production on local infrastructure, health, traffic, public safety, and quality of life. Scholars may be able to draw inspiration and insights from rural sociology research on how communities are affected by boom-bust cycles in natural resource production (Freudenberg, 1981), i.e., rapid periods of resource-dependent economic growth and societal change followed by periods of economic downturn that often erase previous economic gains. We encourage scholars to investigate the potentially significant parallels between the economic, societal, and environmental impacts of cannabis production and those of other natural resource-reliant industries, particularly oil and gas.

For example, communities most vulnerable to hydrocarbon boom-bust cycles tend to be rural, isolated, and particularly economically reliant on the industry (Mayer, 2018; Measham et al., 2019); this profile aptly describes locations in northern California's cannabis-producing "Emerald Triangle" or in other heavy-production areas of Oregon, Washington, and Colorado.

Page 1653 of 1733

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Communities heavily invested in gas and oil production can experience rapid, dramatic changes in fortune, largely beyond their control, when volatile global hydrocarbon prices spike or decline. Volatile dynamics in the illegal cannabis industry or changes in demand for cannabis more generally, both of which are largely beyond local authorities' reach, can increase or decrease demand experienced by cannabis-producing communities. Underdeveloped economies can easily become reliant upon natural resource-based production, hindering them from pursuing the diversification which could buffer them from boom-bust shocks (Lobao et al., 2016); cannabis-reliant local economies could easily share this precarity. Just as communities reliant on gas, oil, or coal can become stigmatized as "dirty" due to land, air, or water pollution, and thereby stymied from amenity-based economic development, communities stigmatized for cannabis production can be viewed as "dirty", lawless, and polluted, and deprived of economic development opportunities in consequence (Polson & Peterson-Rockney, 2019). Insights into how to best escape this fate are critically important for natural resource-dependent economics, cannabis, and otherwise.

Scholars should continue investigating whether cannabis legalization improves racial and social equity or entrenches inequalities. Under what conditions are those who purchase legal cannabis more or less demographically or socioeconomically similar to those who use the illicit market? Where are dispensaries located, and what populations do they serve versus exclude? Who are the growers and distributors, are particular groups over or underrepresented, and what does this mean for who benefits from cannabis-fueled economic growth?

Subnational policymaking around cannabis offers enormous possibilities for scholars of federalism, the policy process, and policy design and implementation. Some states and local governments have legalized cannabis and others have not; why? Johns (2015) began this exploration by surveying Colorado local government officials about their legalization choices, while Hannah and Mallinson (2018) find that capacity factors, such as citizens being able to leverage direct ballot initiatives, help predict U.S. state decisions about medical legalization (see also Mallinson et al., 2020). Future research could seek to explain varying levels of regulatory rigor among state and local governments and how policies are revised over time, investigating the relative influence of interest group lobbying, resident preferences (including political ideology), and political opportunity structures. Scholars might also investigate how emerging medical evidence about the benefits and risks of cannabis appears to impact policy choices, informing the rich debate on how science is used in the policy process (e.g., Koontz, 2019). Research might inquire whether cannabis policy design and implementation exhibit tendencies of "morality" policymaking, as observed around issues like abortion and gambling (Hannah & Mallinson, 2018), versus being viewed as innovative health policymaking creating a public "good" that could help ease the nation's opioid epidemic. Which interpretation will prevail, when, and why? Scholars of street-level bureaucracy, who know that policy implementers' workaday decisions (e.g., in cannabis permitting or licensing) are substantially shaped by their values, might ask how these officials' policy choices are influenced by their attitudes towards drugs and drug use (Lipsky, 1980). There also are opportunities for scholars to investigate what types of policy narratives are used around cannabis and when, and with what dispositions (see Jones & McBeth, 2010); Motta (2021) begins this exploration by finding that, in state policy debates, cannabis legalization opponents rely heavily on moral claims and anecdotal evidence.

Cannabis legalization offers a novel opportunity to examine how perceptions and policies grapple with an illicit industry and product moving into the licit realm. Abortion and physician-assisted suicide have made similar transitions, but solely as medical treatments rather than also consumer goods, and lack the broad market potential of cannabis. The start and end of Prohibition in the United States is perhaps the most comparable policy process but occurred against a very

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

different cultural and policy backdrop. Will legalization democratize and decentralize the production and distribution of cannabis, as occurred for alcohol (Levine & Reinerman, 1991), or will it concentrate these high-value operations in the hands of a few? How will the parallel operation of the illicit market impact the legal one?

Recommendations for policymakers

Local government officials should consider carefully whether the benefits of cannabis production and distribution outweigh the costs for their community, and how to best strike a balance between costs and benefits, both for residents and for an industry already beset by regulatory burdens that can inhibit profitability and even business viability The most applicable tools in the local governance toolkit are land use controls, controls that flow from the jurisdiction's police powers, taxation, and programs which direct monies from the cannabis industry to local priorities.

Some localities have used their traditional land use authority to ban cannabis operations (Bodwitch, 2019; Carnevale et al., 2017; Caulkin & Kilborn, 2019; Polson & Petersen-Rockney, 2019), while others use that authority to mitigate the industry's potential adverse impacts by requiring setbacks between cannabis facilities and residential neighborhoods, schools, parks, churches, and recreation facilities, as is common with facilities selling liquor (Caulkins & Kilborn, 2019; Chappell, 2019; Freisthler & Gruenewald, 2014; Guttery & Poe, 2018; Nemeth & Ross, 2014; Zhang et al., 2017). Some use zoning to limit cannabis operations to commercial or industrial areas, impose density limits that cap the number of facilities per jurisdiction or per capita, or cap total local dispensary licenses (Freisthler & Gruenewald, 2014; Nemeth & Ross, 2014; Silver, 2020).

A local jurisdiction's police powers, that is, its authority to protect the public's health, safety, and welfare, can be leveraged to similar ends (Priamos, 2013). Some jurisdictions require cannabis operations to register with the city and require safety measures that include single, secured entrances, and cameras, alarm systems, outdoor lighting, signage, security guards, storage safes, and limited hours. They may prohibit on-site consumption, drive-throughs, seating, or delivery (Freisthler & Gruenewald, 2014).

Their responsibility for public welfare should encourage officials to seek out and implement best management practices for cannabis growth and distribution. For example, Mendocino County, California, requires applicants for cultivation permits to undergo a site-specific habitat review process, in addition to meeting requirements associated with the California Environmental Quality Act (Bauer et al., 2015). Localities can regulate the size and location of grows so as to reduce forest conversion, habitat fragmentation, and cultivation of ecologically sensitive areas (Wartenberg et al., 2021). They can pursue comprehensive planning for flow management, particularly focusing on sensitive species, engage in more extensive water quality and quantity monitoring, and use enforcement to prevent excess water use and unpermitted forest conversion and grading (Bauer et al., 2015). They should assess the costs and benefits of grow operations that may use rangelands, prime agricultural land, or in sensitive ecosystems, and the trade-offs of indoor versus outdoor grows (Valachovic et al., 2019). Policymakers can consider regulating THC potency, as well as requiring more extensive product labeling and potentially reducing the number of forms in which cannabis can be purchased (Pacula & Sevigny, 2014).

Localities also can use land use authorities and police powers also to address nuisances, such as by requiring growers to mitigate light, noise, and odor from operations by writing mitigation

measures (e.g., sound barrier walls, restrictions on light-intense hours) into cannabis cultivation ordinances (e.g., Christensen, 2018). Officials interested in reducing GHGs can specifically require that indoor grows employ management practices that reduce the energy intensity of environmental controls, grow lights, and CO_2 application (Bauer et al., 2015).

Some concerns about potential adverse public and safety health impacts of legalization could be addressed by devoting (more) state and local tax revenues and/or impact fees to government programs for reducing substance use disorder and crime, treating mental and physical health, educating people imprisoned for drug crimes and their children so as to reduce recidivism and intergenerational incarceration, improving infrastructure, and building community integration. A number of state and local regulatory regimes are already considering or using some of these approaches; it will be important to assess the efficacy of these interventions and adaptively and responsively manage them over time.

Part of a city's cost-benefit calculus regarding cannabis should account for the enormous burden the opioid crisis places on localities and emerging evidence that cannabis may help reduce opioid use. From 2015 through 2018, the opioid crisis cost U.S. local governments at least $210 billion (Mulvihill, 2019), and those costs are rising rapidly. U.S. deaths from overdoses are at an all-time high, reaching more than 93,000 people in 2020 (Steenhuysen & Trotta, 2021). Policymakers should seriously consider whether cannabis legalization can help tackle this problem.

Because localities can use tools of governance to condition whether and how cannabis operations occur locally, patchwork regulatory regimes are emerging around the country. This approach may help ensure that the industry reflects local needs and priorities, but could prevent cannabis operators from achieving efficiencies of scale and create administrative burdens that disadvantage less-capacitated operations. Sometimes state and local regulatory regimes conflict, resulting in operator confusion and unintended non-compliance (Bodwitch, 2019; Lux, 2019). State policymakers should evaluate local regimes and probe whether, in some cases, preempting them with more comprehensive, simpler, state-wide regulation would be desirable for efficiency, equity, and/or public health and safety. They also might consider developing stronger guidance for local regimes and model laws that can help harmonize regulatory expectations vertically and horizontally.

Current market trends appear to favor large, well-financed cannabis operators who may be new entrants, and disadvantage smaller cannabis businesses, including many “legacy” operators from the illicit market. People of color and poorer individuals are being squeezed out of legal cannabis by regulatory hurdles and high costs. If policymakers want the industry to benefit marginalized groups, they must ensure that social equity applicants retain financial and legal control of their operations, avoiding cooptation by predatory investors (see Connley, 2021); they could also consider allowing growers to market products directly to consumers (e.g., at farmer's markets) rather than having to rely on distributors. They can make individuals with previous drug felonies eligible for legal operation (Adinoff & Reiman, 2019); further invest in streamlining regulatory procedures; offer (additional) technical assistance to help equity applicants secure permits and achieve compliance, and provide financial assistance. This last point is both difficult and critical: cannabis business owners from disadvantaged communities are vulnerable to predation by investors, as well as to dropping out of the permitting process and the legal market, precisely because they typically cannot access federally insured loans or insurance.

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

CONCLUSIONS

Cannabis production, distribution, and usage are increasingly important issues in the United States and globally. Public perception of cannabis has shifted dramatically in recent decades, and many jurisdictions are embracing legalization. Yet policy scholarship on cannabis remains scant and scattered, arguably in part because of stigma associated with decades of criminalization of producers, distributors, and users—a phenomenon that disproportionately harms disadvantaged populations. If scholars continue relegating cannabis to policy backwaters, they entrench this stigma and its consequences, that is, regulatory regimes and outcomes less thoughtful, just, safe, or sustainable than they could be if cannabis were the focus of rigorous scholarship. This is not an acceptable path.

From the available evidence, our judgment is that it ultimately will be difficult to build a thriving legal cannabis market if cannabis remains federally illegal or illegal in many localities and states, and if the illicit market continues to thrive even in places where cannabis is legal. In such circumstances it is rational for some growers and sellers, confronting a complex, heavily regulated market versus the unregulated illicit one, to choose the latter despite its risks (Caulkins et al., 2012). To the extent the illicit market persists, cannabis operations will continue trying to evade detection and regulation, complicating efforts to gain reliable information about how the industry affects the environment, public health, and safety. This lack of information will make it more difficult to develop effective regulatory regimes. Criminal activity, environmental damage, and infrastructure degradation from illegal grows will continue affecting communities. Persistence of the illicit market will hinder efforts to reduce cannabis stigma and may delegitimize the entire legalization experiment (Bodwitch, 2019).

By contrast, federal legalization of cannabis would reduce the industry's investment risk, allow operators access to financial institutions, insurance, and related services, and potentially shrink the illicit market. As occurs in many other interstate industries, federal regulations could set minimum standards for environmental quality, product safety, and health while still allowing states and localities to adopt more stringent policies. Lacking federal action, state and local officials may be best-served by explicitly focusing on transitioning cannabis operations from the illicit market to the legal one. By helping growers and sellers obtain and maintain licenses and helping consumers access legal, reasonably priced cannabis, policymakers can deprive the illegal market of consumers and make illicit operation less desirable for cannabis businesses.

That said, these suppositions are just that: Hypotheses, based on available evidence. They await testing by scholars who take seriously the charge of rigorously, empirically evaluating how cannabis legalization impacts people, economies, and communities. We hope readers take up this charge.

ENDNOTES

1 Following Wartenberg et al. (2021), we use "cannabis" to refer to the drug type.

2 For perspective: These earnings constitute about 1%–2% of the Colorado and Washington budgets, respectively (Awad, 2018; Santos, 2021).

3 It is important to note, though, that localities which do not independently tax cannabis usually still receive funding from state cannabis taxes or fees.

4 This analysis did not differentiate between legal and illegal grows.

5 Note, though, that experts increasingly recognize the value of drug-based therapies in treating opioid addiction, coined as "harm reduction" (e.g., Calceterra et al., 2019).

6 Conversely, this association actually may be desirable on equity grounds to the extent that the dispensaries are owned by community members and/or allow cannabis access to individuals with limited transportation options.

REFERENCES

Adams, M. (2019, April 18). Two reasons to legalize marijuana: Embalming fluid and fentanyl-laced pot on black market. *Forbes*. https://www.forbes.com/sites/mikeadams/2019/04/18/two-reasons-to-legalize-marijuana-embalming-fluid-and-fentanyl-laced-pot-on-black-market/

Adinoff, B., & Reiman, A. (2019). Implementing social justice in the transition from illicit to licit cannabis. *The American Journal of Drug and Alcohol Abuse*, *45*(6), 673–688.

Amroussia, N., Watanabe, M., & Pearson, J. (2020). Seeking safety: A focus group study of young adults' cannabis-related attitudes and behavior in a state with legalized recreational cannabis. *Harm Reduction Journal*, *17*(1), 92. https://doi.org/10.1186/s12954-020-00442-8

Anderson, D. M., Hanson, B., & Rees, D. (2013). Medical marijuana laws, traffic fatalities and alcohol consumption. *Journal of Law and Economics*, *56*, 333–369. https://doi.org/10.1086/668812

Angell, T. (2020, March 23). Coronavirus crisis shows marijuana is 'essential' and mainstream. *Forbes*. https://www.forbes.com/sites/tomangell/2020/03/23/coronavirus-crisis-shows-marijuana-is-essential-and-mainstream/

Arnsten, J. (2019, May 29). Access to medical cannabis: A new health care disparity. *STAT NEWS*. https://www.statnews.com/2019/05/30/medical-marijuana-health-care-disparity

Ashworth, K., & Vizuete, W. (2017). High time to assess the environmental impacts of cannabis cultivation. *Environmental Science & Technology*, *51*(5), 2531–2533. https://doi.org/10.1021/acs.est.6b06343

Awad, A. M. (2018, October 22). Where does all the marijuana money go? *CPR News*. https://www.cpr.org/2018/10/22/where-does-all-the-marijuana-money-go-colorados-pot-taxes-explained/

Babich, L. (2021). *New study: How legalizing recreational marijuana impacts home values*. https://listwithclever.com/research/marijuana-housing-market-study/

Bachhuber, M. A., Saloner, B., Cunningham, C. O., & Barry, C. L. (2014). Medical cannabis laws and opioid analgesic overdose mortality in the United States, 1999–2010. *JAMA Internal Medicine*, *174*(10), 1668–1673. https://doi.org/10.1001/jamainternmed.2014.4005

Bartlett, J. (2021, May 11). Smokescreen. *The Boston Business Journal*. https://www.bizjournals.com/boston/news/2021/05/11/smokescreen-a-lack-of-transparency-in-the-money-c.html

Bauer, S., Olson, J., Cockrill, A., Van Hattem, M., Miller, L., Tauzer, M., & Leppig, G. (2015). Impacts of surface water diversions for marijuana cultivation on aquatic habitat in four northwestern California watersheds. *PLoS One*, *10*(3), e0120016. https://doi.org/10.1371/journal.pone.0120016

BDSA. (2021). BDSA reports global cannabis sales exceeded $21 billion in 2020; forecasts $55.9 billion by 2026. *Intrado GlobeNewswire*. https://www.globenewswire.com/news-release/2021/03/02/2185408/0/en/BDSA-Reports-Global-Cannabis-Sales-Exceeded-21-Billion-in-2020-Forecasts-55-9-Billion-by-2026.html

Bhattarai, A. (2021, September 24). Greener pastures: Marijuana jobs are becoming a refuge for retail and restaurant workers. *Washington Post*. https://www.washingtonpost.com/business/2021/09/24/marijuana-dispensaries-jobs/

Biron, C. (2020, September 10). 'Green rush': Cannabis boom squeezing farmland in North America. *Reuters*. https://www.reuters.com/article/us-usa-land-cannabis/green-rush-cannabis-boom-squeezing-farmland-in-north-america-idUSKBN261209

Bodwitch, H., Carah, J., Daane, K., Getz, C., Grantham, T., Hickey, G., & Wilson, H. (2019). Growers say cannabis legalization excludes small growers, supports illicit markets, undermines local economies. *California Agriculture*, *73*(3), 177–184. https://doi.org/10.3733/ca.2019a0018

Bodwitch, H., Polson, M., Biber, E., Hickey, G. M., & Butsic, V. (2021). Why comply? Farmer motivations and barriers in cannabis agriculture. *Journal of Rural Studies*, *86*, 155–170. https://doi.org/10.1016/j.jrurstud.2021.05.006

Boesen, U. (2021, January 13). Potential recreational marijuana excise tax revenue by state. *Tax Foundation*. https://taxfoundation.org/recreational-marijuana-tax-revenue-by-state/

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Agenda Item #12.1.

Bottorff, J. L., Bissell, L. J., Balneaves, L. G., Oliffe, J. L., Capler, N. R., & Buxton, J. (2013). Perceptions of cannabis as a stigmatized medicine: A qualitative descriptive study. *Harm Reduction Journal*, *10*(1), 1–10.

Brenan, A. (2020). Support for legal marijuana inches up to 68%. *Gallup*. https://news.gallup.com/poll/323582/support-legal-marijuana-inches-new-high.aspx

Bridgeman, M. B., & Abazia, D. (2017). Medicinal cannabis: History, pharmacology, and implications for the acute care setting. *Pharmacy and Therapeutics*, *42*(3), 180–188.

Bronfein, D. (2016). Maryland State Bank: The responsible solution for fostering the growth of Maryland's medical cannabis program. *University of Baltimore Law Forum*, *47*(1), 28–57.

Burkhardt, J., & Flyr, M. (2019). The effect of marijuana dispensary openings on housing prices. *Contemporary Economic Policy*, *37*(3), 462–475. https://doi.org/10.1111/coep.12414

Butsic, V., & Brenner, J. (2016). Cannabis agriculture and the environment: A systematic, spatially-explicit survey and potential impacts. *Environmental Research Letters*, *11*(4), 044023.

Butsic, V., Carah, J., Baumann, M., Stephens, C., & Brenner, J. (2018). The emergence of cannabis agriculture frontiers as environmental threats. *Environmental Research Letters*, *13*(2), 124017. https://doi.org/10.1088/1748-9326/aaeade

Butsic, V., Schwab, B., Baumann, M., & Brenner, J. (2017). Inside the emerald triangle: Modeling the placement and size of cannabis production in Humboldt County, CA USA. *Ecological Economics*, *142*, 70–80. https://doi.org/10.1016/j.ecolecon.2017.06.013

Calcaterra, S. L., Bach, P., Chadi, A., Chadi, N., Kimmel, S. D., Morford, K. L., Roy, P., & Samet, J. H. (2019). Methadone matters: What the United States can learn from the global effort to treat opioid addiction. *Journal of General Internal Medicine*, *34*, 1039–1042. https://doi.org/10.1007/s11606-018-4801-3

Carnevale, J., Kagan, R., Murphy, P., & Esrick, J. (2017). A practical framework for regulating for-profit recreational marijuana in US states. *International Journal of Drug Policy*, *42*, 71–85.

Caulkins, J. (2010). *Cost of marijuana prohibition on the California criminal justice system*. RAND Drug Policy Research Center, WR-763-RC.

Caulkins, J., & Kilborn, M. (2019). Cannabis legalization, regulation, and control: A review of key challenges for local, state, and provincial officials. *The American Journal of Drug and Alcohol Abuse*, *45*(6), 689–697.

Caulkins, J., Kilmer, B., MacCoun, R., Pacula, R. L., & Reuter, P. (2012). Design considerations for legalizing cannabis. *Addiction*, *107*(5), 865–871.

Cazentre, D. (2021, May 17). New York's marijuana tax may not be the highest. But it may be the most complex. *Syracuse.com*. https://www.syracuse.com/marijuana/2021/05/new-yorks-marijuana-tax-might-not-be-the-nations-highest-but-it-may-be-the-most-complex.html

Chappell, B. (2019, August 23). California says its cannabis revenue has fallen short of estimates, despite gains. *NPR*. https://www.npr.org/2019/08/23/753791322/california-says-its-cannabis-revenue-has-fallen-short-of-estimates-despite-gains

Cheng, C., Mayer, W., & Mayer, Y. (2018). The effect of legalizing retain marijuana on housing values. *Economic Inquiry*, *56*, 1585–1601.

Chiu, V., Leung, J., Hall, W., Stjepanović, D., & Degenhardt, L. (2021). Public health impacts to date of the legalisation of medical and recreational cannabis use in the USA. *Neuropharmacology*, *193*, 108610. https://doi.org/10.1016/j.neuropharm.2021.108610

Christensen, L. (2018). *Why is Cannabis a good neighbor? | Sound mitigation at Cannabis cultivation facilities*. https://www.andersonporter.com/sound-mitigation-for-cultivation/

Congressional Research Service (CRS). (2020). *The schedule 1 status of marijuana*. CRS Insight. https://crsreports.congress.gov/product/pdf/IN/IN11204

Conklin, J., Diop, M., & Li, H. (2020). Contact high: The external effects of retail marijuana establishments on house prices. *Real Estate Economics*, *48*(1), 135–173. https://doi.org/10.1111/1540-6229.12220

Connealy, N. (2019). The criminogenic effect of marijuana dispensaries in Denver, Colorado. *Justice Evaluation Journal*, *3*(1), 69–93.

Connley, C. (2021, July 1). Cannabis is projected to be a $70 billion market by 2028--yet those hurt most by the war on drugs lack access. *CNBC*. https://www.cnbc.com/2021/07/01/in-billion-dollar-cannabis-market-racial-inequity-persists-despite-legalization.html

Corroon, J. J., Mischley, L., & Sexton, M. (2017). Cannabis as a substitute for prescription drugs. *Journal of Pain Research*, *10*, 989–998.

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Agenda Item #12.1.

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Crowder, M. (2020, September 22). New appellations would celebrate individual terroir of cannabis strains. *San Francisco Chronicle*. https://www.sfchronicle.com/bayarea/article/New-appellations-would-celebrate-individual-15587030.php

Daniels, J. (2019, February 12). Colorado legal pot industry sales grew 3 percent in 2018, top $6 billion since recreational use began. *CNBC*. https://www.cnbc.com/2019/02/12/colorado-pot-industry-sales-top-6-billion-since-adult-use-began.html

Di Forti, M., Sallis, H., Allegri, F., Trotta, A., Ferraro, L., Stilo, S. A., Marconi, A., La Cascia, C., Reis Marques, T., Pariante, C., Dazzan, P., Mondelli, V., Paparelli, A., Kolliakou, A., Prata, D., Gaughran, F., David, A. S., Morgan, C., Stahl, D., … Murray, R. M. (2014). Daily use, especially of high-potency cannabis, drives the earlier onset of psychosis in cannabis users. *Schizophrenia Bulletin*, *40*(6), 1509–1517. https://doi.org/10.1093/schbul/sbt181

Dillis, C., Biber, E., Bodwitch, H., Butsic, V., Carah, J., Parker-Shames, P., Polson, M., & Grantham, T. (2021). Shifting geographies of legal cannabis production in California. *Land Use Policy*, *105*, 105369. https://doi.org/10.1016/j.landusepol.2021.105369

Dillis, C., Grantham, T., McIntee, C., McFadin, B., & Grady, K. (2019). Watering the emerald triangle: Irrigation sources used by cannabis cultivators in Northern California. *California Agriculture*, *73*(3), 146–153. https://doi.org/10.3733/ca.2019a0011

Dillis, C., McIntee, C., Butsic, V., Le, L., Grady, K., & Grantham, T. (2020). Water storage and irrigation practices for cannabis driven seasonal patterns of water extraction and use in Northern California. *Journal of Environmental Management*, *272*, 110955.

Dufton, E. (2017). *Grass roots*. Basic Books.

Elmahrek, A. (2020, June 23). LA 'social equity' program for cannabis under scrutiny. *Los Angeles Times*. https://www.latimes.com/california/story/2020-06-23/cannabis-licenses-social-equity-4th-mvmt

Everett, Y. (2018). A challenge to socio-ecological resilience: Community-based resource management organizations' perceptions and responses to cannabis cultivation in northern California. *Humboldt Journal of Social Relations*, *40*, 89–115.

Felix, A. (2018, April 16). The economic effects of the marijuana industry in Colorado. *Rocky Mountain Economist*. https://www.kansascityfed.org/denver/rocky-mountain-economist/rme-2018q1/

Ferguson, C., McFadden, C., Dong, S., & Schapiro, R. (2019, September 28). Tests show bootleg marijuana vapes tainted with hydrogen cyanide. *NBC*. https://www.nbcnews.com/health/vaping/tests-show-bootleg-marijuana-vapes-tainted-hydrogen-cyanide-n1059356

Fersko, J. (2018, May). The business of marijuana. *ACREL News & Notes*. https://cdn.ymaws.com/acrel.site-ym.com/resource/resmgr/news_and_notes/May/2018-05_Fersko_-_Cannabis_Ar.pdf

Fertig, N. (2019, June 4). How legal weed is killing America's most famous marijuana farmers. *Politico*. https://www.politico.com/magazine/story/2019/06/04/humboldt-county-marijuana-farmers-regulations-227041/

Fetick, J. E. (2018). *Does a legal "high" lead to higher rents? An estimation of the effects of cultivation laws on Colorado industrial property values*. Miami University. http://rave.ohiolink.edu/etdc/view?acc_num=miami1532786903670889

Firth, C., Davenport, S., Smart, R., & Dilley, J. A. (2020). How high: Differences in the developments of cannabis markets in two legalized states. *The International Journal on Drug Policy*, *75*, 102611. https://doi.org/10.1016/j.drugpo.2019.102611

Florence, C., Luo, F., Likang, X. U., & Chao, Z. U. (2016). The economic burden of prescription opioid overdose, abuse, and dependence in the United States. *Medical Care*, *54*(10), 901–906.

Freisthler, B., & Gruenewald, P. (2014). Examining the relationship between the physical availability of medical marijuana and marijuana use across fifty California cities. *Drug and Alcohol Dependence*, *143*, 244–250. https://doi.org/10.1016/j.drugalcdep.2014.07.036

Freudenburg, W. R. (1981). Women and men in an energy boomtown: Adjustment, alienation and adaptation. *Rural Sociology*, *46*(2), 220–244.

Ganjier. (2021). *Become a master of cannabis service: Cannabis sommelier certification*. https://www.ganjier.com/certified-ganjier-cannabis/

Gianotti, A., Short, J. H., Baird, G., & Sepaniak, S. (2017). The quasi- legal challenge: Assessing and governing the environmental impacts of cannabis cultivation in the North Coastal Basin of California. *Land Use Policy*, *61*, 126–134. https://doi.org/10.1016/j.landusepol.2016.11.016

Page 1660 of 1733

Gieringer, D. (1999). The forgotten origins of cannabis prohibition in California. *Contemporary Drug Problems*, *26*(2), 237–288. https://doi.org/10.1177/009145099902600204

Gofen, A. (2015). Reconciling policy dissonance: Patterns of governmental response to policy noncompliance. *Policy Sciences*, *48*, 3–24. https://doi.org/10.1007/s11077-014-9202-9

Goldstein, R., & Sumner, D. (2019). California cannabis regulation. *California Agriculture*, *73*(3), 101–102.

Gurewitz, H., Petrillo, M. A., Scott, T., McDonald, B., Weir, A., & Pickman, H. (2019). *Mendocino county 2018–2019 economic assessment*. EDFC.

Guttery, R., & Poe, S. (2018). Using a cannabis real estate investment trust to capitalize a marijuana business. *Journal of Real Estate Portfolio Management*, *24*(2), 201–206. https://doi.org/10.1080/10835547.2018.12090018

Hannah, A. L., & Mallison, D. (2018). Defiant innovation: The adoption of medical marijuana laws in the American States. *Policy Studies Journal*, *46*(2), 402–423. https://doi.org/10.1111/psj.12211

Hartman, M. (2021). *Cannabis overview*. National Conference of State Legislators. https://www.ncsl.org/research/civil-and-criminal-justice/marijuana-overview.aspx

Hodgson, M. (2021, April 16). Santa Barbara County supervisors spend cannabis tax funds on expansion requests. *Lompoc Record*. https://lompocrecord.com/news/local/govt-and-politics/santa-barbara-county-supervisors-spend-cannabis-tax-funds-on-expansion-requests/article_42d8c7a1-110f-5479-86f7-391e0a5cbd39.html

Hsu, G., & Kovacs, B. (2021). Association between county level cannabis dispensary counts and opioid related mortality rates in the United States: Panel data study. *BMJ*, *372*, m4957. https://doi.org/10.1136/bmj.m4957

Humphreys, K., & Saitz, R. (2019). Should physicians recommend replacing opioids with Cannabis? *JAMA*, *321*(7), 639–640. https://doi.org/10.1001/jama.2019.0077

Ishida, J., Wong, P., Cohen, B., Vali, M., Steigerwald, S., & Keyhani, S. (2019). Substitution of marijuana for opioids in a national survey of U.S. adults. *PLoS One*. https://doi.org/10.1371/journal.pone.0222577

Johns, T. (2015). Managing a policy experiment: Adopting and implementing recreational marijuana policies in Colorado. *State and Local Government Review*, *47*(3), 193–204. https://doi.org/10.1177/0160323X15612149

Jones, M. D., & McBeth, M. K. (2010). A narrative policy framework: Clear enough to be wrong? *Policy Studies Journal*, *38*, 329–353. https://doi.org/10.1111/j.1541-0072.2010.00364.x

Jorgensen, C., & Harper, A. (2020). Examining the effects of legalizing marijuana in Colorado and Washington on clearance rates. *Journal of Experimental Criminology*. https://link.springer.com/article/10.1007%2Fs11292-020-09446-7

Karch, A. (2021). Filling a vacuum: Subnational governance amid national government inaction. *State and Local Government Review*, *52*(4), 232–240. https://doi.org/10.1177/0160323X21999585

Kelly, E. C., & Formosa, M. L. (2020). The economic and cultural importance of cannabis production to a rural place. *Journal of Rural Studies*, *7*, 1–8. https://doi.org/10.1016/j.jrurstud.2020.02.009

Kepple, N., & Freisthler, B. (2012). Exploring the ecological association between crime and medical marijuana dispensaries. *Journal of Studies on Alcohol and Drugs*, *73*(4), 523–530. https://doi.org/10.15288/jsad.2012.73.523

Keul, A., & Eisenhauer, B. (2019). Making the high country: Cannabis tourism in Colorado, USA. *Annals of Leisure Research*, *22*(2), 140–160. https://doi.org/10.1080/11745398.2018.1435291

Kim, D., O'Connor, S., & Norwood, B. (2020). Retail marijuana deregulation and housing prices. *SSRN Electronic Journal*. https://doi.org/10.2139/ssrn.3537860

Kootz, T. (2019). The science-policy nexus in collaborative governance. *Review of Policy Research*, *36*(6), 708–735.

Kovacevich, N. (2019, February 1). The hidden costs of the cannabis business. *Forbes*. https://www.forbes.com/sites/nickkovacevich/2019/02/01/the-hidden-costs-of-the-cannabis-busi-ness/?sh=6c8e5ac77da3

Krieger, L. (2019, May 25). Where does California's cannabis tax money go? *Mercury News*. https://www.mercurynews.com/2019/05/25/where-does-californias-cannabis-tax-money-go/

Kugelman, D. (2021, June 10). Four cannabis stocks for the summer of 2021. *Intrado GlobeNewswire*. https://www.globenewswire.com/en/news-release/2021/06/10/2245064/0/en/Four-Cannabis-Stocks-for-the-Summer-of-2021.html

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

LaChance, J. (2019). We can't just be a county that supports inebriants': Voices of the non-cannabis agricultural community. *California Agriculture*, *73*(3), 169–176. https://doi.org/10.3733/ca.2019a0016

Land, D. (2020). *Debunking myths in cannabis and hemp*. UC Davis Cannabis and Hemp Research Center. https://www.youtube.com/watch?v=K6mc4BZUTFU

Leins, C., & Alas, H. (2021, June 30). States where recreational marijuana is legal. *U. S. News and World Report*. https://www.usnews.com/news/best-states/slideshows/where-is-pot-legal

Levine, H., & Reinarman, C. (1991). From prohibition to regulation. *The Milbank Quarterly*, *69*(3), 461–494.

Lipsky, M. (1980). *Street-level bureaucracy: Dilemmas of the individual in public services*. Russell Sage Foundation.

Lobao, L., Zhou, M., Partridge, M., & Betz, M. (2016). Poverty, place, and coal employment across Appalachia and the United States in a new economic era. *Rural Sociology*, *81*(3), 343–386. https://doi.org/10.1111/ruso.12098

Long, A. (2020, November 17). Colorado's summer cannabis sales thrive despite collapse of state's tourism industry. *MJBizDaily*. https://Mjbizdaily.Com/Colorado-Summer-Cannabis-Sales-Thrive-Despite-Tourism-Slowdown/

Lucas, P., Baron, E., & Jikomes, N. (2019). Medical cannabis patterns of use and substitution for opioids and other pharmaceutical drugs, alcohol, tobacco, and illicit substances. *Harm Reduction Journal*, *16*(1), 9.

Lux, T. (2019). The California cannabis industry. *Journal of Business Entrepreneurship and Law*, *13*, 209–244.

Maier, S., Mannes, S., & Koppenhofer, E. (2017). The implications of marijuana decriminalization and legalization on crime in the United States. *Contemporary Drug Problems*, *44*(2), 125–146. https://doi.org/10.1177/0091450917708790

Mair, C., Freisthler, B., Ponicki, W. R., & Gaidus, A. (2015). The impacts of marijuana dispensary density and neighborhood ecology on marijuana abuse and dependence. *Drug Alcohol Dependency*, *154*, 111–116. https://doi.org/10.1016/j.drugalcdep.2015.06.019

Makin, D., Willits, D., Guangzhen, W. U., DuBois, K., Ruibin, L. U., Stohr, M., Koslicki, W., Stanton, D., Hemmens, C., Snyder, J., & Lovrich, N. (2019). Marijuana legalization and crime clearance rates. *Police Quarterly*, *22*(1), 31–55.

Mallinson, D., & Hannah, A. L. (2020). Policy and political learning: The development of medical cannabis policies in the states. *Publius: The Journal of Federalism*, *50*(3), 344–369. https://doi.org/10.1093/publius/pjaa006

Mallinson, D. J., Hannah, A. L., & Cunningham, G. (2020). The consequences of fickle federal policy: Administrative hurdles for state cannabis policies. *State and Local Government Review*, *52*(4), 241–254. https://doi.org/10.1177/0160323X20984540

Marijuana Policy Project (MPP). (2021). *Overview of the Illinois cannabis regulation and tax act*. https://www.mpp.org/states/illinois/overview-of-the-illinois-cannabis-regulation-and-tax-act/

Martiroysan, S. (2017). The decriminalization of recreational cannabis in California. *San Joaquin Agricultural Law Review*, *27*(2), 187–208.

Martyny, J., Serrano, K., Schaeffer, J., & Van Dyke, M. (2013). Potential exposures associated with indoor marijuana growing operations. *Journal of Occupational and Environmental Hygiene*, *10*(11), 622–639. https://doi.org/10.1080/15459624.2013.831986

Mayer, A., Olson-Hazboun, S., & Malin, S. (2018). Fracking fortunes: Economic well-being and oil and gas development along the urban-rural continuum. *Rural Sociology*, *83*(3), 532–567. https://doi.org/10.1111/ruso.12198

McGinty, E., Samples, H., Bandara, S., Saloner, B., Bachhuber, M., & Barry, C. (2016). The emerging public discourse on state legalization of marijuana for recreational use in the U.S. *Preventative Medicine*, *90*, 114–120.

Measham, T., Walton, A., Graham, P., & Fleming-Munoz, D. (2019). Living with resource booms and busts. *Energy Research and Social Sciences*, *56*, 101221.

Meehan, B., Rusko, C., & Frank Stephenson, E. (2020). (Pot)heads in beds: The effect of marijuana legalization on hotel occupancy in Colorado and Washington. *Journal of Regional Analysis & Policy*, *50*(1), 46–53.

Mehra, A. (2021, January 26). Cannabis testing market worth $1,806 million by 2025. *Markets and Markets*. https://www.yahoo.com/now/cannabis-testing-market-worth-1-143000998.html

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Agenda Item #12.1.

Mercurio, A., Aston, E., Claborn, K., Waye, K., & Rosen, R. (2019). Marijuana as a substitute for prescription medications. *Substance Use & Misuse*, *54*(11), 1894–1902.

Mills, E., Zeramby, S., Corva, D., & Meisel, J. (2022). Energy use by the indoor cannabis industry. In D. Corva & J. Meisel (Eds.), *Handbook of post-prohibition cannabis research*. Routledge.

Miron, J. (2010). *The budgetary implications of drug prohibition*. Criminal Justice Foundation. https://scholar.harvard.edu/files/miron/files/budget_2010_final_0.pdf

Motta, M. (2021). Diffusion and typology: The invention and early adoption of medicinal marijuana and offshore wind policies. *Social Science Quarterly*, *102*(1), 567–584. https://doi.org/10.1111/ssqu.12893

Mulvihill, G. (2019). New study: Opioid crisis cost U.S. economy $631B over 4 years. *AP*. https://apnews.com/article/business-us-news-health-economy-financial-markets-8a4c97e621af4026a22d6462b425702c

Murphy, K. (2019, May 20). Cannabis is becoming a huge job creator. *Forbes*. https://www.forbes.com/sites/kevinmurphy/2019/05/20/cannabis-is-becoming-a-huge-job-creator/

Nadreau, T., & Randall Fortenberry, T. (2020). *2020 contributions of the Washington cannabis sector*. Impact Center, Washington State University. http://ses.wsu.edu/impact-center/wp-content/uploads/sites/2/2021/01/WA_Cannabis_Final_v2.pdf

Nemeth, J., & Ross, E. (2014). Planning for marijuana. *Journal of the American Planning Association*, *80*(1), 6–20.

Nobile, J. (2020, February 11). Report: Cannabis job growth projected to outpace all other fast-growing industries. *Crain's Cleveland Business*. https://www.crainscleveland.com/jeremy-nobile-blog/report-cannabis-job-growth-projected-outpace-all-other-fast-growing-industries

NORML. (2021). *Medical marijuana laws*. https://norml.org/laws/medical-laws/

Nunberg, H., Kilmer, B., Pacula, R., & Burgdorf, J. (2011). An analysis of applicants presenting to a medical marijuana specialty practice in California. *Journal of Drug Policy Analysis*, *4*(1), 1. https://doi.org/10.2202/1941-2851.1017

Office of the Attorney General of California. (2016). Marijuana legalization. Initiative statute. Cali-fornia Proposition 64.

Owens, B. (2019). The professionalization of cannabis growing. *Nature*, *572*(7771), S10–S11. https://doi.org/10.1038/d41586-019-02527-2

Owusu-Bempah, A., & Luscombe, A. (2021). Race, cannabis and the Canadian war on drugs. *International Journal of Drug Policy*, *91*, 102937.

Pacula, R., & Sevigny, E. (2014). Marijuana liberalization policies: Why we can't learn much from policy still in motion. *Journal of Policy Analysis and Management*, *33*(1), 212–221. https://doi.org/10.1002/pam.21726

Pardo, B. (2014). Cannabis policy reforms in the Americas: A comparative analysis of Colorado, Washington, and Uruguay. *International Journal of Drug Policy*, *25*(4), 727–735. https://doi.org/10.1016/j.drugpo.2014.05.010

Payan, D., Brown, P., & Song, A. (2021). County-level recreational marijuana policies and local policy changes in Colorado and Washington State (2012–2019). *Milbank Quarterly*. https://doi.org/10.1111/1468-0009.12535

Plakias, Z., Jodlowski, M., Giamo, T., Kavousi, P., Taylor, K., & (2021). Pot of money: Characterizing agricultural lending and banking in the California cannabis industry. *Agricultural Finance Review* (under revision).

Polson, M., & Petersen-Rockney, M. (2019). Cannabis farmers or criminals? Enforcement-first approaches fuel disparity and hinder regulation. *California Agriculture*, *73*(3), 185–193. https://doi.org/10.3733/ca.2019a0017

Priamos, G. (2013, December 1). California supreme court: Cities may ban medical marijuana dispensaries. *Western City*. https://www.westerncity.com/article/california-supreme-court-cities-may-ban-medical-marijuana-dispensaries

Rahwanji, M. (2019). Hashing out inequality in the legal recreational cannabis industry notes. *Northwestern Journal of International Law & Business*, *39*(3), 333–358.

Reiman, A., Welty, M., & Solomon, P. (2017). Cannabis as a substitute for opioid-based pain medication. *Cannabis and Cannabinoid Research*, *2*(1), 160–166.

Reyes, E. (2021, March 20). LA's promise of social equity for marijuana businesses has been painfully slow for entrepreneurs. *Los Angeles Times*. https://www.latimes.com/california/story/2021-03-20/la-cannabis-social-equity-frustration

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Agenda Item #12.1.

Rich, L. N., Mcmillin, S., Baker, A. D., & Chappell, E. (2020). Pesticides in California: Their potential impacts on wildlife resources and their use in permitted cannabis cultivation. *California Fish and Game*, *106*, 31–54.

Risso, C., Boniface, S., Subbaraman, M. S., & Englund, A. (2020). Does cannabis complement or substitute alcohol consumption? *Journal of Psychopharmacology*, *34*(9), 938–954.

Rosario, J. (2021, July 13). City council members agree on even split of Jersey City cannabis tax revenue between schools, social programs. *The Jersey Journal*. https://www.nj.com/hudson/2021/07/city-council-member-agree-on-even-split-of-jersey-city-cannabis-tax-revenue-between-schools-social-programs.html

Rosenthal, M. S., & Pipitone, R. N. (2021). Demographics, perceptions, and use of medical marijuana among patients in Florida. *Medical Cannabis and Cannabinoids*, *4*, 13–20. https://doi.org/10.1159/000512342

Santos, M. (2021, February 22). How $1 billion in pot taxes gets spent in Washington State. *Crosscut*. https://crosscut.com/news/2021/02/how-1-billion-pot-taxes-gets-spent-washington-state

Schroyer, J. (2020, July 22). Divide opens over L.A. cannabis social equity licenses, management contracts. *MJBizDaily*. https://mjbizdaily.com/dispute-over-los-angeles-cannabis-social-equity-licenses-management-contracts/

Schulz, L. (2019, April 25). The economic impact of developing the adult-use cannabis industry in New York. *Rockefeller Institute of Government*. https://rockinst.org/issue-area/the-economic-impact-of-developing-the-adult-use-cannabis-industry-in-new-york/

Schwab, B., & Butsic, V. (2017). Estimating the impact of cannabis production on rural land prices in Humboldt County, CA. In *Standiford, Richard B.; Valachovic, Yana, tech cords. Coast redwood science symposium—2016: Past successes and future direction*. Proceedings of a workshop. Gen. Tech. Rep. PSW-GTR-258 (pp. 395–402). U.S. Department of Agriculture, Forest Service, Pacific Southwest Research Station.

Schwab, B., Wartenberg, A., & Butsic, V. (2019). Characteristics of farms applying for cannabis cultivation permits. *California Agriculture*, *73*(3), 128–135. https://doi.org/10.3733/ca.2019a0019

Settelmeyer, R., & Sedlock, J. (2017, November 3). Living near marijuana grow can be an unhealthy experience. *The Register-Guard*. https://www.registerguard.com/article/20171103/opinion/311039944

Shi, Y., Liang, D. I., Bao, Y., An, R., Wallace, M., & Grant, I. (2019). Recreational marijuana legalization and prescription opioids received by Medicaid enrollees. *Drug and Alcohol Dependence*, *194*(1), 13–19. https://doi.org/10.1016/j.drugalcdep.2018.09.016

Silver, L., Naprawa, A., & Padon, A. (2020). Assessment of incorporation of lessons from tobacco control in city and county laws regulating legal marijuana in California. *JAMA Network*, *3*(6), e208393. https://doi.org/10.1001/jamanetworkopen.2020.8393

Smart, R., Caulkins, J. P., Kilmer, B., Davenport, S., & Midgette, G. (2017). Variation in cannabis potency and prices in a newly legal market. *Addiction*, *112*(12), 2167–2177.

Smith, J. (2021, April 23). New York's marijuana social equity program eyed as possible game changer. *MJ BizDaily*. https://mjbizdaily.com/new-yorks-marijuana-social-equity-program-a-possible-game-changer/

Stanton, D., Mei, X., Kim, S., Willits, D., Stohr, M., Hemmens, C., Wu, G., Lu, R., Makin, D., & Lovrich, N. (2020). The Effect of Marijuana Legalization on Jail Populations in Washington State. *The Prison Journal*, *100*(4), 510–530.

Steenhuysen, J., & Trotta, D. (2021, July 14). U.S. drug overdose deaths rise 30% to record during pandemic. *Reuters*. https://www.reuters.com/world/us/us-drug-overdose-deaths-rise-30-record-during-pandemic-2021-07-14/

Summers, H., Sproul, E., & Quinn, J. (2021). The greenhouse gas emissions of indoor cannabis production in the United States. *Nature Sustainability*, *4*, 644–650. https://doi.org/10.1038/s41893-021-00691-w

Thomas, D. K., & Tian, L. (2017). Hits from the bong: The impact of recreational marijuana dispensaries on property values. *Regional Science and Urban Economics*, *87*(5), 103655. https://doi.org/10.1016/j.regsciurbeco.2021.103655

Thompson, D. (2018). Toxic chemicals found at most illegal California pot farms. *AP News*. https://apnews.com/article/6e7d27d687e9428381fa940ccdb0521b

Tyndall, J. (2019). Getting high and low prices: Marijuana dispensaries and home values. *Real Estate Economics*, *49*(4), 1093–1119. https://doi.org/10.1111/1540-6229.12302

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Unger, J., Vos, R., Jasmine Siyu, W. U., Hardaway, K., Serain, A. L., Soto, D., Rogers, C., & Steinberg, J. (2020). Locations of licensed and unlicensed cannabis retailers in California. *Preventative Medicine Reports*, *19*, 101165.

United States Census Bureau. (2020). *Demographic trends*. http://www.census.gov/2010/demo/art987320892

Valachovic, Y., Quinn-Davidson, L., Stackhouse, J., & Butsic, V. (2019). Perceptions of cannabis among Humboldt County timberland and ranchland owners. *California Agriculture*, *73*(3), 161–168. https://doi.org/10.3733/ca.2019a0010

Valdes-Donoso, P., Sumner, D. A., & Goldstein, R. S. (2019). Costs of mandatory cannabis testing in California. *California Agriculture*, *73*(3–4), 154–160. https://doi.org/10.3733/ca.2019a0014

Vaughan, M. V., Pittman, J., Epp, S., & Caldwell, W. (2021). Cannabis production and land use planning: A literature review. *Canadian Planning and Policy/Aménagement et Politique au Canada*, *2021*, 131–145.

Voelker, R. (2018). States move to substitute opioids with medical marijuana to quell epidemic. *Medical News and Perspectives*, *320*(23), 2408–2410. https://doi.org/10.1001/jama.2018.17329

Wagner, L., Bott, M., Carroll, J., Horn, M., & Bonilla, B. (2018, June 25). Small California pot farmers struggle to survive, worry that Central Coast growers are using loophole to skirt size restrictions. *NBC*. https://www.nbcbayarea.com/news/local/central-coast-pot-growers-exploiting-loophole-to-skirt-size-restrictions-on-grows/186391/

Wakefield, M., & Hassan, A. (2017). *A study of the local and social and economic impacts of legal cannabis, since the legalization of rec-reational marijuana, on residents of Pueblo County, Colorado: Economic impact section*. Institute of Cannabis Research. https://mountainscholar.org/handle/10217/192586

Wartenberg, A., Holden, P., Bodwitch, H., Parker-Shames, P., Novotny, T., Harmon, T., Hart, S., Beutel, M., Gilmore, M., Hoh, E., & Butsic, V. (2021). Cannabis and the environment: What science tells us and what we still need to know. *Environment and Science Technology Letters*, *8*(2), 98–107. https://doi.org/10.1021/acs.estlett.0c00844

White, A., Tubbergen, C., Raymes, B., & Walter, E. S. (2020). Cannabis-infused edible products in Colorado. *American Journal of Public Health*, *110*(6), 790–795.

Wilson, S., Bodwitch, H., Carah, J., Daane, K., Getz, C., Grantham, T., & Butsic, V. (2019). First known survey of cannabis production practices in California. *California Agriculture*, *73*(3), 119–127.

Wright, A. (2020, November 6). What if I build a cannabis business and no one will insure it? *Risk and Insurance*. https://riskandinsurance.com/what-if-i-build-a-cannabis-business-and-no-one-will-insure-it/

Wu, G., Wen, M., & Wilson, F. (2021). Impact of recreational marijuana legalization on crime. *Journal of Criminal Justice*, *72*, 101742.

Yakowicz, W. (2021, June 29). How marijuana companies are fighting the IRS. *Inc*. https://www.inc.com/will-yakowicz/how-cpas-tax-lawyers-fighting-irs-for-marijuana.html

Zhang, K., Saules, S., Wagner, L., & Throupe, R. (2017). A review of the impact of marijuana's legalization on Colorado's industrial warehouse lease rates. *Journal of Real Estate Literature*, *25*(1), 3–29.

AUTHOR BIOGRAPHIES

Parisa Kavousi is a researcher in the department of Human Ecology at the University of California, Davis. She holds a B.S. in Environmental Policy Analysis and Planning and plans to pursue a career in medicine, focusing on preventative care and improving access to resources for mental health. Her personal interests include cooking and gardening. She recently co-authored a related publication, "On the money: Characterizing banking and lending in the California cannabis industry" (*Agricultural Finance Review*, 2021).

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

Taylor Giamo received her B.S. in International Agricultural Development from the University of California, Davis, with a specialization in crop production. Her major research interests include global and domestic crop and cannabis production, biotechnology, plant disease management, agricultural sustainability, and political economics. She recently co-authored a related publication, "On the money: Characterizing banking and lending in the California cannabis industry" (*Agricultural Finance Review*, 2021).

Gwen Arnold is an associate professor in the Department of Environmental Science and Policy at University of California, Davis. Her major research interests are local government decision-making, policy entrepreneurship, and the policy process. Her main non-research interest is dogs.

Mateo Alliende is an undergraduate in the Department of Environmental Science and Policy at the University of California, Davis. His major focus is environmental policy analysis, but also has interests in international agricultural development and transportation infrastructure. Recent career experience includes working for the House of Representatives Transportation and Infrastructure Committee and as a lead student farmer at the UC Davis Market Garden.

Elisabeth Huynh is an undergraduate fourth-year Environmental Policy Analysis and Planning and Political Science student at the University of California, Davis. Her future professional ambitions include researching public policy and law. Although she has contributed to publications by several other professors and research teams, this is proudly her first publication she has directly written.

Jaclyn Lea earned a B.S. in Environmental Policy Analysis and Planning in 2021 from the University of California, Davis. She was awarded the Department of Environmental Science and Policy's Citation for Outstanding Performance for her academic achievements in her major. Her research interests are in climate change science and policy, sustainable transportation, and environmental justice.

Rachel Lucine is a third-year undergraduate student in Environmental Policy Analysis and Planning at the University of California, Davis. Her major research interests are environmental justice, environmental legislation, and the government policy process.

Alexandria Tillett Miller is an undergraduate at University of California, Davis, pursuing a degree in Environmental Policy Analysis and Planning. Her major research interests are environmental decision-making and community resilience, with a focus on public health.

Alana Webre is a fourth-year Environmental Policy Analysis and Planning major at the University of California, Davis. She is the Office of Sustainability's Green Workplace Coordinator, the Student Sustainability Career Fair Committee's Chair, and a commissioner of the Environmental Policy and Planning Commission. Alana has a strong interest in California's water issues and the ongoing search for equity between political, agricultural, and environmental interests.

Aneka Yee is a student at University of California, Davis pursuing a B.S. in Environmental Policy Analysis and Planning. Her major interests are cannabis policy and environmental justice, particularly affecting minority communities. This is her first academic publication.

Adrianna Champagne-Zamora is a majoring in Political Science and minoring in Environmental Policy Analysis and Planning at University of California, Davis. Her strong interest in sustainability led her to serve as a commissioner on the student-run Environmental Policy and Planning Commission. Her personal interests include rock climbing, baking, and reading.

Keith Taylor is an Assistant Economic Development specialist affiliated with the University California, Davis Cooperative Extension and Department of Human Ecology. He is interested in how communities self-organize for economic development, with particular focus on cooperative enterprises and other voluntary associations. He recently co-authored a related publication, "On the money: Characterizing banking and lending in the California cannabis industry" (*Agricultural Finance Review*, 2021).

How to cite this article: Kavousi, P., Giamo, Arnold, G., Alliende, M., Huynh, E., Lea, J., Lucine, R., Tillett Miller, A., Webre, A., Yee, A., Champagne-Zamora, A., & Taylor, K. (2022). What do we know about opportunities and challenges for localities from Cannabis legalization? *Review of Policy Research*, 39, 143–169. https://doi.org/10.1111/ropr.12460

15411338, 2022, 2, Downloaded from https://onlinelibrary.wiley.com/doi/10.1111/ropr.12460, Wiley Online Library on [29/04/2023]. See the Terms and Conditions (https://onlinelibrary.wiley.com/terms-and-conditions) on Wiley Online Library for rules of use; OA articles are governed by the applicable Creative Commons License

CITY OF ST. HELENA

RESOLUTION NO. 2023 -

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA ADOPTING CITY COUNCIL GOALS FOR FY 2023-24.

RECITALS

A. Since 2017, the City Council has developed three-year broad organizational goals and 12-month strategic objectives to accomplish the goals; and

B. Council last updated the Goals during the FY 2022 budget cycle; and

C. City Council has the responsibility of establishing broad goals and the City's leadership has the responsibility to develop a workplan to achieve them; and

D. Following a series of events and Council direction, staff assembled a list of the initial City Council goals and staff workplan; and

E. City executives developed the FY 2023-24 workplan based on identified goals which were presented to City Council on May 9, 2023.

RESOLUTION

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

1. The above recitals are true and correct and are incorporated herein by this reference; and

2. The City Council hereby adopts the following City Council Goals for FY 2024:

    a. Financial Sustainability

    b. Infrastructure and Environmental Sustainability

    c. Water Security

    d. Community Information and Engagement

    e. Quality of Life

Approved at a Regular Meeting of the St. Helena City Council on May 9, 2023, by the following vote:

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

APPROVED: ATTEST:

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



City of St. Helena

City Council Goals and Staff Workplan

City Council Meeting | May 9, 2023

Goals

- City Council – responsible for establishing broad goals
- Sets strategic direction, priorities, & allocation of staff resources

Workplan

- City Manager – responsible for developing workplan to achieve goals
- Develops plan to achieve City Council goals

City Council Goals



- Fiscal Sustainability
- Quality of Life
- Infrastructure and Environmental Sustainability
- Community Information and Engagement
- Water Security

Other Goals



- Employee Recruitment, Retention, & Morale
- Organizational Effectiveness
- CIP Projects

Summary of Goals – By Goal

City Council Goals		Total Objectives	Objectives For FY 2024
Goal 1	Financial Sustainability	9	4
Goal 2	Infrastructure and Environmental Sustainability	46	27
Goal 3	Water Security	11	6
Goal 4	Community Information & Engagement	20	14
Goal 5	Quality of Life	44	22
Other Goals			
Goal 6	Employee Recruitment, Retention, & Morale	9	6
Goal 7	Organizational Effectiveness	19	13
Goal 8	CIP Projects	54	15
TOTALS		***212***	***107***

Summary of Goals – By Department

Department	Total Objectives	Objectives For FY 2024
City Manager	38	23
Administrative Services	17	11
Community Development	16	5
Fire	5	3
Police	9	6
Library	3	3
Parks & Recreation	20	13
Public Works	50	28
CIP	54	15
TOTALS	***212***	***107***

Final Items



Workplan

- Will continue to revise
- Will provide periodic updates

Cannabis

- Council direction for analysis
- Added as a workplan item

Pay-for-Performance

- Compensation model
- Seeking Council feedback/interest

Questions



Our Town St. Helena
It all begins at home.

May 9, 2023

TO: Honorable Mayor and Members of the City Council, City of St Helena

FROM: Jennifer La Liberte, Executive Director, Our Town St Helena

SUBJECT: Budget Priorities for FY 2023-24 (Agenda Item 12.1)

For the third straight year, Our Town St Helena implores the Council to prioritize housing that is affordable in your annual budget priorities and goal setting. We understand how under-resourced the City is and the challenges before you. But somehow, year after year, housing gets almost no attention in your budget goal setting and allocations. Meanwhile, waiting lists for limited affordable units in St. Helena are expanding and the gap between supply and demand is rapidly growing.

Your recent citizens' survey by Godbe Research noted affordable housing as the second most pressing concern among respondents (behind water), followed by cost of living. And yet, in the Council's goals document, there is only one stated item, Workplan Number 5.100, "Encourage Housing Alternatives to Meet Community's Interest and Incomes" with no designated lead department and no assigned objectives to accomplish this item, other than the nearly completed Housing Element and upcoming Inclusionary Zoning Ordinance updates.

Aside from these mandated policy documents, what could the Council include in the near term to begin making some progress in the affordable housing arena with limited resources?

1. Create an organized meeting/communication process among the City and local housing experts to keep housing top-of-mind and coordinated with other City activities.

2. Develop and implement an actionable plan with concrete steps and timeframes to unlock the economic potential in City-owned surplus properties, which could provide not only much-needed housing, but new revenues that would support the City's ongoing operations.

3. Designate a staff member to establish a working group or taskforce to work on a strategic housing plan, which may include #2 above as well as a broader strategy to help the City reach its RHNA goals.

P.O. Box 94 St Helena, CA 94574
www.ourtownsthelena.org

Our Town St. Helena
It all begins at home.

4. Truly understand the housing needs in your city. It is possible to obtain assistance through universities and other non-profits to collect and distill data which can supplement and refine data you already have assembled in the Housing Element Update. The Council should be better educated on the need and what it takes to develop new affordable housing so the City can know where it needs to be more proactive.

5. Explore creation of an Accessory Dwelling Unit incentive program. The City of Napa has a program in place that has been operating for several years with success that could be emulated. At a minimum, assign a staff member to work with Napa staff to identify what it would require for the City of St Helena to implement such a program.

6. Related to 5, take advantage of your contract with the Housing Authority. The staff is knowledgeable and potentially can assist the City of St Helena to apply for available federal and state funding and help establish programs like #5 above.

Our Town St Helena is doing much of the heavy lifting in the affordable housing space for the community with a small team and budget. We are hopeful we can work with the City on creating a true housing strategy and help with some of the legwork necessary to move such a strategy forward. While we believe there is more the City should do longer term, like create a staff position for housing and economic development and a standing committee or commission for housing, we also understand the current fiscal constraints. So we hope there could be some type of mutually beneficial progress we could make together in the shorter term that puts less of a demand on the City.

P.O. Box 94 St Helena, CA 94574
www.ourtownsthelena.org

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **NEW BUSINESS**

Subject: **Organizational Effectiveness and Service Delivery Excellence**

CEQA Determination: **Not a CEQA project**

Prepared By: April Mitts, Assistant City Manager

Reviewed By: Anil Comelo, City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

The City Council has five goals:

1. Financial Sustainability
2. Infrastructure and Environmental Sustainability
3. Water Security
4. Community Information and Engagement
5. Quality of Life

In addition to these five goals, the City Manager has identified 2 additional goals including Organizational Effectiveness. This is consistent with the Council's desire to provide efficient and responsive services to the community. This requires periodic review of internal processes and service delivery mechanisms. Staff has therefore been engaged in an effort which has several components, that are designed to improve service delivery to the community. Thus far, this effort included a focus group meeting on October 13, 2022 centered around customer service followed by a more general discussion, exercise on Organizational Effectiveness at the bi-annual All Staff Meeting in December, and several discussion amongst the mid-managers.

DISCUSSION

At the October 13, 2022 meeting, a group of staff members from multiple departments participated in a candid and wide-ranging discussion regarding customer service lead by

the City's leadership team. The discussion was prompted by the following set of questions/issues:

1. Areas for customer service enhancement (e.g. what is not working?)
2. Areas requiring better coordination between departments
3. Areas where things are falling through the cracks
4. Reducing employee hardship
5. Common service requests
6. Best methods of delivery
7. Identification of other challenges

The recommendations and actions resulting from the discussion have been combined with the All Staff Meeting topics and are provided as attachments to this staff report as noted below.

On December 1, 2022, the All Staff meeting was attended by 53 full-time City employees (the City was experiencing a 20% vacancy rate at that time and some of the existing employees could not attend due to various reasons such as being on duty, having just worked the night shift, or being ill). Both the customer service discussion and the All Staff Meeting served many purposes including, but not limited to: getting to know each other, learning about the personality and communication styles of each other, convey goals and expectations, identify barriers to providing excellent customer service, and work collaboratively to start the conversation and process to become a more effective organization.

The results of both the October 13th and December 1st meetings were summarized and presented to the Executive Team. Staff is now taking this opportunity to apprise the City Council and the community of common themes discovered during both of these meetings as well as present potential solutions/recommendations made by staff.

Attachment 1 presents common themes & opportunities and Attachment 2 presents potential solutions & recommendations.

As a next step the City will begin a *Service Excellence Initiative* which will involve staff at every level of the organization and will be based on initial feedback received. This *Initiative* is focused on excellent customer service and organizational effectiveness and may include, but is not limited to:

1. Implementation of software tools to automate service - transition to online/paperless processes
2. Redesign the website
3. Training and written service protocols for all staff
4. Community education on how to access services
5. Increase service levels through appropriate staffing levels and training

It is to be noted that this change will not occur overnight and identification of these important issues is a starting point. This work will continue as we improve processes with the goal of delivering high quality and efficient services to the community.

At the upcoming bi-annual All Staff Meeting, staff will be provided training on updated customer service procedures, review of technological improvements, and focused training on Disaster Response protocols.

In the next few months, staff will have additional focus group meetings which will bring together cross-sections of the City organization and potentially utilize software tools to automate processes. These efforts are even more important as we fine tune our processes at our new location at the Napa Valley College. For example, if we have begun to change our business practices to be paperless, and thus eliminated the need to move documents and cabinets saving storage space at the new City Hall.

FISCAL IMPACT

There is no fiscal impact for the presentation of this report. Costs for individual initiatives have not been identified, but will be included in subsequent budget considerations.

RECOMMENDED ACTION

Receive and File.

ATTACHMENTS

Attachment 1 - Common Themes, Opportunities, and Observations
Attachment 2 - Potential Solutions and Recommendations

Attachment 1

Common Themes, Opportunities, and Observations

Themes	Opportunities & Observations
1. Interdepartmental Cooperation	Working as a team Citywide focus on common goals Better and faster communication between departments Share creative ideas/collaboration Work to address issues and not pass along Some people are working on the same item and not connecting
2. Staffing	Reduce employee workload Staff overwhelmed Staffing shortages Time off not being granted due to staffing shortages Higher priority items make daily duties fall short Increase staff retention Reassessment of duties Improve commute conditions/situation Small/lean staff numbers makes it difficult when staff are out Resources to be proactive vs. reactive Understanding of job responsibilities
3. Communication	More transparency (positive and negative) Communicating with other departments Provide updates to the community on activities
4. Technology	Utilization of technology for efficiency
5. Trustworthy	Have systems of accountability Follow-through on work
6. Customer Service	Find a way to simplify/automate common service requests Customers call multiple times if their call is not answered Customers call dispatch when they cannot reach City Hall Difficult to deliver good customer services if not trained Difficult when responsible for phone calls and walk in customers

Attachment 2

Potential Solutions and Recommendations

Interdepartmental Cooperation

Potential Solutions/Recommendations
Focus on internal customer service to reduce department segregation
Increase communication between departments by monthly meetings with representatives from each department (beyond the executive level)
Ability to attack a plan as a team
Individuals to not be afraid to collaborate or say something when noticing something is wrong
Own it, even if it is not your job to assist a resident - attempt to provide a resolution
Use of technology to share ideas between departments
Incentivize suggestions that save time and money
Conduct open forums/roundtables for collaboration

Staffing

Potential Solutions/Recommendations
Offer more web-based opportunities for the public to create efficiencies and reduce workload
Hire more staff to relieve stress and individual staff burden
Increase pay
Directing complaints up and not out - Having a reliable/safe way for staff to direct complaints/concerns to their supervisor. This will allow the supervisor to hear the issue instead of staff just complaining to others without resolution.
Offer premium for those who must be at the City daily and/or provide housing
With the current vacancies and turnover - it is a good time to restructure workload and provide training for new responsibilities
Review operations and develop cross-training opportunities
More, "boots on the ground" staff
Inclusion of mid-managers and supervisors in evaluation and all-staff decision making

Attachment 2

Communication

Potential Solutions/Recommendations
Find out the best way someone receives information (internal and external)
Create workflows/consistent naming conventions/protocols (internal)
Conduct weekly department meetings with director updates (internal)
Notification of new hires and notification when staff leave (internal)
Create a reliable and consistent channel of communication (internal and external)
Create an environment where staff can feel comfortable to go to their supervisor with any concerns (positive and negative) and know that you will be heard (internal)
Develop partner communications with stakeholders (external)
Provide website engagement for education on operations (external)
Simplified list of who is available when issues arise (internal)

Technology

Potential Solutions/Recommendations
Identify funding for technology and ensure technology needs are accurately budgeted
Collaborate with other cities to find out their best solutions
Evaluate different software programs to meet the needs of the department - create less errors, more seamless
Identify opportunities for shared technology contracts

Attachment 2

Trustworthy

Potential Solutions/Recommendations
Have accountability across the organization
Develop a clear organizational chart and responsibilities which is dynamic and easily editable
Provide on-time evaluations and provide ongoing opportunities to give staff feedback
Doing what is right when no one is looking
Following through on work

Customer Service

Potential Solutions/Recommendations
Instead of forwarding an email, do a full hand-off and explain what needs to happen to help the customer
Coordinate between departments when it is expected to be an increase in phone calls/emails - e.g. new utility rates, water penalties, community meetings, special events, mass letters, etc.
Implement "one-stop shopping" service where practical
Have a standard email for each department (e.g. encroachmentpermit@) instead of individual emails on the website
Have a generic phone number for each department and/or phone tree for customer ease
Better on-boarding process for employees including training by hiring department
Departments sharing information so everyone is aware of what is happening
Develop a more robust website so customers can self-help when appropriate
Have a rotating cell phone that will go between staff who are on-call for water issues (1 number that is on the website)

Report to the City Council
Regular City Council - 09 May 2023

Agenda Section: **NEW BUSINESS**

Subject: **Department Head Updates and Department Budget Presentations**

CEQA Determination: **Not a CEQA project**

Prepared By: April Mitts, Assistant City Manager

Reviewed By: April Mitts, Assistant City Manager

Approved By: Anil Comelo, City Manager

BACKGROUND

St. Helena Municipal Code Section 2.12.060.B.9, states the City Council is required to adopt estimates of revenues and expenditures on a Fiscal Year basis. Staff is preparing to transition to a two-year budget, and preparation of the FY 2023-24 and FY 2024-25 budget began in January 2023 and includes a culmination of input from the City Council, Department Heads, and City staff.

DISCUSSION

During the annual budget process, a balanced budget has been prepared and presented to City Council for adoption. Over the years the City has made it a priority to be fiscally prudent and to live within its means; however, presenting a balanced budget has not presented a true picture of the underfunding of City assets, infrastructure, and staffing.

Over the last several years, the City Council, recognizing the deterioration of the City's assets, set in motion a series of studies, working committees, and reports to categorize assets, provide cost estimates for replacement/repair, and develop funding strategies. Combined, there is an estimated $155 million in Capital Improvement Plan (CIP) projects identified over the next 30-years. Similar to the infrastructure, there has been underfunding over several years as it relates to City staffing which has resulted in reduced staffing and compensation being below market. The reduced level of staffing has resulted in delays in responding to customer calls/service requests, the inability of staff to complete

projects in a timely fashion, high employee turnover, and low staff morale. Even when there has been sufficient funding for capital projects, inadequate staffing has impacted the completion of the projects. The February 2023 Baker Tilly report noted that there is a $6.5 million annual revenue shortfall to provide market wages, have optimal staffing levels, maintain City parks and facilities, and fund infrastructure projects to meet community expectations.

As noted in the FY 2021-22 audited financials, the City has a healthy General Fund balance and the City is not "broke"; however, as shown in the Long Range Financial Forecast presented by Baker Tillly, the healthy fund balance will be exhausted in FY 2023-24 if the City addresses all its unfunded/underfunded needs.

Knowing the current budget constraints, Department Heads submitted budget worksheets and requests to the Finance Division in mid-March 2023. During the last week in March, meetings were set with the City Manager, Administrative Services Director, and individual Department Heads to review budget requests and to verify budget requests align with City Goals.

Department presentations tonight will provide the following:

- Share noteworthy accomplishments
- Specify current departmental priorities
- List known challenges
- Identify opportunities
- New budget and staffing requests (not all requests will be funded)

The goal of this presentation is to enable the City Council and the community to better understand the accomplishments, challenges, and opportunities at a departmental level. While the presentations will identify various departmental needs and other challenges, the budget that will be presented on May 23rd will not be able to fund all the requested needs due to a lack of sufficient on-going revenues to meet all department requests.

Additionally, on May 9, 2023, the City Council will receive a report on staff's plan to achieve the City Council's five (5) goals and the vast number of subordinate priorities that are part of the staff work plan. In a subsequent meeting, staff will also present City Council with revenue options to fill the gap between current City resources/staff capacity and community expectations.

FISCAL IMPACT
None.

RECOMMENDED ACTION
Receive and File.

ATTACHMENTS

050923 DH Budget Presentation to CC

City of St. Helena

Department Budget Presentations

May 9, 2023

Department Head Updates and Department Budget Presentations

- Recent Noteworthy Accomplishments/Activities
- Current Department Priorities
- Department Challenges
- Department Opportunities
- Funding Requests
- Non-Funded Requests
- Staffing Requests



Administrative Services

Recent Noteworthy Accomplishments/Activities

1. GFOA Awards for Budget, Audited Financials, and PAFR
2. Multiple grant awards (CDBG and HMGP)

Current Department Priorities

1. Water and Wastewater Utility Rate Study
2. Annual Audit and Financial Statement preparation
3. User Fee Study and Impact Fee Study

Administrative Services

Challenges

1. Recruiting and Staffing
2. Funding









Opportunities

1. Realignment of department
2. Additional grant funding for infrastructure
3. Identifying efficiencies

Administrative Services



Budget Requests

Requests	Amount
Online AP Software	$15,000
UNFUNDED:	
OpenGov Interactive Budgeting	$60,000 (first year)

Administrative Services



Staffing Requests

Position	Notes	FTE
HR Manager		1.0
Grant/Contract Coordinator	Split with Community Development	0.5
Administrative Services Technician		1.0
	TOTAL	***2.5***

Fire



Recent Noteworthy Accomplishments/Activities

1. Association Lobster Feed Fundraiser raised $310,000 for engine replacement and equipment fund
2. Fire inspections of the West side of Main St. have been completed
3. Water extinguisher giveaway program proved successful with 2 confirmed fires contained using water extinguishers

Current Department Priorities

1. Weed abatement enforcement & implementation of fire prevention program
2. Research replacement of 2002 ladder truck (approximately $1.6M)
3. Relocate community notification siren

Fire



Challenges

1. Maintaining 3-0 staffing structure with a part-time firefighter while minimizing overtime
2. Maintaining the fleet of 11 apparatus and utility vehicles
3. Keeping up with industry service and technology standards
4. Managing expiratory equipment according to industry standards

Opportunities

1. FEMA Mitigation Grant to mitigate dead and burned vegetation from Glass Fire
2. VFA Grant for wildfire and structure equipment – matching $20,000
3. Implement "Tablet Command" program for real-time updated incident information and resource management

Fire



Budget Requests

Requests	Amount
Increase to field supplies budget to keep up with service standards	$12,500
Fire Service technology and reporting software (ImageTrend, Peraton, Zoll, Active911)	$25,000

City Clerk

Recent Noteworthy Accomplishments/Activities

1. Smooth Elections processes - June 7, 2022 Primary election with Measure G (failed) and Measure H (passed).

Current Department Priorities

1. Update Laserfiche to reflect the recent updated retention policy.
2. Migrate to Laserfiche cloud.
3. Create a disposition/retention policy.



City Clerk

Challenges

1. Implementing and migrating the City's records repository to the cloud



Opportunities

1. Develop a policy to transition to a paperless records system

City Clerk



Budget Requests

Requests	Amount
None	
UNFUNDED:	
Complete scanning of all City Records	$50,000-$100,000
Laserfiche Contract Management System	$20,000

Library



Accomplishments

1. New ILS (library software system)
2. Now also lending puzzles, binoculars, park passes along with WIFI hotspots & Chromebooks
3. Visitors Jan-March - 14,433 a 9% increase or 1,200 visitors a month



Current Department Priorities

1. Increase community engagement (promoting services, outreach and programming)
2. Supporting community (generator, cooling center, community hub)

Library



Challenges

1. Increase in visitors and programming with current staff

Opportunities

1. Enhance outreach with new ILS System
2. Promote online tutoring, State Parks Passes, online career training
3. Cross-promotion with other agencies
4. Rebuild connections with retiree community
5. Outreach to Latino community



Library



Budget Requests

Requests	Amount
RFID (hardware and software)	$20,000

Library



Staffing Requests

Position	FTE
Librarian I	1.0
Library Associate II	1.0
TOTAL	***2.0***

Parks & Recreation



Recent Noteworthy Accomplishments/Activities

1. Full schedule of programs and events for first time since FY 20
2. 30% increase in youth sports programs from FY 21-22



Current Department Priorities

1. Understand community interests and service gaps
2. Move parks CIP projects and long-term planning initiatives forward
3. Enhance communication and streamline customer processes
4. Deliver summer programs and events

Parks & Recreation



Challenges

1. Lack of program and event space
2. Dated facilities and infrastructure
3. Loss of institutional staffing knowledge

Opportunities

1. Increase partnerships & community engagement
2. Introduce new programs/events
3. Increase service areas and reach all demographics in our community

Parks & Recreation



Budget Requests

Requests	Amount
Increase PT staff salaries to meet demand of increased programming and events	$35,000
Expansion of special events and summer concert series	$35,000
Funding for new Recreation registration software	$16,000
Transportation for senior excursions (partnership with Rianda House)	$12,000
City-wide communications support	$20,000
UNFUNDED:	
Vehicle replacement: Passenger van with electric pickup truck	$75,000

Parks & Recreation



Staffing Requests

Position	FTE
Recreation Coordinator	1.0
Administrative Assistant	1.0
TOTAL	***2.0***

Police

Recent Noteworthy Accomplishments/Activities

1. Installed first two License Plate Readers
2. Conducted Active Shooter Drills with SHUSD

Current Department Priorities

1. Expand Current Community Liaison Officer Program
2. Co-locate St. Helena Dispatch with Calistoga Dispatch
3. Complete state mandated radio encryption project
4. Establish Officer Wellness Program
5. Prepare Public Safety Presentation on Firearms Safety, laws, and City Ordinances

Police

Challenges

1. Current model creates staff fatigue and generates overtime
2. PD and Dispatch relocation
3. Fulfilling community demands
4. Recruitment for vacant positions



Opportunities

1. Grants
2. Additional Training
3. Succession Planning

Police Department



Budget Requests

Requests	Amount
BWC Grant Match	$51,000
COPS Officer Grant 125,000 on 3-year grant, Cost to City approx. 250,00 over 3 years	$250,000
UNFUNDED:	
First Responder Resiliency Conference	$30,000

Police



Staffing Requests

Position	FTE
Police Officer	3.0
Admin Analyst	1.0
TOTAL	***4.0***

Community Development



Recent Noteworthy Accomplishments/Activities

1. Urban Land Institute Technical Assistance Panel (TAP)
2. Public draft release of both Housing Element and Safety Element
3. Zoning Code Update Draft Code completed
4. Hunter Tentative Map and Final EIR Planning Commission Public Hearing process completed

Current Department Priorities

1. Economic Development strategy formulation
2. Hunter Subdivision Tentative Map and Final EIR to City Council
3. Zoning Code Update Adoption
4. Housing and Safety Elements and adoption in May 2023
5. Initiation of Surplus properties Act process

Community Development



Challenges

1. Economic development progress slow due to lack of staff
2. Lack of capacity to process new large development is limited
3. Meeting our RHNA 256 units in 8 years

Opportunities

1. A unified plan for the Downtown that notes future development sites
2. Redevelopment of surplus properties
3. Online cloud based and GIS permitting software
4. Urban Land Institute Report to help city realize placemaking
5. Realize economic development goals with ED staff focus

Community Development



Budget Requests

Requests	Amount
Online permitting software	$125,000
Downtown Specific Plan and EIR	$500,000
Kosmont –Surplus Properties Support	$80,000
General Plan Amendments/Zoning Map Amendments + CEQA for Housing sites	$70,000
UNFUNDED:	
Façade Grant Program	$30,000

Community Development



Staffing Requests

Position	Notes	FTE
Senior Planner		1.0
Housing/Economic Grant Coordinator	Share with Administrative Services	0.5
Code Compliance	Share with Public Works	0.5
	TOTAL	**2.0**

Public Works



Recent Noteworthy Accomplishments/Activities

1. Managed MULTIPLE Atmospheric River Events
2. Nearly completed Year 2 of Measure T Pavement Rehabilitation Project
3. Construction of new Wastewater Treatment Facility is underway
4. Effectuated significant emergency pipeline repairs at Pope St./College Ave. and Main St./Charter Oak Ave.
5. Implemented FOGBMP, a cloud-based Fats, Oils & Grease monitoring and training program for Food Service Establishments

Public Works



Current Department Priorities

1. Development and Delivery of CIP projects
2. Execution of Professional Service Agreements for consultants to perform a variety of CIP-related projects/studies
3. Finalize permitting process for Downtown Main Street Sidewalk Rehabilitation Project Phase 1a

Public Works



Challenges

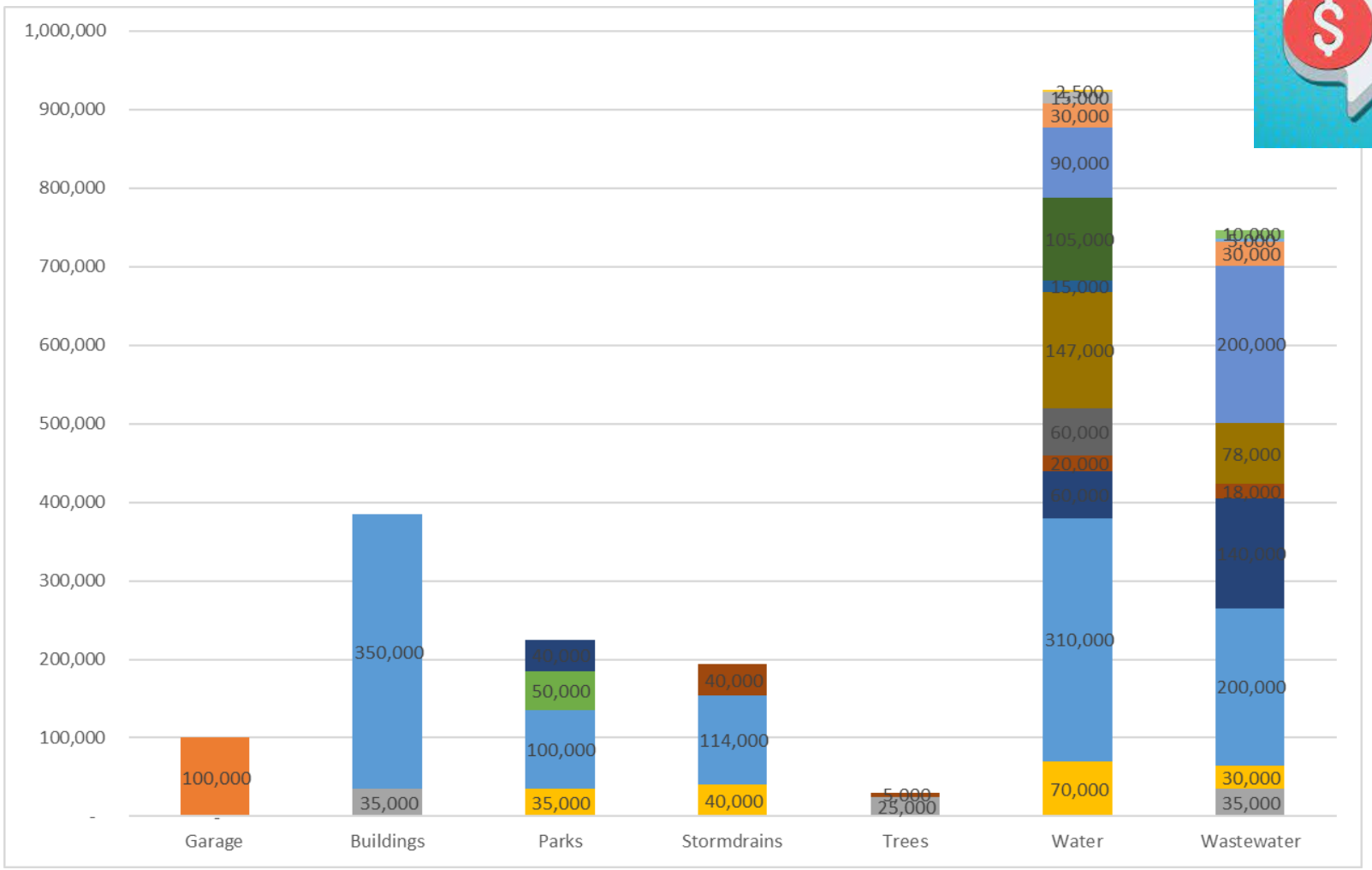
1. Staff Recruitment/Retention/Vacancies
2. Workload Management & Public Communication

Opportunities

1. Creatively solve service delivery options
2. Communication of Departmental Services/Priorities on community platform
3. Enhancing the use of technology department-wide

Public Works





Public Works



Staffing Requests

Position	Notes	FTE
Administrative Analyst		1.0
Public Works Technician		1.0
Code Compliance	Share with Community Development	0.5
Junior Engineer		1.0
Maintenance Worker I – Buildings & Streets		1.0
Maintenance Worker I – Buildings & Streets		1.0
Mechanic – Water and Wastewater		1.0
Administrative Assistant – Water and Wastewater		1.0
	TOTALS	***7.5***

Budget Summary



Budget Summary



Budget Requests – Excluding Staffing

DEPARTMENT	AMOUNT
Administrative Services	$ 15,000
Fire	$ 37,500
Library	$ 20,000
Parks & Recreation	$ 118,000
Police	$ 301,000
Community Development	$ 775,000
Public Works – General Fund	$ 934,000
Public Works – Water Fund	$ 924,500
Public Works – Wastewater Fund	$ 746,000
Total Additional Requests FY 24	***$3,871,000***

Requested Staffing Estimated Costs @ Market

ITEM	# OF POSITIONS	**Est. Annual Cost**
Positions	20	*$3,135,432*
Bring Current Staff to Market		$2,521,167
TOTAL ADDITIONAL ANNUAL COSTS		***$5,656,599***

Staffing Summary



Staffing



1. Dedicated Employees, great City Council, and effective Executive Team
2. Committed to improving the Quality of Life for residents
3. Working hard on a number of initiatives

Challenges

1. Ambitious 5-year Workplan
2. $80 million in Capital Improvement Projects over 5-years
3. Staff Recruitment/Retention/Vacancies
4. Under Resourced
5. Lack of Competitive Compensation

Compensation Market Analysis



Bargaining Group	% +/- Median	% +/- 75th Percentile
SHEA	-12.2%	-19.2%
POA	-21.0%	-30.1%
Mid-Managers/Executive	-12.4%	-19.4%

Next Steps



Next Steps



1. May 2023 – Financial Policy Amendments to Council
2. May 23, 2023 – Budget Study Session #1 & Revenue Options
3. May 31, 2023 – Community Budget Open House
4. June 13, 2023 – Budget Study Session #2
5. June 27, 2023 – Budget Adoption by City Council

QUESTIONS?

