City of St. Helena
Regular City Council Meeting
Tuesday, June 25, 2024 @ 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 Mayor may reduce the four minute time limit for all speakers in circumstances where a large number of citizens intend to make public comment.

Public comment **for 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 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/.

Page

1. CALL TO ORDER

2. ROLL CALL
Mayor: Paul Dohring, Vice Mayor Eric Hall:, City Council Members: Anna Chouteau, Patrick Kenealy, Billy Summers

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF THE AGENDA

5. APPROVAL OF THE MINUTES

Estimated start time: 6:05 p.m.

5.1. Consideration and proposed approval of Regular Meeting Minutes of May 28, 2024 and June 11, 2024. 9 - 29

05-28-2024 Regular City Council - Minutes
06-11-2024 Regular City Council - Minutes

6. 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.

Estimated start time: 6:10 p.m.

7. 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.

Estimated start time: 6:20 p.m.

8. PRESENTATIONS AND PUBLIC RECOGNITIONS

None

9. STAFF BRIEFING

None

10. CONSENT ITEMS

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

Estimated start time: 6:25 p.m.

10.1. Consideration and proposed adoption of a Resolution approving the plans for the C22-03 Jacob Meily Park Installation of New Turf and Upgrade Irrigation Project and authorizing the advertisement for bids. 31 - 40

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA
Prepared By: Mario Traverso, Project Manager
Recommendation:
Adopt the attached resolution and authorize staff to solicit proposals for the C22-03 Jacob Meily Park Drainage Site Survey and Installation of New Turf and Upgrade Irrigation Project.
Staff Report - Pdf

10.2. Consideration of Resolution adding a portion of McCorkle Avenue to the City's List of Red Zones (parking prohibitions) and rescinding Resolution 2023-71 41 - 61

CEQA Determination: Exempt
Prepared By: Jose Calderon, Engineering Technician II
Recommendation:
Approve Resolution adding portion of McCorkle Avenue to the City's List of Red Zones (parking prohibitions) and rescinding Resolution 2023-71.
Staff Report - Pdf

10.3. Consideration and Proposed Approval of a Resolution Extending the Waiving of Sign Fees for Businesses 63 - 66

CEQA Determination: Not a CEQA project
Prepared By: Maya DeRosa, Community Development Director
Recommendation:
Staff recommends the City Council approve the attached resolution.
Staff Report - Pdf

10.4. Consideration and Proposed Adoption of a Resolution Adopting a list of Projects for Fiscal Year 2024-25 funded by SB1: The Road Repair and Accountability Act of 2017. 67 - 71

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Staff recommends approval of the attached resolution.
Staff Report - Pdf

10.5. Adopt Resolution authorizing the City Manager to execute a Professional Services Agreement with Telstar for control system integration and SCADA automation upgrades for the Water Treatment Plant as part of CIP Project Number W18-113 for a not to exceed contract of $206,889 and authorize the Public Works Director to approve up to 10% contingency. 73 - 83

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Deputy City Manager
Recommendation:
Approve the attached Resolution.
Staff Report - Pdf

10.6. Approval of a Resolution approving and authorization to purchase SMART Advanced Meter Infrastructure from Badger Meter, Inc. to replace all existing utility meter infrastructure for a not to exceed cost of $1,056,966.44 as budgeted for CIP Project W24-04 Smart Meter Deployment. 85 - 94

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Deputy City Manager
Recommendation:
Approve the attached Resolution.
Staff Report - Pdf

10.7. Adoption of a City Council Resolution Authorizing Bid Advertisement for CIP Project W24-04 SMART Meter Deployment. 95 - 100

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Deputy City Manager
Recommendation:
Adopt the attached Resolution.
Staff Report - Pdf

10.8. Approval of a Resolution authorizing Amendment No. 7 to STH Contract: FY2021-048 in the amount of $140,000 with Operational Technical Services for a total amount not-to-exceed of $3,584,005 for 101 - 107

temporary Water Treatment Plant operators.

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Deputy City Manager
Recommendation:
Adopt the attached Resolution.
Staff Report - Pdf

11. PUBLIC HEARINGS

11.1. Introduction and first reading of an Ordinance approving Zoning Ordinance Amendment (ZOA 2024-001) to amend Chapter 17.30 of Title 17 of the St. Helena Municipal Code regarding the calculation of housing in-lieu fees. 109 - 113

Estimated start time: 6:45 p.m.

CEQA Determination: Exempt from the requirements of CEQA under the "General Rule", Section 15061 (b)(3), in that it can be seen with certainty that the proposed action will have no impact on the environment.
Prepared By: Maya DeRosa, Community Development Director
Recommendation:
Introduction and waive the first reading of the proposed Ordinance to:

1. Find that the proposed changes to Chapter 17.30 of the Zoning Code are exempt from CEQA Guideline 15061 (b)(3); and
2. Approve and adopt Zoning Ordinance Amendment (ZOA 2024-001) to amend Chapter 17.30 of Title 17 of the St. Helena Municipal Code regarding the calculation of housing in-lieu fees.

Staff Report - Pdf

11.2. Approval of Resolutions adopting updates to the City's Affordable Housing In-Lieu Fees and Nonresidential/Commercial Linkage Fees. 115 - 206

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Adopting updates to the City's Affordable Housing In-Lieu Fees and Nonresidential/Commercial Linkage Fees.
Staff Report - Pdf
Public Comment.Mary Stephenson
Public Comment.Steve Goldfarb

12. OLD BUSINESS

12.1. Receive 9212 Report for the Noble House Project and either: (1) Adopt the St. Helena Agritourism Initiative measure, without alteration or (2) Pass a Resolution Submitting the Noble House St. Helena Agritourism Initiative to the voters for consideration at the November 5, 2024 207 - 541

Election.

Estimated start time: 7:05 p.m.

CEQA Determination: Not a CEQA project
Prepared By: April Mitts, Assistant City Manager
Recommendation:
Adopt a resolution to either: (1) adopt the measure, without alteration or (2) submit the measure to the voters.

Staff Report - Pdf
Presentation
Public Comment. Tom Belt
Public Comment.Pat Dell
Public Comment.Alan Galbraith
Public Comment.John Galasso
Public Comment.Les Breckenridge
Public Comment.Marc Mondavi and Peter Mondavi Jr.
Public Comment.Nancy Parrish Brandl
Public Comment.Tim Hall
Public Comment.Christine Sekino
Public Comment.Susan Kenward
Public Comment.Grace Kistner
Public Comment.Dot Varland
Public Comment.Leslie Stanton
Public Comment.Water Audit California

13. NEW BUSINESS

13.1. Approval of a resolution appointing applicants to the Active Transportation & Sustainability Committee, Active Transportation Sustainability Committee to NVTA, Parks and Recreation Commission, Library Board of Trustees and Planning Commission and consider leaving the recruitment open for the unfilled terms of office until filled. 543 - 607

Estimated start time: 7:45 p.m.

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

Active Transportation Sustainability Committee to NVTA

Active Transportation Sustainability Committee

Library Board of Trustees

Parks & Recreation Committee

Planning Commission

Staff Report - Pdf
Public Comment.Pat Dell
Public Comment.Oliver Caldwell
Public Comment.Jim Anderson

13.2. Approval of a Resolution of the City Council of the City of St. Helena, State of California, Calling and Giving Notice of a General Municipal Election and consider Ballot Measures A1, A2 and B to be Held on Tuesday, November 5, 2024; Requesting the Consolidation by the Napa County Supervisors for the Statewide General Election and that Napa County Provide Election Services with full Reimbursement by the City of St. Helena 609 - 615

Estimated start time: 8:00 p.m.

CEQA Determination: Not a CEQA project
Prepared By: Cindy Tzafopoulos, City Clerk
Recommendation:
Approve the resolution.
Staff Report - Pdf

13.3. Consideration and adoption of a Resolution of the City Council of the City of St. Helena authorizing payment of $330,000 to Pacific Gas & Electric Company for services rendered related to the realignment of overhead power lines associated with the Farmstead Development Project and authorize the City Manager to enter into a supplemental agreement with Long Meadow Ranch for reimbursement. 617 - 623

Estimated start time: 8:10 p.m.

CEQA Determination: Exempt
Prepared By: Eric Janzen, Assistant Public Works Director
Recommendation:
Adopt the attached Resolution.
Staff Report - Pdf

14. CITY COUNCIL REPORTS:

14.1. 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

15. ADJOURNMENT

The next Regular City Council meeting is scheduled for July 23, 2024, 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 25 Jun 2024.



Cindy Tzafopoulos, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting

described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the City Clerk's Office located at 1088 College Avenue, St. Helena, California, during normal business hours and by appointment. In addition, such writings or documents will be made available on the City's web site at https://sthelena.civicweb.net and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Regular City Council Meeting
Tuesday, May 28, 2024 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 968-2742. The City Council video is the official record of the Council meeting.

Present: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers

Absent: None

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF THE AGENDA

4.1

Vice Mayor Eric Hall moved to adopt the agenda. The motion was seconded by Council Member Patrick Kenealy and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5. JOINT CITY COUNCIL AND FINANCING AUTHORITY NEW BUSINESS:

The St. Helena City Council will now convene the meeting as a joint meeting of the City Council and Financing Authority.

Estimated start time: 6:05 p.m.

5.1 City Council Resolution approving: (1) installment sale financing to provide financing of water system improvements, and (2) financing documents and related official actions.

St. Helena Financing Authority Resolution approving: (1) installment sale financing to provide financing of water system improvements, and (2) financing documents and related official actions.

CEQA Determination: Not a CEQA project
Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Staff recommends approval of the attached resolution.

Mandy Kellogg, Administrative Services Director introduced the item and Ken Dieker, Municipal Financial Advisor reported on the item.

No public comment was received.

Vice Mayor Eric Hall moved to adopt a resolution approving the installment sale financing to provide financing of water system improvements. The motion was seconded by Council Member Anna Chouteau and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

Council Member Anna Chouteau moved to adopt a resolution approving the financing documents and related official actions. The motion was seconded by Vice Mayor Eric Hall and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

6. The joint St. Helena City Council and Financing Authority will now convene the meeting as a regular City Council meeting.

7. ADOPTION OF MINUTES

7.1 Consideration and proposed approval of Regular Meeting Minutes of May 14,

2024.
Recommendation:
No public comment was received.

Vice Mayor Eric Hall moved to adopt the agenda as presented. The motion was seconded by Council Member Patrick Kenealy and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

8. PUBLIC FORUM:

No public comment was received.

9. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:

9.1 Update on Pedestrian Improvements for Intersection of Kearney Street and Madrona Avenue per Active Transportation & Sustainability Committee engagement on 5/22/24.

CEQA Determination: Categorically Exempt, Section 15323
Prepared By: Joseph Leach, Public Works Director and City Engineer

Ethan Walsh, City Attorney noted there was no reportable action from the May 28, 2024 special City Council closed session meeting.

Reports were made by staff.

10. PRESENTATIONS AND PUBLIC RECOGNITIONS

10.1 Proclamation recognizing Gun Violence Awareness Day and Month

10.2 Proclamation recognizing LGBTQ + Pride Month

11. STAFF BRIEFING

None

12. 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)

12.1 Item 12.1 was pulled from consent.

~~Approve a resolution: (1) establishing Capital Improvement Project W24-11 Bell Canyon Dam DSOD Analysis/Improvements with a budget of $860,000; (2) allocating $860,000 from the 2024 Water Bonds Issuance; (3) authorizing the City Manager to enter into a Professional Services Agreement (PSA) with Haley Aldrich Inc for engineering and project management services to provide a high-quality geotechnical exploration of Bell Canyon Dam for a not-to-exceed total of $781,900; and (4) authorize the Public Works Director to approve amendments to the Agreement to increase the not-to-exceed amount by up to 10% of the original PSA amount.~~

12.2 Item 12.2 was pulled from consent.

~~Authorization to pay invoices from Aaction Rent for a cost not-to-exceed $70,323 for emergency pump rentals at the Wastewater Treatment Plant for high flow events due to extended rain season.~~

12.3 Consideration and adoption of a resolution authorizing Amendment #1 to Professional Services Agreement (PSA) FY2021-049 with Housing Element consultant Mintier Harnish related to City Council direction to explore alternative sites, units or other options for replacing Housing Element Opportunity Site #10 for an additional $25,000 for a total contract amount not to exceed $253,024.

CEQA Determination: Exempt
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
Staff recommends that the City Council adopt the attached resolution.

12.4 Approval of a resolution authorizing the purchase of two 8-inch trailer mounted pumps for a total cost of $237,935.80 from Holland Pump to assist with prevention of sanitary sewer overflows and other potential flooding events.

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Interim Assistant Director of Public Works - Operations
Recommendation:
Approve the attached resolution authorizing the purchase.

12.5 Review of the 2023 St. Helena Annual Housing Element Progress Report (APR).

CEQA Determination: Not a CEQA project
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
It is recommended that the City Council review, consider, and file this report recognizing that staff submitted the information to HCD and OPR in keeping with the April 1, 2024 mandate.

12.6 Item 12.6 was pulled from consent.

~~Authorize the purchase of capital equipment for a US Jetter 4018-300 Trailer Mounted High Pressure Jetting Unit from WECO Industries LLC for a total cost not-to-exceed $72,831.00~~

12.7 Consideration and proposed approval of a resolution authorizing a ceremonial flag recognizing LGBTQ+ Pride Month during the month of June 2024.

CEQA Determination: Exempt
Prepared By: Andrew Bradley, Program Manager
Recommendation:
Approve a resolution authorizing the Progress Pride flag to be flown on the City's ceremonial flag pole during the month of June 2024.

12.8 Consideration and adoption of a Resolution: (1) Awarding the R24-79 Pavement Restoration Project to Argonaut Constructors in the amount of $2,197,939.77; (2) Authorizing the City Manager to execute the Construction Contract with Argonaut Constructors; (3) Requesting a budget increase for project R24-79 of $1,315,233.75; (4) Authorizing budget transfer from Measure T fund balance; (5) Authorizing the Director of Public Works to approve Change Orders not to exceed 10% of the contract amount; and (6) Determining the project to be exempt from the requirements of the California Environmental Quality Act (CEQA).

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA
Prepared By: Mario Traverso, Project Manager
Recommendation:
Approve the Resolution

12.9 Approving request to the Metropolitan Transportation Commission for the allocation of the fiscal year FY-2024 Transportation Development Act Article 3 Pedestrian / Bicycle project funding.

CEQA Determination: Not a CEQA project
Prepared By: Jose Calderon, Engineering Technician II
Recommendation:
Approve the Resolution.

12.10 April 2024 Review and Forecasting of City Water Supply Availability.

CEQA Determination: Not a CEQA project
Prepared By: Ian Dale, Environmental Services Tech
Recommendation:
Receive and file.

12.11 Item 12.11 was pulled from consent.

~~Consideration and Proposed Approval of a Contract to Godbe Research for a Community Survey in an amount not-to-exceed $32,375~~

Council Member Anna Chouteau moved to approve items 12.3 through 12.5 and 12.7 through 12.10. The motion was seconded by Vice Mayor Eric Hall and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

12.1 Approve a resolution: (1) establishing Capital Improvement Project W24-11 Bell Canyon Dam DSOD Analysis/Improvements with a budget of $860,000; (2) allocating $860,000 from the 2024 Water Bonds Issuance; (3) authorizing the City Manager to enter into a Professional Services Agreement (PSA) with Haley Aldrich Inc for engineering and project management services to provide a high-quality geotechnical exploration of Bell Canyon Dam for a not-to-exceed total of $781,900; and (4) authorize the Public Works Director to approve amendments to the Agreement to increase the not-to-exceed amount by up to 10% of the original PSA amount.

CEQA Determination: Categorically Exempt, Section 15323
Prepared By: Lesley Milton, Interim Assistant Director of Public Works - Operations
Recommendation:
Approve the attached Resolution.

No public Comment was received.

Vice Mayor Eric Hall moved to approve item 12.1. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers

NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

12.2 Authorization to pay invoices from Aaction Rent for a cost not-to-exceed $70,323 for emergency pump rentals at the Wastewater Treatment Plant for high flow events due to extended rain season.

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Interim Assistant Director of Public Works - Operations
Recommendation:
Authorization to issue payment for pump rentals needed for inflow & influent (I&I) and Sanitary Sewer overflow (SSO) mitigation.

No public comment was received.

Vice Mayor Eric Hall moved to approve item 12.2. The motion was seconded by Council Member Anna Chouteau and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

12.6 Authorize the purchase of capital equipment for a US Jetter 4018-300 Trailer Mounted High Pressure Jetting Unit from WECO Industries LLC for a total cost not-to-exceed $72,831.00

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Interim Assistant Director of Public Works - Operations
Recommendation:
Authorize the purchase of the equipment.

No public comment was received.

Vice Mayor Eric Hall moved to approve as amended to not exceed $175,000. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

12.11 Consideration and Proposed Approval of a Contract to Godbe Research for a Community Survey in an amount not-to-exceed $32,375

CEQA Determination: Exempt
Prepared By: Andrew Bradley, Program Manager
Recommendation:
Approve the attached resolution.

No public comment was received.

Council Member Patrick Kenealy moved to approve item 12.11. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

13. PUBLIC HEARINGS

None

14. OLD BUSINESS

14.1 Consideration and proposed approval of a resolution directing staff to prepare a report to the City Council pursuant to California Elections Code Section 9212 analyzing the impacts and effects of the Noble House proposal titled, "St. Helena Agritourism Initiative."

CEQA Determination: Not a CEQA project
Prepared By: April Mitts, Assistant City Manager
Recommendation:
Direct City staff to prepare a report on the proposed initiative analyzing the

impacts enumerated in Elections Code Section 9212 and return to Council with the report at the June 25 Council meeting.

April Mitts, Asst. City Manager reported on the item.

Kevin Teague, Chrissy Raymon and Christine Hail addressed the City Council.

Vice Mayor Eric Hall moved to approve the staff's recommendation. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

Mayor Dohring called for a ten minute recess.

15. NEW BUSINESS

15.1 Consider and Adopt a Resolution Identifying Sidewalk Segments for which Maintenance is the Responsibility of the City of St. Helena.

CEQA Determination: Exempt
Prepared By: Eric Janzen, Assistant Public Works Director
Recommendation:
Approve the attached resolution.

Joe Leach, Public Works Director reported on the item.

Anthony Micheli addressed the City Council.

Council Member Anna Chouteau moved to approve the staff's recommendation. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

15.2 Presentation of analysis for the updated Cost Allocation Plan to allocate personnel costs to various funds as appropriate including Water and Wastewater funds.

CEQA Determination: Not a CEQA project
Prepared By: Yosselyn Valencia, Finance Manager
Recommendation:
Staff recommends approval of the attached resolution.

Yosselyn Valencia, Finance Manager reported on this item.

No public comment was received.

Council Member Patrick Kenealy moved to approve the staff's recommendation. The motion was seconded by Vice Mayor Eric Hall and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

Council Member Anna Chouteau moved to continue the meeting beyond 9:00 pm. The motion was seconded by Vice Mayor Eric Hall and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

15.3 Fiscal Year (FY) 2023-24 and 2024-25 Mid-Cycle Budget Report and Consideration of a Resolution Approving Mid-Cycle Budget Adjustments for FY 2024-25.

Estimated start time: 8:05 p.m.

CEQA Determination: Not a CEQA project

Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Staff recommends approval of the attached resolution.

Mandy Kellogg, Administrative Services Director reported on this item.

No public comment was received.

Council Member Anna Chouteau moved to approve staff's recommendation. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

16. CITY COUNCIL REPORTS:

16.1 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

17. ADJOURNMENT

Mayor Dohring adjourned the meeting at 9:26 p.m.

APPROVED: **ATTEST:**

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

MINUTES
City of St. Helena
Regular City Council Meeting
Tuesday, June 11, 2024 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 968-2742. The City Council video is the official record of the Council meeting.

Present: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers

Absent: None

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ADOPTION OF THE AGENDA

4.1 Vice Mayor Eric Hall moved to adopt the agenda. The motion was seconded by Council Member Patrick Kenealy and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5. APPROVAL OF MINUTES

None

6. PUBLIC FORUM:

No public comment was received.

7. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:

Ethan Walsh, City Attorney noted that there was no reportable action from the June 11, 2024 special City Council closed session meeting.

Reports were made by staff and the City Council.

8. PRESENTATIONS AND PUBLIC RECOGNITIONS

None.

9. STAFF BRIEFING

9.1 Report by Director of Public Works on activities related to the City's Capital Improvement Plan (CIP)

Director of Public Works, Joe Leach reported on item.

10. 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)

10.1 Approval of a resolution establishing designation of City's agents by title to obtain Federal and/or State financial assistance through the California Office of Emergency Services (Cal OES) under the California Disaster Assistance Act.

CEQA Determination: Not a CEQA project
Recommendation:
Approve the attached resolution.

10.2 Proposed Approval of a Resolution Adopting and Approving the Publicly Available Pay Schedules in Accordance with the Requirement of California Code of Regulations, Title 2, Section 570.5, for members covered under the St. Helena Employees Association (SHEA), St. Helena Professional Firefighters Association (SHPFA), Police Officers Association (POA), Unrepresented Compensation Program, and Part-time classifications.

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

10.3 Approval of a Resolution Authorizing the Designation of Authority and Updating the Process and Procedures in the Determination of Disability Retirements for Employees.

CEQA Determination: Not a CEQA project

Prepared By: Mandy Kellogg, Administrative Services Director
Recommendation:
Staff recommends approval of the attached resolution.

10.4 Adoption of a Resolution accepting the work and directing the filing of the Notice of Completion for the Crane Park Lighting Improvements project, Capital Improvement Program Project No. C19-03.

CEQA Determination: Exempt
Prepared By: Rebecca White, Administrative Assistant
Recommendation:
Approve attached Resolution

10.5 Authorize the purchase of garbage, recycling and composting containers for all city parks for a not-to-exceed cost of $103,185 from Trash Can Warehouse to be fully reimbursed by a grant from the Upper Valley Waste Management Agency.

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Interim Assistant Director of Public Works - Operations
Recommendation:
Approval of the purchase.

10.6 Approval of a resolution authorizing a 3-year agreement for Fire/Emergency Dispatch Services with the Department of Forestry and Fire Protection/CAL Fire for a not-to-exceed amount of $286,232.

CEQA Determination: Not a CEQA project
Prepared By: Alec Vidler, Administrative Assistant/Fire Inspector
Recommendation:
Approve the Agreement with the Department of Forestry and Fire Protection/Cal Fire for the term of July 1, 2024 through June 30, 2027 for a three-year amount not-to-exceed $286,232

10.7 This item was pulled.

~~Adoption of a Resolution approving the plans for the Downtown Sidewalk Improvements Phase 1B - Paver Repair Project and authorizing advertisement for bids~~.

10.8 This item was pulled.

~~Approve a Resolution authorizing the City Manager to enter into a Professional Services Agreement with Mead & Hunt Inc. to provide engineering, modeling and constructability of underwater activities needed to complete Capital Improvement Program Project No. W-109 Bell Canyon Reservoir Intake Tower and Project No. W-85 Bell Valve House Replacement Project for a total not-to-~~

~~exceed cost of $1,043,211 and a 10% contingency of $104,321 for a total consultant budget of $1,147,532.~~

Vice Mayor Eric Hall moved to approve items 10.1 through 10.6.
The motion was seconded by Council Member Anna Chouteau and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

10.7 Adoption of a Resolution approving the plans for the Downtown Sidewalk Improvements Phase 1B - Paver Repair Project and authorizing advertisement for bids.

CEQA Determination: Class I Categorical Exemption under Section 15301 of CEQA
Prepared By: Jose Calderon, Engineering Technician II
Recommendation:
Approve the Resolution.

Public Works Director, Joe Leach reported on item.

Public Comment was received by Anthony Micheli.

Council Member Anna Chouteau moved to approve the item. The motion was seconded by Council Member Patrick Kenealy and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

10.8 Approve a Resolution authorizing the City Manager to enter into a Professional Services Agreement with Mead & Hunt Inc. to provide engineering, modeling and constructability of underwater activities needed to complete Capital Improvement Program Project No. W-109 Bell Canyon Reservoir Intake Tower and Project No. W-85 Bell Valve House Replacement Project for a total not-to-

exceed cost of $1,043,211 and a 10% contingency of $104,321 for a total consultant budget of $1,147,532.

CEQA Determination: Not a CEQA project
Prepared By: Lesley Milton, Interim Assistant Director of Public Works - Operations
Recommendation:
Approve the contract as presented.

Public Works Director, Joe Leach, reported on item.

No public comment was received.

Vice Mayor Eric Hall moved to approve the item. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

11. PUBLIC HEARINGS

11.1 Approval of a Resolution approving the annexation of the property known as 2126 Madrona Avenue, St. Helena, CA (APN 009-470-010), in the St. Helena Municipal Sewer District No. 1, MSD Annexation No 149.

CEQA Determination: Not a CEQA project
Prepared By: Rebecca White, Administrative Assistant
Recommendation:
It is recommended the City Council adopt a Resolution approving the annexation of the territory into the St Helena Municipal Sewer District No. 1 MSD.

Joe Leach, Director of Public Works reported on the item.

Public Comment was received by Roy Piper.

Vice Mayor Eric Hall moved to approve the annexation of the property known as 2126 Madrona Avenue, St. Helena, CA (APN 009-470-010), in the St. Helena Municipal Sewer District No. 1, MSD Annexation No 149. The motion was seconded by Council Member Anna Chouteau and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: Council Member Patrick Kenealy
RECUSE: None

12. OLD BUSINESS

12.1 Consideration of:

1) A resolution of the City Council of the City of St. Helena, California, submitting to the qualified voters of the city a proposed city charter to authorize the City of St. Helena to enact a real property transfer tax and similar tax and assessment mechanisms beyond that provided by state law; at a general municipal election to be consolidated with the statewide general election to be held November 5, 2024; directing the city attorney to prepare an impartial analysis of the proposed charter and providing for the filing of primary and rebuttal arguments and setting rules for the filing of written arguments regarding the proposed charter; and

(2) A resolution of the City Council of the City of St. Helena, California calling for the placement of a general tax measure on the November 5, 2024 general municipal election ballot for the submission to the qualified voters of a proposed supplemental real property transfer tax; requesting the county of napa to consolidate said election with the statewide general election of even date; and setting rules and deadlines for arguments and rebuttals for and against the measure.

CEQA Determination: Not a CEQA project
Prepared By: April Mitts, Assistant City Manager
Recommendation:
Approve the attached Resolutions.

City Manager Anil Comelo and Assistant City Manager April Mitts reported on the item.

Public Comment was received by Roy Piper and Hector Marroquin.

Council Member Anna Chouteau moved to approve a resolution of the City Council of the City of St. Helena, California, submitting to the qualified voters of the city a proposed city charter to authorize the City of St. Helena to enact a real property transfer tax and similar tax and assessment mechanisms beyond that provided by state law; at a general municipal election to be consolidated with the statewide general election to be held November 5, 2024; directing the

city attorney to prepare an impartial analysis of the proposed charter and providing for the filing of primary and rebuttal arguments and setting rules for the filing of written arguments regarding the proposed charter; and The motion was seconded by Council Member Patrick Kenealy and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

Vice Mayor Eric Hall moved to approve a resolution (noting the typographical error to be corrected) of the City Council of the City of St. Helena, California calling for the placement of a general tax measure on the November 5, 2024 general municipal election ballot for the submission to the qualified voters of a proposed supplemental real property transfer tax; requesting the County of Napa to consolidate said election with the statewide general election of even date; and setting rules and deadlines for arguments and rebuttals for and against the measure. The motion was seconded by Council Member Anna Chouteau and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

13. NEW BUSINESS

13.1 Receive report and adopt a Resolution accepting the St. Helena Flood Project Condition Assessment Report.

CEQA Determination: Exempt
Prepared By: Joseph Leach, Public Works Director and City Engineer
Recommendation:
Receive report and adopt associated Resolution.

Director of Public Works, Joe Leach and representatives Jeff Kashiwada and Steve Sullivan from Mead and Hunt reported on the item.

No public comment was received.

Vice Mayor Eric Hall moved to adopt the staff's recommendation. The motion was seconded by Council Member Billy Summers and on roll call carried by the following vote:

AYES: Mayor Paul Dohring, Vice Mayor Eric Hall, Council Member Anna Chouteau, Council Member Patrick Kenealy, and Council Member Billy Summers
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

14. CITY COUNCIL REPORTS:

14.1 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

15. ADJOURNMENT

Mayor Dohring adjourned the meeting at 8:42 p.m.

Regular City Council
June 11, 2024

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	June 25, 2024
FROM:	Mario Traverso, Project Manager
SUBJECT:	Consideration and proposed adoption of a Resolution approving the plans for the C22-03 Jacob Meily Park Installation of New Turf and Upgrade Irrigation Project and authorizing the advertisement for bids.
RECOMMENDED ACTION:	Adopt the attached resolution and authorize staff to solicit proposals for the C22-03 Jacob Meily Park Drainage Site Survey and Installation of New Turf and Upgrade Irrigation Project.
PREVIOUS COUNCIL ACTION:	The project is included in the City's FY 2024-2028 CIP approved by City Council on June 13, 2023.
STATEMENT OF THE PURPOSE:	To adopt the project plans and authorize the Request For Bids per requirements of SHMC 3.04.240 for the C22-03 Jacob Meily Park Installation of New Turf and Upgrade Irrigation Project.
FINANCIAL IMPACT:	The project's budget of $125,000 is included in the City's FY 2024 and FY 2025 adopted CIP budget, which was approved by City Council on June 13, 2023, and funded by Park Impact Fees. No additional financial impact.

BACKGROUND:

In 2003, the soccer field at Jacob Meily Park was developed which included the installation of a proprietary irrigation system. The field turf and irrigation system has reached the end of its useful life. A Capital Improvement Project was created in 2022 to rehabilitate the irrigation, surface profile and turf of the sports field.

DISCUSSION:

Generally, the project will rehabilitate the sports field at Jacob Meily Park. During the investigation for the rehabilitation of the sports field, it was determined that the existing irrigation system is to be abandoned and a new conventional irrigation system is to be installed. Additionally, the site will be regraded to its original profile, and new sod/turf installed. The construction plans were prepared by Haley & Aldrich Engineering Consultants and are found as Attachment 3. Upon approval of the resolution, staff will finalize the bid package in anticipation for bid solicitation in early July in preparation for Fall 2024 construction.

ENVIRONMENTAL REVIEW: None

GOAL:

Goal 2: Improve Infrastructure & Further Environmental Sustainability
Goal 5: Enhance Quality of Life
Goal 8: Implement Capital Improvement Plans (CIP) Projects Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

Attachment 1 - Resolution
Attachment 2 - CIP Excerpt
Attachment 3 - Plans

CITY OF ST. HELENA

RESOLUTION NO. 2024 -

Finding the C22-03 Jacob Meily Park Installation of New Turf and Upgrade Irrigation Project exempt from CEQA; Approving and adopting the project plans; and Authorizing the Bid Request for C22-03 Jacob Meily Park Installation of New Turf and Upgrade Irrigation Project.

RECITALS

A. The City of St. Helena is responsible for maintenance of City parks; and

B. The field turf, surface profile and irrigation system of the sports field at Jacob Meily Park has reached the end of its useful life; and

C. A Capital Improvement Project was established in 2022 to rehabilitate the field and irrigation system; and

D. The project is included in the City's FY 2024-2028 CIP approved by City Council on June 13, 2023 with an approved budget of $125,000, funded by Park Impact Fees; and

E. The project plans for Jacob Meily Park Installation of New Turf and Upgrade Irrigation Project have been prepared by Haley and Aldrich Consulting Engineers, reviewed by the City Engineer, and presented for approval and authorization to bid.

RESOLUTION

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

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

Approved at a Regular Meeting of the St. Helena City Council on June 25, 2024, by the following vote:

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

APPROVED: ATTEST:

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

Jacob Meily Park Drainage Site Survey and Installation of New Turf and Upgrade Irrigation

Project No: **C22-03**

Category: **Civic**

Project Location: **Jacob Meily Park St. Helena**

Responsible Department:



PROJECT PURPOSE & DESCRIPTION: FY 23 conduct a site survey to address drainage and FY 24 install new turf and upgrade irrigation

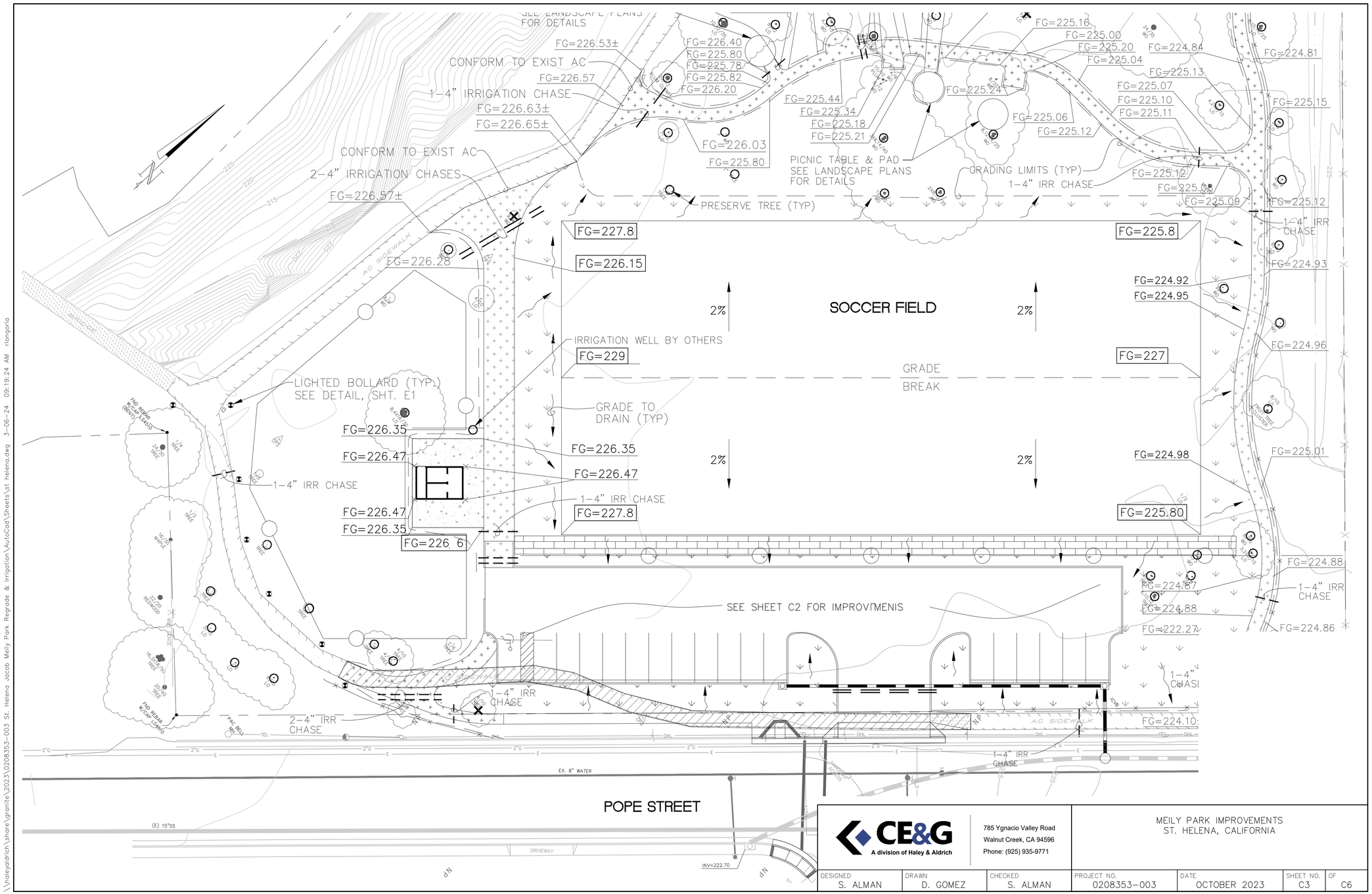
Moved out 1 year due to Water Emergency

NOTES: FY 23 - P&R Commission Direction - (1) proceed with design in FY 23 and construction in FY 24

Add to scope for design - Astroturf vs. grass
FY24 - change budget for design; keep overall budget but increase construction; assume consultant to develop topographic survey and grading/irrigation design

EXPENDITURE ACCOUNTS: **Fund**: 733 **Dept**: 5010

EXPENDITURES	Total YTD 05/16/23		2023-24	2024-25	2025-26	2026-27	2027-28	PROJECT TOTAL
3110 - Design			20,000					20,000
3160 - Construction Contract				105,500				105,500
EXPENDITURE TOTALS			20,000	105,500				125,500
FUNDING SOURCES								
734-Park Impact Fees			20,000	105,500				125,500
FUNDING TOTALS			20,000	105,500				125,500

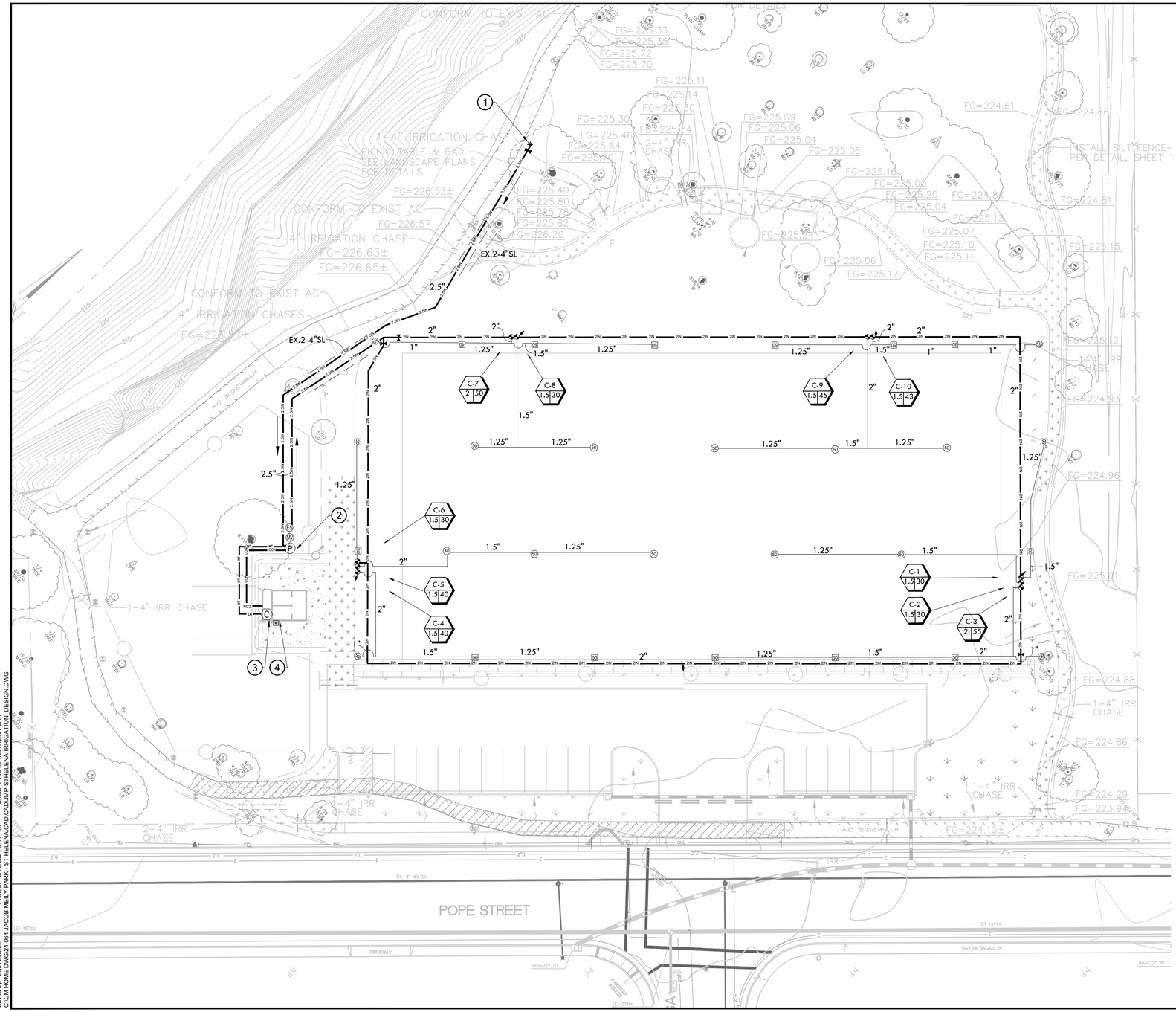


CE&G
A division of Haley & Aldrich
785 Ygnacio Valley Road
Walnut Creek, CA 94596
Phone: (925) 935-9771

MEILY PARK IMPROVEMENTS
ST. HELENA, CALIFORNIA

DESIGNED	DRAWN	CHECKED	PROJECT NO.	DATE	SHEET NO.	OF
S. ALMAN	D. GOMEZ	S. ALMAN	0208353-003	OCTOBER 2023	C3	C6

\\haleyaldrich\share\granite\2023\0208353-003 St. Helena Jacob Meily Park Regrade & Irrigation\AutoCad\Sheets\st helena.dwg 3-06-24 09:19:24 AM rlongoria



NOTES:

1. IRRIGATION EQUIPMENT MAY BE SHOWN WITHIN HARDSCAPE FOR GRAPHIC CLARITY ONLY. INSTALL ALL IRRIGATION EQUIPMENT WITHIN PLANTED AREAS. IRRIGATION PIPE AND WIRE CROSSING BENEATH HARDSCAPE SURFACES SHALL BE CONTAINED WITHIN SLEEVING OR SCHEDULE 40 PVC CONDUIT. SLEEVING SIZE SHALL BE A MINIMUM OF TWO TIMES THE AGGREGATE DIAMETER OF ALL PIPES CONTAINED WITH SLEEVE. PROVIDE VERTICAL SWEEP FOR ALL ELECTRICAL CONDUIT ON EACH SIDE OF HARDSCAPE AND TERMINATE ENDS AT 12" MINIMUM DEPTH AND 12" FROM HARDSCAPE SURFACE.
2. SIZING OF LATERAL PIPE SHALL BE AS FOLLOWS:

1"	7-12 GPM
1.25"	13-20 GPM
1.5"	21-32 GPM
2"	33-55 GPM

PLAN NOTES LEGEND

(1) APPROXIMATE LOCATON OF EXISTING IRRIGATION LINE FROM EXISTING WELL. CONTRACTOR SHALL FIELD LOCATE EXACT LOCATION WITH CITY MAINTAINANCE PRIOR TO CONSTRUCTION.ROUTE NEW 2.5" MAIN LINE TO BOOSTER PUMP. MAXIMUM IRRIGATION DEMAND: 30-55 GPM AT APPROXIMATELY 50 PSI STATIC PRESSURE FROM WELL LOCATED OFF SITE.

(2) IRRIGATION BOOSTER PUMP-"P" INSTALL AT THIS LOCATION AS DIRECTED MANUFACTURER REPRESENTATIVES. CONNECT TO 240 VOLT SINGLE PHASE A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER SITE ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE AND VERIFY LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION. PRESSURE ON DISCHARGE SIDE OF BOOSTER PUMP SHALL BE 75 PSI

(3) IRRIGATION CONTROLLER "C". MOUNT ON INTERIOR WALL AT THIS LOCATION AS DETAILED AND AS DIRECTED BY ARCHITECT. CONNECT TO 120 VOLT A.C. ELECTRICAL SERVICE INSTALLED AT THIS LOCATION UNDER ELECTRICAL CONTRACT. IRRIGATION CONTRACTOR SHALL COORDINATE LOCATION OF ELECTRICAL SERVICE PRIOR TO CONSTRUCTION.

(4) WIRELESS WEATHER SENSOR AND RAIN SENSOR. MOUNT ON EAVE OF BUILDING. INSTALL SENSOR OPEN TO THE SKY. COORDINATE AND CONFIRM EXACT LOCATION WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

RMA
RUSSELL D. MITCHELL & ASSOCIATES, INC.

Project No.:	24-064
Scale:	
Date:	04/22/2024
Drawn By:	C. MITCHELL
Designed By:	C. MITCHELL
Checked By:	C. MITCHELL
Approved By:	C. MITCHELL

Stamp:

AMERICAN SOCIETY OF IRRIGATION CONSULTANTS
CHRIS MITCHELL
PROFESSIONAL CONSULTANT
2024

Rev.	Description	By	Date

JACOB MEILY PARK,
ST. HELENA, CA

IRRIGATION PLAN

I-100

Sheet: 1 of 4

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Printed: 5/12/2024 9:44 AM
Sheet: I-100 IRRIGATION PLAN

IRRIGATION NOTES

1. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. INVESTIGATE THE STRUCTURAL AND FINISHED CONDITION AFFECTING THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

2. THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, AND OTHER IRRIGATION COMPONENTS MAY BE SHOWN WITHIN PAVED AREAS FOR GRAPHIC CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, CONDUIT, AND OTHER ITEMS WHICH MAY BE REQUIRED. IN THE EVENT OF FIELD DISCREPANCY WITH CONTRACT DOCUMENTS, PLAN THE INSTALLATION WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATIONS. NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALL, ROADWAYS, PAVING AND STRUCTURES BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR REQUIRED REVISIONS.

3. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, STANDARDS, AND REGULATIONS. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE LATEST RULES AND REGULATIONS OF THE NATIONAL ELECTRIC CODE; THE UNIFORM PLUMBING CODE, PUBLISHED BY THE WESTERN PLUMBING OFFICIALS ASSOCIATION; AND OTHER STATE OR LOCAL LAWS OR REGULATIONS. NOTHING IN THESE DRAWINGS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES OR REGULATIONS. THE CONTRACTOR SHALL FURNISH WITHOUT ANY EXTRA CHARGE, ANY ADDITIONAL MATERIAL AND LABOR WHEN REQUIRED BY THE COMPLIANCE WITH THESE CODES AND REGULATIONS.

4. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF IRRIGATION SYSTEM WITH LAYOUT AND INSTALLATION OF THE PLANT MATERIALS TO INSURE THAT THERE WILL BE COMPLETE AND UNIFORM IRRIGATION COVERAGE OF PLANTING IN ACCORDANCE WITH THESE DRAWINGS, AND CONTRACT DOCUMENTS. THE IRRIGATION LAYOUT SHALL BE CHECKED BY THE CONTRACTOR AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO CONSTRUCTION TO DETERMINE IF ANY CHANGES, DELETIONS, OR ADDITIONS ARE REQUIRED. IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED PRIOR TO INSTALLATION OF PLANT MATERIAL.

5. THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.

6. IT IS THE RESPONSIBILITY OF THE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER(S) TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL, WATER REQUIREMENTS, MOUNDS, SLOPES, SUN, SHADE AND WIND EXPOSURE.

7. IT IS THE RESPONSIBILITY OF A LICENSED ELECTRICAL CONTRACTOR TO PROVIDE 120 VOLT A.C. (2.5 AMP DEMAND PER CONTROLLER) ELECTRICAL SERVICE TO THE CONTROLLER LOCATION(S). IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO COORDINATE THE ELECTRICAL SERVICE STUB-OUT TO THE CONTROLLER(S). PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS AND IN ACCORDANCE WITH LOCAL CODES.

8. INSTALL NEW BATTERIES IN THE IRRIGATION CONTROLLER(S) TO RETAIN PROGRAM IN MEMORY DURING TEMPORARY POWER FAILURES. USE QUANTITY, TYPE AND SIZE REQUIRED AS PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.

9. SCHEDULE A MEETING WHICH INCLUDES REPRESENTATIVES OF THE IRRIGATION CONTROLLER MANUFACTURER, THE MAINTENANCE CONTRACTOR, THE OWNER AND THE IRRIGATION CONTRACTOR AT THE SITE FOR INSTRUCTION ON THE PROPER PROGRAMMING AND OPERATION OF THE IRRIGATION CONTROLLER.

10. INSTALL 3" DETECTABLE TAPE ABOVE ALL PRESSURIZED MAIN LINES AS DETAILED. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS.

11. PROVIDE EACH IRRIGATION CONTROLLER WITH ITS OWN INDEPENDENT LOW VOLTAGE COMMON GROUND WIRE.

12. IRRIGATION CONTROL WIRES: SOLID COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND. COMMON GROUND WIRE: SIZE #12-1 WIRE WITH A WHITE INSULATING JACKET. CONTROL WIRE SERVICING REMOTE CONTROL VALVES: SIZE #14-1 WIRE WITH INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICES SHALL BE MADE WITH 3M-DBY SEAL PACKS OR APPROVED EQUAL.

13. INSTALL TWO SPARE CONTROL WIRES OF A DIFFERENT COLOR ALONG THE ENTIRE MAIN LINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES.

14. SPLICING OF LOW VOLTAGE WIRES IS PERMITTED IN VALVE BOXES ONLY. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. DO NOT TAPE WIRES TOGETHER WHERE CONTAINED WITHIN SLEEVING OR CONDUIT.

15. INSTALL GREEN PLASTIC VALVE BOXES WITH BOLT DOWN, NON HINGED COVER MARKED "IRRIGATION CONTROL VALVE". BOX BODY SHALL HAVE KNOCK OUTS. ACCEPTABLE VALVE BOX MANUFACTURER'S INCLUDE NDS, CARSON OR APPROVED EQUAL.

16. INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, BUILDING OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, INSTALL EACH BOX AN EQUAL DISTANCE FROM THE WALK, CURB, BUILDING OR LANDSCAPE FEATURE AND PROVIDE 12" BETWEEN BOX TOPS. ALIGN THE SHORT SIDE OF RECTANGULAR VALVE BOXES PARALLEL TO WALK, CURB, BUILDING OR LANDSCAPE FEATURE.

17. VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN PLANTING AREAS.

18. THE CONTRACTOR SHALL LABEL CONTROL LINE WIRE AT EACH REMOTE CONTROL VALVE WITH A 2 1/4" X 2 3/4" POLYURETHANE I.D. TAG, INDICATING IDENTIFICATION NUMBER OF VALVE (CONTROLLER AND STATION NUMBER). ATTACH LABEL TO CONTROL WIRE. THE CONTRACTOR SHALL PERMANENTLY STAMP ALL VALVE BOX LIDS WITH APPROPRIATE IDENTIFICATION AS NOTED IN CONSTRUCTION DETAILS.

19. FLUSH AND ADJUST IRRIGATION OUTLETS AND NOZZLES FOR OPTIMUM PERFORMANCE AND TO PREVENT OVER SPRAY ONTO WALKS, ROADWAYS, AND/OR BUILDINGS. SELECT THE BEST DEGREE OF THE ARC AND RADIUS TO FIT THE EXISTING SITE CONDITIONS AND THROTTLE THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH CONTROL ZONE.

20. SET SPRINKLER HEADS PERPENDICULAR TO FINISH GRADE.

21. WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, USE CAUTION TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATE BY HAND IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR. BACK FILL TRENCHES ADJACENT TO TREE WITHIN TWENITY-FOUR (24) HOURS. WHERE THIS IS NOT POSSIBLE, SHADE THE SIDE OF THE TRENCH ADJACENT TO THE TREE WITH WET BURLAP OR CANVAS.

22. THE IRRIGATION SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.

23. IRRIGATION DEMAND: REFER TO PLANS.

24. THE EXISTING MAIN LINE SHOWN ON THE DRAWINGS IS DIAGRAMMATIC. VERIFY AND LOCATE EXISTING MAIN LINE IN FIELD. REPORT TO ARCHITECT IN WRITING ANY DEVIATION OF EXISTING MAIN LINE LOCATION FROM THAT SHOWN ON THE DRAWINGS.

25. PIPE SIZING SHOWN ON THE DRAWINGS IS TYPICAL. AS CHANGES IN LAYOUT OCCUR DURING STAKING AND CONSTRUCTION THE SIZE MAY NEED TO BE ADJUSTED ACCORDINGLY.

26. PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL #5.

27. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MINOR CHANGES IN THE IRRIGATION LAYOUT DUE TO OBSTRUCTIONS NOT SHOWN ON THE IRRIGATION DRAWINGS SUCH AS LIGHTS, FIRE HYDRANTS, SIGNS, ELECTRICAL ENCLOSURES, ETC.

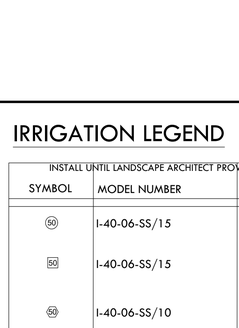
28. WHEN WORK OF THIS SECTION HAS BEEN COMPLETED AND SUCH OTHER TIMES AS MAY BE DIRECTED, REMOVE ALL TRASH, DEBRIS, SURPLUS MATERIALS AND EQUIPMENT FROM SITE.

29. VERIFY LOCATIONS OF ALL IRRIGATION COMPONENTS INSTALLED WITHIN A VALVE BOX WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. DO NOT

IRRIGATION LEGEND

INSTALL UNTIL LANDSCAPE ARCHITECT PROVIDES ACCEPTABLE LOCATIONS.

SYMBOL	MODEL NUMBER	DESCRIPTION	NOZZLE GPM	OPERATING PSI	OPERATING RADIUS (FEET)
50	I-40-06-SS/15	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	15.7	60	45-55
50	I-40-06-SS/15	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	15.7	60	45-55
50	I-40-06-SS/10	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	11.3	60	45-55
40	I-25-06-SS/8	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	9.2	60	35-40
40	I-25-06-SS/8	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	9.2	60	35-40
30	I-20-06/MPR-30	HUNTER POP-UP GEAR DRIVEN ROTOR (TURF)	2.96	45	25-30
	100P SERIES	IRRITROL REMOTE CONTROL VALVE			
	44-LRC	RAIN BIRD 1" TWO-PIECE QUICK COUPLING VALVE (YELLOW LOCKING RUBBER COVER)			
	T113-K SERIES	NIBCO BRASS GATE VALVE (LINE SIZE)-2.5" AND SMALLER			
MV	3300-2"	SUPERIOR MASTER VALVE (NORMALLY OPEN)			
FS	QS200-20	FLOMEC 2 PVC FLOW SENSOR			
P	CB##V1C002X00055-025 XXXX241ONS-2-SS	PPS NOVA VFD 3 HP BOOSTER PUMP WITHIN AN ENCLOSURE (240V 1 PHASE POWER) CONTACT STEVEN KIM 760-214-5734 FOR MORE INFORMATION.			
C	EGP8-EG/EGP8-OP8 EG-iCENTRAL	RAIN MASTER EAGLE PLUS 16 STATION CONTROLLER IN A LARGE WALL MOUNTED PAINTED ENCLOSURE; INCLUDES I-CARD AND FIVE YEAR RAIN MASTER I-CENTRAL SERVICE.			
R	RS-1000	IRRITROL WIRELESS RAIN SENSOR			



MAIN LINE: 2 1/2" AND SMALLER:
1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 18" COVER.

LATERAL LINE: 3/4" AND LARGER:
1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT WELD FITTINGS. 12" COVER.

1.5" CONDUIT AND SWEEPS FOR POWER WIRE TO BOOSTER PUMP FROM EXISTING PANEL. WIRE SIZE AND # OF WATER TO BE DETERMINE BY ELECTRICAL CONTRACTOR. CONNECT TO PANEL WITH REQUIRED BREAKER FOR PUMP.

1- 1" CONDUIT FOR FLOW SENSOR WIRE AND 1- 1.5" CONDUIT FOR LOW VOLTAGE WIRES FROM CONTROLLER TO SERVICE MASTER VALVE AND ALL REMOTE CONTROL VALVES.

WATER USE CALCULATIONS

WATER USE ESTIMATION

WATER TYPE	WELL WATER
SITE ETO=	44 ST HELENA

REGULAR LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME	PLANT WATER USE TYPE	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY	ETAF (PF/IE)	AREA (SQ. FT) (HA)	ETAF X AREA (HA)	ETWU (GAL/YR)	ACRE FEET/ YEAR	HCF/ YEAR	PERCENTAGE OF LANDSCAPE
1	SPORTS TURF	HIGH	0.7	ROTORS	0.75	0.933	38,084	35,545	969,669	2.98	1,296.35	100%
					TOTALS		38,084	35,545	969,669	2.98	1,296.35	100%

SPECIAL LANDSCAPE AREAS

HYDROZONE #	HYDROZONE NAME											
1	SPORTS TURF						38,084					100%
						TOTALS	38,084					100%

MAWA	GALLONS/YR	1,038,932
	ACRE FEET/YR	3.19
	HCF/YR	1,388.95

ETWU	GALLONS/YR	969,669
	ACRE FEET/YR	2.98
	HCF/YR	1,296.35

SITE IRRIGATION EFFICIENCY	SITE PLANT FACT0R	MAWA COMPLIANT
75.0%	0.70	YES

MAWA FORMULA
MAXIMUM APPLIED WATER ALLOWANCE (MAWA) GALLONS PER YEAR
MAWA = (ETo)(0.62)[(LA x 0.45) + (0.55 x SLA)]

ETo = REFERENCE EVAPOTRANSPIRATION
0.55= ET ADJUSTMENT FACTOR
LA=LANDSCAPED AREA (SQUARE FEET)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

ETWU FORMULA
ESTIMATED TOTAL WATER USE (ETWU) GALLONS PER YEAR
ETWU= ((ETO)(.62)(ETAF x LA))

ETo = REFERENCE EVAPOTRANSPIRATION
PF = PLANT FACTOR FOR HYDROZONES
HA = HYDROZONE AREA (SQ.FT)
0.62 = CONVERSION FACTOR (GALLONS/SQ.FT/YR)

IE = IRRIGATION EFFICIENCY (0.81)-BUBBLER/DRIP

IE = IRRIGATION EFFICIENCY (0.75)-ROTORS/SPRAY

ETAF Calculations	
REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	35,545
TOTAL AREA	38,084
AVG. ETAF	93.33%

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER CONSERVATION IN LANDSCAPING ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLANS.

Chris Mitchell

RMA
RUSSELL D. MITCHELL & ASSOCIATES, INC.

Project No.:	24-064
Scale:	
Date:	04/22/2024
Drawn By:	C. MITCHELL
Designed By:	C. MITCHELL
Checked By:	C. MITCHELL
Approved By:	C. MITCHELL

Stamp:

AMERICAN SOCIETY OF IRRIGATION CONSULTANTS
CHRIS MITCHELL
PROFESSIONAL CONSULTANT
2024

Rev.	Description	By	Date

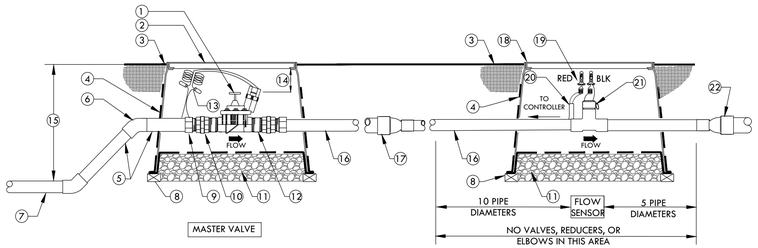
JACOB MEILY PARK,
ST. HELENA, CA

IRRIGATION LEGEND, NOTES & CALCS

I-101

Sheet: 2 of 4

Sheet: I-101 IRRIGATION LEGEND & NOTES
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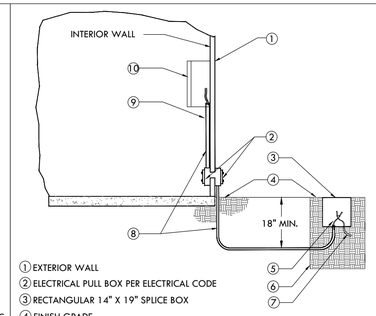


1. MASTER CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS). CENTER WITHIN BOX.
2. 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. FINISH GRADE.
4. 1/2" MESH, 19 GAUGE HOT DIPPED GALVANIZED STEEL WIRE TO COVER VALVE BOX BOTTOM AND CUTOUTS.
5. SCH 80 PVC PIPE. LENGTH AS REQUIRED.
6. SCHEDULE 80 PVC 45° ELBOW (SxS)
7. PVC MAIN LINE FROM BACKFLOW OR PUMP.
8. BRICK-ONE ON EACH CORNER OR THREE FOR ROUND BOXES.
9. SCH 80 PVC MALE ADAPTER- 2 TOTAL.
10. SCHEDULE 80 PVC THREADED UNION-2 TOTAL
11. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
12. 3" LONG SCHEDULE 80 PVC NIPPLE-2 TOTAL. MATCH VALVE SIZE.
13. VALVE CONTROL WIRE- PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 36" OF EXCESS UF WIRE IN A 1" DIAMETER COIL. FOR TWO-WIRE PROJECTS ROUTE CONDUIT AND TWO CABLE INTO VALVE BOX AND USE DECODER THAT IS COMPATIBLE WITH CONTROLLER AND VALVE.
14. 3" MIN 6" MAX.
15. REFER TO IRRIGATION LEGEND.
16. SCH 80 PVC MAIN LINE TO FLOW SENSOR.
17. IF NECESSARY INSTALL A SCH. 80 REDUCING COUPLING, TYP.
18. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
19. 18 GAUGE AWG DIRECT BURIAL WIRE. FLOW SENSOR WIRE MUST BE RUN IN 1" PVC CONDUIT FROM FLOW SENSOR TO CONTROLLER ENCLOSURE. PROVIDE 3M-DBY SEAL PACKS AT ALL SPLICES AND 36" OF EXCESS WIRE IN A 1" DIAMETER COIL. FOR TWO-WIRE PROJECTS ROUTE CONDUIT AND TWO CABLE INTO SENSOR BOX AND USE SENSOR DECODER THAT IS COMPATIBLE WITH CONTROLLER AND SENSOR.
20. SCH 40 PVC CONDUIT FOR SENSOR WIRE OR TWO WIRE CABLE FROM CONTROLLER.
21. FLOW SENSOR MUST BE INSTALLED WITH INSERT (TOP) POSITIONED VERTICALLY AND BODY (TEE) POSITIONED HORIZONTALLY. FOR FLOWMEC SENSORS INSTALL ON 45° ANGLE.
22. SCH. 80 REDUCING COUPLING UPSIZING TO MAIN LINE SERVICING IRRIGATION SYSTEM IF REQUIRED.



FLOWMEC SENSORS

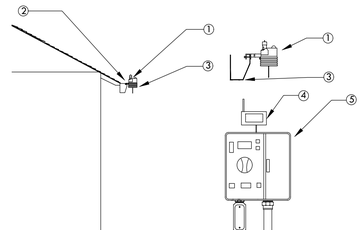
1 MASTER VALVE & FLOW SENSOR INSTALLATION
SCALE: NONE



1. EXTERIOR WALL
2. ELECTRICAL PULL BOX PER ELECTRICAL CODE
3. RECTANGULAR 14" X 19" SPLICE BOX
4. FINISH GRADE
5. DBY SPLICE KIT
6. PLANTER
7. DIRECT BURIAL LOW VOLTAGE WIRES ROUTED TO REMOTE CONTROL VALVES
8. SCHEDULE 40 GRAY PVC ELECTRICAL CONDUIT WITH SWEEPS FOR LOW VOLTAGE WIRE. ROUTE CONDUIT TO NEAREST PLANTER AND PLACE IN SPLICE BOX.
9. LOW VOLTAGE WIRES TO CONTROLLER
10. CONTROLLER(S)

NOTE:
WHEN POSSIBLE USE DIRECT WIRE PULLS FROM CONTROLLER TO REMOTE CONTROL VALVES. IF NECESSARY USE MULTI-STRAND WIRE FROM CONTROLLER TO SPLICE BOX. MAKE SPLICES WATER TIGHT WITH DBY CONNECTORS. SPLICES TO OCCUR IN SPLICE BOX ONLY.

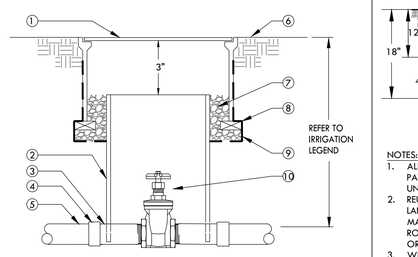
2 INTERIOR MOUNTED CONTROLLER
SCALE: NONE



NOTE: MAXIMUM LINE OF SIGHT FROM SENSOR TO RECEIVER IS 1000 FT. DISTANCE IS LESS IF OBSTRUCTIONS EXIST. SENSOR MUST BE INSTALLED IN "CLEAR SPACE" WHERE IT IS EXPOSED TO UNOBSTRUCTED RAINFALL AND IS CLEAR OF IRRIGATION SPRAY.

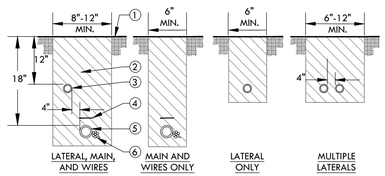
1. WIRELESS CLIMATE SENSOR TRANSMITTER (EVE/GUTTER MOUNTED)
2. MOUNT SENSOR ON GUTTER/EVE
3. GUTTER/EVE
4. SENSOR RECEIVER
5. CONTROLLER

3 WIRELESS WEATHER SENSOR
SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 8" CLASS 160 OR SCHEDULE 40 PVC PIPE (NOTCH TO FIT OVER MAIN LINE PIPE).
3. SCH 80 TOE NIPPLE. 6" IN LENGTH. (2 TOTAL)
4. SCH 80 COUPLING (2 TOTAL)
5. PVC MAIN LINE.
6. FINISH GRADE.
7. PEA GRAVEL OR 3/4" DRAIN ROCK - 4" DEEP (NO SOIL IN VALVE BOX).
8. BRICK-2 TOTAL.
9. 19 GAUGE 1/2" SQUARE WIRE MESH. WRAP UP SIDES OF BOX.
10. GATE VALVE WITH X-TOP HANDLE.

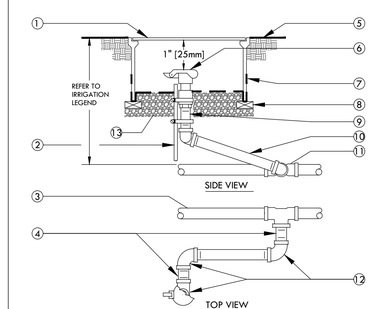
4 GATE VALVE - 3" AND SMALLER
SCALE: NONE



NOTES:
1. ALL MAIN SUPPLY LINES AND LATERAL LINES SHALL BE PLACED IN SLEEVES UNDER PAVED SURFACES. INSTALL LOW VOLTAGE WIRES WITHIN A SEPARATE CONDUIT UNDER PAVED SURFACES. DO NOT TAPE WIRES WITHIN CONDUIT.
2. REUSE SALVAGED EXCAVATED FILL AND COMPACT TO ORIGINAL DENSITY IN LANDSCAPE AREAS. ALL OTHER AREAS SHALL BE AT 95% COMPACTION. BACKFILL MATERIAL SHALL BE THE EARTH EXCAVATED FROM THE TRENCHES, FREE FROM ROCKS (ANYTHING LARGER THAN 2"), CONCRETE CHUNKS, AND OTHER FOREIGN OR COARSE MATERIALS.
3. WHEN 12" POP-UP SPRINKLER HEADS ARE USED, INCREASE THE DEPTH OF LATERAL TO 18" AT THE SPRINKLER LOCATION ONLY.

1. FINISH GRADE.
2. CLEAN BACKFILL MATERIAL.
3. LATERAL LINE.
4. 3" DETECTABLE WARNING TAPE OVER MAIN LINE. INSTALL 3" ABOVE MAIN LINE. USE CHRISTY MODEL #TA-DT-3-BIRR FOR POTABLE IRRIGATION SYSTEMS OR #TA-DT-3-PRW FOR RECYCLED IRRIGATION WATER SYSTEMS
5. MAIN LINE.
6. LOW VOLTAGE CONTROL WIRES, TWO-WIRE CABLE, OR CONDUIT WITH WIRES. FOR MULTIPLE WIRES, TAPE AND BUNDLE WIRES AT 10 FT. INTERVALS. WIRING SHALL BE LAID OUT LOOSELY IN THE TRENCH.

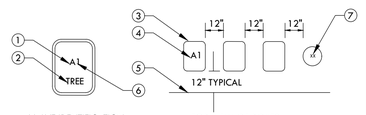
5 TRENCHING
SCALE: NONE



1. 10" ROUND PLASTIC VALVE BOX WITH BOLT DOWN LID.
2. 1 1/4" x 1 1/4" x 3/16" [30mm x 30mm x 5mm] ANGLE IRON 30" [760mm] LONG W/2 STAINLESS STEEL STRAPS (ONE AROUND QCV).
3. PVC MAIN LINE.
4. 3" [75mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
5. FINISH GRADE.
6. QUICK COUPLING VALVE.
7. 19 GAUGE 1/2" [13mm] SQUARE WIRE MESH.
8. BRICK - 2 TOTAL.
9. SCHEDULE 80 PVC THREADED NIPPLE.
10. 10" [250mm] LONG SCHEDULE 80 PVC THREADED NIPPLE.
11. UPC APPROVED SCHEDULE 40 PVC TEE OR ELBOW.
12. SCHEDULE 80 PVC THREADED 90° ELL.
13. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).

NOTE:
NIPPLES AND FITTINGS TO BE SAME SIZE AS VALVE IPT INLET THREAD SIZE.

6 QUICK COUPLING VALVE
SCALE: NONE



VALVE IDENTIFICATION

1. CONTROLLER ID.
2. ALL TREE VALVES TO HAVE TREE BRANDED INTO LID.
3. RECTANGULAR VALVE BOX.
4. HEAT BRAND VALVE TYPE PER TABLE OR CONTROLLER ID AND STATION NUMBER INTO LID.
5. EDGE OF LAWN, WALK, FENCE, CURB, ETC.
6. STATION NUMBER.
7. ROUND VALVE BOX FOR QCV AND GATE VALVE. HEAT BRAND VALVE TYPE INTO INTO LID PER TABLE.

TOP VIEW OF BOXES

ITEMS TO BRAND:	BRAND CODE
GATE VALVE	GV
PRESSURE REDUCER	PRV
MASTER VALVE	MV
FLOW SENSOR	FS
HYDROMETER	HM
MAIN LINE AIR RELIEF	ARV
REMOTE CONTROL VALVE	A___
QUICK COUPLER	QC
SPLICE BOX	SB
PULL BOX	PB
LIGHTNING ARRESTOR	LA
GROUND ROD	GR

INSTRUCTIONS:
1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.
2. SET BOXES 1" ABOVE FINISH GRADE OR MULCH COVER IN GROUND COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.
3. SET RCV AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA WHERE POSSIBLE. INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.
5. AVOID HEAVILY COMPACTING SOIL AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.
6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

7 VALVE BOX INSTALLATION
SCALE: NONE

RMA
RUSSELL D. MITCHELL & ASSOCIATES, INC.

Project No.:	24-064
Scale:	
Date:	04/22/2024
Drawn By:	C. MITCHELL
Designed By:	C. MITCHELL
Checked By:	C. MITCHELL
Approved By:	C. MITCHELL

Stamp: AMERICAN SOCIETY OF IRRIGATION CONSULTANTS — CURTIS MITCHELL — PROFESSIONAL CONSULTANT — 2024

Rev.	Description	By	Date

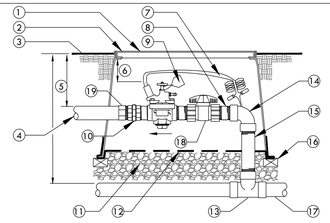
JACOB MEILY PARK,
ST. HELENA, CA

IRRIGATION DETAILS

I-102

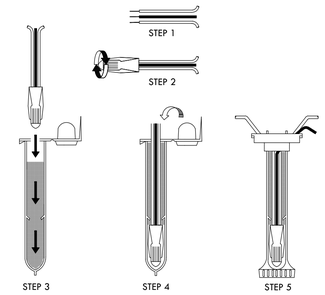
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Saved by: CMITCHELL Printed: 5/12/2024 9:45 AM Sheet: I-102 IRRIGATION DETAILS
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1. REMOTE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHERE SHOWN ON PLANS).
2. USE A NDS PRO SERIES 14" X 19" RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID FOR 1" VALVES. FOR 1.5" AND LARGER VALVES INSTALL BALL VALVE WITHIN A SEPARATE 10" ROUND BOX OR ONE BALL VALVE PER MANIFOLD OF VALVES. GATE VALVE SIZE SHALL BE SAME AS LARGEST VALVE WITHIN MANIFOLD. ONE VALVE PER BOX- NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL.
3. FINISH GRADE.
4. PVC LATERAL LINE.
5. REFER TO IRRIGATION SPECS.
6. 3" [75mm] MIN, 6" [150mm] MAX.
7. VALVE CONTROL WIRE- PROVIDE SEAL PACKS AT ALL SPLICES AND 3' [1m] OF EXCESS UF WIRE IN A 1" [25mm] DIAMETER COIL.
8. SCHEDULE 80 PVC NIPPLE (3 TOTAL).
9. VALVE I.D. TAG (CONTROLLER AND STATION NUMBER).
10. SCHEDULE 80 PVC THREADED UNION.
11. PEA GRAVEL OR 3/4" DRAIN ROCK- 4" [100mm] DEEP BELOW VALVE (NO SOIL IN VALVE BOX).
12. 19 GAUGE 1/2" [12mm] SQUARE WIRE MESH.
13. SCHEDULE 40 OR 80 PVC TEE. REFER TO LEGEND FOR TYPE.
14. SCHEDULE 80 PVC 90° ELBOW (TYP.).
15. SCHEDULE 80 PVC NIPPLE- LENGTH AS REQUIRED.
16. BRICK-1 EACH CORNER.
17. PVC MAIN LINE.
18. SCHEDULE 80 PVC UNION BALL VALVE (ONE PER VALVE).
19. SCHEDULE 40 MALE ADAPTER

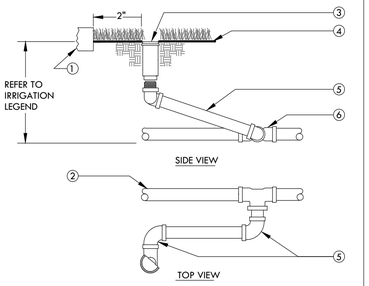
1 REMOTE CONTROL VALVE
SCALE: NONE



NOTE:
MAXIMUM # OF WIRES PER CONNECTOR:
- 3-#14 GAUGE
- 2-#12 GAUGE

INSTRUCTIONS:
1. STRIP WIRES APPROXIMATELY 1/2" FROM ENDS TO EXPOSE WIRE.
2. TWIST CONNECTOR AROUND WIRES CLOCKWISE UNTIL HAND TIGHT, DO NOT OVERTIGHTEN.
3. INSERT WIRE ASSEMBLY TO BOTTOM OF GEL-FILLED TUBE. CHECK TO MAKE SURE CONNECTOR HAS BEEN PUSHED PAST LOCKING FINGERS AND IS SEATED AT THE BOTTOM OF THE TUBE.
4. PLACE WIRES WHICH EXIT TUBE IN WIRE EXIT HOLES AND CLOSE CAP UNTIL IT SNAPS.
5. INSPECT FINAL SPLICE ASSEMBLY THAT IT IS SECURED.

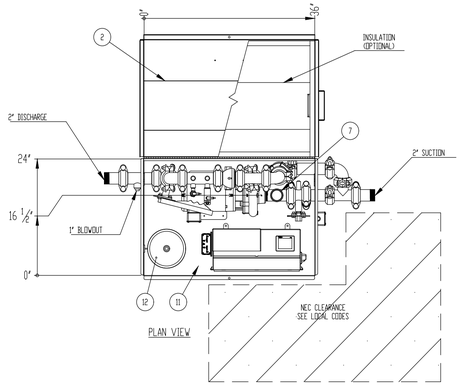
2 WEATHERPROOF WIRE SPLICE ASSEMBLY
SCALE: NONE

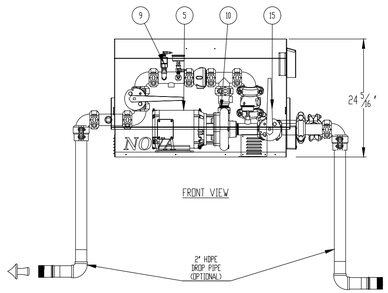


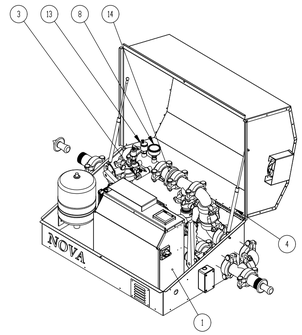
NOTES:
1. SET SPRINKLER 1" ABOVE FINISH GRADE AT TIME OF INSTALLATION - LOWER TO FINISH GRADE WHEN TURF IS WELL ESTABLISHED.

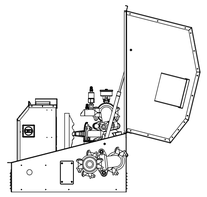
1. WALL, WALK, CURB OR HEADER.
2. PVC LATERAL LINE.
3. POP-UP ROTARY SPRINKLER.
4. FINISH GRADE.
5. UNITIZED SWING JOINT: 3/4"-LASCO MODEL T732-212
   1"-LASCO MODEL T932-212.
6. SCHEDULE 40 PVC TEE OR ELBOW WITH THREADED OUTLET.

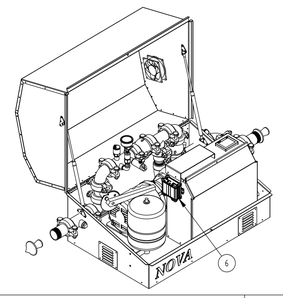
3 POP-UP ROTARY SPRINKLER - TURF
SCALE: NONE








SIDE VIEW



ITEM NO.	DESCRIPTION	Size	QTY.
1	CS CASE		1
2	ENCLOSURE, NOVA		1
3	FLOW METER/FLOW SWITCH	1/2"	1
4	GAS STRUT, 15LBS FORCE		2
5	MOTOR, 3600 RPM, ODP		1
6	MODEM		1
7	PRESSURE GAUGE	2-1/2"	1
8	PRESSURE GAUGE	2-1/2"	1
9	PRESSURE TRANSDUCER	1/4"	1
10	PUMP, CENTRIFUGAL		1
11	SKID, POLY	24" x 36"	1
12	TANK, PRESSURE	2 GAL	1
13	VALVE, AIR RELIEF, FV-4	1/2"	1
14	VALVE, CHECK, GROOVED	2"	1
15	VALVE, BUTTERFLY, GROOVE, LEVER	2"	2

REV.	DESCRIPTION	DATE	APVD
A	UPDATED NOVA TO INCLUDE MODEM, CS CASE, GAS SPRINGS	1/06/2023	TJM

REVISIONS

NON-POTABLE

PRECISION PUMPING SYSTEMS
6515 BUSINESS WAY
BOISE, IDAHO 83716
208-323-5300
www.goppsi.us

MATERIAL
Piping: SS 304
Skid: HDPE

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL ± 1/8"
ONE PLACE DECIMAL ± .10
TWO PLACE DECIMAL ± .05
DO NOT SCALE DRAWING

DRAWN: DATE:

TITLE: BOOSTER SYSTEM
PUMP STATION - BYPASS

PROJECT: JACOB MEILEY PARK

LEVEL: SPEC 23011

CB##V1C002X00055-025XXXX2410NS-2-SS

JOB | SIZE: B | SCALE: NTS | SHEET: 1 OF 5 | REV -

RMA
RUSSELL D. MITCHELL & ASSOCIATES, INC.

Project No.:	24-064
Scale:	
Date:	04/22/2024
Drawn By:	C. MITCHELL
Designed By:	C. MITCHELL
Checked By:	C. MITCHELL
Approved By:	C. MITCHELL

Stamp:

AMERICAN SOCIETY OF IRRIGATION CONSULTANTS
CHRIS MITCHELL
PROFESSIONAL CONSULTANT
2024

Rev.	Description	By	Date

JACOB MEILY PARK,
ST. HELENA, CA

IRRIGATION DETAILS

I-103

Sheet: 4 of 4

Saved by: CMITCHELL
Printed: 5/12/2024 9:45 AM
C:\ON HOME DWG\24-064 JACOB MEILY PARK - ST HELENA\CAD\CAD\JMP-STHELENA-IRRIGATION_DESIGN.DWG
Sheet: I-103 IRRIGATION DETAILS

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	June 25, 2024
FROM:	Jose Calderon, Engineering Technician II
SUBJECT:	Consideration of Resolution adding a portion of McCorkle Avenue to the City's List of Red Zones (parking prohibitions) and rescinding Resolution 2023-71
RECOMMENDED ACTION:	Approve Resolution adding portion of McCorkle Avenue to the City's List of Red Zones (parking prohibitions) and rescinding Resolution 2023-71.
PREVIOUS COUNCIL ACTION:	Resolution 2023-71 adopted by City Council on June 27, 2023.
STATEMENT OF THE PURPOSE:	For better visibility entering and exiting the Driveway at 710 McCorkle Avenue. Vehicles park to close to the driveway,
FINANCIAL IMPACT:	Work could be completed by Public Works Staff during normal business hours and using readily available paint. No financial impact.

BACKGROUND:
City Staff received correspondence from a representative of Our Town St. Helena (OTSH) which reported that street parking on McCorkle Avenue was encroaching on the driveway entrance of 710 McCorkle Avenue. The location of parked vehicles is preventing vehicles from McCorkle of entering and exiting safely out of the driveway. City Staff reviewed the correspondence and the area referenced and presents the following discussion.

DISCUSSION:
City Staff is recommending that a red Curb be painted to provide an additional five feet of clearance on the southwest and northeast side of the driveway. 710 McCorkle Avenue has multiple dwellings that use that driveway to enter and exit. McCorkle Avenue is a narrow residential street with a 25MPH speed limit. Street parking is permitted on both sides of the street. Due to residents parking to close to the driveway, it has become a safety concern when entering and exiting.

Public Works staff conferred with Police and Fire department staff. Police department staff did not have an objection to the request for additional red curb.

ENVIRONMENTAL REVIEW: No environmental impact

GOAL:

Goal 2: Improve Infrastructure & Further Environmental Sustainability
Goal 5: Enhance Quality of Life

DOCUMENTS ATTACHMENTS:

Attachment 1_ Resolution. adding Red Zone and Rescinding Resolution 2023-71
Attachment 2- McCorkle

CITY OF ST. HELENA

RESOLUTION NO. 2024-XX

Resolution rescinding Resolution 2023-71 and adding portion of McCorkle Avenue to the City's List of Red Zones (parking prohibitions)

RECITALS

The Police Chief, Fire Chief and the Public Works Director have identified certain locations for which no parking is recommended in addition to those already in existence. New locations are identified with an underline in the following resolution. Locations not marked by an underline are locations already designated as no parking zones.

RESOLUTION

1. No parking zones or No stopping zones established within Resolution No. 2023-71 are hereby rescinded except to the extent that they are re-established below in this resolution.

2. For purposes of this resolution:

   "Curb" means the concrete curbing installed along the side of the street or roadway or, if there is none, the edge of the traveled portion of the street or roadway.

   "Intersection" means the point established by extending curb lines of the designated streets without regard for an arced curb installed to provide a turning radius between roadways.

3. Pursuant to Sections 10.10 and 10.11.1 of the City Code the following locations are designated as no parking or no stopping zones within which parking of vehicles on City streets is prohibited.

4. The new restrictions would not go into effect until the proposed paving and striping improvements for Grayson Avenue and South Crane Avenue are constructed.

A) **ADAMS STREET**

   1. Commencing at the northeast intersection of Adams and Kearney Streets thence 25 feet easterly along the north side of Adams Street.

   2. Commencing at the southeast intersection of Adams and Kearney Streets thence 72 feet westerly along the south side of Adams Street.

3. Commencing at the southeast intersection of Adams Street and Money Way thence 30 feet easterly along the south side of Adams Street.

4. Commencing at the southeast intersection of Adams Street and Napa Valley Wine Train Tracks thence easterly 30 feet along the south side of Adams Street.

5. Commencing at the southeast intersection of Adams Street and Main Street 42 feet easterly to the point of beginning, thence 20 feet easterly along the south side of Adams Street.

6. Commencing on the south side of Adams Street 138 feet easterly from Main Street thence 20 feet easterly along the south side of Adams Street.

7. Commencing at the northwest intersection of Adams Street and Railroad Avenue thence westerly 28 feet along the north side of Adams Street.

8. Commencing at a point 65 feet east of Main Street thence easterly 20 feet along the north side of Adams Street.

9. Commencing at the northeast intersection of Adams Street and Oak Avenue thence easterly 20 feet on the north side of Adams Street.

10. Commencing at the southeast intersection of Adams Street and Oak Avenue thence easterly 30 feet along the south side of Adams Street.

11. Commencing at the northeast intersection of Adams Street and Oak Avenue thence easterly 25 feet along the north side of Adams Street.

12. Commencing at the southwest intersection of Adams Street and Main Street thence westerly 31 feet along the south side of Adams Street.

13. Commencing at the westerly edge of the westerly driveway of 899 Adams Street thence westerly 30 feet along the south side of Adams Street.

14. Commencing at the easterly edge of the most easterly driveway of the 1010 Adams Street Bank Building and Pharmacy, thence easterly thirty (30) feet along the south side of Adams.

B) **ALEXANDER COURT**

1. Commencing at the southerly intersection of Alexander Court and Main Street thence westerly along the north side of Alexander Court 160 feet, thence northerly along a curve to the right 160 feet, thence easterly along the southerly side 160 feet to the northerly intersection of Alexander Court and Main Street.

C) **CHARTER OAK**

1. Commencing at the northeast intersection of Charter Oak and Wine Train Railroad Tracks thence easterly 180 feet along the north side of Charter Oak.

2. Commencing at the southeast intersection of Charter Oak and Wine Train Railroad Tracks thence easterly 197 feet along the south side of Charter Oak.

3. Commencing at the east intersection of Allison Avenue and Charter Oak thence along both sides of Charter Oak Avenue to the easterly end of the street.

D) **CHILES AVENUE**

1. Beginning at a point lying 84 feet westerly of the northwest bridge abutment corner at Pope Street crossing Sulphur Creek; thence northwesterly 58 feet along the east curb at Chiles Avenue and Pope Street.

2. Beginning at a point lying 154 feet westerly of the northwest bridge abutment corner at Pope Street crossing Sulphur Creek; thence northerly 84 feet along the west curb at Chiles Avenue and Pope Street.

E) **CHURCH STREET**

1. Commencing at the southeast intersection of Church Street and Hunt Avenue thence southerly along the east side of Church Street to the northeasterly intersection of Pope Street.

2. West side of Church Street five (5) feet north and five (5) feet south of the entrance and exit driveway of the parking lot of the business located at 1120 Pope Street.

F) **COLLEGE AVENUE**

1. Twenty feet of red painted curb in front of fire hydrant #870 (hydrant is located on east side of College Avenue, 170 feet south of intersection with Pope Street) per California Vehicle Code 22514. North of the red curb for fire hydrant, will commence 45 feet of "Police Parking Only", designated by two painted parking boxes on the roadway (22.5 feet in length) with diagonal striping and "Police Parking Only" painted within the center of each box. "Police Parking Only." signage adjacent to parking. No parking on east side of College Avenue north of designated Police Parking to intersection with Pope Street. North (approximately 106 feet) of the "Police Parking Only" the east shoulder shall remain and be posted "No Parking", to allow the fluid movement of vehicular traffic.

2. Commencing at the southwest intersection of College Avenue and Pope Street thence southerly 360 feet along the west side of College Avenue.

G) **DOWDELL LANE**

1. Commencing at the east right-of-way of the Wine Train crossing at Dowdell Lane thence easterly 180 feet along the north and south side of Dowdell Lane.

2. Commencing at the driveway to 899 Dowdell Lane thence 12 feet in both the easterly and westerly direction from the edge of said driveway a distance of 12 feet along the northerly side of Dowdell Lane.

3. DOWDELL AND MCCORMICK

   a. Commencing at the southeast intersection of McCormick Street and Dowdell Lane thence 25 feet northwesterly along the east side of McCormick Street.

   b. Commencing at the southeast intersection of McCormick Street and Dowdell Lane thence 28 feet northeasterly along the south side of Dowdell Lane.

H) **EDWARDS STREET**

1. Commencing at the southeast corner of Edwards Street and Hunt Avenue thence southerly 20 feet along the east side of Edwards Street.

2. Commencing at the southwest corner of Edwards Street and Hunt Avenue thence southerly 20 feet along the west side of Edwards Street.

I) **EL BONITA AVENUE**

1. Commencing at a point 35 feet west of Community Drive thence westerly 60 feet along the north side of El Bonita Avenue.

2. Commencing at the intersection of El Bonita Avenue and Community Drive thence easterly 80 feet along the south side of El Bonita Avenue.

J) **ELMHURST AVENUE**

1. Commencing at the northeast intersection of Elmhurst Avenue and Granger Way thence easterly 30 feet along the north side of Elmhurst Avenue.

2. Commencing at the southeast intersection of Elmhurst Avenue and Spring Mountain Road thence easterly 75 feet along the south side of Elmhurst Avenue.

3. Commencing at the intersection of Elmhurst Avenue and Main Street thence westerly 30 feet along Elmhurst Avenue and thence northerly 60 feet along Main Street.

K) **FULTON LANE**

1. Commencing at the northeast and southeast intersection of Fulton and Main Streets thence easterly 90 feet along the north and south sides of Fulton Lane.

2. Commencing at the easterly intersection of Fulton Lane and Railroad Avenue thence easterly 120 feet along both the north and south sides of Fulton Lane.

L) **GRAYSON AVENUE**

1. South side of Grayson Avenue from the southwest intersection of Main Street and Grayson Avenue westerly for a distance of 100 feet.

2. North side of Grayson beginning at a point 665 feet westerly of the westerly line of Main Street then west along the north side of Grayson for a distance of 1,165.6 feet between the hours of 7:30 a.m. and 3:00 p.m., Mon. - Fri.

3. Commencing at the northeast intersection of Grayson Avenue and Crane Avenue thence easterly 50 feet along the north side of Grayson Avenue. This is a 24-hour “No Stopping zone.

4. Commencing at a point 50 feet north of the northeast intersection of Grayson Avenue and Crane Avenue thence 700 feet along the north side of Grayson Avenue. This is a “No Stopping” zone during the hours of 7:30 a.m. – 3:00 p.m. on school days.

5. Commencing at the intersection of the easterly driveway of the Primary School Parking Lot and Grayson Avenue thence westerly along the southerly curb line a distance of 25 feet.

6. Class II Bike lane only, which would require parking to be prohibited along the south side. Commencing at the southeast intersection of Grayson Avenue and South Crane Avenue thence 700 feet easterly along the south side of Grayson Avenue.

M) **GROVE COURT**

1. Commencing at the northeast intersection of Grove Court and Hunt Avenue thence northerly 205 feet along the east side of Grove Court.
2. Commencing 100 feet northerly of the northwest intersection of Grove Court and Hunt Avenue thence northerly 100 feet along the west side of Grove Court adjacent to the heritage oak tree.

N) **HUNT AVENUE**

1. Commencing at the northeast intersection of Hunt Avenue and Starr Avenue thence westerly 307 feet along the north side of Hunt Avenue.

2. Commencing at the southwest intersection of Hunt Avenue and Starr Avenue thence westerly 465 feet along south side of Hunt Avenue to 105 feet west of Monte Vista extended center line.

3. Commencing at a point 20’ east of the southeast intersection of Hunt Avenue and Monte Vista thence easterly 44’ along the south side of Hunt Avenue.

4. Commencing at the southeast corner of Hunt Avenue and Edwards Street thence easterly 40 feet along the south side of Hunt Avenue.

5. Commencing at the southwest corner of Hunt Avenue and Edwards Street thence westerly 30 feet along the south side of Hunt Avenue.

6. Commencing on the north side of Hunt Avenue fifteen (15) feet west and fifteen (15) feet east of the most eastern entrance and exit driveway of the Safeway parking lot. This is a 24-hour “No Stopping Zone”.

7. Commencing at a point fourty (40) feet east of the most eastern entrance and exit driveway of the Safeway parking lot, thence thirty (30) feet along the north side of Hunt Avenue.

O) **JUNE LANE**

1. Commencing at a point lying 184 feet north of the intersection of Chiles and June Lane; thence along the east curb to the right a distance of 30 feet to the south curb of Hunt Avenue.

2. Commencing at a point lying 184 feet north of the intersection of Chiles Avenue and June Lane; thence along the west curb to the left a distance of 30 feet to the south curb of Hunt Avenue.

P) **KEARNEY STREET**

1. Commencing at the northeast intersection of Kearney Street and Spring Street thence northerly along the east side of Kearney Street to Tainter Street.

2. Commencing 143 feet north of the northeast corner of Adams Street and Kearney Street thence northerly a distance of 51 feet along the east side of Kearney Street.

3. Commencing 399 feet north of the northeast corner of Adams Street and Kearney Street thence northerly a distance of 33 feet along the east side of Kearney Street.

Q) **LA FATA STREET**

1. Commencing 215 feet southerly from the southeast corner of La Fata Street and Dowdell Lane thence 60 feet southerly along the easterly curb of La Fata Street.

2. Commencing 398 feet southerly from the southeast corner of La Fata Street and Dowdell Lane thence 40 feet southerly along the easterly curb of La Fata Street.

3. Commencing at the driveway to 899 Dowdell Lane located on La Fata Street thence 12 feet in both the northerly and southerly direction from the edge of said driveway a distance of 12 feet along the westerly side of La Fata Street.

R) **LIBRARY LANE**

1. Commencing at the north side of the white painted load zone at the St. Helena Library at 1480 Library lane, then twenty-one (21) feet along the east side of Library Lane.

S) **MADRONA AVENUE**

1. Commencing at the intersection of Madrona and Oak Avenues thence easterly and westerly along the north and south sides of Madrona Avenue 20 feet from each intersection.

2. Commencing at the northwest and southwest intersections of Madrona Avenue and Main Street thence westerly 90 feet along the north and south side of Madrona Avenue.

T) **MAIN STREET**

1. Commencing at the intersection of Main Street and Madrona Avenue thence southerly 155 feet along both sides of Main Street.

2. Commencing at the intersection of Main Street and Madrona Avenue thence northerly 155 feet along both sides.

3. Commencing at the southwest intersection of Main Street and Sulphur Springs Avenue thence 310 feet southerly along the west side of Main Street.

4. Commencing at Main Street and the Sulphur Creek bridge thence southerly to Sulphur Springs Avenue along both sides of Main Street and northerly 175 feet to Mitchell Avenue along the west side of Main Street.

5. Commencing at the northwest intersection of Main Street and Mitchell Drive thence northerly 20 feet.

6. Commencing at the intersection of Main Street and Spring Street thence 25 feet southerly along the west side.

7. Commencing at the southeast intersection of Main Street and Adams Street thence southerly 50 feet along the east side.

8. Commencing at the southeast intersection of Main Street and Adams Street 120 feet southerly to the point of beginning thence southerly 37 feet along the east side.

9. Commencing at the intersection of Main Street and Hunt Avenue thence northerly and southerly 30 feet along the east side.

10. Commencing at the intersection of Main Street and Spring Street 145 feet northerly to a point of beginning thence northerly 22 feet along the east side.

11. Commencing at the Main Street crosswalk at the south line of Spring Street thence southerly 24 feet along the east side of Main Street.

12. Commencing at the northwest intersection of Main Street and Adams Street thence northerly 35 feet along the west side.

13. Commencing at the southwest intersection of Main Street and Adams Street thence southerly 40 feet along the west side.

14. Commencing at the northwest intersection of Main Street and Spring Street 540 feet northerly to a point of beginning thence northerly 30 feet along the west side.

15. Commencing at the northwest intersection of Main Street and Spring Street 230 feet northerly to a point of beginning thence northerly 90 feet along the west side.

16. Commencing at the northwest intersection of Main Street and Spring Street thence northerly 40 feet along the west side.

17. Commencing at the northwest intersection of Main Street and Elmhurst 400 feet to a point of beginning thence northerly 330 feet along the west side of Main Street.

18. Commencing at the southeast intersection of Main Street and Pope Street thence southerly 170 feet along the east side of Main Street.

19. Commencing at the southeast intersection of Main Street and Pine Street thence south a distance of 28 feet along the east side of Main Street.

20. Commencing at the southwest intersection of Main Street and Pine Street thence south a distance of 28 feet along the west side of Main Street.

21. West side of Main Street from a point one hundred (100) feet south of Grayson Avenue southerly a distance of one thousand six hundred ninety (1,690) feet.

22. East side of Main Street from the south line of Grayson Avenue southerly a distance of one thousand five hundred eighty-five (1,585) feet.

23. East side of Main Street beginning at a point one thousand five hundred eighty-five (1,585) feet south of the south line of Grayson Avenue, southerly for a distance of two hundred eighteen (218) feet between the hours of 7:30 a.m. and 5:30 p.m.

24. East side of Main Street beginning at a point one thousand eight hundred three (1,803) feet south of the south line of Grayson Avenue, southerly for a distance of two hundred seventy-two (272) feet.

25. West side of Main Street from the northwest corner of Main Street and Grayson Avenue approximately 85 feet across the frontage of A&W Restaurant located at 501 Main Street.

26. Commencing at the southwest corner of Main Street and the York Creek Bridge thence south 360 feet along the west side of Main Street.

27. Commencing at the northeast corner of Pratt Avenue and Main Street thence north along the west side of Main Street to the York Creek Bridge

28. Commencing at a point 45 feet north of the northeast intersection of Main Street and Pope Street thence north 29 feet along the east side of Main Street.

29. Commencing at Deer Park Road south along both sides of Main Street to the York Creek Bridge.*

    *The area in the Tunnel of Trees is a “No Stopping” zone on both sides of Main Street.

30. Commencing at a point 99 feet west of the northwest intersection of Main Street and Pine Street thence 22 feet west along the north side of Pine Street.

31. Commencing at the southwest corner of Main Street and Charter Oak extending westerly 50 feet on the south side of Charter Oak. This is a 24 Hour “No Parking” Zone.

32. Commencing at the intersection of Main Street and Elmhurst Avenue thence southerly 30 feet along the west side of Main Street.

33. Commencing at the intersection of Main Street and Elmhurst Avenue thence northerly 60 feet along the west side of Main Street.

34. Commencing at a point 25 feet south of the southeast intersection of Britton Way thence southerly 88 feet along the east side of Main Street. This is a “No Parking” zone and reserved for transit buses.

U) **McCORMICK AVENUE**

1. Commencing at the southwest intersection of McCormick Street and Dowdell Lane 170 feet southerly to a point of beginning thence southerly 15 feet along the west side of McCormick Street.

2. Commencing at the southwest intersection of McCormick Street and Dowdell Lane 310 feet southerly to a point of beginning thence southerly 30 feet along the west side of McCormick Street.

3. Commencing at the northwest intersection of McCormick and Vintage Streets 320 feet northerly to the point of beginning thence northerly 25 feet along the west side of McCormick Street.

4. Commencing at the southwest intersection of McCormick Street and Dowdell Lane 530 feet southerly to the point of beginning thence 20 feet southerly along the east side of McCormick Street.

5. Commencing at the southwest intersection of McCormick Street and Dowdell Lane 270 feet southerly to the point of beginning thence 50 feet southerly along the east side of McCormick Street.

V) **MITCHELL DRIVE**

1. Commencing at the southwesterly intersection of Mitchell Drive and St. James Drive thence westerly along the south side of Mitchell Drive to the southeast intersection of North Crane and Mitchell Drive and easterly 300 feet.

2. Commencing at the southwest intersection of Mitchell and Main Street thence 80 feet westerly along the south side of Mitchell Drive.

3. Commencing 230 feet west of the intersection of Main Street and Mitchell Drive thence 88 feet westerly along the south side of Mitchell Drive.

4. Commencing at the northwest intersection of Mitchell Drive and Oak Avenue thence 50 feet westerly along the northerly side of Mitchell Drive.

5. Commencing at the easterly corner of the most easterly intersection of Mitchell Drive and St. James Drive, thence ninety (90) feet along the south side of Mitchell Drive.

W) **MONTE VISTA AVENUE**

1. Commencing at the cul de sac northerly of Hunt Avenue thence around the perimeter of the 25 foot diameter island.

X) **OAK AVENUE**

1. Commencing at the southwest intersection of Oak Avenue and Hillview Place thence southerly 65 feet.

2. Commencing at the northeast, northwest, and southwest intersections of Oak Avenue and Pine Street thence 20 feet northerly and southerly along the east and west sides of Oak Avenue.

3. Commencing at the southwest intersection of Oak Avenue and Pine Street thence 30 feet southerly along the west side of Oak Avenue.

4. Commencing at the northeast intersection of Oak Avenue and Adams Street thence northerly 18 feet.

5. Commencing at the southwest intersection of Oak Avenue and Tainter Street 55 feet southerly to a point of beginning thence southerly 20 feet on the west side of Oak Avenue.

6. Commencing at a point easterly of the southwest intersection of Oak Avenue and Tainter Street thence southerly 22 feet along the east side of Oak Avenue at the crosswalk.

7. Commencing at the northwest intersection of Oak Avenue and Spring Street thence northerly 20 feet along Oak Avenue.

8. Commencing at the point of curvature of the southeasterly curve on the east side of Oak Avenue thence southeasterly 160 feet to the point of tangency with the north side of Mitchell Drive.

9. Beginning at a point 339 feet north of Spring Street extending northerly to a point 419 feet on the east side of Oak Avenue.

10. Beginning at the northwest corner of Oak Avenue and Tainter Street thence extending northerly 35 feet on Oak Avenue.

11. Twenty (20) feet southerly from the driveway at 1255 Oak Avenue.

Y) **PINE STREET**

1. Commencing at the northwest intersection of Pine Street and Main Street thence along the north side of Pine Street to Oak Avenue excepting a 25 foot yellow zone terminating 180 feet from the northeast intersection of Pine Street and Oak Avenue.

2. Commencing at the northwest and southwest intersections of Pine Street and Oak Avenue thence westerly 20 feet.

3. Commencing at the southeast intersection of Pine Street and Oak Avenue thence easterly 20 feet.

4. Commencing at the southwest intersection of Pine Street and Main Street thence westerly ~~10~~ 20 feet.

5. Commencing at the southeast intersection of Pine Street and Main Street thence easterly 115 feet.

6. Commencing at the northeast intersection of Pine Street and Main Street easterly 140 feet.

Z) **PINOT WAY**

1. Commencing at the centerline of the utility and pedestrian access alley that connects Pinot Way to Sylvaner Avenue thence southwesterly 10 feet and northeasterly 10 feet creating a 20 foot long segment centered on the end of the alley.

AA) **POPE STREET**

1. Commencing at the southeast and northeast intersections of Pope Street and Main Street thence east 80 feet to the Wine Train railroad right-of-way.

2. Commencing at the east terminus of Pope Street at the Napa River thence westerly along Stonebridge Park 345 feet on the north side of Pope Street.

3. Commencing at the northeast corner of Paseo Grand Drive and Pope Street then easterly 154 feet on the north side of Pope Street.

4. Commencing at the east terminus of Pope Street at the Napa River thence westerly 400 feet along the south side of Pope Street.

5. Commencing at the southeast intersection of Pope Street and College Avenue thence 340 feet easterly along the south side of Pope Street.

6. Commencing at the southwest intersection of Pope Street and College Avenue thence 680 feet westerly along the south side of Pope Street.

7. Commencing at the intersection of Pope Street and College Avenue thence easterly 680 feet on the north side of Pope Street.

8. Commencing at the northeast intersection of Pope Street and Church Street thence easterly 35 feet along the north side of Pope Street.

9. Commencing at the southeast intersection of Pope Street and the Napa Valley Wine Train Tracks thence easterly 25 feet along the south side of Pope Street.

10. Commencing at the northeast intersection of Pope Street and the Napa Valley Wine Train Tracks thence easterly 145' to the intersection of Pope Street and Church Street.

11. Commencing at the Northeast intersection of Pope Street and Chiles Ave thence easterly 950 feet along the north and south sides of Pope Street.

12. Commencing at the northwest intersection of Pope Street and Starr Avenue thence westerly 392 feet along the north side of Pope Street.

AB) **PRATT AVENUE**

1. Commencing at the southeastern intersection of Pratt Avenue and the Napa Valley Wine Train and thence easterly a distance of 570 feet along the south shoulder of Pratt Avenue.

2. Commencing at the northeastern intersection of Pratt Avenue and Main Street and thence easterly a distance of 300 feet along the north shoulder of Pratt Avenue.

AC) **RAILROAD AVENUE**

1. Commencing at the northwest intersection of Railroad Avenue and Adams Street thence 31 feet north along the west side of Railroad Avenue.

2. Commencing at a portion 400 feet north of the northeast corner of the intersection of Adams Street and Railroad Avenue thence north a distance of 50 feet along the east side of Railroad Avenue.

3. Commencing at the south exit of the City Parking lot on Railroad Avenue thence south a distance of 16 feet.

4. Commencing at the north side of the south exit of the City Parking lot on Railroad Avenue thence north a distance of 24 feet.

5. Commencing at the north exit of the City Parking lot on Railroad Avenue thence north a distance of 20 feet.

6. Commencing at the north exit of the City Parking lot on Railroad Avenue thence south a distance of 15 feet.

7. Commencing at the curb beginning at the Napa Valley Wine Train tracks at the northeast corner of the intersection of Adams Street and Railroad Avenue northward through the curb return and thence northerly a distance of 281 feet along the east side of Railroad Avenue.

AD) **SILVERADO TRAIL**

1. Commencing at the southeast intersection of Howell Mountain Road and Silverado Trail thence south 400 feet along the east side of Silverado Trail.

AE) **SOUTH CRANE AVENUE**

1. Commencing at the southeast intersection of South Crane Avenue and Grayson Avenue thence southerly 50 feet along the east side of South Crane Avenue. This is a 24-hour “No Stopping” zone.

2. Commencing at a point 433 feet south of the southeast intersection of South Crane Avenue and Grayson Avenue thence southerly 30 feet along the east side of South Crane Avenue. This is a “No Stopping” zone during the hours of 7:30 a.m. – 3:00 p.m. on school days.

3. Commencing at the northeast intersection of South Crane Avenue and Grayson Avenue thence northerly 50 feet along the east side of South Crane Avenue. This is a 24-hour “No Stopping” zone.

4. Commencing at a point 50 feet north of the northeast intersection of South Crane Avenue and Grayson Avenue thence northerly 450 feet along the east side of South Crane Avenue to the bridge. This is a “No Stopping” zone during the hours of 7:30 a.m. – 3:00 p.m. on school days.

5. Class II Bike lanes only, which would require parking to be prohibited along the east side. Commencing at the southeast intersection of Grayson Avenue and South Crane Avenue thence 800 feet southerly along the east side of South Crane Avenue.

6. Class II Bike Lanes only, which would require parking to be prohibited along the west side. Commencing at the southwest intersection of Grayson Avenue and South Crane Avenue thence 800 feet southerly along the west side of South Crane Avenue.

AF) **SPRING STREET**

1. Commencing at the northwest intersection of Spring Street and Main Street thence westerly 35 feet along the north side of Spring Street.

2. Commencing at the northwest intersection of Spring Street and Main Street westerly 120 feet to a point of beginning thence westerly 30 feet along the north side of Spring Street.

3. Commencing at the shopping center driveway at the intersection of Spring Street and Money Way thence 15 feet westerly and 65 feet easterly along the south side of Spring Street.

4. Commencing at the northeast and the southeast intersections of Spring Street and Oak Avenue thence 33 feet easterly along Spring Street.

5. Commencing at the northwest and southwest intersections of Spring Street and Oak Avenue thence 33 feet westerly along Spring Street.

6. Commencing at the southwest intersection of Spring Street and Oak Avenue westerly 70 feet to a point of beginning thence westerly 70 feet along the south

7. Commencing at the southwest intersection of Spring Street and Oak Avenue westerly 25 feet to a point of beginning thence westerly 50 feet along the south side.

8. Commencing at the intersection of Spring Street and Kearney Street thence easterly 60 feet along the south side.

9. Commencing at the northwest intersection of Spring Street and Kearney Street 70 feet westerly to a point of beginning thence 60 feet westerly along Spring Street.

10. Commencing at the northwest intersection of Spring Street and East Sylvaner 135 feet westerly to a point of beginning thence 70 feet westerly along Spring Street.

11. Twenty (20) feet on both sides of driveway at 2322 Spring Street.

12. Twenty (20) feet on west side of driveway and that strip on the easterly side to adjacent driveway at 1428 Spring Street.

13. Twenty (20) feet east from the west driveway and twenty (20) feet from both sides of the east driveway at 1343 Spring Street.

14. Ten (10) feet from both sides of the driveway to the parking lot east of the building at 1313 Spring Street.

15. Commencing on the southwest intersection of Spring Street and Valley View thence southwesterly along the south side of Spring Street to the southeast intersection of West Sylvaner Avenue.

16. Class II Bike lanes only, which would require parking to be prohibited along the south side. The vehicle travelway (centerlane) would not be striped.

AG) **SPRING MOUNTAIN ROAD**

1. Commencing at the southeast corner of Spring Mountain Road and Elmhurst Avenue thence 75 feet southerly along the east side of Spring Mountain Road.

AH) **STARR AVENUE**

1. Commencing at the northwest intersection of Starr Avenue and Harvest Lane thence 285 feet northerly along the west side of Starr Avenue.

2. Commencing at the northwest intersection of Harvest Lane and Starr Ave. northerly 45 feet to a point of beginning thence northerly 150 feet to the southeast corner of Meadowcreek Circle along the east side of Starr Avenue.

3. Commencing at the extended center line of Meadowcreek Circle (north) thence 22 feet south along the west side of Starr Avenue.

4. Commencing at the northeast intersection of Meadowcreek Circle (south) and Starr Avenue 83 feet northerly to a point of beginning thence northerly 32 feet to the south side of Hunt Avenue.

AI) **STOCKTON STREET**

1. Commencing at the northwest intersection of Stockton Street and Spring Street thence northerly along the west side of Stockton Street to the Madrona Street and Stockton Street intersection.

AJ) **SULPHUR SPRINGS AVENUE**

1. Commencing at the southwest intersection of Main Street and Sulphur Springs Avenue thence 50 feet westerly along the south side of Sulphur Springs Avenue.

2. Commencing at the northwest intersection of Main Street and Sulphur Springs westerly 253 feet to a point of beginning thence westerly 23 feet along the north side of Sulphur Springs Avenue.

3. Commencing at the northwest intersection of Main Street and Sulphur Springs westerly 289 feet to a point of beginning thence westerly 15 feet along the north side of Sulphur Springs Avenue.

AK) **SYLVANER AVENUE**

1. Commencing at the centerline of the utility and pedestrian access alley that connects Sylvaner Avenue to Pinot Way thence southwesterly 10 feet and northeasterly 10 feet creating a 20 foot long segment centered on the end of the alley.

AL) **TAINTER STREET**

1. Commencing at the intersection of Tainter Street and Kearney thence easterly along the south side of Tainter Street to the intersection of Oak Avenue and Tainter Street except Mon.-Fri. 7:30 a.m. - 9:00 a.m. and 2:00 p.m. - 4:00 p.m.

2. Commencing at the northwest intersection of Tainter Street and Kearney Street thence 80 feet easterly along the north side of Tainter Street.

3. South side of Tainter Street between Stockton Street and Kearney Street.

AM) **VINTAGE AVENUE**

1. Commencing at the northwest intersection of Vintage Avenue and McCormick Street westerly 228 feet to a point of beginning thence 12 feet west of said driveway 168 feet along the north side to the Napa Valley Wine Train right-of-way.

2. Commencing at the intersection of Vintage Avenue and McCormick Street westerly 250 feet to a point of beginning thence westerly 180 feet along the south side.

AN) **VOORHEES CIRCLE**

1. Commencing at the westerly intersection of Voorhees Circle and Mitchell Avenue south of Mitchell and west of Voorhees Circle thence southerly along the west side, easterly along the south side and northerly along the east side a distance of 1100 feet to the easterly intersection of Voorhees Circle and Mitchell Avenue.

AO) **McCorkle Avenue**

1. Commencing at the southwest driveway entrance, 5 feet of red curb at 710 McCorkle Avenue.

2. Commencing at the northeast driveway entrance, 5 feet of red curb at 710 McCorkle Avenue.

Approved at a Regular Meeting of the St. Helena City Council on June 25, 2024 by the following vote:

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

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk


5ft of Red Curb
5ft of Red Curb

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Planning

DATE:	June 25, 2024
FROM:	Maya DeRosa, Community Development Director
SUBJECT:	Consideration and Proposed Approval of a Resolution Extending the Waiving of Sign Fees for Businesses
RECOMMENDED ACTION:	Staff recommends the City Council approve the attached resolution.
PREVIOUS COUNCIL ACTION:	On June 27, 2023, the City Council approved the waiver of all sign permit fees for a 12 month period, expiring on June 30, 2024.
STATEMENT OF THE PURPOSE:	To remove financial burden of the cost of permitting a new or updated sign in the City and encourage investment.
FINANCIAL IMPACT:	Due to the limited number of sign permit applications the City receives, the loss of sign permit and building permit revenue for the upcoming fiscal year is not expected to have a significant financial impact. The annual financial impact is estimated to be $4,500.

BACKGROUND:
On October 12, 2021, the City Council approved a resolution temporarily waiving sign permit fees in support of encouraging business recovery in the community during the COVID-19 Pandemic. The program was extended in July of 2022 and June 2023 due to a need to reduce economic barriers for new businesses. Though the pandemic is over, the impacts are still lingering combined with the uncertainty of the financial markets making investing less enticing. Staff has prepared this item to request the City Council's consideration of a further extension of the waiving of sign permit fees.

DISCUSSION:
The City Community Development Department administers and processes sign permits. The current fee for a minor sign permit is $500 and the fee for signs requiring Planning Commission approval (major sign permit) is $1,000, which does not include the required building permit fee. Since many businesses are still trying to recover from the economic impact of the COVID-19 pandemic, and fears or a financial recession it is recommended that all sign related fees continue to be waived for an interim period of time through June 30, 2025, including the associated building permit fees and public hearing notice fees. Business owners needing a new or revised sign would still need to complete a sign permit application and comply with the applicable sign code zoning standards.

ENVIRONMENTAL REVIEW: Not a CEQA project.

GOAL:

Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

Resolution final 6-25-2024

CITY OF ST. HELENA

RESOLUTION NO. 2024-

RESOLUTON OF THE COUNCIL OF THE CITY OF ST. HELENA WAIVING ALL FEES RELATED TO SIGN PERMITS THROUGH JUNE 30, 2025 OR UNTIL ADOPTION OF UPDATED MASTER FEE SCHEDULE, WHICHEVER OCCURS FIRST

RECITALS

A. The City desires to continue to foster economic growth and investment in the City; and

B. Due to COVID-19 and the associated residual economic impacts to businesses in the City, there is a need for the City to reduce economic burdens through eliminating various application fees; and

C. The City is aware that the costs to obtain a sign permit in relation to the cost of the sign are burdensome for businessowners; and

D. Eliminating all sign fees and related building permit fees for signs through June 30, 2025 or until an updated Master Fee Schedule is adopted (whichever occurs first) would benefit economic recovery in the City and create incentive for new businesses to locate in St. Helena; and

E. The continued temporary waiving of sign fees is consistent with the Business Recovery Strategy to stimulate new investment downtown; and

RESOLUTION

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

The City Council approves the waiving of all sign related fees through June 30, 2025 or until the adoption of an updated Master Fee Schedule, whichever occurs first.

Approved at a Regular Meeting of the St. Helena City Council on June 25, 2024, by the following vote:

Mayor Paul Dohring: _____

Vice Mayor Eric Hall: _____

Council Member Anna Chouteau: _____

Council Member Lester Hardy: _____

Council Member Billy Summers: _____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Finance

DATE:	June 25, 2024
FROM:	Mandy Kellogg, Administrative Services Director
SUBJECT:	Consideration and Proposed Adoption of a Resolution Adopting a list of Projects for Fiscal Year 2024-25 funded by SB1: The Road Repair and Accountability Act of 2017.
RECOMMENDED ACTION:	Staff recommends approval of the attached resolution.
PREVIOUS COUNCIL ACTION:	None.
STATEMENT OF THE PURPOSE:	The purpose is to approve the Fiscal Year 2024-25 project list funded by SB1: The Road Repair and Accountability Act of 2017.
FINANCIAL IMPACT:	There is no additional financial impact with the adoption of the resolution approving the RMRA Project List for FY 2024-25.

BACKGROUND:

On April 28, 2017, the Governor signed Senate Bill (SB) 1, the Road Repair and Accountability Act of 2017. SB 1 increases per gallon fuel excise taxes; increases diesel fuel sales taxes and vehicle registration fees; and provides for inflationary adjustments to tax rates in future years. A percentage of the Road Maintenance and Rehabilitation Account (RMRA) account funding is apportioned by formula to eligible cities and counties pursuant to Streets and Highways Code Section 2032(h) for basic road maintenance, rehabilitation, and critical safety projects on the local streets and roads system.

Prior to receiving an apportionment of RMRA funds in FY 2024-25, the City is required to submit to the California Transportation Commission a list of projects proposed to be funded in FY 2024-25 by July 1, 2024. The list of projects proposed to be funded with these funds shall include:

- A description of the project;
- The location of each proposed project;
- A proposed schedule for the project's completion; and
- The estimated useful life of the improvement.

DISCUSSION:

The City must adopt by resolution a list of projects proposed to receive fiscal year funding from the RMRA. This is the fifth year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1. The City is recommending continuing the Downtown Sidewalk and Pedestrian Project and the Napa Valley Vine Trail: Gap Closure Yountville to St. Helena Project on the FY 2024-25 project list.

SB 1 requires the City to provide an annual general fund Maintenance of Effort (MOE) in the amount of $314,571. However, the MOE specific expenditures do not need to be reflected in the approved project list. The proposed FY 2024-25 Capital Improvements Plan Budget and proposed FY 2024-25 Operations Budget will include a total of $379,189 in General Funds for City Streets to meet the MOE requirement of both SB 1 and Measure T funding.

The recommended action to adopt the project list will ensure the City continues to receive SB 1 revenues. It is anticipated that the City will receive approximately $132,300 during FY 2024-25. The SB 1 funds do carryover from year to year and any unused funds can be spent on other City funded projects in accordance with local needs and priorities so long as the projects are consistent with SB 1 and adopted by City Council.

Staff recommends that City Council approve the SB 1 street project list for FY 2024-25 in order to meet the July 1, 2024 deadline.

ENVIRONMENTAL REVIEW:
None.

GOAL:

Goal 2: Improve Infrastructure & Further Environmental Sustainability

DOCUMENTS ATTACHMENTS:

Exhibit A - SB1 Project List
Resolution - SB 1 Project List

Project Details

Title	Description	Location	Component	Priority Status	Est. Schedule		Useful Life		Assem	Senate
					Start	Complete	Min	Max		
Downtown Sidewalk and Pedestrian Project - Phase I	This project will include: Project includes design and construction of the downtown sidewalk and pedestrian improvement project. Improvements include replacing sidewalks, curb ramps, bulb outs, landscape and utilites. | Project has been delayed due to the pandemic, staffing vacancies, and funding requirements	Main Street (Highway 29) from Mitchell Drive to Pine Street	Pre-Construction	Carried Over 23/24	06/2023	09/2025	15	30	4	3
Napa Valley Vine Trail: Yountville to St. Helena	This project will include: Cost Estimating, Preliminary Design | Project will include design and construction of the Napa Valley Vine Trail. Improvements include the installation of pedestrian and bicycle facilities through the City of St. Helena corridor.	Main Street, Oak Avenue, and Railroad Avenue in City of St. Helena.	Pre-Construction	Carried Over 23/25	06/2023	06/2025	15	30	4	3

CITY OF ST. HELENA

RESOLUTION NO. 2024-

ADOPTING A LIST OF PROJECTS FOR FISCAL YEAR 2024/25 FUNDED BY SB1: THE ROAD REPAIR AND ACCOUNTABILITY ACT OF 2017.

RECITALS

A. Senate Bill 1 (SB 1), the Road Repair and Accountability Act of 2017 (Chapter 5, Statutes of 2017) was passed by the Legislature and Signed into law by the Governor in April 2017 to address the significant multi-modal transportation funding shortfalls statewide; and

B. SB 1 includes accountability and transparency provisions that will ensure the residents of our City are aware of the projects proposed for funding in our community and which projects have been completed each fiscal year; and

C. The City must adopt by resolution a list of projects proposed to receive fiscal year funding from the Road Maintenance and Rehabilitation Account (RMRA), created by SB 1, which must include a description and the location of each proposed project, a proposed schedule for the project's completion, and the estimated useful life of the improvement; and

D. The City, will receive an estimated $132,300 in RMRA funding in Fiscal Year 2024- 25 from SB 1; and

E. This is the seventh year in which the City is receiving SB 1 funding and will enable the City to continue essential road maintenance and rehabilitation projects, safety improvements, repairing and replacing aging bridges, and increasing access and mobility options for the traveling public that would not have otherwise been possible without SB 1; and

F. The City has undergone a robust public process to ensure public input into our community's transportation priorities/the project list; and

G. The funding from SB 1 will help the City maintain and rehabilitate streets, roads, bridges, add active transportation infrastructure throughout the City this year and similar projects into the future; and

H. The 2018 California Statewide Local Streets and Roads Needs Assessment found that the City's streets and roads are in an at-risk condition and this revenue will

help the City increase the overall quality of our road system and over the next decade will bring our streets and roads into a good to excellent condition; and

I. The SB 1 project list and overall investment in our local streets and roads infrastructure with a focus on basic maintenance and safety, investing in complete streets infrastructure, and using cutting-edge technology, materials, and practices, will have significant positive co-benefits statewide; and

J. The project is exempt from the requirements of CEQA pursuant to Section 15301, Class 1, which exempts the operation, leasing, or minor alteration of existing facilities.

RESOLUTION

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

1. The foregoing recitals are true and correct; and
2. The following list of previously proposed projects in Exhibit “A” will be funded in-part or solely with fiscal year 2024/25 Road Maintenance and Rehabilitation Account revenues.

Approved at a Regular Meeting of the St. Helena City Council on June 25, 2024, by the following vote:

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

APPROVED: ATTEST:

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

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	June 25, 2024
FROM:	Lesley Milton, Interim Assistant Director of Public Works - Operations
SUBJECT:	Adopt Resolution authorizing the City Manager to execute a Professional Services Agreement with Telstar for control system integration and SCADA automation upgrades for the Water Treatment Plant as part of CIP Project Number W18-113 for a not to exceed contract of $206,889 and authorize the Public Works Director to approve up to 10% contingency.
RECOMMENDED ACTION:	Approve the attached Resolution.
PREVIOUS COUNCIL ACTION:	On February 9, 2021, the City contracted with Telstar for upgrades to the Supervisory Control and Data Acquisition (SCADA) system at the Water Treatment Plant to replace the Programmable Logic Controllers (PLCs), which were obsolete and no longer supported by the manufacturer. The scope included upgrading the outdated and conflicting hardware with the software and upgrading the software that was also no longer being supported. On November 28, 2023, the Council again authorized execution of a contract with Telstar to perform SCADA system programming for valve control technology improvements in conjunction with the purchase and installation of filter valve automation cards.
STATEMENT OF THE PURPOSE:	Authorize a professional services agreement to perform control system integration and automation upgrades to the SCADA system at the Water Treatment Plant.
FINANCIAL IMPACT:	The total fiscal impact is for a not-to-exceed amount of $227,578. FY 2024-25 Adopted budget for project W18-113 is $160,000 and $67,578 will be funded with unspent funds from FY24 in the Water Enterprise Fund 561. Staff recommends increasing the CIP budget in FY 2024-25 by $67,578 and decreasing the FY 2025-26 CIP budget by $67,578. The modification will enable the project to move forward faster, leading to better efficiencies and earlier improvements in water quality.

BACKGROUND:
The City's current Water Treatment Plant (WTP) is semi-automated through a Supervisory Control and Data Acquisition (SCADA) system which operates using two existing Siemens Simatic TI545 PLC at the facility: one at the Master Control Panel (MCP) and one at the Filter Control Panel (FCP). The system was initially commissioned in the 1970's and the equipment is reaching the end of its useful life. The adopted Five Year Capital Improvement Program includes Project No. W18-113 which is a full upgrade and automation of the SCADA system at a total budgeted cost of $800,000. This is the first phase of that project.

DISCUSSION:
The proposed Professional Services Agreement (Attachment B) and the corresponding quote from Telstar (Attachment C) includes the necessary electrical and programming upgrades necessary to program automated efficiencies into the SCADA system for centralized digital control for the following five different plant processes:

1. Chemical Treatment Room - Installation of connections between the POLC panel, the chemical feed pumps, the variable frequency drives and motors.
2. Backwash Return System - Procure, install and program new magnetic flow meter to connect to the existing backwash return piping
3. Raw Water pit - Replacement of two actuated ball valves and associated connections to the PLC.
4. Filter Building - Replacement and programming of a new Allen-Bradley variable frequency drive (VFD)
5. PAC Tank - Install and program new submersible level transmitter for the PAC Tank. program programming integration of the two existing pumps to operate based on influent flow and install a new solenoid valve for the carrier water system which will allow the carrier water system to be stopped when the plant is shut down, or if there is a loss of flow.

The automation of the water treatment plant process is both an efficiency measure but also one that will assist with improving the quality of water treatment and delivery to utility customers. CIP Project W18-113 includes updates to the SCADA system for the water treatment plant as well as other water sources such as the Rutherford and Homes system to ensure fully remote monitoring and controls of all water systems. Additional information regarding the extent of the needed SCADA improvements will be known with the receipt of the Water Treatment Plant Condition Assessment anticipated to be received in July 2024. Staff collaborated with the Condition Assessment consultant to review the proposal to ensure it consistent with the proposed, but not finalized recommendations and they did concur this is one of the top recommended actions.

Telstar is the contractor that wrote the program we currently use to control and monitor the WTP system. They are a state-certified instrumentation and controls integrator specializing in SCADA/PLC systems, measurement instrumentation, and automated process controls. Telstar Provides complete design, installation, on-site maintenance and calibration services for all brands of controls and instrumentation. Founded in

1981, Telstar provides efficient, cost-effective solutions for SCADA and other automation projects of any size, throughout California. Their team of highly trained and experienced professionals will keep our project within budget and on time, with minimal to zero downtime. Telstar is the City's on-call SCADA support vendor.

The total cost of the programming upgrade is a not-to-exceed cost of $206,889, which includes programming and automation integration of 5 different processes into the existing SCADA system. CIP Project W18-113 has a total project budget of $800,000. Staff is also requesting authorization to approve up to 10% contingency for unplanned/unknown required programming to complete the project for a total not-to-exceed the cost of $227,578. Also, staff is requesting to authorize transfers to the Water CIP fund 763 to fund the project from FY 2024 Water Treatment capital equipment in the amount of $67,578.

ENVIRONMENTAL REVIEW: This is not a CEQA project.

GOAL:

Goal 2: Improve Infrastructure & Further Environmental Sustainability
Goal 3: Pursue Water Security & Sustainable Management of Water Resources
Goal 7: Enhance Organizational Effectiveness

DOCUMENTS ATTACHMENTS:

Resolution Telstar Equipment EOY v1
-Attachment A CIP project W18-113
Attachment B Telstar Scope of Work

CITY OF ST. HELENA

RESOLUTION No. 2024-

ADOPT RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES AGREEMENT WITH TELSTAR FOR CONTROL SYSTEM INTEGRATION AND SCADA AUTOMATION UPGRADES FOR THE WATER TREATMENT PLANT AS PART OF CIP PROJECT NUMBER W18-113 FOR A NOT TO EXCEED CONTRACT OF $206,889 AND AUTHORIZE THE PUBLIC WORKS DIRECTOR TO APPROVE UP TO A 10% CONTINGENCY

RECITALS

A. The City's current Water Treatment Plant (WTP) is semi-automated through a Supervisory Control and Data Acquisition (SCADA) system which operates using two existing Siemens Simatic TI545 PLC at the facility: one at the Master Control Panel (MCP) and one at the Filter Control Panel (FCP).
B. The system was initially commissioned in the 1970's and the equipment is reaching the end of its useful life.
C. The adopted Five Year Capital Improvement Program includes Project No. W18-113 which is a full upgrade and automation of the SCADA system at a total budgeted cost of $800,000. This is the first phase of that project.
D. The automation of the water treatment plant process is both an efficiency measure but also one that will assist with improving the quality of water treatment and delivery for our utility customers.
E. CIP Project W18-113 includes updates to the SCADA system for the water treatment plant as well as other water sources such as the Rutherford and Homes system to ensure fully remote monitoring and controls of all water systems.
F. The proposed Professional Services Agreement includes the necessary electrical and programming upgrades necessary to program automated efficiencies into the SCADA system for centralized digital control for the following five different plant processes:
    a. Chemical Treatment Room - Installation of connections between the POLC panel, the chemical feed pumps, the variable frequency drives and motors.
    b. Backwash Return System - Procure, install and program new magnetic flow meter to connect to the existing backwash return piping
    c. Raw Water pit - Replacement of two actuated ball valves and associated connections to the PLC.
    d. Filter Building - Replacement and programming of a new Allen-Bradley variable frequency drive (VFD)
    e. PAC Tank - Install and program a new submersible level transmitter for the PAC Tank. program programming integration of the two existing pumps to operate based on influent flow and install a new solenoid valve for the carrier water system which will allow the carrier water system to be stopped when the plant is shut down, or if there is a loss of flow.

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.
2. The total cost of the programming upgrade is a not to exceed cost of $206,889 which includes programming and automation integration of 5 different processes into the existing SCADA system.
3. Authorize the City Manager to execute a professional services agreement to perform control system integration and automation upgrades to the SCADA system at the Water Treatment Plant for a not to exceed cost of $206,889 and authorize the Public Works Director to approve up to a 10% contingency.

Approved at a Regular Meeting of the St. Helena City Council on June 25, 2024, by the following vote:

Mayor Paul Dohring: _____
Vice Mayor Eric Hall: _____
Council Member Anna Chouteau: _____
Council Member Patrick Kenealy: _____
Council Member Billy Summers: _____

APPROVED: ATTEST:

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

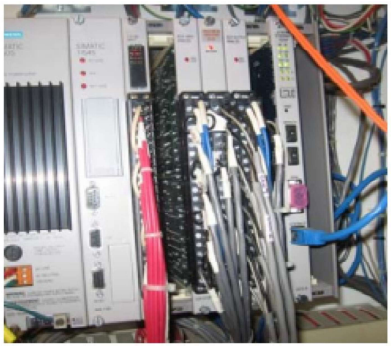
Water System SCADA Improvements

Project No: W18-113

Category: Water

Project Location: Citywide

Responsible Department:



PROJECT PURPOSE & DESCRIPTION: This project will apply power and instrumentation upgrades to integrate the City's water pump stations into Supervisory Control and Data Acquisition System (SCADA). SCADA is utilized to monitor and control a plant and/or equipment.

NOTES: FY23 - Name updated from SCADA Improvements - Rutherford & Holmes to Water System SCADA Improvements
FY24 - included in proposed Rate Study w/ proposed schedule for project delivery

EXPENDITURE ACCOUNTS:
Fund: 763 **Dept**: 5030

EXPENDITURES	Total YTD 05/16/23		2023-24	2024-25	2025-26	2026-27	2027-28	PROJECT TOTAL
3110 - Design				160,000				160,000
3150 - Construction Management					20,000	20,000		40,000
3160 - Construction Contract					300,000	300,000		600,000
EXPENDITURE TOTALS				160,000	320,000	320,000		800,000
FUNDING SOURCES								
763-Water Capital Improvement				160,000	320,000	320,000		800,000
763-Water Capital Improvement - Debt								0
FUNDING TOTALS				160,000	320,000	320,000		800,000

TELSTAR INSTRUMENTS

Contractor License #422364
Contractor DIR #1000000899

CONTROL SYSTEM INTEGRATION • INSTRUMENTATION SERVICES
SCADA/AUTOMATION • PLC/HMI • ELECTRICAL • CALIBRATION • MAINTENANCE

June 13, 2024

Michele Ferrell
mferrell@cityofsthelena.org
City of St. Helena
410 Crystal Springs Rd, St. Helena, CA 94574

City of St. Helena Main Treatment Plant PLC Mods
30-42892

Drawings: N/A
Specifications: N/A

Dear Michele,

Telstar Instruments ("Telstar") is pleased to provide a quote for the referenced project to the above identified purchaser ("Customer"). This proposal covers the work needed at the Chemical Treatment Room, Raw Water Pit, Filter Building, and PAC Tank.

By accepting this proposal from Telstar you agree to treat this as confidential information.

SCOPE OF SUPPLY / SERVICES

1. Chemical Treatment Room.
    a. Telstar will procure and install the final interconnects between the existing PLC panel and the chemical feed pumps, VFDs, and motors.
    b. Telstar is not responsible for procuring and installing the new VFDs and enclosures housing the VFDs.
    c. Telstar will provide programming and integration of the new VFDs to the existing SCADA.
    d. Telstar is under the assumption that there are spare I/O and terminals blocks for this project. Telstar will not be procuring or installing new I/O cards and terminals blocks.
    e. Telstar will provide start up and testing of the new system to ensure the VFDs and pumps are operating to the correct calculations required by plant personnel.
    f. Telstar will furnish and install new magnetic flow meters for the carrier water, caustic soda, and liquid alum system.
        i. Magnetic flow meter for carrier water system, qty. 1.
        ii. Magnetic flow meters for each caustic soda pump, qty. 2.
        iii. Magnetic flow meter for both liquid alum pumps, qty. 1.

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g. Telstar will furnish and install new conduit and wiring for each flow meter. Programming will be provided to integrate new flow meters and commands for pumping operation.

2. Backwash Return System
    a. Telstar will demo the existing insertion paddle flow meter and the section of piping that houses the existing flow meter.
    b. Telstar will procure and install a new 6” magnetic flow meter with flange adapter to connect to the existing backwash return piping. This magnetic flow meter is readily available.
    c. Telstar will provide programming and integration of the new magnetic flowmeter to the existing SCADA.
    d. Telstar will provide start up and testing of the new magnetic flow meter.
3. Raw Water Pit.
    a. Telstar will demo existing valves, and will furnish and install two new actuated ball valves.
        i. 2” actuated ball valve, qty. 1.
        ii. ¾” actuated ball valve, qty. 1.
    b. Telstar will furnish and install new conduit and wiring from the main building to the raw water pit using the existing piping trench if an existing conduit route is not available. Termination to PLC and programming will also be provided and tested to SCADA.
4. Filter Building.
    a. Telstar will demo the existing defective Toshiba VFD. Telstar will furnish and install a new Allen-Bradley VFD. Programming for the VFD will be provided.
5. PAC Tank
    a. Telstar will furnish and install a new submersible level transmitter for the PAC Tank. Telstar will furnish and install new conduit and wiring for the submersible level transmitter to the existing VFD panel. Using existing conduit from the VFD panel, Telstar will run wiring from the VFD panel to the main building. Termination to PLC and programming will be provided.
    b. Telstar will provide programming to integrate the two existing pumps to operate based on influent flow.
    c. Telstar will furnish and install new conduit, wiring, and terminals blocks to provide 120V power to the existing convenience receptacle within 30’ of the VFD panel.
    d. Telstar will demo the existing solenoid valve, and will furnish and install a new solenoid valve for the carrier water system. This will allow the carrier water system to be stopped when the plant is shut down, or if there is a loss of flow.

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Lump Sum Pricing for the Chemical Treatment Room.....$79,085.00

Lump Sum Pricing for the Backwash Return System $18,900.00

Lump Sum Pricing for the Raw Water Pit $46,662.00

Lump Sum Pricing for the Filter Building $23,094.00

Lump Sum Pricing for the PAC Tank $39,148.00

Lump Sum Pricing for the Scope Provide Above $206,889.00

Shipping and Handling for Telstar Supplied Materials IS INCLUDED
Sales Tax IS INCLUDED

This quotation is based on Customer's representation that this IS a prevailing wage project.

CLARIFICATIONS, EXCEPTIONS, AND EXCLUSIONS

a. Material price is valid for seven (7) days from date referenced on this quote (Refer to COVID clause RE: MATERIAL PRICING AND DELIVERY under Terms and Conditions)
b. This quotation is based on the inclusion of Telstar's standard Terms and Conditions as part of any purchase order, contract or other agreement.
c. Telstar's quotation includes only those items listed above. Requests for additions/deletions from our scope will require a change in the quoted price.
d. Telstar assumes no responsibility for performance, applicability, compatibility, start-up, testing, or acceptance of any equipment not furnished by Telstar under this proposal.
e. Telstar is supplying only equipment specified and noted above.
f. Please reference the above stated quote number in all correspondence and purchase orders.

TERMS AND CONDITIONS

Base Terms: Quotation is valid for 30 days from the date of Telstar's quotation. Payment is due and payable 30 days from date of invoice. If payment is not received by the 30th day, a .05% daily service charge (18-3/4% per annum) will be charged on all accounts past due. In the event of a dispute concerning payment, attorney's fees, court costs and costs of collection will be paid to the prevailing party. The cost for permits and bonding are excluded unless expressly referenced in Telstar's quotation. Our standard insurance applies unless agreed to in writing by Telstar. Telstar's standard one year parts only warranty applies to this quotation. All other warranties, express or implied, or referenced elsewhere in contract documents are excluded, including but not limited to implied warranties of merchantability or fitness for purpose. Unless expressly stated in Telstar's estimate, this quote is based on standard straight time hours and does not include any prevailing wage rates. The price quoted herein is for the labor and materials specifically listed within the body of this quote. Service calls are charged at a 4-hour minimum per person,

excluding travel time. Unless expressly stated in the quotation, training, operation and maintenance manuals, and preparation of as built drawings are excluded from Telstar's scope of work.

Limitation of Liability: (a) In no event shall Telstar, its suppliers or subcontractors be liable for special, indirect, incidental or consequential damages, whether in contract, warranty, tort, negligence, strict liability or otherwise, including, but not limited to, loss of profits or revenue, loss of use of the Equipment or any associated equipment, cost of capital, cost of substitute equipment, facilities or services, downtime costs, delays, and claims of customers of Customer, its officers, directors, members employees or any third parties for any damages. Telstar's liability for any claim whether in contract, warranty, tort, negligence, strict liability, or otherwise for any loss or damage arising out of, connected with, or resulting from this Agreement or the performance or breach thereof, or from the design, manufacture, sale, delivery, resale, repair, replacement, installation, technical direction of installation, inspection, operation or use of any equipment covered by or furnished under this Agreement, or from any services rendered in connection therewith, shall in no case exceed twenty-five percent (25%) of the purchase price allocable to the Equipment, part or Services that is the subject of the claim. (b) All causes of action against Telstar Instruments arising out of or relating to this Agreement or the performance or breach hereof shall are deemed barred unless brought within one year from the date of discovery or other accrual. (c) In no event, regardless of cause, shall Telstar Instruments be liable for liquidated damages, offsets or penalties of any kind or to indemnify, defend or hold harmless Customer, its officers, directors, members, employees or any third party, arising from or related to the Equipment and/or Services provided by Telstar.

Force Majeure: Telstar shall neither be liable for loss, damage, detention or delay nor be deemed to be in default for failure to perform when prevented from doing so by causes beyond its reasonable control including but not limited to acts of war (declared or undeclared), Acts of God, fire, strike, labor difficulties, acts or omissions of any governmental authority or of Customer, compliance with government regulations, insurrection or riot, embargo, delays or shortages in transportation or inability to obtain necessary labor, materials, or manufacturing facilities from usual sources or from defects or delays in the performance of its suppliers or subcontractors due to any of the foregoing enumerated causes. In the event of delay due to any such cause, the date of delivery will be extended by period equal to the delay plus a reasonable time to resume production, and the price will be adjusted to compensate Telstar Instruments for such delay.

Cancellation: In the event of cancellation by Customer, Customer agrees to fully reimburse and compensate Telstar for all costs associated with this Quotation or subsequent order, including but not limited to engineering, labor, materials, quote and estimating time, and product return fees, plus a ten percent (10%) markup to compensate for disruption in scheduling, planned production, indirect costs and profit. Payment for cancellation shall be due within ten (10) days from the date of submission of charges by Telstar.

Entire Agreement: This Quotation constitutes the entire agreement between Telstar and Customer. There are no agreements, understandings, restrictions, warranties, or representations between Telstar and Customer other than those set forth herein or herein provided. This Quotation may only be amended, changed or revised by a written amendment signed by an authorized representative of Telstar. No oral or implied agreements shall be of any force or affect.

Precedence: In the event Telstar is issued an authorization for work, Purchase Order, Contract or similar Agreement with conflicting Terms and Conditions than those set forth herein, these Terms and Conditions will take precedence and will supersede any and all other conflicting Terms and Conditions.

Submittals: In the event Telstar receives a Notice to Proceed or a written statement to proceed with submittals, Telstar will be entitled to compensation based on percent of completion of submittal cost to Customer. Telstar will prepare only one set of submittals, and any resubmittals shall be subject to an additional charge for engineering time and other costs in preparing re-submittals.

Prevailing Wages: Customer must promptly inform Telstar when a project will be registered on the Department of Industrial Relations. Customer must inform Telstar if Certified Payroll Reports are required to be submitted to Customer. If Customer requests Certified Payroll Reports beyond four weeks in arrears, Customer may be charged an administrative processing fee of $50.00 per week generated for said reports.

TELSTAR INSTRUMENTS

Contractor License #422364
Contractor DIR #1000000899

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Authorized Signers: Only the following authorized signers of Telstar have the complete legal authority to bind contractual documents: Robert S. Marston (President/Secretary), John D. Gardiner (Vice President/Treasurer), Tammy Misenhimer (Contract Administrator). If a document is signed by an unauthorized signer, the document will be void and unenforceable.
Industry Material Pricing and Delivery: Telstar is unable to hold prices on materials for more than 7 days. Prices for plastic, copper, steel, and other commodities fluctuate daily. Our vendors and manufacturers are experiencing unprecedented delays due to current industry labor shortages, shortage of containers, port congestion, and raw material shortages, that have extended lead times significantly. Telstar reserves the right to amend the delivery date and pricing of materials set forth in this quotation. Telstar considers any of the above related changes imposed by our vendors and manufacturers as outside its reasonable control and subject to Force Majeure provisions.
Insurance: Telstar's standard insurance limits will apply.
Open Shop: Telstar is an Open Shop contractor and will not be signatory to any unions.

We look forward to working with you on this project. If you have any questions, please contact me at the phone number below.

Sincerely,

Jacob Gardiner
Project Engineer
Telstar Instruments
(916) 646-1999

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	June 25, 2024
FROM:	Lesley Milton, Interim Assistant Director of Public Works - Operations
SUBJECT:	Approval of a Resolution approving and authorization to purchase SMART Advanced Meter Infrastructure from Badger Meter, Inc. to replace all existing utility meter infrastructure for a not to exceed cost of $1,056,966.44 as budgeted for CIP Project W24-04 Smart Meter Deployment.
RECOMMENDED ACTION:	Approve the attached Resolution.
PREVIOUS COUNCIL ACTION:	May 28, 2024 - City Council authorized a Professional Services Agreement with Haley Aldrich Inc. for engineering services and project management support to procure and replace all City water meters as part of CIP Project W24-04 SMART Meter Deployment.
STATEMENT OF THE PURPOSE:	To approve the purchase of SMART Advanced Meter Infrastructure from Badger Meter, Inc. for CIP Project W24-04 Smart Meter Deployment.
FINANCIAL IMPACT:	CIP Project W24-04 has approved funding of $1.97 Million. Cost for this action is as follows:

Item	**Cost**
Meter Purchase	$967,475.00
Sales Tax	$79,816.69
Shipping & Contingency	$9,674.75
TOTAL COST:	***$1,056,966.44***

It is anticipated, as documented in the Council action taken on May 28, 2024, that this project will be funded via bond proceeds.

BACKGROUND:

St. Helena's adopted 5-year Capital Improvement Program (CIP) includes Project W24-04 Smart Meter Deployment. The scope of Project W24-04 replaces or retrofits all existing water meters with state-of-the-art ultrasonic SMART Advanced Metering Infrastructure (AMI). AMI enables remote transmission of water usage data directly to the City and an online portal via a cellular network. This means that both City staff and water customers will have access to real-time water usage information, providing invaluable insight into water consumption patterns, trends, and costs.

DISCUSSION:
AMI represents a significant advancement in St. Helena's modernization of its domestic water purveyance system. AMI provides St. Helena with the ability to remotely capture continuous, consistently accurate, water usage data and billing information from every meter in St. Helena's water purveyance system.

SMART Advanced Metering Infrastructure (AMI)
SMART Advanced Metering Infrastructure (AMI), meter-reading technology, provides the most accurate, and least labor-intensive measurement of water usage. SMART AMI meter reading technology is a continuous, automatic, cellular, data gathering (meter reading) technology. SMART meter reading technology provides "real-time" data for both purveyor and citizen utilization.

Water use data is gathered utilizing the Orion cellular network that is provided and maintained by Orion, a Badger subcontractor. St. Helena will not need to provide nor maintain any of the cellular infrastructure for this project. Badger performs a cellular coverage test of the Orion system in St. Helena before offering the SMART AMI option. Badger provides a map of the subject area showing the predicted cellular signal strength based on Orion's cellular coverage. Badger's cellular coverage map shows strong signal strength for the entirety of St. Helena's water service area.

The availability of continuous meter data provides St. Helena and citizens the ability to discern system leaks within short timeframes and with minimal water loss. The real time data also provides users with the information necessary to revise their water use to optimize water availability and possibly reduce their usage cost. This project will improve water conservation, allow increased customer understanding of water use, and will provide the City's water customers with more immediate notifications of water use and alerts regarding abnormal water use or unintended use such as leaks.

Without implementation of Project W24-04, St. Helena and its residents will continue to experience challenges associated with receiving water usage data as part of the bi-monthly billing cycle and not "real-time" meter reads. Additionally, staff will continue to spend additional time each month "re-reading" anywhere from 70 - 100 meters each month due to the age and incompatibility.

Based on the cellular coverage analysis, the City and Badger Meter do not anticipate any coverage "holes," or issues. When the project is complete, the City will operate a fully functional and scalable cellular AMI system.

Retrofitting and Replacing Existing Meters
Project W24-04 has a two-fold benefit for St. Helena. To take full advantage of AMI technology, all of the City's existing water meters need to be either upgraded or replaced to work within the SMART AMI system. St. Helena currently has 2,675 meters in its purveyance system. Eight hundred and sixty-nine (869) of those meters are ten (10) or fewer years old. Eighteen hundred and six (1,806) are eleven (11) years old, or

older. The seven (7) oldest meters currently in use are between twenty-six (26) and thirty (30) years old.

The typical service life of a disc water (current technology) meter is 15-years with a maximum service life of 20-years. Any water meter currently in St. Helena's system will be required to be upgraded with a new register, an antenna to communicate over the Orion cellular network, and a new water box lid that is manufactured from materials that will not interfere with a radio signal and has a recessed receptacle to accept the new communications antenna without causing a tripping hazard.

Public Works intends to retrofit the 869 meters that are ten or fewer years old. Alternatively, Public Works intends to replace the 1,806 meters that are 11-years old or older with new E-series Ultrasonic water meters. Unlike current disc-meter technology ultrasonic water meters have no internal moving parts that deteriorate with age and cause inaccuracies (typically lower readings) in capturing the true volume of water delivered to the customer. Ultrasonic meter technology is considered "state-of-the art" and will ultimately replace disc-meter technology. Since the meters that are 11 or more years old are nearing the end of their service lives, it makes financial sense to replace those meters now instead of retrofitting them and replacing them in another five years. Replacing the older meters will also allow St. Helena to recapture any lost revenue that may be occurring from inaccuracies of the older disc-style meters. The new Ultrasonic meters are provided with the correct register to work within the SMART AMI system. An antenna and new box lid will be required for these Ultrasonic meter installations.

Badger Meter's quotation for the material to retrofit the 869 meters and replace the 1,806 meters is a $967,475.00 as shown in Attachment 2. The quote in Attachment 2 does not include the replacement of meter box lids. Given the importance of ensuring clear transmission of RF signals for the new SMART AMI, it is imperative that all cast-iron or concrete lids be replaced with a more RF-friendly material lid designed to accept the antenna without being a tripping hazard. The anticipated budget to purchase the appropriate RF-friendly box lids is $240,750.00. Badger does not manufacture nor distribute the lids.

Purchase of the necessary box lids and the award of a contract to install upgrades to the existing meters, or install new meters, will be the subjects of a future requests for Council actions.

Special equipment/supplies, sole-source purchases, and bid exceptions

St. Helena exclusively utilizes Badger water meters as the City's standard water meter. Utilizing a single manufacturer allows the overall system to operate efficiently and in the case of SMART meter technology to "talk" to the overall data gathering system so that consistent and accurate water use data is collected from each meter in the system. Badger meters were initially selected as the exclusive meter of choice for our utility because of the reputation of quality and the longer than average product life span. Continued usage of this product is recommended due to the compatibility with our

existing accounting and billing software system as well as the phased approach that is required to install all meters. Having two different meters communicating with our utility billing service for several different billing cycles will cause hundreds of hours of additional staff time not only with the configuration but also forcing manual reads until the full system has been upgraded.

Exclusively utilizing Badger as St. Helena's meter provider means that purchasing meters from Badger falls under Section 3.04.140 of the St. Helena Municipal Code as stated below. Historically, St. Helena purchased Badger meters through National Meter Company, a Badger distributor. National Meter was purchased by Badger when the founders/owners of National Meter retired and National is now Badger Meter Co.

St. Helena Municipal Code Section 3.04.140 – Special equipment/supplies, sole source purchases, and bid exceptions - Section A provides the purchasing officer or department head the ability to limit bidding to a specific product type, or brand name product or utilize a request for proposal approach where warranties, servicing obligations, and product performance will be evaluated in addition to the price of the product when purchases of special equipment or supplies need to be compatible with existing equipment, or to perform complex or unique functions. Additionally, Section B Sole Source Purchases, allows for sole source purchases of commodities or services that can be obtained from only one vendor, or one distributor authorized to sell in this area. Section B states "Commodities or services that can be obtained from only one vendor, or one distributor authorized to sell in this area, are exempt from the competitive bidding requirements in Section 3.04.100 and are deemed sole source purchases. Sole source purchases may include proprietary items sold direct from the manufacturer. All sole source purchases shall be supported by written documentation indicating the facts and nature supporting the determination of a sole source, signed by the appropriate department head and forwarded to the purchasing officer. Approval of any sole source acquisition shall be obtained from the city council for an award of a contract or purchase order greater than twenty-five thousand dollars ($25,000.00)."

ENVIRONMENTAL REVIEW: This is not a CEQA project.

GOAL:

Goal 2: Improve Infrastructure & Further Environmental Sustainability
Goal 3: Pursue Water Security & Sustainable Management of Water Resources
Goal 8: Implement Capital Improvement Plans (CIP) Projects Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

Resolution sole source purchase Smart Meters
58 TO 8 E-SERIESTWIST 5'SHEILDCFCELL-C (EXPIRES 123124)
Executed - City of St. Helena SS

CITY OF ST. HELENA

RESOLUTION No. 2024-

APPROVAL OF A RESOLUTION AUTHORIZING THE SOLE SOURCE PURCHASE OF SMART ADVANCED METER INFASTRUCTURE FROM BADGER METER, INC. FOR CIP PROJECT W24-04 SMART METER DEPLOYMENT

RECITALS

A. Water meters currently in use are experiencing significant issues, with readings being inaccurate up to 30% of the time.

B. Included in the approved 5- Year CIP program is a project to update current water meters to SMART Advanced Metering Infrastructure.

C. SMART Advanced Metering Infrastructure will assist in eliminating the inaccuracies and uncertainties associated with the current ageing meters. The SMART meters will provide real-time data on water usage, enabling the city to better serve our community and enhance the City's water management capabilities.

D. In effort to expeditiously implement this effort, City approved the execution of a contract with the on-call engineering firm Haley and Aldrich for owner's representative, and construction observation of Project W24-04.

E. City proposes the authorization of the sole purchase of SMART Advanced Metering Infrastructure from Badger Meter Inc for CIP Project W24-04.

F. Authorizing the purchase will allow the City to adhere to project projection completion date within the fiscal year.

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.
2. Approve the purchase of SMART Advanced meter infrastructure from Badger Meter Inc for CIP Project W24-04 SMART Meter Deployment.

Approved at a Regular Meeting of the St. Helena City Council on June 25, 2024, by the following vote:

Mayor Paul Dohring: _____
Vice Mayor Eric Hall: _____
Council Member Anna Chouteau: _____
Council Member Patrick Kenealy: _____
Council Member Billy Summers: _____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk

Badger Meter

Domestic Quotation

Quotation No. 3633781

Badger Meter Inc.
4545 W Brown Deer Road Milwaukee WI 53223
PO Box 245036 Milwaukee WI 53224-9536

Created Date 05-24-2024

Customer ID 00002223

To Scott Alman
CITY OF ST HELENA
1572 RAILROAD AVE
ST HELENA
California 94574

Pricing Effective Dates 05-15-2024 - 12-31-2024

Salesperson	Proposal Subject	Shipping Terms / INCO Terms	Payment Terms
005307 KATHY RICHARDS	5/8" TO 8" E-SERIES/TWIST 5'/ SHEILD/CF/CELL-C (EXPIRES 12/31/24)	FCA FACTORY	NET 30 DAYS

Line #	Description	Qty	Unit Net Price USD	Line Totals USD
1	**BMI Part No.**: **108-4490** **Cat String**: EB-EAC-PXTX-E5-CA-19FD-K1Y2-XXT2-XX-B0A **Description:** E-Series B-Alloy, 5/8"x3/4"(7-1/2), Thk Wshr, Enc, 4CXN2 ORION, 9D-0.001 FT3, TS-568, SN Yr 9D & PBB, TT CblShld-5', BMI STD,	1466	198.00	290,268.00
2	**BMI Part No.**: **110-9771** **Cat String**: EB-EBA-PXTX-E5-CA-19FD-K2Y2-XXT2-XX-B0A **Description:** E-Series B-Alloy, 3/4" (7-1/2), Thk Wshr, Enc, 4CXN2 ORION, 9D-0.001 FT3, TS-729, SN Yr 9D and PBB, TT CblShld-5', BMI STD,	2	218.00	436.00
3	**BMI Part No.**: **113-1540** **Cat String**: EB-ECA-PXTX-E5-CA-19FD-K3Y2-XXT2-XX-B0A **Description:** E-Series B-Alloy, 1"(10-3/4), Thk Wshr, Enc, 4CXN2 ORION, 9D-0.001 FT3, TS-766, SN Yr 9D and PBB, TT CblShld-5', BMI STD,	221	256.00	56,576.00
4	**BMI Part No.**: **104-4278** **Cat String**: EU-EDA-PXXX-E5-CA-19GD-A5Y2-XXT2-XX-B0A **Description:** E-Series SS, 1-1/2" EL(13), Enc, 4CXN2 ORION, 9D-0.01 FT3, SN Yr 9D & PBB, TT CblShld-5', BMI STD,	39	604.00	23,556.00
5	**BMI Part No.**: **104-0405** **Cat String**: EU-EEA-PXXX-E5-CA-19GD-A6Y2-XXT2-XX-B0A **Description:** E-Series SS, 2" EL(17), Enc, 4CXN2 ORION, 9D-0.01 FT3, SN Yr 9D & PBB, TT CblShld-5', BMI STD,	42	812.00	34,104.00
6	**BMI Part No.**: **104-0406** **Cat String**: EB-EFC-PXXP-E5-CA-19GD-E3Y2-XXT2-XX-B0A	1	2,260.00	2,260.00

Thank you for your business!

Estimated ship dates subject to change based upon component availability, as a result of global supply chain constraints, or credit review.
This acknowledgment is made subject to the terms & conditions found on our web-site: https://www.badgermeter.com/terms-and-conditions.
Terms and conditions related to service units, training, and professional services can be found here: https://badgermeter.com/service-units-terms-and-conditions

Badger Meter

Domestic Quotation

Quotation No. 3633781

Line #	Description	Qty	Unit Net Price USD	Line Totals USD
7	**Description:** E-Series B-Alloy, 3" RND(12), TP Prsr, Enc, 4CXN2 ORION, 9D-0.01 FT3, SN Yr 9D & PBB, TT CblShld-5', BMI STD, **BMI Part No.**: **104-4279** **Cat String**: EB-EFD-PXXP-E5-CA-19GD-E3Y2-XXT2-XX-B0A **Description:** E-Series B-Alloy, 3" RND(17), TP Prsr, Enc, 4CXN2 ORION, 9D-0.01 FT3, SN Yr 9D & PBB, TT CblShld-5', BMI STD,	5	2,298.00	11,490.00
8	**BMI Part No.**: **104-4280** **Cat String**: EB-EGD-PXXP-E5-CA-19GD-E4Y2-XXT2-XX-B0A **Description:** E-Series B-Alloy, 4" RND(20), TP Prsr, Enc, 4CXN2 ORION, 9D-0.01 FT3, SN Yr 9D & PBB, TT CblShld-5', BMI STD,	14	2,795.00	39,130.00
9	**BMI Part No.**: **106-4221** **Cat String**: EB-EHD-PXXP-E5-CA-19HD-E6Y2-XXT2-XX-B0A **Description:** E-Series B-Alloy, 6"x24" RND Prsr, Enc, 4CXN2 ORION, 9D-0.1 FT3, SN Yr 9D & PBB, TT CblShld-5', BMI STD,	13	4,411.00	57,343.00
10	**BMI Part No.**: **108-8641** **Cat String**: EB-EJB-PXXP-E5-CA-19HD-E8Y2-XXT2-XX-B0A **Description:** E-Series B-Alloy, 8"x20" RND, TP Prsr, Enc, 4CXN2 ORION, 9D-0.1 FT3, SN Yr 9D & PBB, TT CblShld-5', BMI STD,	3	5,138.00	15,414.00
11	**BMI Part No.**: **111-4217** **Cat String**: R4-BA1-E1CA-2B1-9FD-NX-XX-T2-XX-B0A **Description:** REG 4, M25, HR-E LCD, 4CXN2 ORION, PL Lid/Shrd-GRY, Trx Scrw, 9D-0.001 FT3, SN YR 9D in, TT CblShld-5', BMI STD, 24 PACK,	869	79.50	69,085.50
12	**BMI Part No.**: **103-9055** **Cat String**: E4-4E-AM-AG-T1AA-B0A **Description:** EP Only, For Enc, ORION CELL C, Thru Ld Instl Kit, TT CblShld-8in, BMI STD,	2675	137.50	367,812.50

Subtotal - USD	967,475.00
Estimated Freight Charges	0.00
Total Price - USD	967,475.00

Notes and Assumptions

If applicable, sales tax and freight, if included on the proposal, is an estimate and will be recalculated based on rates and tax status in effect at the time of invoicing.

To expedite the order entry process, please ensure the following is noted on your purchase order: billing address, shipping address, purchase order number, quantity, price, payment terms, quotation number, and the vendor is listed as Badger Meter, Inc.

Please send all purchase orders to the contact that prepared this quotation for you.

Thank you for your business!

Estimated ship dates subject to change based upon component availability, as a result of global supply chain constraints, or credit review.
This acknowledgment is made subject to the terms & conditions found on our web-site: https://www.badgermeter.com/terms-and-conditions.
Terms and conditions related to service units, training, and professional services can be found here: https://badgermeter.com/service-units-terms-and-conditions

Badger Meter

Domestic Quotation

Quotation No. 3633781

Actual lead time to be provided at time of order.

Badger Meter provides certification files to help manage meter and endpoint inventory and to maintain meter accuracy data. The standard method of delivery for this format is via electronic mail. Any deviations from our standard format, or any custom file formats, will be considered on a time and material basis.

Due to continuous improvements and redesign of Badger Meter products and technology solutions, Badger Meter reserves the right to provide our newest product solutions as an alternative to the proposed products provided they are in conformance with the requirements of the specifications and do not exceed the prices quoted.

Thank you for your business!

Estimated ship dates subject to change based upon component availability, as a result of global supply chain constraints, or credit review.
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Terms and conditions related to service units, training, and professional services can be found here: https://badgermeter.com/service-units-terms-and-conditions

Badger Meter

4545 W Brown Deer Road
PO Box 245036
Milwaukee, Wisconsin 53224-9536
414-355-0400 | 800-876-3837
www.badgermeter.com

May 24, 2024

Mr. Joseph Leach
Principal Engineer
City of St. Helena
1572 Railroad Ave.
St. Helena, CA 94574

RE: Sole Source Letter

Dear Mr. Leach:

This letter will confirm that Badger Meter is the sole source of E-Series Ultrasonic® Meters, Recordal® Disc Meters, Recordall Compound Series/Combo Meters, Recordall Turbo Series Meters, HR-E® Encoders, HR-E LCD Encoders, BEACON® SaaS, BEACON Mobile Reading Solutions and ORION® Endpoints for City of St. Helena.

In the event you have any questions regarding this correspondence, we can be reached by telephone at 800-876-3837 or by email at proposals@badgermeter.com.

Sincerely,

BADGER METER, INC.

Charla D. Dury
Assistant Secretary and Proposal Lead

E-Series Ultrasonic® Meters, Recordal® Disc Meters, Recordall Compound Series/Combo Meters, Recordall Turbo Series Meters, HR-E® Encoders, HR-E LCD Encoders, BEACON® SaaS, BEACON Mobile Reading Solutions and ORION® Endpoints

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	June 25, 2024
FROM:	Lesley Milton, Interim Assistant Director of Public Works - Operations
SUBJECT:	Adoption of a City Council Resolution Authorizing Bid Advertisement for CIP Project W24-04 SMART Meter Deployment.
RECOMMENDED ACTION:	Adopt the attached Resolution.
PREVIOUS COUNCIL ACTION:	June 13, 2023 - City Council adopted 5-Year CIP which included Project W24-04. May 28, 2024 - City Council and the St. Helena Financing Authority authorized the installment sale of bonds which stated the first series of bonds is anticipated to fund, among other items, SMART meters project. Also proposed on the June 25, 2024 City Council agenda is consideration and proposed approval of a Resolution approving the purchase of SMART Advanced Meter Infrastructure from Badger Meter, Inc. for CIP Project W24-04 Smart Meter Deployment.
STATEMENT OF THE PURPOSE:	Authorize the Bid Advertisement for CIP Project W24-04 SMART Meter Deployment.
FINANCIAL IMPACT:	None. There is no fiscal impact associated with authorizing staff to issue bid advertisements. CIP Project W24-04 has approved funding of $1.97 million.

BACKGROUND:

During the City Council Meeting held on June 13, 2023, the comprehensive Five-Year Capital Improvement Plan (CIP) was officially adopted. This significant plan encompasses a range of crucial projects aimed at enhancing the City of St. Helena's infrastructure and services.

One notable inclusion in the CIP is Project W24-04 SMART Meter Deployment (the "Project"), which focuses on leveraging cutting-edge technology to improve accuracy and efficiency in the City's water monitoring and billing system. Many of the meters in the St. Helena system have been exceeded their useful life and result in sporadic and unreliable generation of data. Regrettably, this unreliability has resulted in inaccurate readings being reported, with discrepancies occurring up to 30% of the time and the

likelihood of lost revenue for water consumption. This ongoing issue not only undermines the efficiency of the City's operations but also poses a significant challenge in accurately monitoring water usage and billing. To mitigate the impact of these inaccuracies, City staff have been required to conduct duplicate and triple readings, consuming valuable time and resources. Considering these concerns, this Project holds immense potential to streamline operations and enhance service to customers.

DISCUSSION:
To address the issues the City is experiencing with the current water meters, Project W24-04 proposed transitioning from current disc technology to SMART Advanced Metering Infrastructure (AMI). This technology enables remote transmission of water usage data directly to the City and online portal via a cellular network. AMI offers a host of benefits including real-time data collection, improved accuracy, and the ability to remotely monitor and manage water usage. However, to fully leverage the benefits of the SMART Metering Technology, its essential that all existing water meters within the City's service area be upgraded or replaced.

After careful assessment and consideration, City staff developed a plan to ensure the continued efficiency and reliability of the City's water meters. The City's current water meter infrastructure and billing software is manufactured by Badger Meter. Given the existing relationship and integration, acquiring the necessary infrastructure from Badger Meter is the most cost-effective and efficient approach for the Project. As part of this plan, all meters between the ages of 1 and 10 years will undergo retrofitting to enhance their performance and extend their lifespan. Meters aged 10 years and older will be replaced to ensure optimal functionality and accuracy. In total, we anticipate retrofitting 869 meters and replacing 1,806 meters as part of this project. By taking proactive measures to address aging infrastructure, we aim to improve accuracy and main a high level of service for the community.

To expedite the implementation of the Project, the City will issue bonds and utilize the proceeds to fund the project. The city will repay the bond cost, over time, with revenue generated by the increase in water rates. This funding approach allows the City to address crucial infrastructure needs promptly and efficiently while spreading the financial responsibility across the community in a fair and sustainable matter.

Upon authorization to advertise for bids, Staff will finalize the contract documents and begin soliciting bids from potential contractors in preparation for construction activities to commence in July 2024 and terminate June 2025. This timeline allows City to adhere to City's projected completion date within the fiscal year.

ENVIRONMENTAL REVIEW: This is not a CEQA Project.

GOAL:

Goal 2: Improve Infrastructure & Further Environmental Sustainability

Goal 3: Pursue Water Security & Sustainable Management of Water Resources
Goal 8: Implement Capital Improvement Plans (CIP) Projects Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

Resolution Smart Meter Bid Authorization
smart meter w24-04 project

CITY OF ST. HELENA

RESOLUTION No. 2024-

APPROVAL OF A RESOLUTION AUTHORIZING BID ADVERTISEMENT FOR CIP PROJECT W24-04 SMART METER DEPLOYMENT.

RECITALS

A. Water meters currently in use are experiencing significant issues, with readings being inaccurate up to 30% of the time.

B. Included in the approved 5- Year CIP program is a project to update current water meters to SMART Advanced Metering Infrastructure.

C. SMART Advanced Metering Infrastructure will assist in eliminating the inaccuracies and uncertainties associated with the current ageing meters. The SMART meters will provide real-time data on water usage, enabling the city to better serve our community and enhance the City's water management capabilities.

D. In effort to expeditiously implement this effort, City approved the execution of a contract with the on-call engineering firm Haley and Aldrich for owner's representative, and construction observation of Project W24-04.

E. City proposes the authorization of the purchase of SMART Advanced Metering Infrastructure from Badger Meter Inc for CIP Project W24-04.

F. Additionally, the city also needs a contractor to install the infrastructure to all utility customers.

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.
2. Authorize staff to issue bid documents to solicit vendors to install above named equipment for CIP Project W24-04 SMART Meter Deployment.

Approved at a Regular Meeting of the St. Helena City Council on June 25, 2024, by the following vote:

Mayor Paul Dohring: _____
Vice Mayor Eric Hall: _____
Council Member Anna Chouteau: _____
Council Member Patrick Kenealy: _____
Council Member Billy Summers: _____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk

Retrofit/Deploy SMART water meters

Project No: **W24-04**

Category: **Water**

Project Location: **Citywide**

Responsible Department:

PROJECT PURPOSE & DESCRIPTION: Update all water meters to all customers to SMART meter technology.

NOTES: FY24 - updates all meters with current SMART meter technology so City can insure efficient meter operation AND customers can monitor usage in real-time.

EXPENDITURE ACCOUNTS:

EXPENDITURES	Total YTD 05/16/23		2023-24	2024-25	2025-26	2026-27	2027-28	PROJECT TOTAL
3110 - Design			60,000	90,000				150,000
3150 - Construction Management			30,000	30,000	60,000	30,000		150,000
3160 - Construction Contract			100,000	250,000	475,000	675,000		1,500,000
3170 - Contingency			10,000	24,000	53,000	83,000		170,000
EXPENDITURE TOTALS			200,000	394,000	588,000	788,000		1,970,000
FUNDING SOURCES								
763-Water Capital Improvement			200,000	394,000	588,000	788,000		1,970,000
FUNDING TOTALS			200,000	394,000	588,000	788,000		1,970,000

Agenda Report to the City Council

Agenda Section: CONSENT ITEMS

Department: Public Works

DATE:	June 25, 2024
FROM:	Lesley Milton, Interim Assistant Director of Public Works - Operations
SUBJECT:	Approval of a Resolution authorizing Amendment No. 7 to STH Contract: FY2021-048 in the amount of $140,000 with Operational Technical Services for a total amount not-to-exceed of $3,584,005 for temporary Water Treatment Plant operators.
RECOMMENDED ACTION:	Adopt the attached Resolution.
PREVIOUS COUNCIL ACTION:	Table 1: Water Treatment Plant - STH Contract FY2021-048

Date	Resolution
1/26/2021	n/a
3/23/2021	2021-37
1/25/2022	2022-3
2/22/2022	2022-15
8/9/2022	2022-74
4/25/2023	2023-32
10/10/2023	2023-135

STATEMENT OF THE PURPOSE:	Approval of Amendment #7 to STH Contract FY2021-048 for continued Water Treatment Operations Staffing.
FINANCIAL IMPACT:	The FY 2024-2025 Adopted budget includes an appropriation of $140,000 in the Water Operations Fund 561 for this contracted service. Amendment No. 7 to Professional Services Agreement STH 2021-048 requests authorization to use $140,000 of the budgeted funds, and no additional funds are necessary at this time.

BACKGROUND:

Water Treatment Plant Staffing Agreement (STH Contract: FY2021-048)

On January 26, 2021, the City and OTS entered into an initial agreement in an amount not-to-exceed $25,000 to provide temporary staffing assistance for the vacancy of the City's Chief Water Plant Operator (CPO) position. At the time the initial agreement with OTS was signed, the City had two full-time plant operators and an active recruitment for the CPO. One plant operator had a T3 Certification and the other plant operator had a T2 Certification. Since the execution of the initial OTS agreement, it became necessary to increase the scope and contract amount with OTS due to the subsequent resignations of the City’s T3 and T2 shift operators leaving the City with three approved

but vacant positions at the Water Treatment Plant, which were under recruitment. The continued to need for assistance with temporary plant operations was necessary to remain in compliance with the State Water Resources Control Board until these positions are filled.

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

Since the execution of the original agreement, the City has continued to face difficulties in filling these positions and has continued need to utilize OTS services resulting in 6 additional amendments to the original contract as noted in Table 2. In good news, on June 17, 2024 the City successfully hired a permanent Water Treatment Plant Operator. This contract is only for the one remaining operator position that we intend to fill prior to December 2024.

Table 2 - STH Contract: FY 2021-048 Amendments

STH FY2021-048 (WTP)	Date Approved	Contract Value	Not-To-Exceed Cost
Contract Execution	January 26, 2021	$25,000	$25,000
Amendment #1	March 23, 2021	$409,929.58	$434,929.58
Amendment #2	January 25, 2022	$348,561	$783,491
Amendment #3	February 22, 2022	$562,614	$1,346,105
Amendment #4	August 9, 2022	$807,250	$2,153,355
Amendment #5	April 25, 2023	$490,650	$2,644,005
Amendment #6	October 10, 2023	$800,000	$3,444,005

DISCUSSION:

Staffing and recruitment at both the water and wastewater treatment plants remain a challenge. Due to the City's requirement to be in compliance with the State Water Board and the State Water Resources Control Board, it remains necessary to continue the services with contracted firm OTS until we can fill all certification required positions. There is active recruitment for the Chief Plant Operator For Wastewater tending which is low for qualified applicants.

This item is recommending authorization to execute amendments to STH Contract: FY 2021-048 for water treatment operator services (Amendment #7 - Table 3) while the City continues recruitment efforts. Should qualified candidates be selected, the total contract value will not be utilized.

Table 3 - Water Treatment Plant - STH Contract: FY2021-048 - Proposed Amendment #7

STH FY2021-048 (WTP)	Date Approved	Contract Value	Not-To-Exceed Cost
Contract Execution	January 26, 2021	$25,000	$25,000
Amendment #1	March 23, 2021	$409,929.58	$434,929.58
Amendment #2	January 25, 2022	$348,561	$783,491
Amendment #3	February 22, 2022	$562,614	$1,346,105
Amendment #4	August 9, 2022	$807,250	$2,153,355
Amendment #5	April 25, 2023	$490,650	$2,644,005
Amendment #6	October 10, 2023	$800,000	$3,444,005
PROPOSED - Amendment #7	**June 25, 2024**	**$140,000**	**$3,584,005**

ENVIRONMENTAL REVIEW: This is not a CEQA project.

GOAL:

Goal 3: Pursue Water Security & Sustainable Management of Water Resources
Goal 7: Enhance Organizational Effectiveness

DOCUMENTS ATTACHMENTS:

20240625 Draft Resolution OTS
STH Contract FY2021-048-07A OTS WTP Operators

CITY OF ST. HELENA

RESOLUTION NO.

A Resolution of the City of St. Helena City Council Authorizing: the City Manager to execute Amendment No. 7 to STH Contract FY2021-048 with Operational Technical Services for temporary Water Treatment Operators in the amount of $140,000 for a total amount not-to-exceed of $3,584,005 as approved in the FY24-25 Water Fund budget

RECITALS

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

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

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

D. On January 25, 2022, City Council approved Amendment No. 2 in the amount of $348,561 to STH Contract: FY2021-048 to bring the contract within its contract limits; and

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

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

G. On April 25, 2023, City Council approved Amendment No. 5 with OTS in the amount of $490,650, for a total amount not-to-exceed $2,644.005 to STH Contract: FY2021-048; and

H. On October 10, 2023, City Council approved Amendment No. 6 with OTS in the amount of $800,000 for a total amount not-to-exceed $3,444,005 to STH Contract: FY 2021-048; and

I. The City currently has one approved positions at the Water Treatment Plant; and

J. Additional funding is necessary to allow Operational Technical Services to continue to provide temporary Water Treatment Operators to the City.

RESOLUTION

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

1. Authorize the City Manager to execute Amendment No. 7 to STH Contract: FY2021-048 with Operational Technical Services for temporary Water Treatment Operators in the amount of $140,000 for a total amount not-to-exceed $3,584,005 paid from the budgeted water fund.

Approved at a Regular Meeting of the St. Helena City Council on June 25, 2024 by the following vote:

Mayor Paul Dohring: _____

Vice Mayor Eric Hall: _____

Council Member Anna Chouteau: _____

Council Member Patrick Kenealy: _____

Council Member Billy Summers: _____

APPROVED:

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos, City Clerk

AMENDMENT NO. 7

TO PROFESSIONAL SERVICES AGREEMENT WITH OPERATIONAL TECHNICAL SERVICES; STH CONTRACT NO: 2021-048 FOR TEMPORARY WATER TREATMENT OPERATORS WITH SWRCB CERTIFICATION FOR AN ADDITIONAL $140,000 FOR A TOTAL CONTRACT AMOUNT NOT-TO-EXCEED $3,584,005

This Seventh Amendment to Professional Services Agreement STH Contract: 2021-048 dated January 26, 2021 ("Agreement") is made as of this 25th day of June 2024 by and between the City of St. Helena, a municipal corporation ("City"), and Operational Technical Services ("Consultant").

RECITALS

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

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

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

D. On January 25, 2022, City Council approved Amendment No. 2 in the amount of $348,561 to STH Contract: FY2021-048 to bring the contract within its contract limits; and

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

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

G. On April 25, 2023, City Council approved Amendment No. 5 with OTS in the amount of $490,650, for a total amount not-to-exceed $2,644.005 to STH Contract: FY2021-048; and

H. On October 10, 2023, City Council approved Amendment No. 6 with OTS in the amount of $800,000 for a total amount not-to-exceed $3,444,005 to STH Contract: FY 2021-048; and

I. The City currently has two approved, but vacant, positions at the Water Treatment Plant and while the City has a continued need in the interim basis until a time when the vacant positions are filled; and

J. Additional funding is necessary to allow Operational Technical Services to continue to provide temporary Water Treatment Operators to the City; and

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

AGREEMENT

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

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

   "Total compensation shall not exceed $3,584,005…"

2. Exhibit A – Task order is amended to reflect the hourly rates as listed below, effective November 1, 2023:

POSITION	REGULAR RATE	OVERTIME RATE	DOUBLE TIME RATE	ON-CALL STANDBY RATE	ACTIVATED ON-CALL RATE
WT CPO	**156**	**207.48**	**234.00**	**156**	**207.5**
Lead WT Operator	**145**	**192.85**	**217.50**	**145**	**192.9**

3.

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

Entered as of the day and year first above stated.

CONSULTANT:

Signatures of Authorized Persons:

By:_____

Print Name:_____

Title: _____

CITY OF ST. HELENA
a Municipal Corporation

By:_____

Print Name: Anil Comelo

Title: City Manager

APPROVED AS TO FORM:

_____
Ethan Walsh, City Attorney

Agenda Report to the City Council

Agenda Section: PUBLIC HEARINGS

Department: Planning

DATE:	June 25, 2024
FROM:	Maya DeRosa, Community Development Director
SUBJECT:	Introduction and first reading of an Ordinance approving Zoning Ordinance Amendment (ZOA 2024-001) to amend Chapter 17.30 of Title 17 of the St. Helena Municipal Code regarding the calculation of housing in-lieu fees.
RECOMMENDED ACTION:	Introduction and waive the first reading of the proposed Ordinance to: 1. Find that the proposed changes to Chapter 17.30 of the Zoning Code are exempt from CEQA Guideline 15061 (b)(3); and 2. Approve and adopt Zoning Ordinance Amendment (ZOA 2024-001) to amend Chapter 17.30 of Title 17 of the St. Helena Municipal Code regarding the calculation of housing in-lieu fees.
PREVIOUS COUNCIL ACTION:	
STATEMENT OF THE PURPOSE:	To amend the St. Helena Municipal Code zoning ordinance Chapter 17.30 in order to update the methodology for calculation of housing impact fees.
FINANCIAL IMPACT:	The fiscal impact cannot be quantified, however, it is anticipated this updated methodology of housing impact fee calculation will yield more revenue to the Affordable Housing Impact fund.

BACKGROUND:

The City Council will be considering the approval of updated Housing Impact fees on June 25, 2024. The recommended impact fee is different than how the City currently calculates Housing Impact Fees as noted in the the zoning code Section 17.30.030E. In order to ensure the zoning code is not in conflict, on May 21, 2024, the Planning Commission considered an amendment to the zoning ordinance (ZOA 2024-001) and recommended the City Council approve the ordinance amendment (see attached ordinance).

DISCUSSION:

St. Helena Municipal Code Section 17.30.030 E provides a methodology for housing impact fee calculation which is a percentage basis of the projected construction cost of the market rate dwelling unit. After review by consultant Wildan who has been retained by the City to update all impact fees, it was recommended that the methodology be

revised to charge the fee based on the new square foot floor area. The attached ordinance with noted amendments reflects the updated in- lieu fee methodology policy and is consistent with how other cities calculate housing in-lieu fees.

ENVIRONMENTAL REVIEW:

This ordinance is exempt from review under CEQA under Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.

GOAL:

Goal 1: Strengthen Financial Sustainability
Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

Ordinance - Housing In-Lieu Fee Calculation

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. HELENA AMENDING SECTION 17.30.030.E OF CHAPTER 17.30 (AFFORDABLE HOUSING PROGRAM) OF TITLE 17 OF THE ST. HELENA MUNICIPAL CODE REGARDING THE CALCULATION OF HOUSING IN-LIEU FEES

WHEREAS, Chapter 17.30 (Affordable Housing Program) of the St. Helena Municipal Code (SHMC) establishes an affordable housing program, housing impact fees on developers of nonresidential development projects in the City, inclusionary housing requirements and alternative means of compliance, requirements for inclusionary units, and administration and enforcement measured for the program; and

WHEREAS, SHMC section 17.30.030 authorizes the City Council to adopt by resolution housing in-lieu fees that would be paid by residential developers as an alternative means of compliance with the inclusionary housing requirements of SHMC Chapter 17.30; and

WHEREAS, SHMC section 17.30.030.E (Calculation of Housing In-Lieu Fee) provides that the housing in-lieu fee shall be charged on a percentage basis of the projected construction costs of market rate dwelling units, as established by resolution of the City Council; and

WHEREAS, the City engaged with Willdan Financial Services ("Consultant") to perform a nexus study of affordable housing impact fees needed to fund new development's share of affordable housing induced by the household spending associated with new market rate development, and commercial linkage fees to quantify the connection between the development of commercial, office, industrial and hotel, development projects and the demand for affordable housing units; and

WHEREAS, Consultant completed an "Affordable Housing and Commercial Linkage Impact Fee Study" dated May 22, 2024 ("Fee Study Report"), which studies support the adoption of said fees; and

WHEREAS, the affordable housing impact fees supported by the Fee Study Report are calculated on a per square foot basis, as opposed to a percentage basis of the projected construction costs of market rate dwelling units; and

WHEREAS, the City desires to amend SHMC section 17.30.030.E to ensure consistency with the methodology supporting the adoption of the housing in-lieu fee as set forth in the Fee Study Report, and as authorized by SHMC section 17.30.030; and

WHEREAS, the Planning Commission held a duly noticed public hearing at a Regular Meeting on May 21, 2024, on the proposed Ordinance during which public hearing the Planning Commission received comments from City staff and members of

the general public and recommended approval to the City Council through Resolution No. _____; and

WHEREAS, the City Council held a duly noticed public hearing on June 25, 2024 on the proposed Ordinance, during which public hearing the City Council received comments from City staff and members of the general public; and

WHEREAS, the City Council desires to approve the requested amendments to Section 17.30.030.E of the St. Helena Municipal Code through approval of this Ordinance.

NOW, THEREFORE, the City Council of the City of St. Helena does hereby ordain as follows:

Section 1. Recitals. The above recitals are incorporated as though set forth in this section.

Section 2. Amendment. Subsection E of Section 17.30.030 of the St. Helena Municipal Code is hereby amended to read as follows (new language is underlined, deletions are in ~~strikeout~~):

> "E. **Calculation of Housing In-Lieu Fee.** The housing in-lieu fee shall be charged on a per square foot basis for net new floor area ~~percentage basis of the projected construction costs of market rate dwelling units~~. The amount and calculation of the housing in-lieu fee shall be established by resolution of the City Council. ~~Construction costs of market rate dwelling units is determined in accordance with the definition in Section 17.32, Definitions of Terms. Construction costs shall be separately calculated for each dwelling unit in attached single-family residential and rental residential development projects, and the appropriate fee paid for each unit within the residential project.~~ The housing in-lieu fee required by this Section may be satisfied either by cash payment or, upon the recommendation of the Community Development Director and approval of the City Council, by an alternative which will provide the City with a value equal to or greater than the amount of the required in-lieu fee."

Section 3. Severability. If any section, subsection, phrase, or clause of this ordinance is for any reason held to be unconstitutional, such decision shall not affect the validity of the remaining portions of this ordinance. The City Council would have passed this ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Section 4. CEQA. This ordinance was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State

CEQA Guidelines (the Guidelines), and the environmental regulations of the City. The City Council hereby finds that this ordinance is exempt from review under CEQA under Section 15061(b)(3) of the State CEQA Guidelines because it can be seen with certainty that the provisions contained herein would not have the potential for causing a significant effect on the environment.

Section 5. Effective Date. This Ordinance shall take effect and be enforced within thirty (30) days from and after the date of its adoption by the City Council at a second reading and shall be posted and published in accordance with the California Government Code.

THE FOREGOING ORDINANCE was introduced at a regular meeting of the St. Helena City Council on the _____ day of _____, 2024, and was adopted at a regular meeting of the St. Helena City Council on the _____ day of _____, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:_____
Cindy Tzafopoulos, City Clerk

APPROVED:_____
Paul Dohring, Mayor

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Agenda Report to the City Council

Agenda Section: PUBLIC HEARINGS

Department: Finance

DATE:	June 25, 2024
FROM:	Mandy Kellogg, Administrative Services Director
SUBJECT:	Approval of Resolutions adopting updates to the City's Affordable Housing In-Lieu Fees and Nonresidential/Commercial Linkage Fees.
RECOMMENDED ACTION:	Adopting updates to the City's Affordable Housing In-Lieu Fees and Nonresidential/Commercial Linkage Fees.
PREVIOUS COUNCIL ACTION:	November 24, 2015 - Approval of Professional Services Agreement with Willdan Financial Services. November 14, 2017 - Approval of Amendment #1 for Water and Wastewater Impact Fees. October 9, 2018 - Approval of Amendment #2 to Update Cost Allocation Plan. August 24, 2021 - Approval of Amendment #3 to Add Commercial Linkage Fee Analysis. July 25, 2023 - Approval of Amendment #4 for Additional Funding to Complete User Fee Study. August 8, 2023 - Approval of Amendment #5 for Additional Funding to Complete the Development Impact Fee Study.
STATEMENT OF THE PURPOSE:	The purpose is to adopt Affordable Housing and Commercial Linkage Fee study and implement the newly adopted fees by September 24, 2024.
FINANCIAL IMPACT:	The total estimated Financial Impact based on a five-year average of Affordable Housing fee revenue collections is an approximate increase in revenue collections of $590,500 annually.

BACKGROUND:

Cities must regularly update Development Impact fees and User Fees in order to recover costs that are attributable to certain services and for which benefits accrue to specific limited number of individuals or businesses. At the current time, the City has been experiencing a gap in the revenue collected, relative to expenditures and expectations for services. There are several underfunded city operational functions, and the infrastructure, parks, roads, and other facilities are visibly displaying the impact of underinvestment. As a result, the City is exploring several stable revenue generating alternatives including a real estate transfer tax ballot measure in November 2024. It is also important that the City update its fees to allow for more accurate recovery of its costs.

Development impact fees are charged to new development and support upgrades to the City's infrastructure necessitated by such development and are generally paid as a requirement to obtain a building permit. The last development impact fee study was completed in April 2013 and an updated development impact fee schedule was adopted by the City Council on November 12, 2013 through Ordinance 2013-2.

In September 2015, staff issued a Request for Proposals for a Full Cost Services and Development Impact Fee Study to include a cost allocation plan, user fee study, and a development impact fee study. On October 9, 2015 the City received four proposal which were reviewed by City staff and an outside consultant. In November 2015, the City selected Willdan Financial Services to conduct a Full Cost Services and Development Impact Fee Study and entered into a professional services agreement on November 24, 2015 by Resolution 2015-146.

During the FY 2020-21 budget development, City Council requested funding for an inclusionary and workforce housing study be included in the FY 2020-21 adopted City budget. On February 23, 2021, the City entered into a Professional Services Agreement (PSA) with Lisa Wise Consulting, Inc. to complete the Inclusionary Housing Study however after staff review of the initial report and concerns with the data source, that work on that project was terminated.

As part of the Inclusionary Housing Study and during the final analysis of the Affordable Housing Impact fees, it was determined that it would be necessary to include a commercial linkage fee analysis. Willdan Financial Services was available to conduct this analysis to prepare recommendations for the amounts and classifications for a housing linkage fee for St. Helena. This fee links the jobs created by commercial development to the needs for the production of affordable housing. The study determines the per-unit affordability gap by number of households in each job type, by income level to determine linkage fee on a per square foot basis by category of nonresidential development.

Willdan Financial Services completed the draft Affordable Housing and Commercial Linkage Fee Study in December 2024.

Following the completion of the review of the report by staff and the City Attorney, the City released the draft report on January 22, 2024 to local builders and affordable housing organizations and requested comments prior to formal adoption and approval by City Council. Comments were requested following a three-week review period. Staff and consultant reviewed the comments and prepared responses to those comments (Attachment 1).

DISCUSSION:

The Mitigation Fee Act (Government Code Section 66000) authorizes local governments to impose fees on new development provided that a nexus is shown between the fee that is charged and the impact of the new development. Local jurisdictions use impact fees to fund affordable housing in two primary ways: 1) through fees imposed on new market-rate residential projects, typically called housing impact fees; and 2) through fees imposed on new commercial development, typically called commercial linkage fees. Funds collected through housing impact and linkage fees are typically deposited into a housing trust fund. As with all fees imposed under the Mitigation Fee Act, a nexus study must be completed in order to justify the imposition of the fee. Linkage fees and housing impact fees are most typically assessed on a per square foot basis, as opposed to the per unit basis often used for inclusionary housing in-lieu fees.

The justification for imposing housing impact fees on new residential development is that new market-rate housing increases demand for goods and services in the community, which in turn creates new lower paid jobs and creates a need for housing affordable to lower-income households. Similarly, a nexus study for a commercial linkage fee would use an estimate of the number of jobs created by a new commercial development to establish the number of new housing units needed by new employees by income level.

A key challenge in the development of new impact fees is ensuring that the new fee will not result in the financial infeasibility of new development. According to a Terner Center for Housing Innovation report, cities frequently set fees well below what is justified in the corresponding nexus study. However, single-impact fees should not be considered in a vacuum, as projects are often subject to multiple other fees and exactions. Feasibility studies that consider the total financial impact of all fees can help ensure that new fees will not constrain development. To that end, linkage fees and housing impact fees may be less appropriate in jurisdictions where greenfield development is occurring, and impact fees related to the installation of new infrastructure are high. The Terner Center report noted that linkage fees and housing impact fees were most common in more urbanized communities where the majority of development was occurring on infill sites.

Affordable Housing Impact Fee

New residential development generates population growth. Residents who can afford to purchase or rent this new housing then spend their disposable income in the city. Consequently, the increased spending results in the need to hire new workers to accommodate the increased demand for goods and services associated with new development. The analysis in the study establishes the connection between the increase in household spending associated with new development and the number of new workers that will be hired by local businesses to meet the demand.

Employment growth provides occupations at various wage and salary levels. Low wage workers cannot afford market rate housing within the City of St. Helena, so an affordable housing impact fee can be calculated to bridge the gap between what low wage workers can afford to pay for and the cost of providing that housing.

The analysis presented in the study defines the upper limit for a housing impact fee to be charged on new rental and for-sale housing to mitigate impacts on affordable housing needs. The maximum fee is not necessarily the recommended fee.

The maximum justified affordable housing impact fee schedule is summarized in Table 1. The fees shown here are the maximum supportable under state law. However, as a policy decision the City Council can adopt fee amounts that are less than the maximum justified amounts. Consequently, Table 1 also demonstrates the resulting fees if adopted at 15%, or 10%, respectively of the maximum justified fee amounts.

Table 1: Maximum Justified Affordable Housing Impact Fee Schedule

	Maximum Justified Fee per Square Foot	15% of Maximum Justified fee per Square Foot	10% of Maximum Justified fee per Square Foot
New Residential Rental Unit	$ 135	$ 20	$ 14
New Residential For Sale Unit	196	29	20

Commercial Linkage Fee Schedule

The study calculates the maximum legal fee charged on new commercial development for affordable housing in the following steps:

1. Establish commercial prototypes representing typical commercial development in St. Helena.
2. Estimate the number of workers that will work in the new commercial space.
3. Estimate worker household incomes.
4. Calculate the affordability gap.
5. Calculate maximum commercial linkage fee for each prototype.

The maximum justified commercial linkage fee schedule is summarized in Table 2. The fees shown here are the maximum supportable under state law. The City can adopt any amount up to the amounts shown here. Table 2 also demonstrates the resulting fees if adopted at 15%, or 10%, respectively of the maximum justified fee amounts.

Table 2: Maximum Justified Commercial Linkage Impact Fee Schedule

Maximum Justified Fee per Square Foot	15% of Maximum Justified fee per Square Foot	10% of Maximum Justified fee

			per Square Foot
Commercial	$ 141	$ 21	$ 14
Office	176	26	18
Industrial	67	10	7
Hotel	75	11	7

Affordable Housing Fee Comparison

As a result of the maximum justified fee in the study proposed as significantly higher than the existing fee, City staff requested Willdan Financial Services to conduct an analysis of the impacts. Table 3 shows a comparison between the existing affordable housing fee and the maximum justified fee.

Table 3: Residential Affordable Housing Fee Comparison

Fees for Prototype Units	St. Helena Current	St. Helena Maximum Justified
Single Family, 2,761 square feet, 3 bedrooms	$ 22,500	$ 541,156
Single Family, 3,780 square feet, 5 bedrooms	27,500	740,880

Public Notice

A public notice was published on June 13, 2024 in the Napa Valley Register. The proposed fee schedule and methodology for the fee calculations was made available for public review, electronically on the City's website by clicking the following link: Affordable Housing and Commercial Linkage Fee Study or by appointment in the City Clerk's office.

Resolution

St. Helena Municipal Code Section 17.30.030.E provides a methodology for the calculation of housing in-lieu fees, which is currently calculated on a percentage basis of the projected construction cost of the market rate dwelling unit. Pursuant to a prior agenda item, staff has recommended introduction of a proposed ordinance that will amend Section 17.30.030.E of Chapter 17.30 of the City's Municipal Code to revise the calculation methodology based on square foot floor area. The amount and calculation of the housing in-lieu fee will be established by City Council resolution. This is consistent with the methodology supporting the adoption of the housing in-lieu fee as set forth in the Affordable Housing and Commercial Linkage Fee Study prepared by Willdan, and a more common approach by local jurisdictions across the State that is easier to implement for City staff and the Council. Staff is proposing that the City Council approve the resolutions adopting the updated housing in-lieu fees and nonresidential/commercial linkage fees based on the Affordable Housing and Commercial Linkage Fee Study, which updates are subject to approval of the proposed ordinance, and will not take effect until after the ordinance is in effect.

Staff Recommendation
Based on the results of the Affordable Housing and Commercial Linkage Fee Study staff is recommending adopting 10% of the maximum justified fee to ensure that the new fee does not result in the financial infeasibility of new development. Staff is recommending implementation of the recommended affordable housing impact fees and commercial linkage fees, through the approval of the proposed resolution.

ENVIRONMENTAL REVIEW: None.

GOAL:

Goal 1: Strengthen Financial Sustainability
Goal 5: Enhance Quality of Life

DOCUMENTS ATTACHMENTS:

Attachment 1-Willdan Responses to Affordable Housing and Commercial Linkage Fee Nexus Study Comments
St. Helena - Affordable Housing and Commercial Linakge Fee Report - Final 5-22-24
Resolution - Housing In-Lieu Fee-FINAL 6-20-2024
Resolution - Housing Impact Fee-FINAL 6-20-2024

Willdan Financial Services Responses to Comments on the Affordable Housing and Commercial Linkage Fee Nexus Study

Comments From Jennifer La Liberte

1. *When is this item scheduled to go to City Council, and when will the staff report be published?*

   This item is scheduled for the City Council meeting on May 14, 2024.

2. *Can the City provide a prototype comparison of the proposed Affordable Housing Impact Fee, which is in dollars per square foot, with the current fee, which is a percentage of construction costs? It seems that would be helpful for the decision makers as well as the public.*

   Willdan has prepared a fee comparison comparing the City's current fees to the maximum justified fee schedule and other Napa County cities. **Table 1** below shows the residential housing fee comparison, and **Table 2** displays the commercial linkage fee comparison.

Tabe 1: Residential Affordable Housing Fee Comparison

	American Canyon	Napa	Cloverdale	Cotati	Healdsburg	Rohnert Park	Santa Rosa (Inside Downtown)	Santa Rosa (Outside Downtown)	Sebastopol[1]	St. Helena Current	St. Helena - Maximum Justified
Fee Schedules											
Per Square Foot											
Single Family, Townhouse	3.43	4.75	-		-	-	-	-	22.24		-
Stacked Flats, Apartment	3.98	4.05	-		-	-	-	-	22.24		-
0 to 909 square feet	-	-	-	Based on sales price of unit, calculated as follows: $2,400 first $125,000 of sales price +$200 for each $5,000 increment thereafter	-	-	4.00	2.00	22.24	The housing in-lieu fee shall be charged on a percentage basis of the projected construction costs of market rate dwelling units.	-
910 square feet or above	-	-	-		-	-	8.00	3.00	22.24		-
Rental Unit	-	-	-		2.15	4.02	-	-	22.24		135
For Sale Unit	-	-	-		16.70	- -	-	-	22.24		196
Per Unit											
Studio			$ 24,000								
1 Bed			$ 27,400								
2 Bed			$ 30,900								
3 Bed			$ 34,300								
4 Bed			$ 37,000								
5 Bed			$ 39,800								
For Sale Unit						$ 15,520					
Fees for Prototype Units											
Single Family, 2,761 square feet, 3 bedrooms	$ 9,470	$ 13,115	$ 34,300	$ 33,400	$ 46,109	$ 15,520	$ 22,088	$ 8,283	$ 61,405	$ 22,500	$ 541,156
Single Family, 3,780 square feet, 5 bedrooms	12,965	17,955	39,800	41,400	63,126	15,520	30,240	11,340	84,067	27,500	740,880

[1] No in-lieu fee is required for less than 4 dwelling units. For 5 or more dwelling units, on-site inclusionary housing is required: https://sebastopol.municipal.codes/SMC/17.250 If there is a decimal fraction unit requirement, an in-lieu fee shall be provided equal to the applicable decimal fraction times the established in-lieu fee for one inclusionary unit (based on the average size of the units being built), or, at the developer's discretion, an inclusionary unit may be provided.

Table 2: Commercial Linkage Fee Comparison

Land Use Category	American Canyon	Calistoga[1]	Napa	Yountville	Cotati[2]	Petaluma[3]	Rohnert Park[3]	Santa Rosa	Sebastopol[3]	Sonoma	St. Helena - Current	St. Helena Maximum Justified
Office	$ 0.87	$ 2.63	$ 3.55	$ 11.60	$ 2.39	$ 3.36	$ 0.69	$ 3.00	$ 2.08	$ 4.00	$ 4.11	$ 176.08
Hotel	0.87	1,756.35	6.00	11.60	2.39	3.36	0.69	3.00	2.08	15.00	3.80	74.64
Retail	0.87	3.81	3.55	11.60	4.12	5.81	1.19	3.00	3.59	4.00	5.21	141.29
Industrial	0.57	1.93	3.50	11.60	2.47	3.46	0.71	3.00	2.15	n/a	1.26	66.66

All fees charged per square foot, except for Calistoga hotel fee, which is charged per room.

[1] Calistoga hotel fee charged per room.

[2] Hotel and office assumed charged at "commercial" rate. New construction less than 2,000 sf, and the first 2,000 sf of any commercial project is exempt.

[3] Hotel and office assumed charged at "commercial" rate.

3. *Can the City provide an example of how much one or more of the current proposed hotel developments would generate in housing impact fees with the current fee and the proposed fee at the 10% and 15% levels, and compare that to what it would cost the developer to construct the number of affordable housing units that particular development will necessitate?*

   Table 3 displays the potential commercial linkage fee revenue for a proposed hotel project, under the maximum justified fee schedule, the 15% and 10% scenarios. The current proposed hotel project is expected to be 75 rooms and 52,313 square feet.

   For reference, the last hotel entitled included 62 rooms, and the City negotiated $3.4 M in payment towards affordable housing back in 2020 when housing costs were lower. It is the City's policy to require a Development Agreement for all hotels to produce more housing production or larger funding than impact fees provide.

Table 3: Potential Hotel Fee Revenue

Square Feet		52,313
Maximum Justified Fee per Square Foot	$	75
Maximum Justified Fee	$	3,923,475
15% of Maximum Justified Fee		588,521
10% of Maximum Justified Fee		392,348

4. *For the fee calculation on Table 1.11, how is the "Units Demanded" factor calculated? Or what is it based on?*

   Units demanded are identified in Tables 1.8 and 1.9. They are the number of units needed to house the employment generation needed to meet induced demand from the household spending of market rate households.

5. *Has the City or consultant determined a maximum threshold a private development project can tolerate for the housing impact or in-lieu fee? If not, how did the consultant arrive at the 10% to 15% maximum for the proposed fee.*

   City staff recommended the 10% and 15% scenarios. A maximum threshold a private project can tolerate has not been determined, as it is subject to a wide variety of factors that vary from project to project and change according to market conditions. The 10% and 15% scenarios would make the fees more in line with the other Sonoma County cities in the fee comparison compared to the maximum justified fees.

Comments:

1. *It is a difficult balancing act to ensure the City can achieve a reasonable fee requirement while not discouraging private development. The City should identify and adopt incentives to encourage developers to include affordable housing in their developments that would be more attractive than writing a check to ensure affordable units actually get built.*

   The higher the fee, the greater the incentive for developer to incorporate affordable housing. A drawback of this approach is that some projects are limited in scale or other factors that make providing affordable housing problematic.

2. *Toward the City's goal to encourage housing, the City should consider adopting a policy that exempts affordable housing projects from paying impact and other fees, rather than requiring each project proponent to request a waiver, project by project. The City of Sacramento's Zero-Dollar Rate Program For Affordable Dwelling Units is a good example to follow.*

   This is a common approach. Units that meet certain criteria (below market rate in perpetuity for a certain number of years) are frequently assessed reduced or exempt from paying impact fees. This is a policy decision, however, and therefore outside the scope of this fee study.

3. It would be helpful in the staff report to include a 10-year history of the Housing Impact Fee fund, how much has been paid, and how the funds have been utilized.

   Table 4 displays the revenue and expenditure history of the housing impact fee fund.

Table 4: Historical Affordable Housing Impact Fee Revenue and Expenses

	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	Totals
Revenues											
Affordable Housing Impact Fees	$884,027	$257,649	$427,649	$235,122	$ 80,340	$176,224	$317,631	$ 106,784	$ 2,226	$212,358	$2,700,009
Expenses											
Utilities - 684 McCorkle Ave	$ 2,470	$ 2,314	$ 917	$ -	$ -	$ -	$ -	$ -	$ (40)	$ -	$ 5,661
Maintenance - 684 McCorkle Avenue	2,488	750	-	-	-	-	-	-	-	-	3,238
Property Taxes - 684 McCorkle Avenue	6,558	6,562	20	-	-	-	-	-	-	-	13,140
Title & Appraisal - 684 McCorkle Avenue	-	-	4,982	-	-	-	-	-	-	-	4,982
Napa Housing Authority - Housing Services	20,950	-	-	-	-	-	-	-	-	-	20,950
Affordable Housing Feasibility Study	-	5,000	-	-	-	-	-	-	-	-	5,000
Attorney Fees	4,424	5,388	21,848	91,550	19,754	20,472	-	-	(1,574)	-	161,862
Brenkle Court Contributions	-	-	24,300	-	2,938	120,000	316,884	25,016	4,469	-	493,606
Turley Flats Contributions/Loan	-	-	-	438	813,639	50,797	(50,336)	185,884	-	9,998	1,010,420
Our Town St. Helena | Non-Profit Grant	-	-	-	-	-	10,000	25,000	-	-	-	35,000
Our Town St. Helena | 963 Pope Street	-	-	-	-	-	-	450,000	-	8,400	3,600	462,000
723 Hunt Avenue | CDBG Grant Reimbursement	-	-	-	-	-	-	-	1,400,565	(1,400,565)	-	-
Affordable Housing Fee Update	-	-	-	-	-	-	-	-	6,045	-	6,045
Housing Element Update	-	-	-	-	-	-	-	-	69,210	29,915	99,125
Total Expenses	$ 36,890	$ 20,014	$ 52,066	$ 91,988	$836,331	$201,270	$741,548	$1,611,464	$(1,314,054)	$ 43,513	$2,321,029

Source: City of St. Helena.

Comments from Mary Stephenson

1. What is the rationale for recommending 10% to 15% of maximum fees?

   This is a City staff recommendation. See response #5 above.

2. *How many new housing starts (and renovation, if that is included in the fee structure) has the city had in the last 5-10 years? Projecting into the future with the recommended fee structure, what is the potential funding that new (and renovated if it applies) units could generate for the city?*

   From 2015 to 2024 the City has added 29 net new residential dwelling units according to data from the California Department of Finance. Renovation is not included in the fee structure, unless the renovation is adding new square footage. **Table 5** displays a projection of potential fee revenue, based on the growth projections from the City's recently adopted development impact fee nexus study.

Table 5: Projected Affordable Housing and Commercial Linkage Fee Revenue

Land Use	Projected Increase (Sq. Ft.)	Maximum Justified Fee per Square Foot	Potential Fee Revenue (Maximum Justified Fees)	Potential Fee Revenue (15% Fee Scenario)	Potential Fee Revenue (10% Fee Scenario)
Residential	685,152	$ 196	$ 134,289,792	$ 20,143,469	$ 13,428,979
Nonresidential					
Commercial	325,943	$ 141	$ 45,958,019	$ 6,893,703	$ 4,595,802
Office	92,638	176	16,304,294	2,445,644	1,630,429
Industrial	640,517	67	42,914,655	6,437,198	4,291,466
Total	1,744,251		$ 239,466,761	$ 35,920,014	$ 23,946,676

3. *The current rents seem high to me. The rental rates include mostly single-family dwellings, which excludes a significant number of small multi-unit buildings that I think would illustrate a wider range of rentals.*

   The current rents were estimated based on all the available units that were advertised for rent at the time the study was completed. There were few multifamily units advertised for rent at that time. The only units that were excluded from the sample were luxury units with rents more than $10,000 per month. Further, many of the City's existing multifamily units are rented at below market rate rents, so they do not accurately reflect current market rates.

4. *Is the proposed fees for commercial development tied to past or projected development in each category? Is there an historical overview of commercial development by category that informs this?*

The nonresidential fees are calculated based on the affordable housing demands of a hypothetical project, informed by the likely type of workers and current salary data.

5. *Is it possible to see an analysis of what the current Housing Impact Fee structure has generated over the last 10 years divided between residential and commercial fees and how that money has been used?*

   See **Table 4** above for historical fee revenue and expenditures.

6. *Has any scenario been flushed out regarding how any of the existing proposals for new hotels could contribute funding under this proposed fee structure and how that compares to the cost of housing incremental employees at various salary levels as documented in the study?*

   This analysis has not evaluated any existing proposals for hotels.

7. *How does this new Housing Impact Fee Study relate to the City's plan to create the VL and L housing units in our RHNA requirements?*

   Affordable housing fee and commercial linkage fee revenue can be used to help fund the development of very low and low income units in the City.

Comments from Joe McGrath

General Comments/Questions:

**The report seems to lack effective context. It is not clear from the report what the current baseline policy is and/or fee structure. The comparison to other Napa County cities is useful, but there is not a comparison to St. Helena status quo.*

Willdan has prepared a fee comparison comparing the City's current fees to the maximum justified fee schedule and other Napa County cities. See Tables 1 and 2 above.

** It is also not clear if this Impact Fee is meant to be **in lieu of** Inclusionary policy requirements for residential development or **in addition to inclusionary** requirements. (I attempted to look thru current zoning code but this is very time consuming as new code is not yet hyperlinked :/)*

Please refer to 17.30.030 E in the new zoning code. Please note that the City will be amending the zoning text to reflect that the calculation is based on the square footage of the proposed unit (no longer percentage of construction cost). The Housing In-Lieu fee in the ordinance is the same as the impact fee, not in addition to the impact fee.
** It is not clear as to whether this fee applies to renovated S.F. or just new S.F.?*

Only applies to net new square footage. Per 17.30.030 A.3 **"**Upon the remodeling or rebuilding of a residential dwelling to add additional square footage, the housing impact fee shall be paid on the additional square footage (except for a one-time exclusion of 850 square feet per residence)"

** I believe the rental rates in the report are overstated and do not represent current market conditions. The data biases itself by looking only at open listed units and appears to be mostly detached single family structures. I believe the construction cost per rental unit is also overstated and for some reason was based on a 5-unit complex whereas the work impact numbers were based on 100-units. Having said that, as both the rental rates are high and construction costs are high, the delta cost to deliver an affordable product to this sector is probably close.*

The current rents were estimated based on all the available units that were up for rent at the time the study was completed. There were few multifamily units advertised for rent at that time. The only units that were excluded from the sample were luxury units with rents more than $10,000 per month. Were someone looking to rent a home, these would be the only available units to rent, so the data does reflect the current market.

The construction costs were based on data provided by the City. The City's most recent experience came from 2020. Those costs were adjusted for inflation using the Engineering News Record's Construction Cost index.

The hypothetical 100-unit market rate project is used to identify the affordable units demanded by income category. This is different from the cost to construct one affordable unit. The total affordability gap to meet the affordable housing demands of market rate units is then divided by 100 to identify the gap needed to meet the demands of a single unit, which drives the fee calculation.

** It would be great to see a breakdown of Housing Impact Fee collections over the last ten years and a breakdown of where they were generated (ie Residential, Commercial, Industrial, Hospitality).*

Please refer to Table 4 above. Unfortunately, the revenue data is not available by land use type paying the fee.

* It would also be great to see a Pareto/chart of where all of these funds collected have been allocated or spent.

Table 4 above also lists expenditures.

Inputs:

** For Residential Development. For projects >= 4 units the city should maintain an inclusionary policy (I believe it is 20%*,) and not create an in-lieu fee relief valve. It would fail logic to have both as you would be taxing the solution side of the ledger. Inclusionary Policies build affordable units, not just funds for future units. If you do create an in-lieu fee option it would seem that that fee should roughly represent a ~ 20 YR? Net Present Value of the delta income between market rents and affordable rents.*

[When I did this calculation in 2019 at 632 McCorkle, the 20YR NPV delta between market rents and affordable rents per inclusionary unit would have been approximately $200K/unit (I did not use a discount rate because I assumed both rents would rise proportionally). In comparing the $200K to 2019 costs per unit (~$550K) that represents about 36%. Against a 20% inclusionary policy that would represent 7.2% of ***ALL*** *costs (20% * 36%). Instead I negotiated an "alternative equivalent" proposal which*

deed-restricted existing units in my portfolio. The 20-YR NPV of that proposal was closer to $100k per unit which would be ~3.6% of all costs. That was palatable.]

I believe the report is advocating between $14-20/SF. If we assume $500/SF construction costs, and $20/SF that would be 4% of ***CONSTRUCTION*** *costs. An In-lieu fee at that rate would not be a great deal for the City and the developer would likely take the lower cost in-lieu fee (as much as I hate to say this as a developer). I believe the City would rather have the deed-restricted units than the funds so it should bias towards the built units. Having said that, there is of course a limit where the rates simply cause projects not to pencil.*

** For Residential Projects <4 Units. It seems to me here there should be an option to either deed restrict an ADU for SF - Triplex developments or have an in-lieu option with a fee structure akin to what I recommend above.*

** For Commercial, Industrial, Hospitality, Hotels. I will not comment greatly here. It seems that this fee structure should be "progressive" in nature. No Impact on renovation project (ie. no new SF). Negligible impact on small businesses/projects, and have rate progression based on the size of project. The comparison with other Napa County cities and Sonoma is very informative on Hotel rates and greatly suggests that impact fee on hotels is far too low in St. Helena.*

The fees are calculated on net new square footage, so they wouldn't apply to renovation projects, unless they are adding square footage.

CITY OF ST. HELENA

AFFORDABLE HOUSING AND COMMERCIAL LINKAGE IMPACT FEE STUDY

FINAL

MAY 22, 2024

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Executive Summary

This report documents an analysis of affordable housing impact fees needed to fund new development's share of affordable housing induced by the household spending associated with new market rate development. It also documents a commercial linkage fee analysis which quantifies the connection between the development of commercial, office, industrial and hotel, development projects and the demand for affordable housing units.

Background and Study Objectives

The City of St. Helena has an inclusionary housing ordinance. In order to address the City's ongoing unmet housing needs, St. Helena is considering implementing an amended affordable housing fee on new development projects and inclusionary housing regulation. The purpose of the affordable housing fee is to mitigate the impact of new market rate development on the demand for affordable housing.

To adopt a development impact fee, a local jurisdiction must demonstrate the reasonable relationship (or "nexus") between the development projects paying the fee and the fee that is charged. This nexus study quantifies the connection between the development of market rate housing and the demand for affordable housing units.

This residential nexus study examines the household income and spending generated by the new market rate households renting or buying new units in St. Helena. Using the IMPLAN economic model, the household spending associated with new development is translated into new induced job growth. These induced jobs will be at various wage rates; though many induced jobs will earn lower wages. Low-wage households cannot reasonably afford to pay for market rate housing in St. Helena, a housing impact fee can be justified to bridge the difference between what these new households can afford to pay and the cost of developing modest housing units to accommodate lower income households associated with induced job growth.

The commercial linkage fee analysis examines the relationship between jobs housed in various nonresidential development prototypes and the worker households that would need a subsidy to be able to afford to live in the City. Similar to the affordable housing impact fee, the commercial linkage fee would generate fee revenue to bridge the difference between what these new worker households can afford to pay and the cost of developing modest housing units to accommodate lower income households associated with the prototype development projects.

Affordable Housing Impact Fee Schedule

The maximum justified affordable housing impact fee schedule is summarized in **Table E.1**. The fees shown here are the maximum supportable under state law. However, as a policy decision the City Council can adopt fee amounts that are less than the maximum justified amounts. Consequently, Table E.1 also demonstrates the resulting fees if adopted at 15%, or 10%, respectively of the maximum justified fee amounts.

Table E.1: Maximum Justified Affordable Housing Impact Fee Schedule

	Maximum Justified Fee per Square Foot	15% of Maximum Justified fee per Square Foot	10% of Maximum Justified fee per Square Foot
New Residential Rental Unit	$ 135	$ 20	$ 14
New Residential For Sale Unit	196	29	20

Source: Table 1.11

Commercial Linkage Fee Schedule

The maximum justified commercial linkage fee schedule is summarized in **Table E.2**. The fees shown here are the maximum supportable under state law. The City can adopt any amount up to the amounts shown here. Table E.2 also demonstrates the resulting fees if adopted at 15%, or 10%, respectively of the maximum justified fee amounts.

Table E.2: Maximum Justified Commercial Linkage Impact Fee Schedule

	Maximum Justified Fee per Square Foot	15% of Maximum Justified fee per Square Foot	10% of Maximum Justified fee per Square Foot
Commercial	$ 141	$ 21	$ 14
Office	176	26	18
Industrial	67	10	7
Hotel	75	11	7

Source: Table 2.12.

1. Affordable Housing Fee Nexus Analysis

This chapter details an analysis of the need for affordable housing required to accommodate lower-income employees that support growth within the City of St. Helena. It documents a reasonable relationship between new development and a fee to fund affordable housing.

Nexus Approach

New residential development generates population growth. Residents who can afford to purchase or rent this new housing then spend their disposable income in the city. Consequently, this increased spending results in the need to hire new workers to accommodate the increased demand for goods and services associated with new development. This analysis establishes the connection between the increase in household spending associated with new development and the number of new workers that will be hired by local businesses to meet that demand.

Employment growth provides occupations at various wage and salary levels. Low wage workers cannot afford market rate housing within the City of St. Helena, so an affordable housing impact fee can be calculated to bridge the gap between what low wage workers can afford to pay for and the cost of providing that housing.

The analysis presented here defines the upper limit for a housing impact fee to be charged on new rental and for-sale housing to mitigate impacts on affordable housing needs. The maximum fee is not necessarily the recommended fee.

Housing Affordability in St. Helena

This section of the chapter evaluates housing affordability in St. Helena, using Department of Housing and Community Development State Income Limits and current market rate rent data.

Table 1.1 displays the Napa County Income limits, as identified by HUD.

Table 1.1: 2023 Napa County Income Limits

Persons per HH:	1	2	3	4	5	6	7	8
Median Income	90,700	103,700	116,650	**129,600**	139,950	150,350	160,700	171,050
Extremely Low	28,050	32,050	36,050	40,050	43,300	46,500	49,700	52,900
Very Low Income	46,750	53,400	60,100	66,750	72,100	77,450	82,800	88,150
Low Income	74,700	85,400	96,050	106,700	115,250	123,800	132,350	140,850
Median Income	90,700	103,700	116,650	129,600	139,950	150,350	160,700	171,050
Moderate Income	108,850	124,400	139,950	155,500	167,950	180,400	192,800	205,250

Source: Department of Housing and Community Development, State Income Limits 2023.

Market Rate Rents

Willdan gathered data regarding existing market rate rents within the City of St. Helena city limits. This information will inform the assumption of the household income necessary to rent a housing unit in St. Helena at the market rate. Average asking rents as of October, 2023 are shown in

Table 1.2. All current rental listings in St. Helena from Zillow.com; and apartments.com were collected and analyzed. Luxury listings asking above $10,000 per month in rent were excluded from the sample. The remaining observations were used to calculate the average asking rent, by number of bedrooms in Table 1.2. **Appendix Table A.1** includes details regarding the observations of asking rents in the City.

Table 1.2: Average Asking Rent, October 2023

Unit Type	Average Asking Rent	Unit Count
Studio[1]	$ 1,823	-
1-Bedroom	3,350	3
2-Bedroom	3,672	16
3-Bedroom	5,802	33

[1] There are no studio apartments in St. Helena. Rent for studio apartment estimated using trend implied by rents for larger units.

Sources: Apartments.com; Zillow .com; Willdan Financial Services.

Market Rate Housing Affordability

To evaluate housing affordability in St. Helena, the analysis compares the household income at the midpoint of each income category from Table 1.1 to the market rents by number of bedrooms from Table 1.2. This analysis uses household incomes at the mid-point of each income range when calculating affordable rents as a conservative measure to avoid overstating the affordability of rental housing. In addition to rents, the analysis also includes a conservative estimate of utility costs. The maximum affordable monthly rent including utilities for each income category is calculated as 30 percent of gross monthly household income. If the difference between the maximum affordable rent and the total monthly housing costs is negative, then housing for that income category and housing product is considered unaffordable.

Table 1.3: Affordability of Market Rate Rental Housing in St. Helena, 2023

Household (Unit) Size:	1 Person (Studio)	2 Person (1 Bedroom)	3 Person (2 Bedrooms)	4 Person (3 Bedrooms)
Average Market-Rate Rent[1]	$ 1,823	$ 3,350	$ 3,672	$ 5,802
Utility Costs[2]	202	219	261	326
Total Monthly Housing Costs	$ 2,025	$ 3,569	$ 3,933	$ 6,128
Extremely Low Income (up to 30% AMI)				
Household Income at Midpoint of Income Range[3]	$ 14,025	$ 16,025	$ 18,025	$ 20,025
Maximum Affordable Monthly Rent[4]	149	182	190	175
Amount Above (Below) Market Rate Rent	(1,674)	(3,168)	(3,482)	(5,627)
Very Low Income (31-50% AMI)				
Household Income at Midpoint of Income Range[3]	$ 37,400	$ 42,725	$ 48,075	$ 53,400
Maximum Affordable Monthly Rent[4]	733	849	941	1,009
Amount Above (Below) Market Rate Rent	(1,090)	(2,501)	(2,731)	(4,793)
Low Income (51-80% AMI)				
Household Income at Midpoint of Income Range[3]	$ 60,725	$ 69,400	$ 78,075	$ 86,725
Maximum Affordable Monthly Rent[4]	1,316	1,516	1,691	1,842
Amount Above (Below) Market Rate Rent	(507)	(1,834)	(1,981)	(3,960)
Moderate Income (81-120% AMI)				
Household Income at Midpoint of Income Range[3]	$ 91,775	$ 104,900	$ 118,000	$ 131,100
Maximum Affordable Monthly Rent[4]	2,092	2,404	2,689	2,952
Amount Above (Below) Market Rate Rent	269	(946)	(983)	(2,850)

[1] See Table 1.2

[2] Utility Costs per HACN Utility Allowance

[3] Household income limits published by the California Department of Housing and Community Development for Napa County, 2023. Shows midpoint of income range. See Table 1.1

[4] Assumes 30-percent of gross income spent on housing and utilities costs.

Sources: California Department of Housing and Community Development, 2023; Willdan Financial Services.

Table 1.4 identifies the income required to afford market rate rents in the City, by household size. The income required to afford market rate rents is assumes that 30 percent of gross income spent on housing and utility costs is considered affordable. The annual affordable housing costs is then compared to the area median income (area median income) to estimate amount of gross income above AMI that is needed to afford each product type, by household size.

Table 1.4: Income Required to Afford Market-Rate Rents in St. Helena, 2023

Household (Unit) Size:	1 Person (Studio)	2 Person (1 Bedroom)	3 Person (2 Bedrooms)	4 Person (3 Bedrooms)
Total Monthly Housing Costs	$ 2,025	$ 3,569	$ 3,933	$ 6,128
Annual Housing Costs	$ 24,296	$ 42,828	$ 47,195	$ 73,534
Household Income Required[1]	80,988	142,760	157,315	245,113
Area Median Income (AMI)	90,700	103,700	116,650	129,600
Income Required as Percent of AMI	89%	138%	135%	189%

[1] Assumes 30-percent of gross income spent on housing and utilities costs.

Sources: Tables 1.1 and 1.3.

Market Rate Prototypes and Gross Income

This analysis identified two market rate residential prototypes based on a review of the housing market in St. Helena.

Market Rate Rental Prototype

The data collected to identify the current average asking rent in St. Helena was also used to identify typical rental product characteristics. The typical rental unit in the City is a three bedroom, two bathroom detached single family unit sized at roughly 1,600 square feet.[1] Using the current asking rent data, and the housing cost as percent of gross income assumptions discussed above, the amount of gross income needed to afford rent in St. Helena is calculated in **Table 1.5**. It requires an annual gross household income of $217,347 to rent a three-bedroom market rate rental unit in St. Helena.

[1] Typical rental unit in St. Helena identified based on data from CoStar which is summarized in Table 1.5. Full dataset is included in the Appendix.

Table 1.5: Rental Residential Prototype, Q3 2023

		Rental
Bedrooms		3
Bathrooms		2
Square feet		1,608
Rent per Square Foot	$	3.38
Monthly Rent	$	5,434
Annual Rent		65,204
Housing Cost as Percent of Income[1]		30%
Gross Household Income	$	217,347

[1] Renter housing burden is estimated at 30-percent of gross household income, based on California Health & Safety Code Sections 50052.5 and 50053.

Sources: CoStar; Willdan Financial Services.

Market Rate For Sale Prototype

Recent housing sales data was collected from mlslistings.com from June to September 2023. The sample included 24 observations of home sales within this time period. That data informed the typical for sale product prototypes displayed below in **Table 1.6.** The gross household income necessary to afford to purchase the prototype is then calculated using current interest rates and estimated housing ownership costs. It requires an annual gross household income of over $328,000 to purchase a home in St. Helena.

Table 1.6: For Sale Residential Prototype

		Single Family Detached
Prototype Assumptions[1]		
Bedrooms		3
Bathrooms		2
Square feet		1,669
Sales Price per Square Foot	$	889
Sales Price	$	1,483,500
Down Payment (20%)	$	296,700
Loan Amount	$	1,186,800
Interest Rate[2]		7.18%
Monthly Mortgage Payment	$	8,040
Annual Property Tax[3]		15,676
Homeowners Insurance		2,800
Annual Housing Costs	$	114,954
Housing Cost as Percent of Income[4]		35%
Gross Household Income	$	328,439

[1] Based on an analysis of recent sales in St. Helena, as reported by mlslistings.com from June to September 2023.
[2] Average 30-year fixed interest rate as of September 14, 2023 per http://www.freddiemac.com/pmms/pmms_archives.html
[3] City of St. Helena California Comprehensive Annual Financial Report, For The Fiscal Year Ended June 30, 2022, p. 125.
[4] Homeowner housing burden is estimated at 35-percent of gross household income, based on California Health & Safety Code Sections 50052.5 and 50053.

Sources: mlslistings.com; Freddie Mac; City of St. Helena; Willdan Financial Services.

Aggregate Income

Table 1.7 identifies the aggregate household income of 100 single family owner households and 100 single family renter households who can afford housing at the market rate. This aggregate income is used as the driver of induced economic effects using the IMPLAN model.

Table 1.7: Estimated Incomes by Income Categories of Prototype Buyers and Renters

	Single Family Detached (Buyer)	Single Family Detached (Renter)
Income Category	Over $200,000	Over $200,000
Gross Household Income	$ 328,439	$ 217,347
New Households	100	100
Aggregate Household Income	$ 32,843,915	$ 21,734,748

Sources: Tables 1.5 and 1.6.

Induced Employment Impacts

The aggregate household income identified above is used to estimate the number of new jobs that new households will support with their household expenditures using the IMPLAN model. IMPLAN is an input-output based economic impact model used for a variety of different analyses. In this case IMPLAN models the economy for a region.

For this analysis, IMPLAN used data specific to Napa County to estimate the multipliers effects from new households. Essentially, IMPLAN used the increase in household spending associated with the new prototype households to identify the jobs (or fraction of jobs) that are supported by that spending.

The output of the IMPLAN model was then cross referenced with the assumed compensation associated with each occupation to estimate the aggregate number of jobs induced within each income category.

Table 1.8 shows the results of the IMPLAN analysis in terms of the induced employment and household generation supported by household spending from the gross income of 100 market rate rental households.

Table 1.9 shows the results of the IMPLAN analysis in terms of the induced employment and household generation supported by household spending from the gross income of 100 market rate single family ownership households.

Table 1.8: Employment and Household Generation from a New 100-Unit Rental Development by Income Level

SOC Code	Major Goup	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Employment
11	Management Occupations	-	-	-	1.30	0.38	1.68
13	Business and Financial Operations Occupations	-	-	0.86	0.49	-	1.35
15	Computer and Mathematical Occupations	-	-	-	0.36	-	0.36
17	Architecture and Engineering Occupations	-	-	0.02	0.06	-	0.08
19	Life, Physical, and Social Science Occupations	-	0.02	-	0.05	0.04	0.11
21	Community and Social Service Occupations	-	0.87	-	0.19	-	1.06
23	Legal Occupations	-	-	0.05	-	0.07	0.12
25	Educational Instruction and Library Occupations	-	1.30	0.18	-	-	1.48
27	Arts, Design, Entertainment, Sports, and Media Occupations	-	-	0.14	0.26	-	0.40
29	Healthcare Practitioners and Technical Occupations	-	-	0.83	-	1.59	2.42
31	Healthcare Support Occupations	2.71	0.63	0.07	-	-	3.41
33	Protective Service Occupations	-	0.34	0.02	-	-	0.36
35	Food Preparation and Serving Related Occupations	3.30	1.55	0.57	-	-	5.42
37	Building and Grounds Cleaning and Maintenance Occupations	1.03	0.25	0.06	-	-	1.34
39	Personal Care and Service Occupations	1.51	0.12	-	-	-	1.63
41	Sales and Related Occupations	3.06	0.09	0.81	0.11	-	4.07
43	Office and Administrative Support Occupations	-	3.30	0.30	-	-	3.60
45	Farming, Fishing, and Forestry Occupations	-	0.07	-	-	-	0.07
47	Construction and Extraction Occupations	-	0.01	0.28	-	-	0.29
49	Installation, Maintenance, and Repair Occupations	-	0.39	0.55	-	-	0.94
51	Production Occupations	-	0.47	0.09	-	-	0.56
53	Transportation and Material Moving Occupations	-	2.35	0.13	0.01	-	2.49
	Total Jobs	11.61	11.76	4.96	2.83	2.08	33.24
	Total Households[1]	9.83	9.95	4.20	2.40	1.76	28.13

[1] Assumes 1.18 jobs per household in Napa County based on data from the 2021 American Community Survey.

Sources: IMPLAN, US Census, American Community Survey, 2021; Willdan Financial Services.

Table 1.9: Employment and Household Generation from a New 100-Unit Single Family For Sale Development by Income Level

SOC Code	Major Goup	Extremely Low	Very Low Income	Low Income	Moderate Income	Above Moderate	Total Employment
11	Management Occupations	-	-	-	1.95	0.57	2.52
13	Business and Financial Operations Occupations	-	-	1.30	0.74	-	2.04
15	Computer and Mathematical Occupations	-	-	-	0.54	-	0.54
17	Architecture and Engineering Occupations	-	-	0.03	0.08	-	0.11
19	Life, Physical, and Social Science Occupations	-	0.03	-	0.07	0.06	0.16
21	Community and Social Service Occupations	-	1.31	-	0.29	-	1.60
23	Legal Occupations	-	-	0.07	-	0.11	0.18
25	Educational Instruction and Library Occupations	-	1.97	0.27	-	-	2.24
27	Arts, Design, Entertainment, Sports, and Media Occupations	-	-	0.21	0.40	-	0.61
29	Healthcare Practitioners and Technical Occupations	-	-	1.25	-	2.41	3.66
31	Healthcare Support Occupations	4.10	0.95	0.11	-	-	5.16
33	Protective Service Occupations	-	0.52	0.03	-	-	0.55
35	Food Preparation and Serving Related Occupations	4.98	2.34	0.85	-	-	8.17
37	Building and Grounds Cleaning and Maintenance Occupations	1.56	0.38	0.08	-	-	2.02
39	Personal Care and Service Occupations	2.28	0.18	-	-	-	2.46
41	Sales and Related Occupations	4.62	0.13	1.22	0.16	-	6.13
43	Office and Administrative Support Occupations	-	5.00	0.45	-	-	5.45
45	Farming, Fishing, and Forestry Occupations	-	0.10	0.01	-	-	0.11
47	Construction and Extraction Occupations	-	0.02	0.44	-	-	0.46
49	Installation, Maintenance, and Repair Occupations	-	0.59	0.84	-	-	1.43
51	Production Occupations	-	0.71	0.14	-	-	0.85
53	Transportation and Material Moving Occupations	-	3.55	0.18	0.02	-	3.75
	Total Jobs	17.54	17.78	7.48	4.25	3.15	50.20
	Total Households[1]	14.84	15.05	6.33	3.60	2.67	42.49

[1] Assumes 1.18 jobs per household in Napa County based on data from the 2021 American Community Survey.

Sources: IMPLAN, US Census, American Community Survey, 2021; Willdan Financial Services.

Affordable Housing Development Costs

Table 1.10 estimates the cost to build an affordable rental unit within the City of St. Helena. These cost assumptions were provided by the City of St. Helena based on the City's estimated cost of a five-unit affordable housing development project, and were adjusted for inflation from 2020 to current 2023 dollars.

Table 1.10: Affordable Housing Development Costs

		Apartment Rental
Total Development Costs per Unit[1]	$	910,500

[1] Cost per unit to construct affordable units was $694,000 in 2020. Adjusted for inflation to September, 2023 using the Engineering News Record's Building Cost Index.

Source: City of St. Helena.

Affordability Gap and Maximum Fee Calculation

The housing affordability gap is the difference between what very low, low, and moderate-income households can afford to pay for housing, and the cost to develop affordable housing units. The affordable monthly rent associated with each income level is used to estimate the monthly supportable debt per unit, which is then used to estimate the loan proceeds associated with that level of income. The loan amount is compared to the affordable unit development costs, and the difference is the financing gap per unit.

The financing gap per unit is then multiplied by the number of units induced within each income category to determine the total financing gap associated with the 100 prototype units. This figure is then divided by 100 to determine the housing fee per unit, but prototype type. The fee per unit is finally divided by the assumed prototype square footage to determine the fee per square foot.

Table 1.11 displays the calculation of the affordability gap and maximum justified affordable housing impact fee for new rental units and for new single family units.

Table 1.11: Affordable Housing Impact Fee Calculation

	Extremely Low Income (up to 30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)
Household Income Limit	$ 36,050	$ 60,100	$ 96,050	$ 139,950
Affordable Monthly Rent per Unit[1]	640	1,242	2,140	3,238
Monthly Operating Expenses	500	500	500	500
Vacancy	5%	5%	5%	5%
Net Operating Income per Unit	108	679	1,533	2,576
Monthly Supportable Debt Service per Unit	83	523	1,179	1,981
Loan Amount	12,177	76,438	172,495	289,795
Affordable Unit Development Costs	910,500	910,500	910,500	910,500
Financing Gap per Affordable Unit	898,323	834,062	738,005	620,705
Fee Calculation for New Rental Units				
Units Demanded	9.83	9.95	4.20	2.40
Total Financing Gap	$ 8,826,782	$ 8,301,249	$ 3,097,980	$ 1,486,653
Maximum Impact Fee per 100-Unit Development	$ 21,712,665			
Maximum Impact Fee per Unit	$ 217,127			
Prototype Square Feet	1,608			
Maximum Impact Fee per Square Foot	**$ 135**			
Fee Calculation for New For Sale Single Family Units				
Units Demanded	14.84	15.05	6.33	3.60
Total Financing Gap	$ 13,335,208	$ 12,550,698	$ 4,671,954	$ 2,232,607
Maximum Impact Fee per 100-Unit Development	$ 32,790,466			
Maximum Impact Fee per Unit	$ 327,905			
Prototype Square Feet	1,669			
Maximum Impact Fee per Square Foot	**$ 196**			
Financing Terms				
Debt Coverage Ratio	1.3			
Interest Rate	7.18%			
Term of Loan	30			

[1] Monthly affordable rent is calculated at 30% of the monthly AMI for a three-person household from Table 1.1, less utility allowance for a three person household identified in Table 1.3.

Sources: Tables 1.1, 1.3, 1.5, 1.6, 1.8, 1.9 and 1.10.

2. Commercial Linkage Fee

This chapter details an analysis of the need for affordable housing required to accommodate lower-income employees associated with commercial development projects within the City of St. Helena. It documents a reasonable relationship between new development and a commercial linkage fee to fund affordable housing.

Nexus Approach

This study calculates the maximum legal fee charged on new commercial development for affordable housing in the following steps:

1. **Establish commercial prototypes representing typical commercial development in St. Helena.** The prototypes used in this study are not intended to represent specific development projects. Instead, they represent the types of development projects that may be built in St. Helena.
2. **Estimate the number of workers that will work in the new commercial space**. The estimated number of workers are based occupancy density assumptions for each type of commercial development project. The employment density assumptions density factors were multiplied by the building size (100,000 square feet) to calculate the total number of workers occupying each commercial prototype.
3. **Estimate worker household incomes**. To determine the proportion of households requiring affordable housing the analysis uses local wage data associated with the industries and occupations housed within each prototype.
4. **Calculate the affordability gap**. The housing affordability gap is defined as the difference between what very low, low, and moderate-income households can afford to pay for housing, and the cost to develop new, modest housing units.
5. **Calculate maximum commercial linkage fee for each prototype**. The maximum commercial linkage fee for each prototype is calculated by multiplying the total number of very low, low, and moderate- income new worker households for each prototype (calculated in Step 3), by the corresponding affordable housing gap figure (calculated in Step 4). The total affordability gap was then divided by 100,000 SF, the size of each commercial prototype, to generate a maximum fee per square foot.

Commercial Prototypes

This study calculates commercial linkage fees for four types of nonresidential development projects. These nonresidential land use classifications correspond with the nonresidential land uses in the City's development impact fee program. The prototypes are 100,000 square feet of commercial (service, retail), office, industrial and hotel development.

Table 2.1 displays prototype building sizes, and an estimate of net new workers per household. Data from the US Census was used to identify the share of workers for each prototype that would be housed within City limits. The resulting net new workers are divided by the assumption of jobs per household to determine the number of net new worker households in St. Helena associated with each prototype.

Table 2.1: Net New Workers per Prototype

	Commercial	Office	Industrial	Hotel
Prototype Building Size (Sq. Ft.)	100,000	100,000	100,000	100,000
Employees per 100,000 Sq. Ft.[1]	212	326	116	100
Percent of St. Helena Employees with Jobs inside City limits[2]	11.40%	11.40%	11.40%	11.40%
Net New Workers Living in St. Helena	24.17	37.16	13.22	11.40
Jobs per Household[3]	1.18	1.18	1.18	1.18
Households	20.48	31.49	11.21	9.66

[1] Consistent with occupancy denisty factors from Development Impact Fee Study.
[2] OnTheMap Application. Percent employed and living in St. Helena.
[3] Assumes 1.18 jobs per household in Napa County based on data from the 2021 American Community Survey.

Sources: https://onthemap.ces.census.gov/; 2021 American Community Survey; Tables 2.2, Willdan Financial Services.

Industries

Various industries could be housed within each prototype. This analysis used the most recent available national industry data as of the fourth quarter of 2022 from the US Bureau of Labor Statistics to identify the range of industries associated with each prototype. **Table 2.2 through Table** 2.5 identify the industries associated with each prototype. In the next step, the occupations associated with each industry will be used to estimate the wages of workers that may be employed within each prototype.

Table 2.2: Definition of Industries for Retail Commercial Prototype

NAICS Code (2022)	NAICS Code (2017)	Description	Percent Total Workers in Prototype
7225	7225	Restaurants and other eating places	37.8%
4451	4451	Grocery stores	10.0%
4411	4411	Automobile dealers	4.5%
4441	4441	Building material and supplies dealers	4.4%
4561	4461	Health and personal care stores	4.0%
8111	8111	Automotive repair and maintenance	3.5%
4571	4471	Gasoline stations	3.4%
4581	4481	Clothing stores	3.2%
8121	8121	Personal care services	2.5%
4413	4413	Auto parts, accessories, and tire stores	2.1%
4591	4511	Sporting goods and musical instrument stores	1.8%
4599	4539	Other miscellaneous store retailers	1.7%
4491	4422	Home furnishings stores	1.6%
4492	4431	Electronics and appliance stores	1.6%
7224	7224	Drinking places, alcoholic beverages	1.5%
8129	8129	Other personal services	1.4%
4231	4231	Motor vehicle and parts merchant wholesalers	1.3%
4237	4237	Hardware and plumbing merchant wholesalers	1.1%
4233	4233	Lumber and const. supply merchant wholesalers	0.9%
8123	8123	Drycleaning and laundry services	0.9%
4452	4452	Specialty food stores	0.9%
8113	8113	Commercial machinery repair and maintenance	0.8%
4594	4532	Office supplies, stationery, and gift stores	0.8%
5321	5321	Automotive equipment rental and leasing	0.7%
4595	4533	Used merchandise stores	0.7%
4442	4442	Lawn and garden equipment and supplies stores	0.7%
5324	5324	Machinery and equipment rental and leasing	0.7%
5615	5615	Travel arrangement and reservation services	0.6%
4582	4482	Shoe stores	0.6%
4453	4453	Beer, wine, and liquor stores	0.6%
4412	4412	Other motor vehicle dealers	0.6%
8122	8122	Death care services	0.5%
5322	5322	Consumer goods rental	0.5%
4583	4483	Jewelry, luggage, and leather goods stores	0.4%
4232	4421	Furniture stores	0.4%
8112	8112	Electronic equipment repair and maintenance	0.4%
8114	8114	Household goods repair and maintenance	0.3%
4592	4512	Book stores and news dealers	0.3%
4593	4531	Florists	0.2%
5323	5323	General rental centers	0.1%

Sources: BLS, Quarterly Census of Employment and Wages, Fourth Quarter 2022.

Table 2.3: Definition of Industries for Office Prototype

NAICS Code (2022)	NAICS Code (2017)	Description	Percent Total Workers in Prototype
5613	5613	Employment services	9.3%
6211	6211	Offices of physicians	6.8%
5511	5511	Management of companies and enterprises	6.1%
5415	5415	Computer systems design and related services	6.0%
5617	5617	Services to buildings and dwellings	5.3%
5416	5416	Management and technical consulting services	4.5%
5221	5221	Depository credit intermediation	4.3%
5413	5413	Architectural and engineering services	3.9%
5242	5242	Insurance agencies and brokerages	3.2%
5241	5241	Insurance carriers	2.9%
5411	5411	Legal services	2.8%
5412	5412	Accounting and bookkeeping services	2.7%
6213	6213	Offices of other health practitioners	2.7%
6214	6214	Outpatient care centers	2.5%
6212	6212	Offices of dentists	2.4%
5616	5616	Investigation and security services	2.4%
5417	5417	Scientific research and development services	2.2%
5419	5419	Other professional and technical services	2.0%
5313	5313	Activities related to real estate	1.9%
5614	5614	Business support services	1.9%
7223	7223	Special food services	1.7%
5132	5112	Software publishers	1.5%
5311	5311	Lessors of real estate	1.5%
5611	5611	Office administrative services	1.5%
5171	517	Wired and wireless telecommunications (except satellite)	1.5%
5239	523	Other financial investment activities	1.4%
5222	5222	Non-depository credit intermediation	1.4%
5418	5418	Advertising, pr, and related services	1.2%
5182	5182	Data processing, hosting and related services	1.2%
5231	523	Securities, commodity contracts, investments	1.1%
3345	3345	Electronic instrument manufacturing	1.0%
5121	5121	Motion picture and video industries	1.0%
3344	3344	Semiconductor and electronic component mfg.	0.9%
5312	5312	Offices of real estate agents and brokers	0.9%
3391	3391	Medical equipment and supplies manufacturing	0.8%
5619	5619	Other support services	0.8%
6215	6215	Medical and diagnostic laboratories	0.8%
5223	5223	Activities related to credit intermediation	0.8%
5131	5111	Newspaper, periodical, book, and directory publishers	0.7%
5192	5191	Web search portals, libraries, archives, and other information services	0.4%
3341	3341	Computer and peripheral equipment mfg.	0.4%
5612	5612	Facilities support services	0.4%
5414	5414	Specialized design services	0.4%
3353	3353	Electrical equipment manufacturing	0.3%
5161	515	Broadcasting, except internet	0.3%
3342	3342	Communications equipment manufacturing	0.2%
5178	517	All other telecommunications	0.1%
5331	5331	Lessors of nonfinancial intangible assets	0.1%
5122	5122	Sound recording industries	0.1%
5259	5259	Other investment pools and funds	0.0%
5174	517	Satellite telecommunications	0.0%
5232	523	Securities and commodity exchanges	0.0%

Sources: BLS, Quarterly Census of Employment and Wages, Fourth Quarter 2022.

Table 2.4: Definition of Industries for Industrial (Business Park, Light Industrial) Prototype

NAICS Code (2022)	NAICS Code (2017)	Description	Percent Total Workers in Prototype
5613	5613	Employment services	7.1%
6211	6211	Offices of physicians	5.2%
5511	5511	Management of companies and enterprises	4.7%
5415	5415	Computer systems design and related services	4.6%
2382	2382	Building equipment contractors	4.4%
5617	5617	Services to buildings and dwellings	4.0%
5416	5416	Management and technical consulting services	3.4%
5221	5221	Depository credit intermediation	3.3%
5413	5413	Architectural and engineering services	3.0%
5242	5242	Insurance agencies and brokerages	2.4%
5241	5241	Insurance carriers	2.2%
5411	5411	Legal services	2.2%
5412	5412	Accounting and bookkeeping services	2.1%
6213	6213	Offices of other health practitioners	2.0%
6214	6214	Outpatient care centers	1.9%
6212	6212	Offices of dentists	1.9%
5616	5616	Investigation and security services	1.8%
2381	2381	Building foundation and exterior contractors	1.8%
2361	2361	Residential building construction	1.7%
5417	5417	Scientific research and development services	1.7%
5419	5419	Other professional and technical services	1.6%
2362	2362	Nonresidential building construction	1.6%
2383	2383	Building finishing contractors	1.5%
5313	5313	Activities related to real estate	1.5%
5614	5614	Business support services	1.4%
2389	2389	Other specialty trade contractors	1.4%
7223	7223	Special food services	1.3%
5132	5112	Software publishers	1.2%
5311	5311	Lessors of real estate	1.1%
5611	5611	Office administrative services	1.1%
5171	517	Telecommunications	1.1%
2371	2371	Utility system construction	1.0%
5222	5222	Nondepository credit intermediation	1.0%
3363	3363	Motor vehicle parts manufacturing	1.0%
3116	3116	Animal slaughtering and processing	1.0%
5418	5418	Advertising, pr, and related services	0.9%
5182	5182	Data processing, hosting and related services	0.9%
3345	3345	Electronic instrument manufacturing	0.8%
3323	3323	Architectural and structural metals mfg.	0.7%
3344	3344	Semiconductor and electronic component mfg.	0.7%
5312	5312	Offices of real estate agents and brokers	0.7%
3231	3231	Printing and related support activities	0.7%
2373	2373	Highway, street, and bridge construction	0.6%
3254	3254	Pharmaceutical and medicine manufacturing	0.6%
3327	3327	Machine shops and threaded product mfg.	0.6%
3391	3391	Medical equipment and supplies manufacturing	0.6%
3118	3118	Bakeries and tortilla manufacturing	0.6%

Sources: BLS, Quarterly Census of Employment and Wages, Fourth Quarter 2022.

Table 2.4: Definition of Industries for Industrial (Business Park, Light Industrial) Prototype Continued

NAICS Code (2022)	NAICS Code (2017)	Description	Percent Total Workers in Prototype
5619	5619	Other support services	0.6%
6215	6215	Medical and diagnostic laboratories	0.6%
3121	3121	Beverage manufacturing	0.6%
5223	5223	Activities related to credit intermediation	0.6%
5131	5111	Newspaper, book, and directory publishers	0.6%
3399	3399	Other miscellaneous manufacturing	0.5%
3339	3339	Other general purpose machinery manufacturing	0.5%
3329	3329	Other fabricated metal product manufacturing	0.5%
3119	3119	Other food manufacturing	0.5%
3219	3219	Other wood product manufacturing	0.5%
3371	3371	Household and institutional furniture mfg.	0.4%
5621	5621	Waste collection	0.4%
3273	3273	Cement and concrete product manufacturing	0.4%
5192	5191	Web search portals, libraries, archives, and other	0.3%
3114	3114	Fruit and vegetable preserving and specialty	0.3%
3335	3335	Metalworking machinery manufacturing	0.3%
3115	3115	Dairy product manufacturing	0.3%
3359	3359	Other electrical equipment and component mfg.	0.3%
5612	5612	Facilities support services	0.3%
5414	5414	Specialized design services	0.3%
3332	3332	Industrial machinery manufacturing	0.2%
2379	2379	Other heavy construction	0.2%
5161	515	Broadcasting, except internet	0.2%
3256	3256	Soap, cleaning compound, and toiletry mfg.	0.2%
3324	3324	Boiler, tank, and shipping container mfg.	0.2%
3211	3211	Sawmills and wood preservation	0.2%
3333	3333	Commercial and service industry machinery	0.2%
3212	3212	Plywood and engineered wood product mfg.	0.2%
3272	3272	Glass and glass product manufacturing	0.2%
3149	3149	Other textile product mills	0.1%
2213	2213	Water, sewage and other systems	0.1%
5178	517	All other telecommunications	0.1%
3141	3141	Textile furnishings mills	0.1%
3369	3369	Other transportation equipment manufacturing	0.1%
2372	2372	Land subdivision	0.1%
3322	3322	Cutlery and handtool manufacturing	0.1%
3271	3271	Clay product and refractory manufacturing	0.1%
3343	3343	Audio and video equipment manufacturing	0.0%
5174	517	Satellite telecommunications	0.0%

Sources: BLS, Quarterly Census of Employment and Wages, Fourth Quarter 2022.

Table 2.5: Definition of Industries for Hotel Prototype

NAICS Code (2017 and 2022)	Description	Percent Total Workers in Prototype
721	Accommodation	100.0%

Sources: BLS, Quarterly Census of Employment and Wages, Fourth Quarter 2022.

Occupations and Wages

The US Bureau of Labor Statistics, Industry-occupation matrix was used to identify the occupations associated with the industries that may be housed by each prototype in the preceding tables. Local wage data for Napa County provided by the California Employment Development Department (CA EDD) from the first quarter of 2023 was cross referenced with the identified occupations to estimate the average wages of each occupation associated with each prototype. **Table 2.6 through Table 2.9** identify the occupations and annual average wages for each occupation associated with the industries housed in each building prototype, respectively. Note that the occupations are listed because they are associated with an industry in the national data. This does not mean to imply that each occupation listed in these tables will be found in St. Helena.

Table 2.6: Occupation Mix and Averages for Commercial Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
11-1011	Chief Executives	0.0309%	$280,501
11-1021	General and Operations Managers	2.4179%	151,214
11-2021	Marketing Managers	0.0281%	190,254
11-2022	Sales Managers	0.3207%	147,583
11-3012	Administrative Services Managers	0.0253%	117,406
11-3013	Facilities Managers	0.0111%	108,849
11-3021	Computer and Information Systems Managers	0.0158%	177,434
11-3031	Financial Managers	0.0752%	168,490
11-3051	Industrial Production Managers	0.0376%	153,050
11-3061	Purchasing Managers	0.0079%	130,256
11-3071	Transportation, Storage, and Distribution Managers	0.0451%	114,244
11-3121	Human Resources Managers	0.0107%	140,159
11-9041	Architectural and Engineering Managers	0.0127%	184,318
11-9051	Food Service Managers	0.6699%	83,363
11-9171	Funeral Home Managers	0.0507%	91,053
11-9179	Personal Service Managers, All Other	0.0178%	75,112
11-9199	Managers, All Other	0.0491%	152,458
13-1041	Compliance Officers	0.0115%	84,332
13-1051	Cost Estimators	0.0990%	99,079
13-1071	Human Resources Specialists	0.0899%	83,455
13-1081	Logisticians	0.0162%	87,320
13-1082	Project Management Specialists	0.0384%	104,117
13-1111	Management Analysts	0.0107%	94,775
13-1121	Meeting, Convention, and Event Planners	0.0352%	64,363
13-1151	Training and Development Specialists	0.1208%	73,511
13-1161	Market Research Analysts and Marketing Specialists	0.1386%	84,475
13-1199	Business Operations Specialists, All Other	0.1128%	76,397
13-2011	Accountants and Auditors	0.1722%	95,030
13-2051	Financial and Investment Analysts	0.0036%	116,172
13-2072	Loan Officers	0.0455%	88,738
13-2099	Financial Specialists, All Other	0.0202%	78,468
15-1211	Computer Systems Analysts	0.0095%	113,293
15-1231	Computer Network Support Specialists	0.0103%	87,114
15-1232	Computer User Support Specialists	0.0748%	79,285
15-1241	Computer Network Architects	0.0024%	122,473
15-1242	Database Administrators	0.0024%	104,872
15-1244	Network and Computer Systems Administrators	0.0214%	105,110
15-1251	Computer Programmers	0.0055%	127,375
15-1252	Software Developers	0.0317%	139,867
15-1253	Software Quality Assurance Analysts and Testers	0.0055%	142,982
15-1254	Web Developers	0.0083%	107,042
15-1255	Web and Digital Interface Designers	0.0087%	81,008
15-1299	Computer Occupations, All Other	0.0154%	104,269
15-2051	Data Scientists	0.0020%	117,001
17-2071	Electrical Engineers	0.0115%	156,741
17-2072	Electronics Engineers, Except Computer	0.0079%	143,938
17-2112	Industrial Engineers	0.0424%	120,407

Table 2.6: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
17-2141	Mechanical Engineers	0.0400%	113,678
17-2199	Engineers, All Other	0.0067%	104,550
17-3013	Mechanical Drafters	0.0079%	79,191
17-3023	Electrical and Electronic Engineering Technologists and Technicians	0.0059%	82,358
17-3026	Industrial Engineering Technologists and Technicians	0.0079%	80,084
17-3027	Mechanical Engineering Technologists and Technicians	0.0055%	77,353
23-2093	Title Examiners, Abstractors, and Searchers	0.0063%	90,977
25-3021	Self-Enrichment Teachers	0.0242%	58,100
27-1011	Art Directors	0.0036%	108,485
27-1022	Fashion Designers	0.0020%	96,678
27-1023	Floral Designers	0.1295%	44,071
27-1024	Graphic Designers	0.0281%	76,855
27-1025	Interior Designers	0.0463%	89,949
27-1026	Merchandise Displayers and Window Trimmers	0.2479%	46,397
27-3031	Public Relations Specialists	0.0226%	96,647
27-4021	Photographers	0.0075%	67,799
29-1041	Optometrists	0.0182%	149,825
29-1051	Pharmacists	0.6113%	172,006
29-1126	Respiratory Therapists	0.0059%	99,846
29-1141	Registered Nurses	0.0131%	152,027
29-1181	Audiologists	0.0059%	114,020
29-2052	Pharmacy Technicians	1.0536%	61,828
29-2057	Ophthalmic Medical Technicians	0.0083%	54,123
29-2081	Opticians, Dispensing	0.0717%	55,837
29-2091	Orthotists and Prosthetists	0.0055%	87,935
29-2092	Hearing Aid Specialists	0.0135%	66,148
31-9011	Massage Therapists	0.1714%	52,720
31-9095	Pharmacy Aides	0.1267%	59,577
31-9099	Healthcare Support Workers, All Other	0.0067%	52,992
33-9032	Security Guards	0.1540%	41,286
33-9099	Protective Service Workers, All Other	0.0083%	40,073
35-1011	Chefs and Head Cooks	0.3049%	77,586
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	3.5653%	51,215
35-2011	Cooks, Fast Food	3.1025%	38,087
35-2012	Cooks, Institution and Cafeteria	0.0253%	51,487
35-2014	Cooks, Restaurant	4.4550%	44,839
35-2015	Cooks, Short Order	0.4375%	42,435
35-2019	Cooks, All Other	0.0313%	41,547
35-2021	Food Preparation Workers	2.4096%	41,233
35-3011	Bartenders	1.4835%	39,885
35-3023	Fast Food and Counter Workers	11.1236%	37,648
35-3031	Waiters and Waitresses	6.5653%	41,202
35-3041	Food Servers, Nonrestaurant	0.0717%	44,317
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	0.9166%	37,000
35-9021	Dishwashers	1.2535%	38,662
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	1.2282%	38,307
35-9099	Food Preparation and Serving Related Workers, All Other	0.2245%	43,564
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundske	0.0107%	73,917
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	0.4438%	44,181
37-2012	Maids and Housekeeping Cleaners	0.0166%	42,352
37-3011	Landscaping and Groundskeeping Workers	0.1006%	47,118

Table 2.6: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
39-1022	First-Line Supervisors of Personal Service Workers	0.1520%	53,849
39-2011	Animal Trainers	0.0384%	48,320
39-2021	Animal Caretakers	0.5939%	39,958
39-3091	Amusement and Recreation Attendants	0.0103%	37,659
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	0.0075%	42,822
39-4011	Embalmers	0.0158%	59,462
39-4012	Crematory Operators	0.0075%	46,073
39-4021	Funeral Attendants	0.1299%	42,341
39-4031	Morticians, Undertakers, and Funeral Arrangers	0.0978%	55,626
39-5011	Barbers	0.0503%	48,205
39-5012	Hairdressers, Hairstylists, and Cosmetologists	1.0817%	43,355
39-5092	Manicurists and Pedicurists	0.4866%	36,154
39-5093	Shampooers	0.0392%	34,523
39-5094	Skincare Specialists	0.1588%	50,463
39-6012	Concierges	0.0218%	43,658
39-9011	Childcare Workers	0.0055%	41,192
39-9031	Exercise Trainers and Group Fitness Instructors	0.0269%	68,252
39-9099	Personal Care and Service Workers, All Other	0.0578%	39,990
41-1011	First-Line Supervisors of Retail Sales Workers	3.2719%	60,565
41-1012	First-Line Supervisors of Non-Retail Sales Workers	0.1544%	91,122
41-2011	Cashiers	10.2022%	37,787
41-2021	Counter and Rental Clerks	0.7273%	48,173
41-2022	Parts Salespersons	0.9011%	45,659
41-2031	Retail Salespersons	10.6738%	44,263
41-3021	Insurance Sales Agents	0.0150%	89,943
41-3031	Securities, Commodities, and Financial Services Sales Agents	0.0190%	81,440
41-3041	Travel Agents	0.1291%	54,359
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Fi	0.6046%	85,598
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and	0.0265%	107,455
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Techn	0.3753%	94,153
41-9011	Demonstrators and Product Promoters	0.0356%	46,921
41-9031	Sales Engineers	0.0079%	147,125
41-9041	Telemarketers	0.0115%	40,032
41-9099	Sales and Related Workers, All Other	0.1809%	71,302
43-1011	First-Line Supervisors of Office and Administrative Support Workers	0.4133%	74,744
43-2011	Switchboard Operators, Including Answering Service	0.0095%	48,962
43-3011	Bill and Account Collectors	0.0273%	58,444
43-3021	Billing and Posting Clerks	0.0582%	57,825
43-3031	Bookkeeping, Accounting, and Auditing Clerks	0.7281%	58,837
43-3051	Payroll and Timekeeping Clerks	0.0301%	62,969
43-3061	Procurement Clerks	0.0230%	51,834
43-4041	Credit Authorizers, Checkers, and Clerks	0.0055%	49,571
43-4051	Customer Service Representatives	1.4135%	47,454
43-4071	File Clerks	0.0162%	47,392
43-4151	Order Clerks	0.0443%	49,375
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	0.0158%	58,414
43-4171	Receptionists and Information Clerks	0.5096%	44,479
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	0.0519%	44,138
43-4199	Information and Record Clerks, All Other	0.0150%	58,197
43-5021	Couriers and Messengers	0.0063%	43,353

Table 2.6: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
43-5032	Dispatchers, Except Police, Fire, and Ambulance	0.0396%	51,937
43-5061	Production, Planning, and Expediting Clerks	0.0891%	61,450
43-5071	Shipping, Receiving, and Inventory Clerks	0.6212%	52,040
43-5111	Weighers, Measurers, Checkers, and Samplers, Recordkeeping	0.0190%	46,813
43-6011	Executive Secretaries and Executive Administrative Assistants	0.0483%	84,175
43-6013	Medical Secretaries and Administrative Assistants	0.0063%	54,499
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, a	0.4011%	53,249
43-9021	Data Entry Keyers	0.0202%	43,715
43-9041	Insurance Claims and Policy Processing Clerks	0.0044%	50,542
43-9061	Office Clerks, General	1.0595%	50,078
43-9071	Office Machine Operators, Except Computer	0.0044%	46,576
43-9199	Office and Administrative Support Workers, All Other	0.0206%	58,166
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Workers	0.0067%	65,514
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	0.0855%	41,090
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	0.0123%	97,987
47-2031	Carpenters	0.0269%	75,484
47-2041	Carpet Installers	0.0301%	55,141
47-2042	Floor Layers, Except Carpet, Wood, and Hard Tiles	0.0115%	60,937
47-2061	Construction Laborers	0.0135%	58,127
47-2111	Electricians	0.0115%	71,909
47-2121	Glaziers	0.0297%	79,028
47-2152	Plumbers, Pipefitters, and Steamfitters	0.0131%	81,022
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	0.4925%	98,474
49-2011	Computer, Automated Teller, and Office Machine Repairers	0.1635%	54,367
49-2021	Radio, Cellular, and Tower Equipment Installers and Repairers	0.0099%	70,638
49-2022	Telecommunications Equipment Installers and Repairers, Except Lin	0.0210%	85,406
49-2092	Electric Motor, Power Tool, and Related Repairers	0.0150%	57,942
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equi	0.0210%	77,509
49-2096	Electronic Equipment Installers and Repairers, Motor Vehicles	0.0238%	40,915
49-2097	Audiovisual Equipment Installers and Repairers	0.0309%	60,533
49-3021	Automotive Body and Related Repairers	0.5365%	64,648
49-3022	Automotive Glass Installers and Repairers	0.0566%	49,869
49-3023	Automotive Service Technicians and Mechanics	2.2033%	62,140
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	0.2890%	72,669
49-3041	Farm Equipment Mechanics and Service Technicians	0.0119%	60,139
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	0.0321%	69,052
49-3051	Motorboat Mechanics and Service Technicians	0.0626%	58,865
49-3052	Motorcycle Mechanics	0.0578%	54,730
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	0.0645%	53,507
49-3091	Bicycle Repairers	0.0531%	42,739
49-3092	Recreational Vehicle Service Technicians	0.0606%	56,326
49-3093	Tire Repairers and Changers	0.3167%	41,288
49-9011	Mechanical Door Repairers	0.0166%	55,984
49-9012	Control and Valve Installers and Repairers, Except Mechanical Door	0.0059%	87,748
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	0.0392%	65,487
49-9031	Home Appliance Repairers	0.0879%	50,543
49-9041	Industrial Machinery Mechanics	0.2063%	72,286
49-9043	Maintenance Workers, Machinery	0.0146%	61,072
49-9044	Millwrights	0.0127%	69,529
49-9062	Medical Equipment Repairers	0.0527%	69,280

Table 2.6: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
49-9063	Musical Instrument Repairers and Tuners	0.0182%	49,413
49-9064	Watch and Clock Repairers	0.0075%	58,937
49-9069	Precision Instrument and Equipment Repairers, All Other	0.0162%	71,975
49-9071	Maintenance and Repair Workers, General	0.3310%	57,673
49-9081	Wind Turbine Service Technicians	0.0111%	71,736
49-9091	Coin, Vending, and Amusement Machine Servicers and Repairers	0.0048%	54,056
49-9098	Helpers--Installation, Maintenance, and Repair Workers	0.0974%	43,993
49-9099	Installation, Maintenance, and Repair Workers, All Other	0.1231%	51,082
51-1011	First-Line Supervisors of Production and Operating Workers	0.2597%	82,224
51-2021	Coil Winders, Tapers, and Finishers	0.0055%	43,540
51-2041	Structural Metal Fabricators and Fitters	0.0146%	54,753
51-3011	Bakers	0.3825%	42,196
51-3021	Butchers and Meat Cutters	0.4613%	44,395
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	0.0697%	36,818
51-3023	Slaughterers and Meat Packers	0.0091%	35,599
51-3091	Food and Tobacco Roasting, Baking, and Drying Machine Operators	0.0107%	42,748
51-3092	Food Batchmakers	0.0487%	39,851
51-3093	Food Cooking Machine Operators and Tenders	0.0143%	40,122
51-3099	Food Processing Workers, All Other	0.0123%	36,943
51-4021	Extruding and Drawing Machine Setters, Operators, and Tenders, Me	0.0119%	43,227
51-4022	Forging Machine Setters, Operators, and Tenders, Metal and Plastic	0.0139%	56,775
51-4023	Rolling Machine Setters, Operators, and Tenders, Metal and Plastic	0.0119%	51,325
51-4031	Cutting, Punching, and Press Machine Setters, Operators, and Tend	0.1255%	45,999
51-4033	Grinding, Lapping, Polishing, and Buffing Machine Tool Setters, Oper	0.0396%	44,478
51-4034	Lathe and Turning Machine Tool Setters, Operators, and Tenders, Me	0.0087%	54,878
51-4041	Machinists	0.1314%	58,151
51-4072	Molding, Coremaking, and Casting Machine Setters, Operators, and	0.0115%	44,655
51-4081	Multiple Machine Tool Setters, Operators, and Tenders, Metal and Pl	0.0511%	44,697
51-4111	Tool and Die Makers	0.0352%	71,552
51-4121	Welders, Cutters, Solderers, and Brazers	0.1734%	59,266
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators, and Te	0.0123%	52,992
51-4191	Heat Treating Equipment Setters, Operators, and Tenders, Metal and	0.0063%	50,439
51-4193	Plating Machine Setters, Operators, and Tenders, Metal and Plastic	0.0055%	46,083
51-4194	Tool Grinders, Filers, and Sharpeners	0.0063%	48,136
51-5112	Printing Press Operators	0.0044%	52,450
51-6011	Laundry and Dry-Cleaning Workers	0.3231%	39,403
51-6021	Pressers, Textile, Garment, and Related Materials	0.1006%	37,141
51-6031	Sewing Machine Operators	0.0281%	37,673
51-6041	Shoe and Leather Workers and Repairers	0.0051%	43,530
51-6052	Tailors, Dressmakers, and Custom Sewers	0.0467%	47,844
51-6093	Upholsterers	0.0281%	44,989
51-7011	Cabinetmakers and Bench Carpenters	0.0067%	51,460
51-7021	Furniture Finishers	0.0131%	48,428
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Sette	0.0162%	74,543
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	0.1318%	51,689
51-9071	Jewelers and Precious Stone and Metal Workers	0.0562%	50,970
51-9082	Medical Appliance Technicians	0.0063%	48,375
51-9083	Ophthalmic Laboratory Technicians	0.0154%	51,148
51-9111	Packaging and Filling Machine Operators and Tenders	0.0107%	48,730
51-9123	Painting, Coating, and Decorating Workers	0.0059%	52,502

Table 2.6: Occupation Mix and Averages for Commercial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
51-9124	Coating, Painting, and Spraying Machine Setters, Operators, and Te	0.1378%	58,536
51-9151	Photographic Process Workers and Processing Machine Operators	0.0055%	47,333
51-9161	Computer Numerically Controlled Tool Operators	0.0610%	52,117
51-9162	Computer Numerically Controlled Tool Programmers	0.0083%	79,629
51-9194	Etchers and Engravers	0.0095%	43,905
51-9195	Molders, Shapers, and Casters, Except Metal and Plastic	0.0075%	49,032
51-9198	Helpers--Production Workers	0.0574%	46,989
51-9199	Production Workers, All Other	0.0277%	49,543
53-3031	Driver/Sales Workers	1.2286%	46,920
53-3032	Heavy and Tractor-Trailer Truck Drivers	0.2407%	60,073
53-3033	Light Truck Drivers	0.9277%	48,398
53-3053	Shuttle Drivers and Chauffeurs	0.0994%	41,842
53-6021	Parking Attendants	0.2688%	37,357
53-6031	Automotive and Watercraft Service Attendants	0.3397%	39,470
53-6051	Transportation Inspectors	0.0055%	75,651
53-6099	Transportation Workers, All Other	0.0075%	49,886
53-7051	Industrial Truck and Tractor Operators	0.0788%	50,573
53-7061	Cleaners of Vehicles and Equipment	1.0571%	40,094
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	0.8113%	43,809
53-7063	Machine Feeders and Offbearers	0.0067%	45,162
53-7064	Packers and Packagers, Hand	0.4490%	36,983
53-7065	Stockers and Order Fillers	3.5816%	42,217
53-7199	Material Moving Workers, All Other	0.0293%	49,761

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Table 2.7: Occupation Mix and Averages for Office Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
11-1011	Chief Executives	0.2556%	$280,501
11-1021	General and Operations Managers	2.8314%	151,214
11-2011	Advertising and Promotions Managers	0.0495%	183,247
11-2021	Marketing Managers	0.5210%	190,254
11-2022	Sales Managers	0.5315%	147,583
11-2032	Public Relations Managers	0.0764%	160,760
11-2033	Fundraising Managers	0.0071%	137,701
11-3012	Administrative Services Managers	0.2596%	117,406
11-3013	Facilities Managers	0.0801%	108,849
11-3021	Computer and Information Systems Managers	0.9955%	177,434
11-3031	Financial Managers	1.2535%	168,490
11-3051	Industrial Production Managers	0.0980%	153,050
11-3061	Purchasing Managers	0.0754%	130,256
11-3071	Transportation, Storage, and Distribution Managers	0.0619%	114,244
11-3111	Compensation and Benefits Managers	0.0271%	153,305
11-3121	Human Resources Managers	0.2445%	140,159
11-3131	Training and Development Managers	0.0511%	152,988
11-9013	Farmers, Ranchers, and Other Agricultural Managers	0.0013%	118,578
11-9021	Construction Managers	0.0751%	143,065
11-9031	Education and Childcare Administrators, Preschool and Daycare	0.0018%	71,992
11-9032	Education Administrators, Kindergarten through Secondary	0.0016%	132,693
11-9033	Education Administrators, Postsecondary	0.0003%	143,422
11-9039	Education Administrators, All Other	0.0040%	123,260
11-9041	Architectural and Engineering Managers	0.2941%	184,318
11-9051	Food Service Managers	0.0596%	83,363
11-9072	Entertainment and Recreation Managers, Except Gambling	0.0018%	89,003
11-9081	Lodging Managers	0.0055%	89,645
11-9111	Medical and Health Services Managers	0.4350%	138,476
11-9121	Natural Sciences Managers	0.1136%	207,245
11-9141	Property, Real Estate, and Community Association Managers	0.5663%	70,156
11-9151	Social and Community Service Managers	0.0414%	89,584
11-9161	Emergency Management Directors	0.0008%	124,820
11-9179	Personal Service Managers, All Other	0.0005%	75,112
11-9199	Managers, All Other	0.5823%	152,458
13-1011	Agents and Business Managers of Artists, Performers, and Athletes	0.0013%	143,606
13-1031	Claims Adjusters, Examiners, and Investigators	0.6266%	106,973
13-1032	Insurance Appraisers, Auto Damage	0.0335%	76,622
13-1041	Compliance Officers	0.3412%	84,332
13-1051	Cost Estimators	0.0530%	99,079
13-1071	Human Resources Specialists	1.0791%	83,455
13-1075	Labor Relations Specialists	0.0132%	102,781
13-1081	Logisticians	0.1842%	87,320
13-1082	Project Management Specialists	1.1217%	104,117
13-1111	Management Analysts	1.4453%	94,775
13-1121	Meeting, Convention, and Event Planners	0.0875%	64,363
13-1131	Fundraisers	0.0269%	65,036
13-1141	Compensation, Benefits, and Job Analysis Specialists	0.1423%	89,890
13-1151	Training and Development Specialists	0.3879%	73,511
13-1161	Market Research Analysts and Marketing Specialists	1.3022%	84,475

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
13-1199	Business Operations Specialists, All Other	1.0957%	76,397
13-2011	Accountants and Auditors	2.2337%	95,030
13-2031	Budget Analysts	0.0340%	99,293
13-2041	Credit Analysts	0.1665%	99,915
13-2051	Financial and Investment Analysts	0.6464%	116,172
13-2052	Personal Financial Advisors	0.6962%	142,066
13-2053	Insurance Underwriters	0.3146%	98,956
13-2054	Financial Risk Specialists	0.1325%	126,044
13-2061	Financial Examiners	0.1260%	105,422
13-2071	Credit Counselors	0.0366%	60,794
13-2072	Loan Officers	0.8435%	88,738
13-2082	Tax Preparers	0.2266%	58,336
13-2099	Financial Specialists, All Other	0.1742%	78,468
15-1211	Computer Systems Analysts	1.0258%	113,293
15-1212	Information Security Analysts	0.3689%	142,889
15-1221	Computer and Information Research Scientists	0.0495%	241,135
15-1231	Computer Network Support Specialists	0.3088%	87,114
15-1232	Computer User Support Specialists	1.1410%	79,285
15-1241	Computer Network Architects	0.3760%	122,473
15-1242	Database Administrators	0.1491%	104,872
15-1243	Database Architects	0.1133%	158,839
15-1244	Network and Computer Systems Administrators	0.5478%	105,110
15-1251	Computer Programmers	0.3162%	127,375
15-1252	Software Developers	3.2287%	139,867
15-1253	Software Quality Assurance Analysts and Testers	0.4590%	142,982
15-1254	Web Developers	0.1573%	107,042
15-1255	Web and Digital Interface Designers	0.1684%	81,008
15-1299	Computer Occupations, All Other	0.5871%	104,269
15-2011	Actuaries	0.0661%	131,570
15-2021	Mathematicians	0.0005%	131,445
15-2031	Operations Research Analysts	0.1979%	105,630
15-2041	Statisticians	0.0435%	141,445
15-2051	Data Scientists	0.2366%	117,001
15-2099	Mathematical Science Occupations, All Other	0.0047%	107,270
17-1011	Architects, Except Landscape and Naval	0.2456%	115,111
17-1012	Landscape Architects	0.0390%	119,680
17-1021	Cartographers and Photogrammetrists	0.0150%	100,168
17-1022	Surveyors	0.0970%	106,035
17-2011	Aerospace Engineers	0.0688%	145,215
17-2021	Agricultural Engineers	0.0008%	113,324
17-2031	Bioengineers and Biomedical Engineers	0.0287%	127,894
17-2041	Chemical Engineers	0.0240%	122,432
17-2051	Civil Engineers	0.4777%	112,514
17-2061	Computer Hardware Engineers	0.1655%	173,356
17-2071	Electrical Engineers	0.2901%	156,741
17-2072	Electronics Engineers, Except Computer	0.1876%	143,938
17-2081	Environmental Engineers	0.0632%	118,901
17-2111	Health and Safety Engineers, Except Mining Safety Engineers and Inspect	0.0211%	126,928
17-2112	Industrial Engineers	0.2888%	120,407
17-2121	Marine Engineers and Naval Architects	0.0058%	141,186

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
17-2131	Materials Engineers	0.0224%	118,029
17-2141	Mechanical Engineers	0.3452%	113,678
17-2151	Mining and Geological Engineers, Including Mining Safety Engineers	0.0092%	118,880
17-2161	Nuclear Engineers	0.0087%	160,843
17-2171	Petroleum Engineers	0.0211%	148,559
17-2199	Engineers, All Other	0.1929%	104,550
17-3011	Architectural and Civil Drafters	0.2053%	70,396
17-3012	Electrical and Electronics Drafters	0.0335%	79,918
17-3013	Mechanical Drafters	0.0509%	79,191
17-3019	Drafters, All Other	0.0169%	69,637
17-3021	Aerospace Engineering and Operations Technologists and Technicians	0.0132%	88,693
17-3022	Civil Engineering Technologists and Technicians	0.0788%	81,413
17-3023	Electrical and Electronic Engineering Technologists and Technicians	0.1497%	82,358
17-3024	Electro-Mechanical and Mechatronics Technologists and Technicians	0.0140%	79,721
17-3025	Environmental Engineering Technologists and Technicians	0.0192%	74,612
17-3026	Industrial Engineering Technologists and Technicians	0.0669%	80,084
17-3027	Mechanical Engineering Technologists and Technicians	0.0519%	77,353
17-3028	Calibration Technologists and Technicians	0.0103%	66,906
17-3029	Engineering Technologists and Technicians, Except Drafters, All Other	0.0941%	73,106
19-1011	Animal Scientists	0.0021%	157,988
19-1012	Food Scientists and Technologists	0.0113%	72,909
19-1021	Biochemists and Biophysicists	0.0635%	140,417
19-1022	Microbiologists	0.0271%	109,098
19-1023	Zoologists and Wildlife Biologists	0.0058%	90,541
19-1029	Biological Scientists, All Other	0.0540%	117,603
19-1031	Conservation Scientists	0.0021%	85,442
19-1032	Foresters	0.0008%	75,235
19-1041	Epidemiologists	0.0021%	102,805
19-1042	Medical Scientists, Except Epidemiologists	0.1560%	128,818
19-1099	Life Scientists, All Other	0.0079%	134,322
19-2011	Astronomers	0.0024%	150,957
19-2012	Physicists	0.0298%	172,380
19-2021	Atmospheric and Space Scientists	0.0074%	108,527
19-2031	Chemists	0.0862%	80,001
19-2032	Materials Scientists	0.0108%	106,668
19-2041	Environmental Scientists and Specialists, Including Health	0.0862%	104,799
19-2042	Geoscientists, Except Hydrologists and Geographers	0.0385%	102,224
19-2043	Hydrologists	0.0061%	131,362
19-2099	Physical Scientists, All Other	0.0121%	139,036
19-3011	Economists	0.0150%	142,359
19-3022	Survey Researchers	0.0163%	82,244
19-3032	Industrial-Organizational Psychologists	0.0003%	130,085
19-3033	Clinical and Counseling Psychologists	0.0949%	132,068
19-3034	School Psychologists	0.0029%	126,762
19-3039	Psychologists, All Other	0.0063%	120,895
19-3041	Sociologists	0.0034%	112,110
19-3051	Urban and Regional Planners	0.0145%	114,872
19-3091	Anthropologists and Archeologists	0.0111%	78,381
19-3092	Geographers	0.0003%	97,312

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
19-3093	Historians	0.0018%	101,185
19-3094	Political Scientists	0.0024%	129,638
19-3099	Social Scientists and Related Workers, All Other	0.0145%	94,321
19-4012	Agricultural Technicians	0.0129%	60,219
19-4013	Food Science Technicians	0.0024%	52,680
19-4021	Biological Technicians	0.0906%	61,891
19-4031	Chemical Technicians	0.0617%	50,613
19-4042	Environmental Science and Protection Technicians, Including Health	0.0516%	65,806
19-4043	Geological Technicians, Except Hydrologic Technicians	0.0153%	67,280
19-4044	Hydrologic Technicians	0.0005%	76,169
19-4051	Nuclear Technicians	0.0013%	78,194
19-4061	Social Science Research Assistants	0.0248%	68,142
19-4071	Forest and Conservation Technicians	0.0021%	48,422
19-4092	Forensic Science Technicians	0.0026%	97,229
19-4099	Life, Physical, and Social Science Technicians, All Other	0.0756%	59,814
19-5011	Occupational Health and Safety Specialists	0.0706%	92,431
19-5012	Occupational Health and Safety Technicians	0.0184%	68,163
21-1012	Educational, Guidance, and Career Counselors and Advisors	0.0116%	96,045
21-1013	Marriage and Family Therapists	0.0638%	56,356
21-1015	Rehabilitation Counselors	0.0177%	53,251
21-1019	Counselors, All Other	0.0264%	45,940
21-1021	Child, Family, and School Social Workers	0.0445%	69,378
21-1022	Healthcare Social Workers	0.1038%	92,493
21-1023	Mental Health and Substance Abuse Social Workers	0.1014%	109,057
21-1029	Social Workers, All Other	0.0069%	79,233
21-1091	Health Education Specialists	0.0377%	66,605
21-1092	Probation Officers and Correctional Treatment Specialists	0.0024%	101,040
21-1093	Social and Human Service Assistants	0.1220%	53,542
21-1094	Community Health Workers	0.0506%	82,047
21-1099	Community and Social Service Specialists, All Other	0.0211%	57,592
21-2011	Clergy	0.0018%	72,036
21-2099	Religious Workers, All Other	0.0003%	54,964
23-1011	Lawyers	1.3660%	176,887
23-2011	Paralegals and Legal Assistants	0.7763%	72,317
23-2093	Title Examiners, Abstractors, and Searchers	0.1299%	90,977
23-2099	Legal Support Workers, All Other	0.0474%	68,163
25-1042	Biological Science Teachers, Postsecondary	0.0005%	127,229
25-1052	Chemistry Teachers, Postsecondary	0.0003%	124,394
25-1072	Nursing Instructors and Teachers, Postsecondary	0.0003%	108,153
25-1194	Career/Technical Education Teachers, Postsecondary	0.0013%	101,777
25-2011	Preschool Teachers, Except Special Education	0.0063%	47,519
25-2012	Kindergarten Teachers, Except Special Education	0.0003%	105,412
25-2021	Elementary School Teachers, Except Special Education	0.0011%	95,162
25-2031	Secondary School Teachers, Except Special and Career/Technical Educat	0.0024%	96,367
25-2051	Special Education Teachers, Preschool	0.0021%	78,516
25-2059	Special Education Teachers, All Other	0.0026%	84,716
25-3011	Adult Basic Education, Adult Secondary Education, and English as a Sec	0.0011%	94,882
25-3021	Self-Enrichment Teachers	0.0034%	58,100
25-3031	Substitute Teachers, Short-Term	0.0335%	53,012

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
25-3041	Tutors	0.0047%	43,978
25-3099	Teachers and Instructors, All Other	0.0150%	101,808
25-4011	Archivists	0.0026%	74,518
25-4012	Curators	0.0005%	83,013
25-4022	Librarians and Media Collections Specialists	0.0232%	83,594
25-4031	Library Technicians	0.0137%	62,452
25-9031	Instructional Coordinators	0.0216%	112,099
25-9099	Educational Instruction and Library Workers, All Other	0.0013%	65,079
27-1011	Art Directors	0.0906%	108,485
27-1012	Craft Artists	0.0013%	96,554
27-1013	Fine Artists, Including Painters, Sculptors, and Illustrators	0.0063%	82,628
27-1014	Special Effects Artists and Animators	0.0472%	140,002
27-1019	Artists and Related Workers, All Other	0.0008%	108,371
27-1021	Commercial and Industrial Designers	0.0324%	98,194
27-1022	Fashion Designers	0.0155%	96,678
27-1023	Floral Designers	0.0016%	44,071
27-1024	Graphic Designers	0.3096%	76,855
27-1025	Interior Designers	0.1043%	89,949
27-1026	Merchandise Displayers and Window Trimmers	0.0711%	46,397
27-1027	Set and Exhibit Designers	0.0090%	87,519
27-1029	Designers, All Other	0.0113%	91,860
27-2012	Producers and Directors	0.2140%	156,015
27-2022	Coaches and Scouts	0.0005%	60,520
27-2041	Music Directors and Composers	0.0008%	101,943
27-3031	Public Relations Specialists	0.2693%	96,647
27-3041	Editors	0.1887%	91,538
27-3042	Technical Writers	0.0943%	125,588
27-3043	Writers and Authors	0.0754%	134,311
27-3091	Interpreters and Translators	0.0709%	69,482
27-3092	Court Reporters and Simultaneous Captioners	0.0092%	101,985
27-3099	Media and Communication Workers, All Other	0.0198%	62,836
27-4011	Audio and Video Technicians	0.0469%	73,210
27-4014	Sound Engineering Technicians	0.0192%	92,867
27-4015	Lighting Technicians	0.0013%	96,751
27-4021	Photographers	0.0664%	67,799
27-4031	Camera Operators, Television, Video, and Film	0.0316%	82,701
27-4032	Film and Video Editors	0.0632%	95,879
27-4099	Media and Communication Equipment Workers, All Other	0.0221%	76,065
29-1011	Chiropractors	0.0951%	93,480
29-1021	Dentists, General	0.2788%	205,901
29-1022	Oral and Maxillofacial Surgeons	0.0132%	267,594
29-1031	Dietitians and Nutritionists	0.0559%	91,008
29-1041	Optometrists	0.0877%	149,825
29-1051	Pharmacists	0.0672%	172,006
29-1071	Physician Assistants	0.2308%	171,757
29-1081	Podiatrists	0.0198%	187,375
29-1122	Occupational Therapists	0.1146%	111,320
29-1123	Physical Therapists	0.2906%	130,698

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
29-1124	Radiation Therapists	0.0140%	147,364
29-1125	Recreational Therapists	0.0029%	81,195
29-1126	Respiratory Therapists	0.0224%	99,846
29-1127	Speech-Language Pathologists	0.1125%	122,722
29-1128	Exercise Physiologists	0.0034%	82,254
29-1131	Veterinarians	0.1931%	131,601
29-1141	Registered Nurses	1.4364%	152,027
29-1151	Nurse Anesthetists	0.0756%	255,985
29-1161	Nurse Midwives	0.0155%	176,046
29-1171	Nurse Practitioners	0.3945%	196,462
29-1181	Audiologists	0.0213%	114,020
29-1212	Cardiologists	0.0395%	345,716
29-1214	Emergency Medicine Physicians	0.0685%	236,608
29-1215	Family Medicine Physicians	0.2113%	279,869
29-1216	General Internal Medicine Physicians	0.1012%	264,126
29-1217	Neurologists	0.0116%	254,199
29-1221	Pediatricians, General	0.0682%	225,839
29-1222	Physicians, Pathologists	0.0198%	268,010
29-1223	Psychiatrists	0.0324%	337,699
29-1224	Radiologists	0.0627%	352,175
29-1249	Surgeons, All Other	0.0564%	297,076
29-1291	Acupuncturists	0.0174%	94,768
29-1292	Dental Hygienists	0.5494%	119,607
29-1299	Healthcare Diagnosing or Treating Practitioners, All Other	0.0116%	132,525
29-2031	Cardiovascular Technologists and Technicians	0.0253%	87,769
29-2032	Diagnostic Medical Sonographers	0.0817%	118,880
29-2033	Nuclear Medicine Technologists	0.0105%	133,854
29-2034	Radiologic Technologists and Technicians	0.2098%	103,511
29-2035	Magnetic Resonance Imaging Technologists	0.0387%	113,179
29-2036	Medical Dosimetrists	0.0018%	182,941
29-2042	Emergency Medical Technicians	0.0245%	47,373
29-2043	Paramedics	0.0142%	74,217
29-2051	Dietetic Technicians	0.0034%	46,034
29-2052	Pharmacy Technicians	0.0704%	61,828
29-2053	Psychiatric Technicians	0.0556%	77,145
29-2055	Surgical Technologists	0.0754%	86,024
29-2056	Veterinary Technologists and Technicians	0.2980%	47,924
29-2057	Ophthalmic Medical Technicians	0.1613%	54,123
29-2061	Licensed Practical and Licensed Vocational Nurses	0.4003%	79,305
29-2072	Medical Records Specialists	0.2580%	57,384
29-2081	Opticians, Dispensing	0.1086%	55,837
29-2091	Orthotists and Prosthetists	0.0179%	87,935
29-2092	Hearing Aid Specialists	0.0066%	66,148
29-2099	Health Technologists and Technicians, All Other	0.1939%	64,258
29-9021	Health Information Technologists and Medical Registrars	0.0377%	99,191
29-9091	Athletic Trainers	0.0187%	68,890
29-9092	Genetic Counselors	0.0024%	136,866
29-9093	Surgical Assistants	0.0242%	55,961

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
29-9099	Healthcare Practitioners and Technical Workers, All Other	0.0366%	85,671
31-1131	Nursing Assistants	0.2000%	46,177
31-1132	Orderlies	0.0087%	51,759
31-1133	Psychiatric Aides	0.0071%	52,104
31-2011	Occupational Therapy Assistants	0.0559%	84,317
31-2012	Occupational Therapy Aides	0.0034%	50,055
31-2021	Physical Therapist Assistants	0.1354%	82,488
31-2022	Physical Therapist Aides	0.0859%	38,631
31-9011	Massage Therapists	0.0809%	52,720
31-9091	Dental Assistants	0.9051%	55,689
31-9092	Medical Assistants	1.5394%	57,351
31-9093	Medical Equipment Preparers	0.0345%	65,900
31-9094	Medical Transcriptionists	0.1062%	39,237
31-9095	Pharmacy Aides	0.0113%	59,577
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	0.2493%	41,045
31-9097	Phlebotomists	0.1708%	52,752
31-9099	Healthcare Support Workers, All Other	0.0735%	52,992
33-1011	First-Line Supervisors of Correctional Officers	0.0037%	118,892
33-1021	First-Line Supervisors of Firefighting and Prevention Workers	0.0076%	96,703
33-1091	First-Line Supervisors of Security Workers	0.0793%	63,768
33-1099	First-Line Supervisors of Protective Service Workers, All Other	0.0116%	77,356
33-2011	Firefighters	0.0493%	65,754
33-2021	Fire Inspectors and Investigators	0.0011%	96,347
33-3012	Correctional Officers and Jailers	0.0472%	88,341
33-9021	Private Detectives and Investigators	0.0477%	62,608
33-9032	Security Guards	1.9120%	41,286
33-9091	Crossing Guards and Flaggers	0.0917%	51,351
33-9092	Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	0.0040%	38,077
33-9094	School Bus Monitors	0.0003%	37,418
33-9099	Protective Service Workers, All Other	0.0337%	40,073
35-1011	Chefs and Head Cooks	0.0495%	77,586
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	0.1220%	51,215
35-2011	Cooks, Fast Food	0.0047%	38,087
35-2012	Cooks, Institution and Cafeteria	0.1689%	51,487
35-2014	Cooks, Restaurant	0.0740%	44,839
35-2015	Cooks, Short Order	0.0182%	42,435
35-2019	Cooks, All Other	0.0111%	41,547
35-2021	Food Preparation Workers	0.1368%	41,233
35-3011	Bartenders	0.0374%	39,885
35-3023	Fast Food and Counter Workers	0.3307%	37,648
35-3031	Waiters and Waitresses	0.1212%	41,202
35-3041	Food Servers, Nonrestaurant	0.0754%	44,317
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	0.0527%	37,000
35-9021	Dishwashers	0.0704%	38,662
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	0.0140%	38,307
35-9099	Food Preparation and Serving Related Workers, All Other	0.0192%	43,564
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	0.1866%	56,368
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping	0.2113%	73,917
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	2.7676%	44,181
37-2012	Maids and Housekeeping Cleaners	0.4274%	42,352

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
37-2019	Building Cleaning Workers, All Other	0.0311%	45,811
37-2021	Pest Control Workers	0.2229%	51,539
37-3011	Landscaping and Groundskeeping Workers	1.5652%	47,118
37-3012	Pesticide Handlers, Sprayers, and Applicators, Vegetation	0.0324%	47,003
37-3013	Tree Trimmers and Pruners	0.0951%	66,329
37-3019	Grounds Maintenance Workers, All Other	0.0174%	49,888
39-1014	First-Line Supervisors of Entertainment and Recreation Workers, Except G	0.0145%	53,243
39-1022	First-Line Supervisors of Personal Service Workers	0.0140%	53,849
39-2011	Animal Trainers	0.0011%	48,320
39-2021	Animal Caretakers	0.0988%	39,958
39-3021	Motion Picture Projectionists	0.0045%	55,960
39-3031	Ushers, Lobby Attendants, and Ticket Takers	0.0859%	36,990
39-3091	Amusement and Recreation Attendants	0.0082%	37,659
39-3092	Costume Attendants	0.0040%	62,399
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	0.0003%	42,822
39-5012	Hairdressers, Hairstylists, and Cosmetologists	0.0061%	43,355
39-5092	Manicurists and Pedicurists	0.0003%	36,154
39-5094	Skincare Specialists	0.0211%	50,463
39-6011	Baggage Porters and Bellhops	0.0071%	37,074
39-6012	Concierges	0.0340%	43,658
39-9011	Childcare Workers	0.0213%	41,192
39-9031	Exercise Trainers and Group Fitness Instructors	0.0174%	68,252
39-9032	Recreation Workers	0.0158%	38,547
39-9041	Residential Advisors	0.0113%	61,531
39-9099	Personal Care and Service Workers, All Other	0.0034%	39,990
41-1011	First-Line Supervisors of Retail Sales Workers	0.0791%	60,565
41-1012	First-Line Supervisors of Non-Retail Sales Workers	0.2983%	91,122
41-2011	Cashiers	0.1231%	37,787
41-2021	Counter and Rental Clerks	0.3362%	48,173
41-2022	Parts Salespersons	0.0045%	45,659
41-2031	Retail Salespersons	0.2327%	44,263
41-3011	Advertising Sales Agents	0.1881%	76,495
41-3021	Insurance Sales Agents	1.1536%	89,943
41-3031	Securities, Commodities, and Financial Services Sales Agents	1.1347%	81,440
41-3041	Travel Agents	0.0018%	54,359
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Financi	1.5297%	85,598
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scier	0.2374%	107,455
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical a	0.2825%	94,153
41-9011	Demonstrators and Product Promoters	0.0350%	46,921
41-9022	Real Estate Sales Agents	0.4150%	95,446
41-9031	Sales Engineers	0.0877%	147,125
41-9041	Telemarketers	0.2617%	40,032
41-9091	Door-to-Door Sales Workers, News and Street Vendors, and Related Work	0.0121%	39,401
41-9099	Sales and Related Workers, All Other	0.1165%	71,302
43-1011	First-Line Supervisors of Office and Administrative Support Workers	1.7926%	74,744
43-2011	Switchboard Operators, Including Answering Service	0.0572%	48,962
43-2021	Telephone Operators	0.0032%	55,077
43-3011	Bill and Account Collectors	0.4329%	58,444
43-3021	Billing and Posting Clerks	0.7539%	57,825

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
43-3031	Bookkeeping, Accounting, and Auditing Clerks	1.7012%	58,837
43-3051	Payroll and Timekeeping Clerks	0.1800%	62,969
43-3061	Procurement Clerks	0.0285%	51,834
43-3071	Tellers	0.9895%	46,597
43-3099	Financial Clerks, All Other	0.0609%	55,046
43-4011	Brokerage Clerks	0.1049%	56,637
43-4021	Correspondence Clerks	0.0126%	50,470
43-4031	Court, Municipal, and License Clerks	0.0053%	56,978
43-4041	Credit Authorizers, Checkers, and Clerks	0.0306%	49,571
43-4051	Customer Service Representatives	4.0936%	47,454
43-4061	Eligibility Interviewers, Government Programs	0.0063%	68,464
43-4071	File Clerks	0.1178%	47,392
43-4081	Hotel, Motel, and Resort Desk Clerks	0.0256%	40,626
43-4111	Interviewers, Except Eligibility and Loan	0.1565%	55,645
43-4121	Library Assistants, Clerical	0.0200%	48,322
43-4131	Loan Interviewers and Clerks	0.6353%	51,565
43-4141	New Accounts Clerks	0.1059%	50,697
43-4151	Order Clerks	0.0440%	49,375
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	0.1070%	58,414
43-4171	Receptionists and Information Clerks	1.6024%	44,479
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	0.0037%	44,138
43-4199	Information and Record Clerks, All Other	0.0611%	58,197
43-5011	Cargo and Freight Agents	0.0087%	53,776
43-5021	Couriers and Messengers	0.0798%	43,353
43-5031	Public Safety Telecommunicators	0.0024%	63,113
43-5032	Dispatchers, Except Police, Fire, and Ambulance	0.0775%	51,937
43-5041	Meter Readers, Utilities	0.0103%	72,431
43-5061	Production, Planning, and Expediting Clerks	0.3004%	61,450
43-5071	Shipping, Receiving, and Inventory Clerks	0.2920%	52,040
43-5111	Weighers, Measurers, Checkers, and Samplers, Recordkeeping	0.0179%	46,813
43-6011	Executive Secretaries and Executive Administrative Assistants	0.5626%	84,175
43-6012	Legal Secretaries and Administrative Assistants	0.3578%	62,111
43-6013	Medical Secretaries and Administrative Assistants	1.1850%	54,499
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Ex	1.6730%	53,249
43-9021	Data Entry Keyers	0.2474%	43,715
43-9022	Word Processors and Typists	0.0134%	49,685
43-9031	Desktop Publishers	0.0119%	60,624
43-9041	Insurance Claims and Policy Processing Clerks	0.6266%	50,542
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	0.1238%	42,961
43-9061	Office Clerks, General	2.3189%	50,078
43-9071	Office Machine Operators, Except Computer	0.0548%	46,576
43-9081	Proofreaders and Copy Markers	0.0100%	62,483
43-9111	Statistical Assistants	0.0071%	64,415
43-9199	Office and Administrative Support Workers, All Other	0.1078%	58,166
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Workers	0.0034%	65,514
45-2011	Agricultural Inspectors	0.0032%	55,802
45-2041	Graders and Sorters, Agricultural Products	0.0029%	35,149
45-2091	Agricultural Equipment Operators	0.0024%	47,960
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	0.0282%	41,090
45-2093	Farmworkers, Farm, Ranch, and Aquacultural Animals	0.0032%	44,179

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
45-2099	Agricultural Workers, All Other	0.0018%	48,776
45-4011	Forest and Conservation Workers	0.0005%	34,539
45-4021	Fallers	0.0026%	91,106
45-4022	Logging Equipment Operators	0.0034%	61,350
45-4023	Log Graders and Scalers	0.0008%	53,167
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	0.0535%	97,987
47-2011	Boilermakers	0.0016%	100,993
47-2022	Stonemasons	0.0013%	62,869
47-2031	Carpenters	0.0717%	75,484
47-2041	Carpet Installers	0.0003%	55,141
47-2043	Floor Sanders and Finishers	0.0003%	64,915
47-2044	Tile and Stone Setters	0.0003%	67,787
47-2051	Cement Masons and Concrete Finishers	0.0158%	68,882
47-2061	Construction Laborers	0.1921%	58,127
47-2071	Paving, Surfacing, and Tamping Equipment Operators	0.0016%	71,971
47-2073	Operating Engineers and Other Construction Equipment Operators	0.0300%	85,423
47-2081	Drywall and Ceiling Tile Installers	0.0026%	67,498
47-2111	Electricians	0.0959%	71,909
47-2121	Glaziers	0.0008%	79,028
47-2132	Insulation Workers, Mechanical	0.0003%	96,582
47-2141	Painters, Construction and Maintenance	0.0348%	59,005
47-2142	Paperhangers	0.0029%	52,609
47-2151	Pipelayers	0.0013%	61,732
47-2152	Plumbers, Pipefitters, and Steamfitters	0.0374%	81,022
47-2161	Plasterers and Stucco Masons	0.0003%	63,355
47-2171	Reinforcing Iron and Rebar Workers	0.0008%	62,580
47-2181	Roofers	0.0026%	68,148
47-2211	Sheet Metal Workers	0.0090%	83,347
47-2221	Structural Iron and Steel Workers	0.0058%	71,703
47-2231	Solar Photovoltaic Installers	0.0058%	55,471
47-3012	Helpers--Carpenters	0.0029%	56,742
47-3013	Helpers--Electricians	0.0032%	44,065
47-3014	Helpers--Painters, Paperhangers, Plasterers, and Stucco Masons	0.0008%	45,109
47-3015	Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	0.0011%	43,600
47-3019	Helpers, Construction Trades, All Other	0.0034%	46,400
47-4011	Construction and Building Inspectors	0.1331%	110,323
47-4021	Elevator and Escalator Installers and Repairers	0.0003%	120,655
47-4031	Fence Erectors	0.0016%	50,088
47-4041	Hazardous Materials Removal Workers	0.0026%	59,118
47-4051	Highway Maintenance Workers	0.0011%	66,402
47-4071	Septic Tank Servicers and Sewer Pipe Cleaners	0.0021%	52,196
47-5012	Rotary Drill Operators, Oil and Gas	0.0005%	80,009
47-5022	Excavating and Loading Machine and Dragline Operators, Surface Mining	0.0013%	75,753
47-5023	Earth Drillers, Except Oil and Gas	0.0040%	65,927
47-5032	Explosives Workers, Ordnance Handling Experts, and Blasters	0.0011%	69,688
47-5071	Roustabouts, Oil and Gas	0.0008%	66,433
47-5081	Helpers--Extraction Workers	0.0011%	55,730
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	0.2564%	98,474
49-2011	Computer, Automated Teller, and Office Machine Repairers	0.0366%	54,367
49-2021	Radio, Cellular, and Tower Equipment Installers and Repairers	0.0129%	70,638

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Insta	0.3402%	85,406
49-2091	Avionics Technicians	0.0055%	93,862
49-2092	Electric Motor, Power Tool, and Related Repairers	0.0021%	57,942
49-2093	Electrical and Electronics Installers and Repairers, Transportation Equipme	0.0003%	80,245
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equipment	0.0285%	77,509
49-2095	Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	0.0026%	108,371
49-2097	Audiovisual Equipment Installers and Repairers	0.0053%	60,533
49-2098	Security and Fire Alarm Systems Installers	0.1320%	65,207
49-3011	Aircraft Mechanics and Service Technicians	0.0190%	79,892
49-3021	Automotive Body and Related Repairers	0.0016%	64,648
49-3022	Automotive Glass Installers and Repairers	0.0003%	49,869
49-3023	Automotive Service Technicians and Mechanics	0.0206%	62,140
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	0.0158%	72,669
49-3041	Farm Equipment Mechanics and Service Technicians	0.0013%	60,139
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	0.0126%	69,052
49-3051	Motorboat Mechanics and Service Technicians	0.0003%	58,865
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	0.0158%	53,507
49-3092	Recreational Vehicle Service Technicians	0.0003%	56,326
49-3093	Tire Repairers and Changers	0.0016%	41,288
49-9012	Control and Valve Installers and Repairers, Except Mechanical Door	0.0055%	87,748
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	0.0427%	65,487
49-9031	Home Appliance Repairers	0.0011%	50,543
49-9041	Industrial Machinery Mechanics	0.0656%	72,286
49-9043	Maintenance Workers, Machinery	0.0137%	61,072
49-9044	Millwrights	0.0058%	69,529
49-9051	Electrical Power-Line Installers and Repairers	0.0045%	108,485
49-9052	Telecommunications Line Installers and Repairers	0.1692%	78,193
49-9061	Camera and Photographic Equipment Repairers	0.0005%	44,138
49-9062	Medical Equipment Repairers	0.0148%	69,280
49-9069	Precision Instrument and Equipment Repairers, All Other	0.0026%	71,975
49-9071	Maintenance and Repair Workers, General	1.2622%	57,673
49-9081	Wind Turbine Service Technicians	0.0003%	71,736
49-9091	Coin, Vending, and Amusement Machine Servicers and Repairers	0.0003%	54,056
49-9092	Commercial Divers	0.0040%	132,207
49-9094	Locksmiths and Safe Repairers	0.0292%	79,229
49-9096	Riggers	0.0032%	89,282
49-9098	Helpers--Installation, Maintenance, and Repair Workers	0.0148%	43,993
49-9099	Installation, Maintenance, and Repair Workers, All Other	0.0833%	51,082
51-1011	First-Line Supervisors of Production and Operating Workers	0.1768%	82,224
51-2011	Aircraft Structure, Surfaces, Rigging, and Systems Assemblers	0.0092%	62,913
51-2021	Coil Winders, Tapers, and Finishers	0.0148%	43,540
51-2031	Engine and Other Machine Assemblers	0.0100%	51,721
51-2041	Structural Metal Fabricators and Fitters	0.0095%	54,753
51-2051	Fiberglass Laminators and Fabricators	0.0005%	47,698
51-3011	Bakers	0.0126%	42,196
51-3021	Butchers and Meat Cutters	0.0003%	44,395
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	0.0003%	36,818
51-3091	Food and Tobacco Roasting, Baking, and Drying Machine Operators and T	0.0018%	42,748
51-3092	Food Batchmakers	0.0261%	39,851
51-3093	Food Cooking Machine Operators and Tenders	0.0032%	40,122

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
51-3099	Food Processing Workers, All Other	0.0129%	36,943
51-4021	Extruding and Drawing Machine Setters, Operators, and Tenders, Metal ar	0.0105%	43,227
51-4022	Forging Machine Setters, Operators, and Tenders, Metal and Plastic	0.0013%	56,775
51-4023	Rolling Machine Setters, Operators, and Tenders, Metal and Plastic	0.0011%	51,325
51-4031	Cutting, Punching, and Press Machine Setters, Operators, and Tenders, M	0.0264%	45,999
51-4032	Drilling and Boring Machine Tool Setters, Operators, and Tenders, Metal a	0.0018%	51,043
51-4033	Grinding, Lapping, Polishing, and Buffing Machine Tool Setters, Operators,	0.0116%	44,478
51-4034	Lathe and Turning Machine Tool Setters, Operators, and Tenders, Metal ar	0.0032%	54,878
51-4035	Milling and Planing Machine Setters, Operators, and Tenders, Metal and P	0.0024%	56,921
51-4041	Machinists	0.1181%	58,151
51-4051	Metal-Refining Furnace Operators and Tenders	0.0003%	48,824
51-4061	Model Makers, Metal and Plastic	0.0040%	76,867
51-4071	Foundry Mold and Coremakers	0.0008%	41,404
51-4072	Molding, Coremaking, and Casting Machine Setters, Operators, and Tende	0.0503%	44,655
51-4081	Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.0659%	44,697
51-4111	Tool and Die Makers	0.0119%	71,552
51-4121	Welders, Cutters, Solderers, and Brazers	0.0767%	59,266
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	0.0111%	52,992
51-4191	Heat Treating Equipment Setters, Operators, and Tenders, Metal and Plas	0.0029%	50,439
51-4192	Layout Workers, Metal and Plastic	0.0008%	60,850
51-4193	Plating Machine Setters, Operators, and Tenders, Metal and Plastic	0.0095%	46,083
51-4194	Tool Grinders, Filers, and Sharpeners	0.0003%	48,136
51-4199	Metal Workers and Plastic Workers, All Other	0.0182%	45,270
51-5111	Prepress Technicians and Workers	0.0079%	50,887
51-5112	Printing Press Operators	0.0711%	52,450
51-5113	Print Binding and Finishing Workers	0.0119%	44,832
51-6011	Laundry and Dry-Cleaning Workers	0.0327%	39,403
51-6021	Pressers, Textile, Garment, and Related Materials	0.0003%	37,141
51-6031	Sewing Machine Operators	0.0213%	37,673
51-6042	Shoe Machine Operators and Tenders	0.0003%	43,686
51-6052	Tailors, Dressmakers, and Custom Sewers	0.0008%	47,844
51-6062	Textile Cutting Machine Setters, Operators, and Tenders	0.0021%	39,517
51-6063	Textile Knitting and Weaving Machine Setters, Operators, and Tenders	0.0016%	38,976
51-6064	Textile Winding, Twisting, and Drawing Out Machine Setters, Operators, a	0.0008%	36,683
51-6092	Fabric and Apparel Patternmakers	0.0021%	68,707
51-6093	Upholsterers	0.0026%	44,989
51-6099	Textile, Apparel, and Furnishings Workers, All Other	0.0050%	36,485
51-7011	Cabinetmakers and Bench Carpenters	0.0053%	51,460
51-7021	Furniture Finishers	0.0021%	48,428
51-7041	Sawing Machine Setters, Operators, and Tenders, Wood	0.0021%	46,302
51-7042	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	0.0024%	48,834
51-7099	Woodworkers, All Other	0.0016%	42,560
51-8012	Power Distributors and Dispatchers	0.0029%	119,563
51-8013	Power Plant Operators	0.0013%	107,672
51-8021	Stationary Engineers and Boiler Operators	0.0079%	78,639
51-8031	Water and Wastewater Treatment Plant and System Operators	0.0047%	78,649
51-8091	Chemical Plant and System Operators	0.0008%	93,562
51-8092	Gas Plant Operators	0.0008%	108,986
51-8093	Petroleum Pump System Operators, Refinery Operators, and Gaugers	0.0029%	101,117
51-8099	Plant and System Operators, All Other	0.0008%	73,960

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
51-9011	Chemical Equipment Operators and Tenders	0.0050%	54,045
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, O	0.0061%	74,543
51-9021	Crushing, Grinding, and Polishing Machine Setters, Operators, and Tender	0.0040%	46,052
51-9022	Grinding and Polishing Workers, Hand	0.0090%	51,043
51-9023	Mixing and Blending Machine Setters, Operators, and Tenders	0.0187%	54,482
51-9031	Cutters and Trimmers, Hand	0.0013%	37,600
51-9032	Cutting and Slicing Machine Setters, Operators, and Tenders	0.0090%	47,021
51-9041	Extruding, Forming, Pressing, and Compacting Machine Setters, Operator	0.0082%	46,562
51-9051	Furnace, Kiln, Oven, Drier, and Kettle Operators and Tenders	0.0013%	45,968
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	0.4066%	51,689
51-9071	Jewelers and Precious Stone and Metal Workers	0.0011%	50,970
51-9081	Dental Laboratory Technicians	0.0896%	60,964
51-9082	Medical Appliance Technicians	0.0264%	48,375
51-9083	Ophthalmic Laboratory Technicians	0.0292%	51,148
51-9111	Packaging and Filling Machine Operators and Tenders	0.1186%	48,730
51-9123	Painting, Coating, and Decorating Workers	0.0026%	52,502
51-9124	Coating, Painting, and Spraying Machine Setters, Operators, and Tenders	0.0229%	58,536
51-9141	Semiconductor Processing Technicians	0.0611%	53,826
51-9151	Photographic Process Workers and Processing Machine Operators	0.0069%	47,333
51-9161	Computer Numerically Controlled Tool Operators	0.0514%	52,117
51-9162	Computer Numerically Controlled Tool Programmers	0.0071%	79,629
51-9191	Adhesive Bonding Machine Operators and Tenders	0.0008%	47,625
51-9192	Cleaning, Washing, and Metal Pickling Equipment Operators and Tenders	0.0032%	46,927
51-9193	Cooling and Freezing Equipment Operators and Tenders	0.0003%	46,729
51-9194	Etchers and Engravers	0.0016%	43,905
51-9195	Molders, Shapers, and Casters, Except Metal and Plastic	0.0063%	49,032
51-9196	Paper Goods Machine Setters, Operators, and Tenders	0.0079%	49,084
51-9197	Tire Builders	0.0011%	46,729
51-9198	Helpers--Production Workers	0.1199%	46,989
51-9199	Production Workers, All Other	0.2348%	49,543
53-2011	Airline Pilots, Copilots, and Flight Engineers	0.0008%	262,343
53-2012	Commercial Pilots	0.0132%	148,128
53-3011	Ambulance Drivers and Attendants, Except Emergency Medical Technicia	0.0011%	39,366
53-3031	Driver/Sales Workers	0.0348%	46,920
53-3032	Heavy and Tractor-Trailer Truck Drivers	0.1689%	60,073
53-3033	Light Truck Drivers	0.1275%	48,398
53-3051	Bus Drivers, School	0.0008%	52,529
53-3052	Bus Drivers, Transit and Intercity	0.0011%	61,863
53-3053	Shuttle Drivers and Chauffeurs	0.0308%	41,842
53-3054	Taxi Drivers	0.0011%	37,617
53-5021	Captains, Mates, and Pilots of Water Vessels	0.0003%	113,029
53-6021	Parking Attendants	0.0190%	37,357
53-6031	Automotive and Watercraft Service Attendants	0.0013%	39,470
53-6041	Traffic Technicians	0.0021%	75,797
53-6051	Transportation Inspectors	0.0042%	75,651
53-6099	Transportation Workers, All Other	0.0040%	49,886
53-7011	Conveyor Operators and Tenders	0.0024%	42,477
53-7021	Crane and Tower Operators	0.0018%	65,276
53-7051	Industrial Truck and Tractor Operators	0.2374%	50,573

Table 2.7: Occupation Mix and Averages for Office Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
53-7061	Cleaners of Vehicles and Equipment	0.0495%	40,094
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	1.7557%	43,809
53-7063	Machine Feeders and Offbearers	0.0171%	45,162
53-7064	Packers and Packagers, Hand	0.3939%	36,983
53-7065	Stockers and Order Fillers	0.3323%	42,217
53-7081	Refuse and Recyclable Material Collectors	0.0008%	64,465
53-7121	Tank Car, Truck, and Ship Loaders	0.0003%	58,044
53-7199	Material Moving Workers, All Other	0.0024%	49,761

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Table 2.8: Occupation Mix and Averages for Industrial Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
11-1011	Chief Executives	0.2139%	$ 280,501
11-1021	General and Operations Managers	2.7728%	151,214
11-2011	Advertising and Promotions Managers	0.0361%	183,247
11-2021	Marketing Managers	0.3957%	190,254
11-2022	Sales Managers	0.4401%	147,583
11-2032	Public Relations Managers	0.0571%	160,760
11-2033	Fundraising Managers	0.0062%	137,701
11-3012	Administrative Services Managers	0.2145%	117,406
11-3013	Facilities Managers	0.0718%	108,849
11-3021	Computer and Information Systems Managers	0.7446%	177,434
11-3031	Financial Managers	0.9248%	168,490
11-3051	Industrial Production Managers	0.2281%	153,050
11-3061	Purchasing Managers	0.0734%	130,256
11-3071	Transportation, Storage, and Distribution Managers	0.0664%	114,244
11-3111	Compensation and Benefits Managers	0.0204%	153,305
11-3121	Human Resources Managers	0.2021%	140,159
11-3131	Training and Development Managers	0.0389%	152,988
11-9013	Farmers, Ranchers, and Other Agricultural Managers	0.0014%	118,578
11-9021	Construction Managers	0.5236%	143,065
11-9031	Education and Childcare Administrators, Preschool and Daycare	0.0014%	71,992
11-9032	Education Administrators, Kindergarten through Secondary	0.0012%	132,693
11-9033	Education Administrators, Postsecondary	0.0002%	143,422
11-9039	Education Administrators, All Other	0.0030%	123,260
11-9041	Architectural and Engineering Managers	0.2642%	184,318
11-9051	Food Service Managers	0.0465%	83,363
11-9072	Entertainment and Recreation Managers, Except Gambling	0.0004%	89,003
11-9081	Lodging Managers	0.0042%	89,645
11-9111	Medical and Health Services Managers	0.3304%	138,476
11-9121	Natural Sciences Managers	0.0966%	207,245
11-9141	Property, Real Estate, and Community Association Managers	0.4372%	70,156
11-9151	Social and Community Service Managers	0.0313%	89,584
11-9161	Emergency Management Directors	0.0006%	124,820
11-9179	Personal Service Managers, All Other	0.0004%	75,112
11-9199	Managers, All Other	0.4920%	152,458
13-1031	Claims Adjusters, Examiners, and Investigators	0.4741%	106,973
13-1032	Insurance Appraisers, Auto Damage	0.0253%	76,622
13-1041	Compliance Officers	0.2716%	84,332
13-1051	Cost Estimators	0.3198%	99,079
13-1071	Human Resources Specialists	0.8847%	83,455
13-1075	Labor Relations Specialists	0.0100%	102,781
13-1081	Logisticians	0.1702%	87,320
13-1082	Project Management Specialists	1.1760%	104,117
13-1111	Management Analysts	1.0756%	94,775
13-1121	Meeting, Convention, and Event Planners	0.0676%	64,363
13-1131	Fundraisers	0.0219%	65,036
13-1141	Compensation, Benefits, and Job Analysis Specialists	0.1085%	89,890
13-1151	Training and Development Specialists	0.3160%	73,511
13-1161	Market Research Analysts and Marketing Specialists	1.0196%	84,475
13-1199	Business Operations Specialists, All Other	0.8703%	76,397
13-2011	Accountants and Auditors	1.7903%	95,030
13-2031	Budget Analysts	0.0267%	99,293
13-2041	Credit Analysts	0.1185%	99,915
13-2051	Financial and Investment Analysts	0.3454%	116,172
13-2052	Personal Financial Advisors	0.1395%	142,066
13-2053	Insurance Underwriters	0.2382%	98,956
13-2054	Financial Risk Specialists	0.0820%	126,044
13-2061	Financial Examiners	0.0774%	105,422
13-2071	Credit Counselors	0.0271%	60,794
13-2072	Loan Officers	0.6281%	88,738
13-2082	Tax Preparers	0.1712%	58,336
13-2099	Financial Specialists, All Other	0.1125%	78,468
15-1211	Computer Systems Analysts	0.7726%	113,293
15-1212	Information Security Analysts	0.2731%	142,889
15-1221	Computer and Information Research Scientists	0.0373%	241,135
15-1231	Computer Network Support Specialists	0.2404%	87,114

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
15-1232	Computer User Support Specialists	0.8823%	79,285
15-1241	Computer Network Architects	0.2785%	122,473
15-1242	Database Administrators	0.1111%	104,872
15-1243	Database Architects	0.0848%	158,839
15-1244	Network and Computer Systems Administrators	0.4262%	105,110
15-1251	Computer Programmers	0.2426%	127,375
15-1252	Software Developers	2.3656%	139,867
15-1253	Software Quality Assurance Analysts and Testers	0.3402%	142,982
15-1254	Web Developers	0.1205%	107,042
15-1255	Web and Digital Interface Designers	0.1269%	81,008
15-1299	Computer Occupations, All Other	0.4427%	104,269
15-2011	Actuaries	0.0501%	131,570
15-2021	Mathematicians	0.0004%	131,445
15-2031	Operations Research Analysts	0.1445%	105,630
15-2041	Statisticians	0.0337%	141,445
15-2051	Data Scientists	0.1752%	117,001
15-2099	Mathematical Science Occupations, All Other	0.0036%	107,270
17-1011	Architects, Except Landscape and Naval	0.1947%	115,111
17-1012	Landscape Architects	0.0301%	119,680
17-1021	Cartographers and Photogrammetrists	0.0114%	100,168
17-1022	Surveyors	0.0798%	106,035
17-2011	Aerospace Engineers	0.0517%	145,215
17-2021	Agricultural Engineers	0.0006%	113,324
17-2031	Bioengineers and Biomedical Engineers	0.0245%	127,894
17-2041	Chemical Engineers	0.0235%	122,432
17-2051	Civil Engineers	0.4386%	112,514
17-2061	Computer Hardware Engineers	0.1127%	173,356
17-2071	Electrical Engineers	0.2396%	156,741
17-2072	Electronics Engineers, Except Computer	0.1453%	143,938
17-2081	Environmental Engineers	0.0499%	118,901
17-2111	Health and Safety Engineers, Except Mining Safety Engineers and Inspec	0.0255%	126,928
17-2112	Industrial Engineers	0.3757%	120,407
17-2121	Marine Engineers and Naval Architects	0.0044%	141,186
17-2131	Materials Engineers	0.0219%	118,029
17-2141	Mechanical Engineers	0.3973%	113,678
17-2151	Mining and Geological Engineers, Including Mining Safety Engineers	0.0070%	118,880
17-2161	Nuclear Engineers	0.0066%	160,843
17-2171	Petroleum Engineers	0.0168%	148,559
17-2199	Engineers, All Other	0.1664%	104,550
17-3011	Architectural and Civil Drafters	0.1862%	70,396
17-3012	Electrical and Electronics Drafters	0.0311%	79,918
17-3013	Mechanical Drafters	0.0810%	79,191
17-3019	Drafters, All Other	0.0237%	69,637
17-3021	Aerospace Engineering and Operations Technologists and Technicians	0.0100%	88,693
17-3022	Civil Engineering Technologists and Technicians	0.0634%	81,413
17-3023	Electrical and Electronic Engineering Technologists and Technicians	0.1205%	82,358
17-3024	Electro-Mechanical and Mechatronics Technologists and Technicians	0.0148%	79,721
17-3025	Environmental Engineering Technologists and Technicians	0.0150%	74,612
17-3026	Industrial Engineering Technologists and Technicians	0.0844%	80,084
17-3027	Mechanical Engineering Technologists and Technicians	0.0541%	77,353
17-3028	Calibration Technologists and Technicians	0.0092%	66,906
17-3029	Engineering Technologists and Technicians, Except Drafters, All Other	0.0816%	73,106
19-1011	Animal Scientists	0.0020%	157,988
19-1012	Food Scientists and Technologists	0.0213%	72,909
19-1021	Biochemists and Biophysicists	0.0597%	140,417
19-1022	Microbiologists	0.0271%	109,098
19-1023	Zoologists and Wildlife Biologists	0.0044%	90,541
19-1029	Biological Scientists, All Other	0.0441%	117,603
19-1031	Conservation Scientists	0.0016%	85,442
19-1032	Foresters	0.0016%	75,235
19-1041	Epidemiologists	0.0016%	102,805
19-1042	Medical Scientists, Except Epidemiologists	0.1277%	128,818
19-1099	Life Scientists, All Other	0.0064%	134,322
19-2011	Astronomers	0.0018%	150,957

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
19-2012	Physicists	0.0227%	172,380
19-2021	Atmospheric and Space Scientists	0.0090%	108,527
19-2031	Chemists	0.1075%	80,001
19-2032	Materials Scientists	0.0096%	106,668
19-2041	Environmental Scientists and Specialists, Including Health	0.0656%	104,799
19-2042	Geoscientists, Except Hydrologists and Geographers	0.0291%	102,224
19-2043	Hydrologists	0.0046%	131,362
19-2099	Physical Scientists, All Other	0.0092%	139,036
19-3011	Economists	0.0108%	142,359
19-3022	Survey Researchers	0.0124%	82,244
19-3032	Industrial-Organizational Psychologists	0.0002%	130,085
19-3033	Clinical and Counseling Psychologists	0.0718%	132,068
19-3034	School Psychologists	0.0022%	126,762
19-3039	Psychologists, All Other	0.0048%	120,895
19-3041	Sociologists	0.0026%	112,110
19-3051	Urban and Regional Planners	0.0110%	114,872
19-3091	Anthropologists and Archeologists	0.0084%	78,381
19-3092	Geographers	0.0002%	97,312
19-3093	Historians	0.0014%	101,185
19-3094	Political Scientists	0.0018%	129,638
19-3099	Social Scientists and Related Workers, All Other	0.0110%	94,321
19-4012	Agricultural Technicians	0.0104%	60,219
19-4013	Food Science Technicians	0.0172%	52,680
19-4021	Biological Technicians	0.0812%	61,891
19-4031	Chemical Technicians	0.0708%	50,613
19-4042	Environmental Science and Protection Technicians, Including Health	0.0397%	65,806
19-4043	Geological Technicians, Except Hydrologic Technicians	0.0118%	67,280
19-4044	Hydrologic Technicians	0.0008%	76,169
19-4051	Nuclear Technicians	0.0010%	78,194
19-4061	Social Science Research Assistants	0.0188%	68,142
19-4071	Forest and Conservation Technicians	0.0016%	48,422
19-4092	Forensic Science Technicians	0.0020%	97,229
19-4099	Life, Physical, and Social Science Technicians, All Other	0.0609%	59,814
19-5011	Occupational Health and Safety Specialists	0.0980%	92,431
19-5012	Occupational Health and Safety Technicians	0.0233%	68,163
21-1012	Educational, Guidance, and Career Counselors and Advisors	0.0088%	96,045
21-1013	Marriage and Family Therapists	0.0483%	56,356
21-1015	Rehabilitation Counselors	0.0134%	53,251
21-1019	Counselors, All Other	0.0200%	45,940
21-1021	Child, Family, and School Social Workers	0.0337%	69,378
21-1022	Healthcare Social Workers	0.0786%	92,493
21-1023	Mental Health and Substance Abuse Social Workers	0.0768%	109,057
21-1029	Social Workers, All Other	0.0052%	79,233
21-1091	Health Education Specialists	0.0285%	66,605
21-1092	Probation Officers and Correctional Treatment Specialists	0.0018%	101,040
21-1093	Social and Human Service Assistants	0.0926%	53,542
21-1094	Community Health Workers	0.0383%	82,047
21-1099	Community and Social Service Specialists, All Other	0.0162%	57,592
21-2011	Clergy	0.0016%	72,036
21-2099	Religious Workers, All Other	0.0002%	54,964
23-1011	Lawyers	1.0222%	176,887
23-2011	Paralegals and Legal Assistants	0.5844%	72,317
23-2093	Title Examiners, Abstractors, and Searchers	0.0980%	90,977
23-2099	Legal Support Workers, All Other	0.0355%	68,163
25-1042	Biological Science Teachers, Postsecondary	0.0004%	127,229
25-1052	Chemistry Teachers, Postsecondary	0.0002%	124,394
25-1072	Nursing Instructors and Teachers, Postsecondary	0.0002%	108,153
25-1194	Career/Technical Education Teachers, Postsecondary	0.0010%	101,777
25-2011	Preschool Teachers, Except Special Education	0.0048%	47,519
25-2012	Kindergarten Teachers, Except Special Education	0.0002%	105,412
25-2021	Elementary School Teachers, Except Special Education	0.0008%	95,162
25-2031	Secondary School Teachers, Except Special and Career/Technical Educa	0.0018%	96,367
25-2051	Special Education Teachers, Preschool	0.0016%	78,516
25-2059	Special Education Teachers, All Other	0.0020%	84,716
25-3011	Adult Basic Education, Adult Secondary Education, and English as a Sec	0.0008%	94,882

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
25-3021	Self-Enrichment Teachers	0.0028%	58,100
25-3031	Substitute Teachers, Short-Term	0.0253%	53,012
25-3041	Tutors	0.0036%	43,978
25-3099	Teachers and Instructors, All Other	0.0114%	101,808
25-4011	Archivists	0.0022%	74,518
25-4012	Curators	0.0004%	83,013
25-4022	Librarians and Media Collections Specialists	0.0176%	83,594
25-4031	Library Technicians	0.0104%	62,452
25-9031	Instructional Coordinators	0.0162%	112,099
25-9099	Educational Instruction and Library Workers, All Other	0.0010%	65,079
27-1011	Art Directors	0.0621%	108,485
27-1012	Craft Artists	0.0016%	96,554
27-1013	Fine Artists, Including Painters, Sculptors, and Illustrators	0.0034%	82,628
27-1014	Special Effects Artists and Animators	0.0229%	140,002
27-1019	Artists and Related Workers, All Other	0.0008%	108,371
27-1021	Commercial and Industrial Designers	0.0363%	98,194
27-1022	Fashion Designers	0.0110%	96,678
27-1023	Floral Designers	0.0012%	44,071
27-1024	Graphic Designers	0.2620%	76,855
27-1025	Interior Designers	0.0904%	89,949
27-1026	Merchandise Displayers and Window Trimmers	0.0716%	46,397
27-1027	Set and Exhibit Designers	0.0016%	87,519
27-1029	Designers, All Other	0.0118%	91,860
27-2012	Producers and Directors	0.1191%	156,015
27-2022	Coaches and Scouts	0.0004%	60,520
27-2041	Music Directors and Composers	0.0002%	101,943
27-3031	Public Relations Specialists	0.2101%	96,647
27-3041	Editors	0.1415%	91,538
27-3042	Technical Writers	0.0738%	125,588
27-3043	Writers and Authors	0.0583%	134,311
27-3091	Interpreters and Translators	0.0541%	69,482
27-3092	Court Reporters and Simultaneous Captioners	0.0070%	101,985
27-3099	Media and Communication Workers, All Other	0.0086%	62,836
27-4011	Audio and Video Technicians	0.0257%	73,210
27-4014	Sound Engineering Technicians	0.0042%	92,867
27-4015	Lighting Technicians	0.0004%	96,751
27-4021	Photographers	0.0575%	67,799
27-4031	Camera Operators, Television, Video, and Film	0.0156%	82,701
27-4032	Film and Video Editors	0.0158%	95,879
27-4099	Media and Communication Equipment Workers, All Other	0.0044%	76,065
29-1011	Chiropractors	0.0720%	93,480
29-1021	Dentists, General	0.2111%	205,901
29-1022	Oral and Maxillofacial Surgeons	0.0100%	267,594
29-1031	Dietitians and Nutritionists	0.0423%	91,008
29-1041	Optometrists	0.0664%	149,825
29-1051	Pharmacists	0.0523%	172,006
29-1071	Physician Assistants	0.1748%	171,757
29-1081	Podiatrists	0.0150%	187,375
29-1122	Occupational Therapists	0.0868%	111,320
29-1123	Physical Therapists	0.2201%	130,698
29-1124	Radiation Therapists	0.0106%	147,364
29-1125	Recreational Therapists	0.0022%	81,195
29-1126	Respiratory Therapists	0.0170%	99,846
29-1127	Speech-Language Pathologists	0.0852%	122,722
29-1128	Exercise Physiologists	0.0026%	82,254
29-1131	Veterinarians	0.1463%	131,601
29-1141	Registered Nurses	1.0896%	152,027
29-1151	Nurse Anesthetists	0.0573%	255,985
29-1161	Nurse Midwives	0.0118%	176,046
29-1171	Nurse Practitioners	0.2987%	196,462
29-1181	Audiologists	0.0162%	114,020
29-1212	Cardiologists	0.0299%	345,716
29-1214	Emergency Medicine Physicians	0.0519%	236,608
29-1215	Family Medicine Physicians	0.1600%	279,869

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
29-1216	General Internal Medicine Physicians	0.0766%	264,126
29-1217	Neurologists	0.0088%	254,199
29-1221	Pediatricians, General	0.0517%	225,839
29-1222	Physicians, Pathologists	0.0150%	268,010
29-1223	Psychiatrists	0.0245%	337,699
29-1224	Radiologists	0.0475%	352,175
29-1249	Surgeons, All Other	0.0427%	297,076
29-1291	Acupuncturists	0.0132%	94,768
29-1292	Dental Hygienists	0.4160%	119,607
29-1299	Healthcare Diagnosing or Treating Practitioners, All Other	0.0088%	132,525
29-2031	Cardiovascular Technologists and Technicians	0.0192%	87,769
29-2032	Diagnostic Medical Sonographers	0.0619%	118,880
29-2033	Nuclear Medicine Technologists	0.0080%	133,854
29-2034	Radiologic Technologists and Technicians	0.1588%	103,511
29-2035	Magnetic Resonance Imaging Technologists	0.0293%	113,179
29-2036	Medical Dosimetrists	0.0014%	182,941
29-2042	Emergency Medical Technicians	0.0186%	47,373
29-2043	Paramedics	0.0108%	74,217
29-2051	Dietetic Technicians	0.0026%	46,034
29-2052	Pharmacy Technicians	0.0549%	61,828
29-2053	Psychiatric Technicians	0.0421%	77,145
29-2055	Surgical Technologists	0.0571%	86,024
29-2056	Veterinary Technologists and Technicians	0.2259%	47,924
29-2057	Ophthalmic Medical Technicians	0.1221%	54,123
29-2061	Licensed Practical and Licensed Vocational Nurses	0.3035%	79,305
29-2072	Medical Records Specialists	0.1953%	57,384
29-2081	Opticians, Dispensing	0.0822%	55,837
29-2091	Orthotists and Prosthetists	0.0136%	87,935
29-2092	Hearing Aid Specialists	0.0050%	66,148
29-2099	Health Technologists and Technicians, All Other	0.1468%	64,258
29-9021	Health Information Technologists and Medical Registrars	0.0285%	99,191
29-9091	Athletic Trainers	0.0142%	68,890
29-9092	Genetic Counselors	0.0018%	136,866
29-9093	Surgical Assistants	0.0184%	55,961
29-9099	Healthcare Practitioners and Technical Workers, All Other	0.0277%	85,671
31-1131	Nursing Assistants	0.1514%	46,177
31-1132	Orderlies	0.0066%	51,759
31-1133	Psychiatric Aides	0.0054%	52,104
31-2011	Occupational Therapy Assistants	0.0423%	84,317
31-2012	Occupational Therapy Aides	0.0026%	50,055
31-2021	Physical Therapist Assistants	0.1026%	82,488
31-2022	Physical Therapist Aides	0.0650%	38,631
31-9011	Massage Therapists	0.0613%	52,720
31-9091	Dental Assistants	0.6854%	55,689
31-9092	Medical Assistants	1.1656%	57,351
31-9093	Medical Equipment Preparers	0.0263%	65,900
31-9094	Medical Transcriptionists	0.0804%	39,237
31-9095	Pharmacy Aides	0.0086%	59,577
31-9096	Veterinary Assistants and Laboratory Animal Caretakers	0.1893%	41,045
31-9097	Phlebotomists	0.1293%	52,752
31-9099	Healthcare Support Workers, All Other	0.0557%	52,992
33-1011	First-Line Supervisors of Correctional Officers	0.0028%	118,892
33-1021	First-Line Supervisors of Firefighting and Prevention Workers	0.0058%	96,703
33-1091	First-Line Supervisors of Security Workers	0.0601%	63,768
33-1099	First-Line Supervisors of Protective Service Workers, All Other	0.0092%	77,356
33-2011	Firefighters	0.0373%	65,754
33-2021	Fire Inspectors and Investigators	0.0010%	96,347
33-3012	Correctional Officers and Jailers	0.0357%	88,341
33-9021	Private Detectives and Investigators	0.0359%	62,608
33-9032	Security Guards	1.4575%	41,286
33-9091	Crossing Guards and Flaggers	0.0776%	51,351
33-9092	Lifeguards, Ski Patrol, and Other Recreational Protective Service Workers	0.0030%	38,077
33-9094	School Bus Monitors	0.0002%	37,418
33-9099	Protective Service Workers, All Other	0.0257%	40,073

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
35-1011	Chefs and Head Cooks	0.0405%	77,586
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	0.1018%	51,215
35-2011	Cooks, Fast Food	0.0036%	38,087
35-2012	Cooks, Institution and Cafeteria	0.1283%	51,487
35-2014	Cooks, Restaurant	0.0706%	44,839
35-2015	Cooks, Short Order	0.0154%	42,435
35-2019	Cooks, All Other	0.0094%	41,547
35-2021	Food Preparation Workers	0.1299%	41,233
35-3011	Bartenders	0.0802%	39,885
35-3023	Fast Food and Counter Workers	0.2658%	37,648
35-3031	Waiters and Waitresses	0.1189%	41,202
35-3041	Food Servers, Nonrestaurant	0.0573%	44,317
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	0.0427%	37,000
35-9021	Dishwashers	0.0613%	38,662
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	0.0140%	38,307
35-9099	Food Preparation and Serving Related Workers, All Other	0.0148%	43,564
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	0.1443%	56,368
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundskeeping	0.1636%	73,917
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	2.2237%	44,181
37-2012	Maids and Housekeeping Cleaners	0.3244%	42,352
37-2019	Building Cleaning Workers, All Other	0.0249%	45,811
37-2021	Pest Control Workers	0.1688%	51,539
37-3011	Landscaping and Groundskeeping Workers	1.2211%	47,118
37-3012	Pesticide Handlers, Sprayers, and Applicators, Vegetation	0.0245%	47,003
37-3013	Tree Trimmers and Pruners	0.0738%	66,329
37-3019	Grounds Maintenance Workers, All Other	0.0132%	49,888
39-1014	First-Line Supervisors of Entertainment and Recreation Workers, Except C	0.0016%	53,243
39-1022	First-Line Supervisors of Personal Service Workers	0.0058%	53,849
39-2011	Animal Trainers	0.0008%	48,320
39-2021	Animal Caretakers	0.0750%	39,958
39-3031	Ushers, Lobby Attendants, and Ticket Takers	0.0126%	36,990
39-3091	Amusement and Recreation Attendants	0.0064%	37,659
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	0.0002%	42,822
39-5012	Hairdressers, Hairstylists, and Cosmetologists	0.0028%	43,355
39-5091	Makeup Artists, Theatrical and Performance	0.0002%	106,726
39-5092	Manicurists and Pedicurists	0.0002%	36,154
39-5094	Skincare Specialists	0.0160%	50,463
39-6011	Baggage Porters and Bellhops	0.0054%	37,074
39-6012	Concierges	0.0257%	43,658
39-9011	Childcare Workers	0.0162%	41,192
39-9031	Exercise Trainers and Group Fitness Instructors	0.0132%	68,252
39-9032	Recreation Workers	0.0120%	38,547
39-9041	Residential Advisors	0.0086%	61,531
39-9099	Personal Care and Service Workers, All Other	0.0024%	39,990
41-1011	First-Line Supervisors of Retail Sales Workers	0.0686%	60,565
41-1012	First-Line Supervisors of Non-Retail Sales Workers	0.2422%	91,122
41-2011	Cashiers	0.1297%	37,787
41-2021	Counter and Rental Clerks	0.2570%	48,173
41-2022	Parts Salespersons	0.0064%	45,659
41-2031	Retail Salespersons	0.2536%	44,263
41-3011	Advertising Sales Agents	0.1810%	76,495
41-3021	Insurance Sales Agents	0.8707%	89,943
41-3031	Securities, Commodities, and Financial Services Sales Agents	0.5519%	81,440
41-3041	Travel Agents	0.0014%	54,359
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Financi	1.3691%	85,598
41-4011	Sales Representatives, Wholesale and Manufacturing, Technical and Scie	0.1820%	107,455
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical a	0.5325%	94,153
41-9011	Demonstrators and Product Promoters	0.0491%	46,921
41-9022	Real Estate Sales Agents	0.3360%	95,446
41-9031	Sales Engineers	0.0716%	147,125
41-9041	Telemarketers	0.2011%	40,032
41-9091	Door-to-Door Sales Workers, News and Street Vendors, and Related Worl	0.0114%	39,401
41-9099	Sales and Related Workers, All Other	0.0936%	71,302
43-1011	First-Line Supervisors of Office and Administrative Support Workers	1.4831%	74,744
43-2011	Switchboard Operators, Including Answering Service	0.0439%	48,962

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
43-2021	Telephone Operators	0.0024%	55,077
43-3011	Bill and Account Collectors	0.3328%	58,444
43-3021	Billing and Posting Clerks	0.6018%	57,825
43-3031	Bookkeeping, Accounting, and Auditing Clerks	1.6187%	58,837
43-3051	Payroll and Timekeeping Clerks	0.1698%	62,969
43-3061	Procurement Clerks	0.0343%	51,834
43-3071	Tellers	0.7414%	46,597
43-3099	Financial Clerks, All Other	0.0437%	55,046
43-4011	Brokerage Clerks	0.0249%	56,637
43-4021	Correspondence Clerks	0.0094%	50,470
43-4031	Court, Municipal, and License Clerks	0.0040%	56,978
43-4041	Credit Authorizers, Checkers, and Clerks	0.0233%	49,571
43-4051	Customer Service Representatives	3.2205%	47,454
43-4061	Eligibility Interviewers, Government Programs	0.0048%	68,464
43-4071	File Clerks	0.0938%	47,392
43-4081	Hotel, Motel, and Resort Desk Clerks	0.0194%	40,626
43-4111	Interviewers, Except Eligibility and Loan	0.1185%	55,645
43-4121	Library Assistants, Clerical	0.0152%	48,322
43-4131	Loan Interviewers and Clerks	0.4775%	51,565
43-4141	New Accounts Clerks	0.0792%	50,697
43-4151	Order Clerks	0.0513%	49,375
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	0.0912%	58,414
43-4171	Receptionists and Information Clerks	1.2590%	44,479
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	0.0028%	44,138
43-4199	Information and Record Clerks, All Other	0.0483%	58,197
43-5011	Cargo and Freight Agents	0.0066%	53,776
43-5021	Couriers and Messengers	0.0617%	43,353
43-5031	Public Safety Telecommunicators	0.0018%	63,113
43-5032	Dispatchers, Except Police, Fire, and Ambulance	0.1059%	51,937
43-5041	Meter Readers, Utilities	0.0110%	72,431
43-5061	Production, Planning, and Expediting Clerks	0.3575%	61,450
43-5071	Shipping, Receiving, and Inventory Clerks	0.4725%	52,040
43-5111	Weighers, Measurers, Checkers, and Samplers, Recordkeeping	0.0301%	46,813
43-6011	Executive Secretaries and Executive Administrative Assistants	0.4194%	84,175
43-6012	Legal Secretaries and Administrative Assistants	0.2702%	62,111
43-6013	Medical Secretaries and Administrative Assistants	0.8973%	54,499
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and Ex	1.5407%	53,249
43-9021	Data Entry Keyers	0.1951%	43,715
43-9022	Word Processors and Typists	0.0102%	49,685
43-9031	Desktop Publishers	0.0090%	60,624
43-9041	Insurance Claims and Policy Processing Clerks	0.4741%	50,542
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	0.0934%	42,961
43-9061	Office Clerks, General	2.3953%	50,078
43-9071	Office Machine Operators, Except Computer	0.0415%	46,576
43-9081	Proofreaders and Copy Markers	0.0076%	62,483
43-9111	Statistical Assistants	0.0050%	64,415
43-9199	Office and Administrative Support Workers, All Other	0.0864%	58,166
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Workers	0.0054%	65,514
45-2011	Agricultural Inspectors	0.0046%	55,802
45-2041	Graders and Sorters, Agricultural Products	0.0204%	35,149
45-2091	Agricultural Equipment Operators	0.0022%	47,960
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	0.0375%	41,090
45-2093	Farmworkers, Farm, Ranch, and Aquacultural Animals	0.0082%	44,179
45-2099	Agricultural Workers, All Other	0.0018%	48,776
45-4011	Forest and Conservation Workers	0.0004%	34,539
45-4021	Fallers	0.0024%	91,106
45-4022	Logging Equipment Operators	0.0110%	61,350
45-4023	Log Graders and Scalers	0.0062%	53,167
45-4029	Logging Workers, All Other	0.0002%	51,339
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	1.0918%	97,987
47-2011	Boilermakers	0.0208%	100,993
47-2021	Brickmasons and Blockmasons	0.1044%	70,318
47-2022	Stonemasons	0.0170%	62,869
47-2031	Carpenters	1.2594%	75,484
47-2041	Carpet Installers	0.0204%	55,141
47-2042	Floor Layers, Except Carpet, Wood, and Hard Tiles	0.0293%	60,937

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
47-2043	Floor Sanders and Finishers	0.0080%	64,915
47-2044	Tile and Stone Setters	0.0720%	67,787
47-2051	Cement Masons and Concrete Finishers	0.3607%	68,882
47-2053	Terrazzo Workers and Finishers	0.0050%	62,972
47-2061	Construction Laborers	1.8131%	58,127
47-2071	Paving, Surfacing, and Tamping Equipment Operators	0.0700%	71,971
47-2072	Pile Driver Operators	0.0070%	99,495
47-2073	Operating Engineers and Other Construction Equipment Operators	0.5493%	85,423
47-2081	Drywall and Ceiling Tile Installers	0.1953%	67,498
47-2082	Tapers	0.0289%	63,613
47-2111	Electricians	1.1301%	71,909
47-2121	Glaziers	0.0868%	79,028
47-2131	Insulation Workers, Floor, Ceiling, and Wall	0.0577%	63,499
47-2132	Insulation Workers, Mechanical	0.0523%	96,582
47-2141	Painters, Construction and Maintenance	0.3763%	59,005
47-2142	Paperhangers	0.0040%	52,609
47-2151	Pipelayers	0.0499%	61,732
47-2152	Plumbers, Pipefitters, and Steamfitters	0.7448%	81,022
47-2161	Plasterers and Stucco Masons	0.0491%	63,355
47-2171	Reinforcing Iron and Rebar Workers	0.0299%	62,580
47-2181	Roofers	0.2582%	68,148
47-2211	Sheet Metal Workers	0.2127%	83,347
47-2221	Structural Iron and Steel Workers	0.1295%	71,703
47-2231	Solar Photovoltaic Installers	0.0273%	55,471
47-3011	Helpers--Brickmasons, Blockmasons, Stonemasons, and Tile and Marble	0.0355%	48,373
47-3012	Helpers--Carpenters	0.0539%	56,742
47-3013	Helpers--Electricians	0.1365%	44,065
47-3014	Helpers--Painters, Paperhangers, Plasterers, and Stucco Masons	0.0148%	45,109
47-3015	Helpers--Pipelayers, Plumbers, Pipefitters, and Steamfitters	0.0894%	43,600
47-3016	Helpers--Roofers	0.0130%	47,681
47-3019	Helpers, Construction Trades, All Other	0.0483%	46,400
47-4011	Construction and Building Inspectors	0.1167%	110,323
47-4021	Elevator and Escalator Installers and Repairers	0.0411%	120,655
47-4031	Fence Erectors	0.0457%	50,088
47-4041	Hazardous Materials Removal Workers	0.0108%	59,118
47-4051	Highway Maintenance Workers	0.0118%	66,402
47-4061	Rail-Track Laying and Maintenance Equipment Operators	0.0048%	74,430
47-4071	Septic Tank Servicers and Sewer Pipe Cleaners	0.0092%	52,196
47-5012	Rotary Drill Operators, Oil and Gas	0.0006%	80,009
47-5013	Service Unit Operators, Oil and Gas	0.0012%	63,427
47-5022	Excavating and Loading Machine and Dragline Operators, Surface Mining	0.0293%	75,753
47-5023	Earth Drillers, Except Oil and Gas	0.0217%	65,927
47-5032	Explosives Workers, Ordnance Handling Experts, and Blasters	0.0024%	69,688
47-5041	Continuous Mining Machine Operators	0.0004%	70,959
47-5044	Loading and Moving Machine Operators, Underground Mining	0.0002%	55,192
47-5051	Rock Splitters, Quarry	0.0028%	59,563
47-5071	Roustabouts, Oil and Gas	0.0054%	66,433
47-5081	Helpers--Extraction Workers	0.0048%	55,730
47-5099	Extraction Workers, All Other	0.0012%	55,141
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	0.3699%	98,474
49-2011	Computer, Automated Teller, and Office Machine Repairers	0.0289%	54,367
49-2021	Radio, Cellular, and Tower Equipment Installers and Repairers	0.0136%	70,638
49-2022	Telecommunications Equipment Installers and Repairers, Except Line Inst	0.3125%	85,406
49-2091	Avionics Technicians	0.0042%	93,862
49-2092	Electric Motor, Power Tool, and Related Repairers	0.0022%	57,942
49-2093	Electrical and Electronics Installers and Repairers, Transportation Equipm	0.0008%	80,245
49-2094	Electrical and Electronics Repairers, Commercial and Industrial Equipmen	0.0321%	77,509
49-2095	Electrical and Electronics Repairers, Powerhouse, Substation, and Relay	0.0042%	108,371
49-2097	Audiovisual Equipment Installers and Repairers	0.0182%	60,533
49-2098	Security and Fire Alarm Systems Installers	0.1415%	65,207
49-3011	Aircraft Mechanics and Service Technicians	0.0146%	79,892
49-3021	Automotive Body and Related Repairers	0.0014%	64,648
49-3022	Automotive Glass Installers and Repairers	0.0012%	49,869
49-3023	Automotive Service Technicians and Mechanics	0.0265%	62,140
49-3031	Bus and Truck Mechanics and Diesel Engine Specialists	0.0660%	72,669
49-3041	Farm Equipment Mechanics and Service Technicians	0.0032%	60,139

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	0.0902%	69,052
49-3051	Motorboat Mechanics and Service Technicians	0.0002%	58,865
49-3052	Motorcycle Mechanics	0.0002%	54,730
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	0.0124%	53,507
49-3092	Recreational Vehicle Service Technicians	0.0002%	56,326
49-3093	Tire Repairers and Changers	0.0018%	41,288
49-9011	Mechanical Door Repairers	0.0347%	55,984
49-9012	Control and Valve Installers and Repairers, Except Mechanical Door	0.0128%	87,748
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	0.5906%	65,487
49-9031	Home Appliance Repairers	0.0044%	50,543
49-9041	Industrial Machinery Mechanics	0.2825%	72,286
49-9043	Maintenance Workers, Machinery	0.0525%	61,072
49-9044	Millwrights	0.0553%	69,529
49-9051	Electrical Power-Line Installers and Repairers	0.0914%	108,485
49-9052	Telecommunications Line Installers and Repairers	0.1917%	78,193
49-9061	Camera and Photographic Equipment Repairers	0.0004%	44,138
49-9062	Medical Equipment Repairers	0.0112%	69,280
49-9063	Musical Instrument Repairers and Tuners	0.0012%	49,413
49-9069	Precision Instrument and Equipment Repairers, All Other	0.0026%	71,975
49-9071	Maintenance and Repair Workers, General	1.2434%	57,673
49-9081	Wind Turbine Service Technicians	0.0050%	71,736
49-9091	Coin, Vending, and Amusement Machine Servicers and Repairers	0.0052%	54,056
49-9092	Commercial Divers	0.0046%	132,207
49-9094	Locksmiths and Safe Repairers	0.0223%	79,229
49-9096	Riggers	0.0148%	89,282
49-9098	Helpers--Installation, Maintenance, and Repair Workers	0.0808%	43,993
49-9099	Installation, Maintenance, and Repair Workers, All Other	0.1361%	51,082
51-1011	First-Line Supervisors of Production and Operating Workers	0.6692%	82,224
51-2011	Aircraft Structure, Surfaces, Rigging, and Systems Assemblers	0.0070%	62,913
51-2021	Coil Winders, Tapers, and Finishers	0.0100%	43,540
51-2031	Engine and Other Machine Assemblers	0.0672%	51,721
51-2041	Structural Metal Fabricators and Fitters	0.0922%	54,753
51-2051	Fiberglass Laminators and Fabricators	0.0054%	47,698
51-3011	Bakers	0.1419%	42,196
51-3021	Butchers and Meat Cutters	0.0231%	44,395
51-3022	Meat, Poultry, and Fish Cutters and Trimmers	0.1943%	36,818
51-3023	Slaughterers and Meat Packers	0.1590%	35,599
51-3091	Food and Tobacco Roasting, Baking, and Drying Machine Operators and T	0.0261%	42,748
51-3092	Food Batchmakers	0.2326%	39,851
51-3093	Food Cooking Machine Operators and Tenders	0.0395%	40,122
51-3099	Food Processing Workers, All Other	0.0571%	36,943
51-4021	Extruding and Drawing Machine Setters, Operators, and Tenders, Metal ar	0.0295%	43,227
51-4022	Forging Machine Setters, Operators, and Tenders, Metal and Plastic	0.0154%	56,775
51-4023	Rolling Machine Setters, Operators, and Tenders, Metal and Plastic	0.0174%	51,325
51-4031	Cutting, Punching, and Press Machine Setters, Operators, and Tenders, M	0.2512%	45,999
51-4032	Drilling and Boring Machine Tool Setters, Operators, and Tenders, Metal a	0.0096%	51,043
51-4033	Grinding, Lapping, Polishing, and Buffing Machine Tool Setters, Operators	0.0798%	44,478
51-4034	Lathe and Turning Machine Tool Setters, Operators, and Tenders, Metal ar	0.0299%	54,878
51-4035	Milling and Planing Machine Setters, Operators, and Tenders, Metal and P	0.0146%	56,921
51-4041	Machinists	0.4852%	58,151
51-4051	Metal-Refining Furnace Operators and Tenders	0.0038%	48,824
51-4052	Pourers and Casters, Metal	0.0012%	40,247
51-4061	Model Makers, Metal and Plastic	0.0054%	76,867
51-4062	Patternmakers, Metal and Plastic	0.0012%	68,551
51-4071	Foundry Mold and Coremakers	0.0050%	41,404
51-4072	Molding, Coremaking, and Casting Machine Setters, Operators, and Tende	0.1057%	44,655
51-4081	Multiple Machine Tool Setters, Operators, and Tenders, Metal and Plastic	0.1752%	44,697
51-4111	Tool and Die Makers	0.0936%	71,552
51-4121	Welders, Cutters, Solderers, and Brazers	0.5487%	59,266
51-4122	Welding, Soldering, and Brazing Machine Setters, Operators, and Tenders	0.0447%	52,992
51-4191	Heat Treating Equipment Setters, Operators, and Tenders, Metal and Plas	0.0108%	50,439
51-4192	Layout Workers, Metal and Plastic	0.0028%	60,850
51-4193	Plating Machine Setters, Operators, and Tenders, Metal and Plastic	0.0186%	46,083
51-4194	Tool Grinders, Filers, and Sharpeners	0.0068%	48,136
51-4199	Metal Workers and Plastic Workers, All Other	0.0231%	45,270
51-5111	Prepress Technicians and Workers	0.0058%	50,887

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
51-5112	Printing Press Operators	0.0652%	52,450
51-5113	Print Binding and Finishing Workers	0.0090%	44,832
51-6011	Laundry and Dry-Cleaning Workers	0.0251%	39,403
51-6021	Pressers, Textile, Garment, and Related Materials	0.0006%	37,141
51-6031	Sewing Machine Operators	0.1040%	37,673
51-6042	Shoe Machine Operators and Tenders	0.0002%	43,686
51-6051	Sewers, Hand	0.0010%	35,443
51-6052	Tailors, Dressmakers, and Custom Sewers	0.0018%	47,844
51-6061	Textile Bleaching and Dyeing Machine Operators and Tenders	0.0118%	36,964
51-6062	Textile Cutting Machine Setters, Operators, and Tenders	0.0142%	39,517
51-6063	Textile Knitting and Weaving Machine Setters, Operators, and Tenders	0.0289%	38,976
51-6064	Textile Winding, Twisting, and Drawing Out Machine Setters, Operators, a	0.0429%	36,683
51-6091	Extruding and Forming Machine Setters, Operators, and Tenders, Synthet	0.0164%	52,992
51-6092	Fabric and Apparel Patternmakers	0.0020%	68,707
51-6093	Upholsterers	0.0355%	44,989
51-6099	Textile, Apparel, and Furnishings Workers, All Other	0.0138%	36,485
51-7011	Cabinetmakers and Bench Carpenters	0.1730%	51,460
51-7021	Furniture Finishers	0.0243%	48,428
51-7041	Sawing Machine Setters, Operators, and Tenders, Wood	0.0798%	46,302
51-7042	Woodworking Machine Setters, Operators, and Tenders, Except Sawing	0.1263%	48,834
51-7099	Woodworkers, All Other	0.0116%	42,560
51-8012	Power Distributors and Dispatchers	0.0022%	119,563
51-8013	Power Plant Operators	0.0012%	107,672
51-8021	Stationary Engineers and Boiler Operators	0.0122%	78,639
51-8031	Water and Wastewater Treatment Plant and System Operators	0.0385%	78,649
51-8091	Chemical Plant and System Operators	0.0072%	93,562
51-8092	Gas Plant Operators	0.0006%	108,986
51-8093	Petroleum Pump System Operators, Refinery Operators, and Gaugers	0.0022%	101,117
51-8099	Plant and System Operators, All Other	0.0054%	73,960
51-9011	Chemical Equipment Operators and Tenders	0.0874%	54,045
51-9012	Separating, Filtering, Clarifying, Precipitating, and Still Machine Setters, C	0.0684%	74,543
51-9021	Crushing, Grinding, and Polishing Machine Setters, Operators, and Tender	0.0275%	46,052
51-9022	Grinding and Polishing Workers, Hand	0.0215%	51,043
51-9023	Mixing and Blending Machine Setters, Operators, and Tenders	0.1213%	54,482
51-9031	Cutters and Trimmers, Hand	0.0060%	37,600
51-9032	Cutting and Slicing Machine Setters, Operators, and Tenders	0.0577%	47,021
51-9041	Extruding, Forming, Pressing, and Compacting Machine Setters, Operator	0.0477%	46,562
51-9051	Furnace, Kiln, Oven, Drier, and Kettle Operators and Tenders	0.0190%	45,968
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	0.6680%	51,689
51-9071	Jewelers and Precious Stone and Metal Workers	0.0126%	50,970
51-9081	Dental Laboratory Technicians	0.0678%	60,964
51-9082	Medical Appliance Technicians	0.0200%	48,375
51-9083	Ophthalmic Laboratory Technicians	0.0273%	51,148
51-9111	Packaging and Filling Machine Operators and Tenders	0.5487%	48,730
51-9123	Painting, Coating, and Decorating Workers	0.0130%	52,502
51-9124	Coating, Painting, and Spraying Machine Setters, Operators, and Tenders	0.1193%	58,536
51-9141	Semiconductor Processing Technicians	0.0467%	53,826
51-9151	Photographic Process Workers and Processing Machine Operators	0.0052%	47,333
51-9161	Computer Numerically Controlled Tool Operators	0.2416%	52,117
51-9162	Computer Numerically Controlled Tool Programmers	0.0387%	79,629
51-9191	Adhesive Bonding Machine Operators and Tenders	0.0068%	47,625
51-9192	Cleaning, Washing, and Metal Pickling Equipment Operators and Tenders	0.0168%	46,927
51-9193	Cooling and Freezing Equipment Operators and Tenders	0.0122%	46,729
51-9194	Etchers and Engravers	0.0046%	43,905
51-9195	Molders, Shapers, and Casters, Except Metal and Plastic	0.0621%	49,032
51-9196	Paper Goods Machine Setters, Operators, and Tenders	0.0088%	49,084
51-9197	Tire Builders	0.0008%	46,729
51-9198	Helpers--Production Workers	0.2650%	46,989
51-9199	Production Workers, All Other	0.2700%	49,543
53-2011	Airline Pilots, Copilots, and Flight Engineers	0.0006%	262,343
53-2012	Commercial Pilots	0.0104%	148,128
53-3011	Ambulance Drivers and Attendants, Except Emergency Medical Technicia	0.0008%	39,366
53-3031	Driver/Sales Workers	0.0595%	46,920
53-3032	Heavy and Tractor-Trailer Truck Drivers	0.6862%	60,073
53-3033	Light Truck Drivers	0.1872%	48,398
53-3051	Bus Drivers, School	0.0006%	52,529

Table 2.8: Occupation Mix and Averages for Industrial Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
53-3052	Bus Drivers, Transit and Intercity	0.0008%	61,863
53-3053	Shuttle Drivers and Chauffeurs	0.0225%	41,842
53-3054	Taxi Drivers	0.0008%	37,617
53-5011	Sailors and Marine Oilers	0.0022%	64,610
53-5021	Captains, Mates, and Pilots of Water Vessels	0.0028%	113,029
53-5022	Motorboat Operators	0.0010%	65,724
53-5031	Ship Engineers	0.0004%	164,861
53-6011	Bridge and Lock Tenders	0.0002%	62,092
53-6021	Parking Attendants	0.0134%	37,357
53-6031	Automotive and Watercraft Service Attendants	0.0012%	39,470
53-6041	Traffic Technicians	0.0018%	75,797
53-6051	Transportation Inspectors	0.0032%	75,651
53-6099	Transportation Workers, All Other	0.0030%	49,886
53-7011	Conveyor Operators and Tenders	0.0088%	42,477
53-7021	Crane and Tower Operators	0.0439%	65,276
53-7031	Dredge Operators	0.0018%	71,770
53-7041	Hoist and Winch Operators	0.0006%	51,468
53-7051	Industrial Truck and Tractor Operators	0.4206%	50,573
53-7061	Cleaners of Vehicles and Equipment	0.0896%	40,094
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	1.9198%	43,809
53-7063	Machine Feeders and Offbearers	0.0549%	45,162
53-7064	Packers and Packagers, Hand	0.4733%	36,983
53-7065	Stockers and Order Fillers	0.3575%	42,217
53-7072	Pump Operators, Except Wellhead Pumpers	0.0046%	58,408
53-7081	Refuse and Recyclable Material Collectors	0.1279%	64,465
53-7121	Tank Car, Truck, and Ship Loaders	0.0014%	58,044
53-7199	Material Moving Workers, All Other	0.0080%	49,761

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Table 2.9: Occupation Mix and Averages for Hotel Prototype

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
11-1011	Chief Executives	0.041096%	$280,501
11-1021	General and Operations Managers	1.917808%	151,214
11-2011	Advertising and Promotions Managers	0.006849%	183,247
11-2021	Marketing Managers	0.102740%	190,254
11-2022	Sales Managers	0.493151%	147,583
11-2032	Public Relations Managers	0.013699%	160,760
11-3012	Administrative Services Managers	0.089041%	117,406
11-3013	Facilities Managers	0.321918%	108,849
11-3021	Computer and Information Systems Managers	0.041096%	177,434
11-3031	Financial Managers	0.328767%	168,490
11-3061	Purchasing Managers	0.020548%	130,256
11-3071	Transportation, Storage, and Distribution Managers	0.006849%	114,244
11-3111	Compensation and Benefits Managers	0.006849%	153,305
11-3121	Human Resources Managers	0.136986%	140,159
11-3131	Training and Development Managers	0.006849%	152,988
11-9021	Construction Managers	0.006849%	143,065
11-9051	Food Service Managers	0.404110%	83,363
11-9071	Gambling Managers	0.061644%	110,838
11-9072	Entertainment and Recreation Managers, Except Gambling	0.068493%	89,003
11-9081	Lodging Managers	2.424658%	89,645
11-9141	Property, Real Estate, and Community Association Managers	0.082192%	70,156
11-9151	Social and Community Service Managers	0.006849%	89,584
11-9179	Personal Service Managers, All Other	0.020548%	75,112
11-9199	Managers, All Other	0.178082%	152,458
13-1041	Compliance Officers	0.020548%	84,332
13-1071	Human Resources Specialists	0.376712%	83,455
13-1082	Project Management Specialists	0.034247%	104,117
13-1111	Management Analysts	0.027397%	94,775
13-1121	Meeting, Convention, and Event Planners	0.383562%	64,363
13-1131	Fundraisers	0.027397%	65,036
13-1141	Compensation, Benefits, and Job Analysis Specialists	0.013699%	89,890
13-1151	Training and Development Specialists	0.041096%	73,511
13-1161	Market Research Analysts and Marketing Specialists	0.246575%	84,475
13-1199	Business Operations Specialists, All Other	0.253425%	76,397
13-2011	Accountants and Auditors	0.602740%	95,030
13-2031	Budget Analysts	0.041096%	99,293
13-2041	Credit Analysts	0.006849%	99,915
13-2051	Financial and Investment Analysts	0.027397%	116,172
13-2099	Financial Specialists, All Other	0.006849%	78,468
15-1211	Computer Systems Analysts	0.047945%	113,293
15-1212	Information Security Analysts	0.006849%	142,889
15-1231	Computer Network Support Specialists	0.013699%	87,114
15-1232	Computer User Support Specialists	0.075342%	79,285
15-1242	Database Administrators	0.006849%	104,872
15-1244	Network and Computer Systems Administrators	0.047945%	105,110
15-1252	Software Developers	0.006849%	139,867
15-1254	Web Developers	0.006849%	107,042
15-1299	Computer Occupations, All Other	0.020548%	104,269
17-2051	Civil Engineers	0.013699%	112,514

Table 2.9: Occupation Mix and Averages for Hotel Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
17-2199	Engineers, All Other	0.006849%	104,550
19-5011	Occupational Health and Safety Specialists	0.006849%	92,431
25-3021	Self-Enrichment Teachers	0.061644%	58,100
25-9031	Instructional Coordinators	0.006849%	112,099
27-1023	Floral Designers	0.006849%	44,071
27-1024	Graphic Designers	0.020548%	76,855
27-1025	Interior Designers	0.006849%	89,949
27-2012	Producers and Directors	0.013699%	156,015
27-2022	Coaches and Scouts	0.054795%	60,520
27-3031	Public Relations Specialists	0.054795%	96,647
27-4011	Audio and Video Technicians	0.041096%	73,210
27-4015	Lighting Technicians	0.041096%	96,751
29-1141	Registered Nurses	0.006849%	152,027
29-2042	Emergency Medical Technicians	0.013699%	47,373
31-9011	Massage Therapists	0.335616%	52,720
33-1091	First-Line Supervisors of Security Workers	0.226027%	63,768
33-1099	First-Line Supervisors of Protective Service Workers, All Other	0.041096%	77,356
33-9031	Gambling Surveillance Officers and Gambling Investigators	0.102740%	39,195
33-9032	Security Guards	1.965753%	41,286
35-1011	Chefs and Head Cooks	0.698630%	77,586
35-1012	First-Line Supervisors of Food Preparation and Serving Workers	1.191781%	51,215
35-2011	Cooks, Fast Food	0.027397%	38,087
35-2012	Cooks, Institution and Cafeteria	0.246575%	51,487
35-2014	Cooks, Restaurant	2.986301%	44,839
35-2015	Cooks, Short Order	0.130137%	42,435
35-2019	Cooks, All Other	0.061644%	41,547
35-2021	Food Preparation Workers	0.602740%	41,233
35-3011	Bartenders	1.821918%	39,885
35-3023	Fast Food and Counter Workers	0.767123%	37,648
35-3031	Waiters and Waitresses	4.890411%	41,202
35-3041	Food Servers, Nonrestaurant	0.856164%	44,317
35-9011	Dining Room and Cafeteria Attendants and Bartender Helpers	1.993151%	37,000
35-9021	Dishwashers	0.863014%	38,662
35-9031	Hosts and Hostesses, Restaurant, Lounge, and Coffee Shop	0.773973%	38,307
35-9099	Food Preparation and Serving Related Workers, All Other	0.232877%	43,564
37-1011	First-Line Supervisors of Housekeeping and Janitorial Workers	2.136986%	56,368
37-1012	First-Line Supervisors of Landscaping, Lawn Service, and Groundskeepir	0.102740%	73,917
37-2011	Janitors and Cleaners, Except Maids and Housekeeping Cleaners	2.363014%	44,181
37-2012	Maids and Housekeeping Cleaners	22.856164%	42,352
37-2019	Building Cleaning Workers, All Other	0.054795%	45,811
37-3011	Landscaping and Groundskeeping Workers	0.993151%	47,118
37-3019	Grounds Maintenance Workers, All Other	0.047945%	49,888
39-1013	First-Line Supervisors of Gambling Services Workers	0.513699%	64,134
39-1014	First-Line Supervisors of Entertainment and Recreation Workers, Except	0.150685%	53,243
39-1022	First-Line Supervisors of Personal Service Workers	0.136986%	53,849
39-2021	Animal Caretakers	0.034247%	39,958
39-3011	Gambling Dealers	1.904110%	38,694
39-3012	Gambling and Sports Book Writers and Runners	0.041096%	37,481
39-3019	Gambling Service Workers, All Other	0.157534%	43,355
39-3031	Ushers, Lobby Attendants, and Ticket Takers	0.089041%	36,990

Table 2.9: Occupation Mix and Averages for Hotel Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
39-3091	Amusement and Recreation Attendants	0.671233%	37,659
39-3092	Costume Attendants	0.006849%	62,399
39-3093	Locker Room, Coatroom, and Dressing Room Attendants	0.102740%	42,822
39-3099	Entertainment Attendants and Related Workers, All Other	0.027397%	39,174
39-5012	Hairdressers, Hairstylists, and Cosmetologists	0.041096%	43,355
39-5092	Manicurists and Pedicurists	0.054795%	36,154
39-5094	Skincare Specialists	0.089041%	50,463
39-6011	Baggage Porters and Bellhops	0.753425%	37,074
39-6012	Concierges	0.404110%	43,658
39-9011	Childcare Workers	0.034247%	41,192
39-9031	Exercise Trainers and Group Fitness Instructors	0.075342%	68,252
39-9032	Recreation Workers	0.582192%	38,547
39-9041	Residential Advisors	0.068493%	61,531
39-9099	Personal Care and Service Workers, All Other	0.130137%	39,990
41-1011	First-Line Supervisors of Retail Sales Workers	0.130137%	60,565
41-1012	First-Line Supervisors of Non-Retail Sales Workers	0.095890%	91,122
41-2011	Cashiers	0.582192%	37,787
41-2012	Gambling Change Persons and Booth Cashiers	0.178082%	36,236
41-2021	Counter and Rental Clerks	0.102740%	48,173
41-2031	Retail Salespersons	0.315068%	44,263
41-3011	Advertising Sales Agents	0.006849%	76,495
41-3041	Travel Agents	0.013699%	54,359
41-3091	Sales Representatives of Services, Except Advertising, Insurance, Finan	1.205479%	85,598
41-4012	Sales Representatives, Wholesale and Manufacturing, Except Technical	0.027397%	94,153
41-9022	Real Estate Sales Agents	0.006849%	95,446
41-9041	Telemarketers	0.041096%	40,032
41-9099	Sales and Related Workers, All Other	0.047945%	71,302
43-1011	First-Line Supervisors of Office and Administrative Support Workers	2.287671%	74,744
43-2011	Switchboard Operators, Including Answering Service	0.116438%	48,962
43-2021	Telephone Operators	0.034247%	55,077
43-3011	Bill and Account Collectors	0.006849%	58,444
43-3021	Billing and Posting Clerks	0.013699%	57,825
43-3031	Bookkeeping, Accounting, and Auditing Clerks	1.308219%	58,837
43-3041	Gambling Cage Workers	0.178082%	37,796
43-3051	Payroll and Timekeeping Clerks	0.075342%	62,969
43-3061	Procurement Clerks	0.020548%	51,834
43-3099	Financial Clerks, All Other	0.013699%	55,046
43-4041	Credit Authorizers, Checkers, and Clerks	0.006849%	49,571
43-4051	Customer Service Representatives	0.342466%	47,454
43-4081	Hotel, Motel, and Resort Desk Clerks	15.123288%	40,626
43-4151	Order Clerks	0.006849%	49,375
43-4161	Human Resources Assistants, Except Payroll and Timekeeping	0.041096%	58,414
43-4171	Receptionists and Information Clerks	0.287671%	44,479
43-4181	Reservation and Transportation Ticket Agents and Travel Clerks	0.321918%	44,138
43-5021	Couriers and Messengers	0.006849%	43,353
43-5032	Dispatchers, Except Police, Fire, and Ambulance	0.054795%	51,937
43-5061	Production, Planning, and Expediting Clerks	0.034247%	61,450
43-5071	Shipping, Receiving, and Inventory Clerks	0.102740%	52,040
43-5111	Weighers, Measurers, Checkers, and Samplers, Recordkeeping	0.006849%	46,813
43-6011	Executive Secretaries and Executive Administrative Assistants	0.095890%	84,175

Table 2.9: Occupation Mix and Averages for Hotel Prototype Continued

SOC Code	Occupation Name	Percent of Total	Average Annual Wage
43-6014	Secretaries and Administrative Assistants, Except Legal, Medical, and E	0.452055%	53,249
43-9021	Data Entry Keyers	0.006849%	43,715
43-9051	Mail Clerks and Mail Machine Operators, Except Postal Service	0.013699%	42,961
43-9061	Office Clerks, General	0.657534%	50,078
43-9199	Office and Administrative Support Workers, All Other	0.020548%	58,166
45-1011	First-Line Supervisors of Farming, Fishing, and Forestry Workers	0.013699%	65,514
45-2092	Farmworkers and Laborers, Crop, Nursery, and Greenhouse	0.006849%	41,090
45-2093	Farmworkers, Farm, Ranch, and Aquacultural Animals	0.061644%	44,179
47-1011	First-Line Supervisors of Construction Trades and Extraction Workers	0.013699%	97,987
47-2031	Carpenters	0.061644%	75,484
47-2041	Carpet Installers	0.006849%	55,141
47-2061	Construction Laborers	0.006849%	58,127
47-2073	Operating Engineers and Other Construction Equipment Operators	0.006849%	85,423
47-2111	Electricians	0.034247%	71,909
47-2141	Painters, Construction and Maintenance	0.102740%	59,005
47-2152	Plumbers, Pipefitters, and Steamfitters	0.020548%	81,022
49-1011	First-Line Supervisors of Mechanics, Installers, and Repairers	0.623288%	98,474
49-3023	Automotive Service Technicians and Mechanics	0.020548%	62,140
49-3042	Mobile Heavy Equipment Mechanics, Except Engines	0.006849%	69,052
49-3051	Motorboat Mechanics and Service Technicians	0.006849%	58,865
49-3053	Outdoor Power Equipment and Other Small Engine Mechanics	0.020548%	53,507
49-9021	Heating, Air Conditioning, and Refrigeration Mechanics and Installers	0.047945%	65,487
49-9041	Industrial Machinery Mechanics	0.041096%	72,286
49-9043	Maintenance Workers, Machinery	0.006849%	61,072
49-9071	Maintenance and Repair Workers, General	6.342466%	57,673
49-9091	Coin, Vending, and Amusement Machine Servicers and Repairers	0.116438%	54,056
49-9094	Locksmiths and Safe Repairers	0.006849%	79,229
49-9098	Helpers--Installation, Maintenance, and Repair Workers	0.020548%	43,993
49-9099	Installation, Maintenance, and Repair Workers, All Other	0.027397%	51,082
51-1011	First-Line Supervisors of Production and Operating Workers	0.041096%	82,224
51-3011	Bakers	0.089041%	42,196
51-3021	Butchers and Meat Cutters	0.006849%	44,395
51-6011	Laundry and Dry-Cleaning Workers	1.883562%	39,403
51-6021	Pressers, Textile, Garment, and Related Materials	0.006849%	37,141
51-6031	Sewing Machine Operators	0.006849%	37,673
51-6052	Tailors, Dressmakers, and Custom Sewers	0.006849%	47,844
51-6093	Upholsterers	0.006849%	44,989
51-8021	Stationary Engineers and Boiler Operators	0.089041%	78,639
51-8031	Water and Wastewater Treatment Plant and System Operators	0.006849%	78,649
51-9061	Inspectors, Testers, Sorters, Samplers, and Weighers	0.027397%	51,689
53-3033	Light Truck Drivers	0.020548%	48,398
53-3053	Shuttle Drivers and Chauffeurs	0.335616%	41,842
53-5021	Captains, Mates, and Pilots of Water Vessels	0.006849%	113,029
53-6021	Parking Attendants	0.260274%	37,357
53-6031	Automotive and Watercraft Service Attendants	0.006849%	39,470
53-7061	Cleaners of Vehicles and Equipment	0.006849%	40,094
53-7062	Laborers and Freight, Stock, and Material Movers, Hand	0.116438%	43,809
53-7065	Stockers and Order Fillers	0.000890411	42,217

Sources: CA EDD, Occupational Employment (May 2022) & Wage (2023 - 1st Quarter) Data.

Worker Households by Income Category

Table 2.10 summarizes the number of new workers living in St. Helena by income category. Data from the prior four tables was examined to identify the number of workers employed within each

prototype whose household income falls within each income category. The worker households that fall into moderate or below area median income categories drive the calculation of the commercial linkage fee for each prototype.

Table 2.10: Number of Worker Households by Income Category

	3 Person Household Income Limits	Number of Employee Households			
		Commercial	Office	Industrial	Hotel
Extremely Low	36,050	-	-	-	-
Very Low Income	60,100	13.273	7.807	2.772	6.836
Low Income	96,050	3.509	8.312	3.710	1.804
Moderate Income	139,950	0.754	7.995	2.604	0.694
Above Moderate		2.945	7.381	2.122	0.327

Sources: Tables 1.1, 2.6, 2.7, 2.8 and 2.9; Willdan Financial Services.

Affordability Gap

The affordability gap analysis from **Table 1.11** in Chapter 2 is also used in the calculation of the commercial linkage fee. The units demanded for each prototype are multiplied by the financing gap per affordable unit and summarized across all income levels to determine the total financing gap per prototype.

Table 2.11: Financing Gap per Prototype

	Extremely Low Income (up to 30% AMI)	Very Low Income (31-50% AMI)	Low Income (51-80% AMI)	Moderate Income (81-120% AMI)	Total
Financing Gap per Affordable Unit	898,323	834,062	738,005	620,705	
Commercial Prototype					
Units Demanded	-	13.273	3.509	0.754	17.536
Total Financing Gap	$ -	$11,070,844	$ 2,589,522	$ 468,154	$14,128,520
Office Prototype					
Units Demanded	-	7.807	8.312	7.995	24.114
Total Financing Gap	$ -	$ 6,511,699	$ 6,134,268	$ 4,962,295	$17,608,262
Industrial Prototype					
Units Demanded	-	2.772	3.710	2.604	9.085
Total Financing Gap	$ -	$ 2,311,978	$ 2,737,705	$ 1,616,097	$ 6,665,780
Hotel Prototype					
Units Demanded	-	6.836	1.804	0.694	9.334
Total Financing Gap	$ -	$ 5,701,231	$ 1,331,724	$ 430,855	$ 7,463,811

Sources: Tables 1.11 and 2.10, Willdan Financial Services.

Maximum Justified Commercial Linkage Fee Schedule

The affordability gap from Table 2.11 is divided by the square footage of each prototype to determine the maximum justified commercial linkage fee per square foot for each land use category. The fee schedule is shown below in **Table 2.12.**

Table 2.12: Maximum Justified Commercial Linkage Fee Schedule

Land Use	Affordability Gap for All New Worker Households	Size of Prototype (Sq. Ft.)	Maximum Fee per Sq. Ft.	Current Fee per Sq. Ft.
Commercial	$ 14,128,520	100,000	$ 141.29	$ 5.21
Office	17,608,262	100,000	176.08	4.11
Industrial	6,665,780	100,000	66.66	1.26
Hotel	7,463,811	100,000	74.64	3.80

Source: Table 2.11, Willdan Financial Services.

Table 2.13 compares the City's current and maximum justified fees to the fees from Yountville and Sonoma.

Table 2.13: Commercial Linkage Fee Comparison

Land Use	St. Helena - Maximum	St. Helena - Current	Units	Yountville	Units	Sonoma	Units
Commercial	$ 141.29	$ 5.21	Sq. Ft.	$ 23.60	Sq. Ft.	$ 4.00	Sq. Ft.
Office	176.08	4.11	Sq. Ft.	23.60	Sq. Ft.	4.00	Sq. Ft.
Industrial	66.66	1.26	Sq. Ft.	23.60	Sq. Ft.	4.00	Sq. Ft.
Hotel	74.64	3.80	Sq. Ft.	11,801.15	Room	15.00	Sq. Ft.

Appendix

Appendix Table A.1: Current Rental Listings in St. Helea

Address	City	State / Zip	Listed On:	Rent per Month	Bedrooms	Baths	Square Feet
610 Harvest Ln	St. Helena	CA 94574	Apartments.com; Zillow.com	9,000	5	4	2,626
516 Meadowood Ln	St. Helena	CA 94574	Apartments.com; Zillow.com	8,500	4	3.5	3,173
(undisclosed Address)	St. Helena	CA 94574	Apartments.com	8,000	3	3	2,200
915 Valley View Ct	St. Helena	CA 94574	Apartments.com	7,100	3	3.5	2,700
1451 Spring St	St. Helena	CA 94574	Apartments.com; Zillow.com	7,000	3	1.5	1,230
1340 Pine St	St. Helena	CA 94574	Apartments.com; Zillow.com	6,000	3	2	1,426
1220 Peppertree Cir	St. Helena	CA 94574	Apartments.com	5,875	3	2	1,450
1384 Magnolia Ave	St. Helena	CA 94574	Apartments.com	5,750	3	2	2,063
338 Glass Mountain Rd	St. Helena	CA 94574	Apartments.com	5,600	3	2	2,114
1745 Oak Ave	St. Helena	CA 94574	Apartments.com	5,500	3	1	1,834
1091 Mariposa Ln	St. Helena	CA 94574	Apartments.com	5,000	3	2	1,316
1325 Pine St	St. Helena	CA 94574	Apartments.com	4,495	3	1	1,300
1350 St James Ct	St. Helena	CA 94574	Apartments.com; Zillow.com	3,500	3	2	1,281
3251 St Helena Hwy	St. Helena	CA 94574	Apartments.com; Zillow.com	5,975	2	1.5	1,636
1413 Tainter St	St. Helena	CA 94574	Apartments.com	4,750	2	1	1,223
1220 Madrona Ave	St. Helena	CA 94574	Apartments.com; Zillow.com	4,600	2	1	1,392
789 Stralla Ct	St. Helena	CA 94574	Apartments.com; Zillow.com	3,200	2	1.5	1,156
1141-1161 Oak Avenue	St. Helena	CA 94574	Apartments.com	3,100	2	1.5	n/a
620 McCorkle Avenue	St. Helena	CA 94574	Apartments.com	2,900	2	2	n/a
83C W Zinfandel Ln	St. Helena	CA 94574	Apartments.com	2,500	2	1	1,000
1103 Pope St #C	St. Helena	CA 94574	Apartments.com	2,350	2	1	1,250
1971 Vallejo St	St. Helena	CA 94574	Apartments.com	4,800	1	1	600
842 Hunt Ave #842	St. Helena	CA 94574	Apartments.com	3,500	1	1	627
3600 Spring Mountain Rd Unit 2	St. Helena	CA 94574	Apartments.com; Zillow.com	1,750	1	1	700

Note: Excludes properties with monthly rents above $10,000.

Sources: Apartments.com; Zillow.com; October, 2023.

Appendix Table A.2: Recently Sold Homes in St. Helena

Property Link	Sales Price	Type	Sale Date	Bedrooms	Bathrooms	Year Built	Square feet
https://www.mlslistings.com/property/ba323019719/1545-madrona-ave-saint-helena-ca-94574/15926110	1,950,000	Single Family Residence	Sep 14, 2023	3	2	1932	1,598
https://www.mlslistings.com/property/ba323010164/3851-spring-mountain-rd-saint-helena-ca-94574/15878397	2,895,000	Single Family Residence	Sep 7, 2023	3	2	1995	2,126
https://www.mlslistings.com/property/ba323044227/5486-chiles-pope-valley-rd-saint-helena-ca-94574/16051619	859,000	Single Family Residence	Sep 1, 2023	3	2	1987	1,481
https://www.mlslistings.com/property/ba323028987/1103-brittany-ln-saint-helena-ca-94574/15974961	3,200,000	Single Family Residence	Sep 1, 2023	4	4	1990	4,367
https://www.mlslistings.com/property/ba323027612/1626-tainter-st-saint-helena-ca-94574/15965732	1,625,000	Single Family Residence	Aug 30, 2023	2	2	1948	1,758
https://www.mlslistings.com/property/ba322046304/1832-park-st-saint-helena-ca-94574/15564611	840,000	Single Family Residence	Aug 28, 2023	3	1/1	1910	1,800
https://www.mlslistings.com/property/ba323021550/26-san-juan-ct-saint-helena-ca-94574/15935375	418,000	Manufactured In Park	Aug 25, 2023	2	2	1987	1,856
https://www.mlslistings.com/property/ba323039293/46-laguna-seca-ct-saint-helena-ca-94574/16028337	339,500	Manufactured In Park	Aug 23, 2023	2	2	1986	1,440
https://www.mlslistings.com/property/ba323005608/25-redondo-ct-saint-helena-ca-94574/15854983	245,000	Manufactured In Park	Aug 21, 2023	2	2	1986	1,344
https://www.mlslistings.com/property/ba323044948/1370-hasty-ct-saint-helena-ca-94574/16049263	1,150,000	Condominium	Aug 16, 2023	3	2	1983	1,606
https://www.mlslistings.com/property/ba323039062/1171-garden-ave-saint-helena-ca-94574/16019211	959,000	Single Family Residence	Aug 16, 2023	3	2	1961	1,346
https://www.mlslistings.com/property/ba323047978/1330-madrona-ave-saint-helena-ca-94574/16070116	2,500,000	Single Family Residence	Aug 8, 2023	3	2	1955	1,672
https://www.mlslistings.com/property/ba323041595/1550-sulphur-springs-ave-saint-helena-ca-94574/16032624	3,550,000	Single Family Residence	Aug 4, 2023	2	2/1	1950	2,438
https://www.mlslistings.com/property/ba323026300/1005-valley-view-st-2-saint-helena-ca-94574/15957450	300,000	Residential	Aug 1, 2023	2	2/1	1963	1,100
https://www.mlslistings.com/property/ba323028100/339-crystal-springs-rd-saint-helena-ca-94574/15995917	4,800,000	Single Family Residence	Jul 31, 2023	2	2/1	1993	3,791
https://www.mlslistings.com/property/ba323024554/1855-spring-mountain-rd-saint-helena-ca-94574/15954861	2,550,000	Single Family Residence	Jul 28, 2023	4	3/1	1952	2,765
https://www.mlslistings.com/property/ba323004187/650-sunnyside-rd-saint-helena-ca-94574/15851186	1,100,000	Single Family Residence	Jul 26, 2023	2	2	2023	1,350
https://www.mlslistings.com/property/ba323010066/1005-valley-view-st-saint-helena-ca-94574/15877124	310,000	Residential	Jul 18, 2023	2	2/1	1963	1,100
https://www.mlslistings.com/property/ba323030303/250-fawn-park-rd-saint-helena-ca-94574/15981492	1,075,000	Single Family Residence	Jul 17, 2023	3	2	1966	1,705
https://www.mlslistings.com/property/ba323039390/1629-hillview-pl-saint-helena-ca-94574/16020901	480,000	Residential	Jul 17, 2023	3	2	1966	1,818
https://www.mlslistings.com/property/ba323030848/922-mariposa-ln-saint-helena-ca-94574/15980589	800,000	Condominium	Jul 14, 2023	2	2	1975	1,160
https://www.mlslistings.com/property/ba323038082/943-mariposa-ln-saint-helena-ca-94574/16015941	527,000	Condominium	Jun 29, 2023	2	1/1	1975	1,156
https://www.mlslistings.com/property/ba323017916/1015-pratt-ave-saint-helena-ca-94574/15926796	2,475,000	Single Family Residence	Jun 29, 2023	4	3/1	2001	2,876
https://www.mlslistings.com/property/ba323010978/18-laguna-seca-ct-saint-helena-ca-94574/15881860	225,000	Manufactured In Park	Jun 23, 2023	2	2	1986	1,344

Source: mlslistings.com, September 2023.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA ADOPTING HOUSING IN-LIEU FEES FOR RESIDENTIAL DEVELOPMENT PROJECTS PURSUANT TO ST. HELENA MUNICIPAL CODE CHAPTER 17.30 (AFFORDABLE HOUSING PROGRAM)

WHEREAS, all communities in the State of California, including the City of St. Helena ("City"), face a housing crisis that includes the lack of access to affordable housing, which has a direct negative impact on the public health, safety, and welfare of the residents of St. Helena; and

WHEREAS, inclusionary housing policies, and related affordable housing in-lieu and nonresidential/commercial linkage fees, are tools that help jurisdictions increase the supply of affordable housing units; and

WHEREAS, the provision of safe and stable housing for households at all income levels is in the public interest; and

WHEREAS, California Government Code section 65580 provides that the availability of housing is of vital Statewide importance and that local governments have a responsibility to use their powers to facilitate the development of housing and make adequate provision for the housing needs of all economic segments of the community; and

WHEREAS, the adoption of affordable housing policies, including affordable housing in-lieu fees and nonresidential/commercial linkage fees, is critical for the City in reaching its Regional Housing Needs Allocation (RHNA) housing requirements for very low, low, and moderate income households; and

WHEREAS, Chapter 17.30 (Affordable Housing Program) of the St. Helena Municipal Code (SHMC) establishes an affordable housing program, housing impact fees on developers of nonresidential development projects in the City, inclusionary housing requirements and alternative means of compliance, requirements for inclusionary units, and administration and enforcement measured for the program; and

WHEREAS, SHMC section 17.30.030 authorizes the City Council to adopt by resolution housing in-lieu fees that would be paid by residential developers as an alternative means of compliance with the inclusionary housing requirements of SHMC Chapter 17.30; and

WHEREAS, the City engaged with Willdan Financial Services ("Consultant") to perform a nexus study of affordable housing impact fees needed to fund new development's share of affordable housing induced by the household spending associated with new market rate development, and commercial linkage fees to quantify

the connection between the development of commercial, office, industrial and hotel, development projects and the demand for affordable housing units; and

WHEREAS, Consultant completed an "Affordable Housing and Commercial Linkage Impact Fee Study" dated December 14, 2023 ("Fee Study Report"), which studies support the adoption of said fees; and

WHEREAS, to ensure that the housing in-lieu fees set forth in this Resolution do not exceed the actual affordable housing impacts attributable to the development projects on which the fees are imposed, the City Council has received and considered the Fee Study Report, which demonstrates that said fees do not exceed the affordable housing impacts attributable to the development projects on which the fees are imposed; and

WHEREAS, at least ten (10) days prior to the date this Resolution is being heard, data was made available to the public indicating the amount of cost, or estimated cost, required to provide the affordable housing for which the fee is being levied and the revenue sources anticipated to provide the affordable housing, in accordance with Government Code section 66019; and

WHEREAS, notice of the hearing on the proposed fees was published twice in a newspaper of general circulation in the manner set forth in Government Code section 6062(a), in accordance with Government Code sections 66004 and 66018; and

WHEREAS, a duly and properly noticed public hearing regarding the affordable housing in-lieu fees proposed in this Resolution was conducted by the City Council on June 25, 2024.

NOW, THEREFORE, BE IT RESOLVED that the facts set forth in the recitals in this Resolution are true and correct and incorporated herein by reference. The recitals constitute findings in this matter and, together with the staff report, other written reports, oral staff presentation, public testimony, and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Resolution.

BE IT FURTHER RESOLVED that the City Council of the City of St. Helena hereby finds as follows with regard to the housing in-lieu fees to be adopted pursuant to St. Helena Municipal Code section 17.30.030:

A. The purpose of the affordable housing requirements and the housing in-lieu fees are to ensure that the private sector, in addition to public sector, participates in the provision of affordable housing for current and future residents of the City of St. Helena and ensure the long-term affordability of units and availability for income-eligible households in years to come.

B. The housing in-lieu fees will be placed in the City's Affordable Housing Trust Fund established pursuant to SHMC section 17.30.050 and be used to increase and improve the supply of housing affordable to households of moderate, low and very low income households, including reasonable administrative expenses.

C. Every new residential development creates a further demand for affordable housing to the extent that such development offers market-rate-only housing. The affordable housing requirements and the housing in-lieu fee are reasonably related to the mitigation of negative impacts upon the City's affordable housing supply.

D. The lack of affordable housing options in the City has an impact upon a broad range of income groups, and no single housing program will be sufficient to meet the City's housing need. Affordable housing ordinances applicable to new residential developments necessarily increase the supply of affordable housing (*Homebuilders Assoc. v. City of Napa* (2001) 90 Cal. App. 4th, 188, 196), and therefore there is a direct relationship between the housing in-lieu fee and the City's attainment of its affordable housing goals. Based on the information and analysis provided in the "Affordable Housing and Commercial Linkage Impact Fee Study" dated December 14, 2023, the City Council hereby finds that the schedule of housing in-lieu fees adopted by this Resolution is reasonably related to the cost to develop affordable housing units in accordance with the City's Affordable Housing Program.

BE IT FURTHER RESOLVED that this Resolution is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Resolution will have a significant effect on the environment; and because it is not a "project" under CEQA. This resolution will not affect the physical environment by permitting a new use or intensifying an existing use. Instead, the resolution adopts housing in-lieu fees that serve as one of the range of means by which individual projects may satisfy the requirements of the City's Affordable Housing Program. There is no potential for the changes to result in a significant effect on the environment.

BE IT FURTHER RESOLVED that the City Council hereby adopts the housing in-lieu fees as set forth in Exhibit "A" attached hereto and incorporated herein by reference, and directs that these fees be incorporated into the City's Master Fee Schedule. This approval is conditioned upon the adoption of Ordinance No. _____ by the City Council, and shall not be effective unless and until such ordinance is effective.

BE IT FURTHER RESOLVED that the housing in-lieu fees shall be reviewed every two years by the City Council in accordance with St. Helena Municipal Code section 17.30.050.B. The housing in-lieu fees adopted pursuant to this Resolution will be adjusted annually for inflation based on the Consumer Price Index for all urban consumers for the San Francisco-Oakland-Hayward area.

BE IT FURTHER RESOLVED that the City Clerk shall attest and certify to the passage and adoption of this Resolution which shall take effect which shall take effect sixty (60) davs following the adoption of Ordinance No. ___.(September 24, 2024).

BE IT FURTHER RESOLVED that each component of the fees and all portions of this Resolution are severable. Should any individual component of the fee or other provision of this Resolution be adjudicated to be invalid and unenforceable, the remaining provisions shall be and continue to be fully effective, and the fee shall be fully effective except as to that portion that has been judged to be invalid.

PASSED AND ADOPTED at a regular meeting of the St. Helena City Council on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:_____
Paul Dohring, Mayor

ATTEST:_____
Cindy Tzafopoulos, City Clerk

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EXHIBIT "A"

Housing In-Lieu Fee for Residential Development Projects

Type of Residential Unit	Fee per Square Foot
New Residential Rental Unit	$14
New Residential For Sale Unit	$20

Comments:

1. Application. A developer of four or fewer residential dwelling units which are the whole of a residential development project may meet the requirements of St. Helena Municipal Code section 17.30.030.A (Inclusionary Requirement) through payment of the housing in-lieu fee.

2. Fees shall be paid prior to the issuance of a building permit. For good cause shown, the City Council may allow for the fee to be paid at the time of final inspection/certificate of occupancy.

RESOLUTION NO. _____

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA ADOPTING HOUSING IMPACT FEES FOR NONRESIDENTIAL DEVELOPMENT PROJECTS AND CONVERSIONS PURSUANT TO ST. HELENA MUNICIPAL CODE CHAPTER 17.30 (AFFORDABLE HOUSING PROGRAM)

WHEREAS, all communities in the State of California, including the City of St. Helena ("City"), face a housing crisis that includes the lack of access to affordable housing, which has a direct negative impact on the public health, safety, and welfare of the residents of St. Helena; and

WHEREAS, inclusionary housing policies, and related affordable housing in-lieu and nonresidential/commercial linkage fees, are tools that help jurisdictions increase the supply of affordable housing units; and

WHEREAS, the provision of safe and stable housing for households at all income levels is in the public interest; and

WHEREAS, California Government Code section 65580 provides that the availability of housing is of vital Statewide importance and that local governments have a responsibility to use their powers to facilitate the development of housing and make adequate provision for the housing needs of all economic segments of the community; and

WHEREAS, the adoption of affordable housing policies, including affordable housing in-lieu fees and nonresidential/commercial linkage fees, is critical for the City in reaching its Regional Housing Needs Allocation (RHNA) housing requirements for very low, low, and moderate income households; and

WHEREAS, Chapter 17.30 (Affordable Housing Program) of the St. Helena Municipal Code (SHMC) establishes an affordable housing program, housing impact fees on developers of nonresidential development projects in the City, inclusionary housing requirements and alternative means of compliance, requirements for inclusionary units, and administration and enforcement measured for the program; and

WHEREAS, SHMC section 17.30.020 authorizes the City Council to adopt by resolution housing impact fees that would be paid by developers of nonresidential development projects and conversions to offset the impacts of the demand the new nonresidential development or conversion has on the demand for affordable housing; and

WHEREAS, the City engaged with Willdan Financial Services ("Consultant") to perform a nexus study of affordable housing impact fees needed to fund new development's share of affordable housing induced by the household spending associated with new market rate development, and commercial linkage fees to quantify

the connection between the development of commercial, office, industrial and hotel, development projects and the demand for affordable housing units; and

WHEREAS, the Consultant completed an “Affordable Housing and Commercial Linkage Impact Fee Study” dated December 14, 2023 (“Fee Study Report”), which studies support the adoption of said fees; and

WHEREAS, to ensure that the housing impact fees set forth in this Resolution do not exceed the actual affordable housing impacts attributable to the development projects on which the fees are imposed, the City Council has received and considered the Fee Study Report, which demonstrates that said fees do not exceed the affordable housing impacts attributable to the development projects on which the fees are imposed; and

WHEREAS, at least ten (10) days prior to the date this Resolution is being heard, data was made available to the public indicating the amount of cost, or estimated cost, required to provide the affordable housing for which the fee is being levied and the revenue sources anticipated to provide the affordable housing, in accordance with Government Code section 66019; and

WHEREAS, notice of the hearing on the proposed fees was published twice in a newspaper of general circulation in the manner set forth in Government Code section 6062(a), in accordance with Government Code sections 66004 and 66018; and

WHEREAS, a duly and properly noticed public hearing regarding the housing impact fees proposed in this Resolution was conducted by the City Council on June 25, 2024.

NOW, THEREFORE, BE IT RESOLVED that the facts set forth in the recitals in this Resolution are true and correct and incorporated herein by reference. The recitals constitute findings in this matter and, together with the staff report, other written reports, oral staff presentation, public testimony, and other information contained in the record, are an adequate and appropriate evidentiary basis for the actions taken in this Resolution.

BE IT FURTHER RESOLVED that the City Council of the City of St. Helena hereby finds as follows with regard to the housing impact fees to be adopted pursuant to St. Helena Municipal Code section 17.30.020:

A. The purpose of the affordable housing requirements and the housing impact fees are to ensure that the private sector, in addition to public sector, participates in the provision of affordable housing for current and future residents of the City of St. Helena and ensure the long-term affordability of units and availability for income-eligible households in years to come.

B. The housing impact fees will be placed in the City's Affordable Housing Trust Fund established pursuant to SHMC section 17.30.050 and be used to increase and improve the supply of housing affordable to households of moderate, low and very low income households, including reasonable administrative expenses.

BE IT FURTHER RESOLVED that this Resolution is exempt from the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15061(b)(3) because it can be seen with certainty that there is no possibility that the Resolution will have a significant effect on the environment; and because it is not a "project" under CEQA. This resolution will not affect the physical environment by permitting a new use or intensifying an existing use. Instead, the resolution adopts housing impact fees that serve as one of the range of means by which individual projects may satisfy the requirements of the City's Affordable Housing Program. There is no potential for the changes to result in a significant effect on the environment.

BE IT FURTHER RESOLVED that the City Council hereby adopts the housing impact fees as set forth in Exhibit "A" attached hereto and incorporated herein by reference, and directs that these fees be incorporated into the City's Master Fee Schedule. This approval is conditioned upon the adoption of Ordinance No. _____ by the City Council, and shall not be effective unless and until such ordinance is effective.

BE IT FURTHER RESOLVED that the housing impact fees shall be reviewed by the City Council every two years in accordance with St. Helena Municipal Code section 17.30.050.B. The housing impact fees adopted pursuant to this Resolution will be adjusted annually for inflation based on the Consumer Price Index for all urban consumers for the San Francisco-Oakland-Hayward area.

BE IT FURTHER RESOLVED that the City Clerk shall attest and certify to the passage and adoption of this Resolution which shall take effect sixty (60) days following the adoption of Ordinance No. _____.(September 24, 2024).

BE IT FURTHER RESOLVED that each component of the fees and all portions of this Resolution are severable. Should any individual component of the fee or other provision of this Resolution be adjudicated to be invalid and unenforceable, the remaining provisions shall be and continue to be fully effective, and the fee shall be fully effective except as to that portion that has been judged to be invalid.

PASSED AND ADOPTED at a regular meeting of the St. Helena City Council on _____ by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:_____
Paul Dohring, Mayor

ATTEST:_____
Cindy Tzafopoulos, City Clerk

83578.00012\42402204.1

EXHIBIT "A"

Housing Impact Fee for Nonresidential Development Projects and Conversions

Type of Project	Fee per Square Foot
Commercial	$14
Office	$18
Industrial	$7
Hotel	$7

Comments:

1. Application. Fees apply to all developers of nonresidential development projects and conversions, except for nonresidential projects that fall within one or more categories specified in St. Helena Municipal Code section 17.30.020.A.

2. Fees shall be paid prior to the issuance of a building permit. For good cause shown, the City Council may allow for the fee to be paid at the time of a final inspection or prior to issuance of a certificate of occupancy.

June 23, 2024

TO: St Helena City Council and Appropriate Staff:

I am concerned that The Affordable Housing and Commercial Impact Fee Recommendation that will be before the council on 6/25 does not adequately address the actual current and future housing needs of St Helena. The Wilden Study commissioned by the City provides a comprehensive view of the affordability of housing for projected future employees at all levels in all industries and illustrates the glaring gap of affordability for almost every level of employee. I commend the City and their consultants for this work.

However, I feel there is a disconnect between the actual need, as verified by the study, and the recommended fee structure. The recommended fees are at 10% of the maximum and are projected to generate around $600K annually. The average annual impact fees generated over the last 10 years were $225K and the City played a role in developing 16 income-qualified housing units during that period. The growth projections in the Wilden Study and the City's state-mandated (RHNA) housing production of 264 units illustrates that the City must take a more proactive role in meeting our community's housing needs. There is a significant range between the 136% maximum and the 10% recommendation for impact fees. I implore the City to consider a more realistic strategy to set these fees.

The Affordable Housing Impact Fees are the major funding source for the City's Affordable Housing Trust Fund (AHTF). TOT revenues from any new hotels – yet to be built - will not add significant revenue to the city's coffers or to their AHTF for several years. The City's proposed transfer tax will go to the General Fund and does not address the City's role in creating housing. **The Affordable Housing Impact Fee is the one opportunity for our community to actually address the role the City should play in developing and executing a housing strategy.**

Looking at the affordable or work force housing projects in development today, what is projected over the next few years through market rate inclusionary, hotel employee housing pledges and the use of City surplus property for affordable housing, I estimate that there will still be about 60 Very Low and Low Income (VL/L) housing units missing in the City's state-mandate housing requirement - and that is only if-and-when all these other projects are completed. These VL/L units cost the most to build because rent revenue does not allow for significant long term financing and because St Helena will not be building 200+ unit complexes in which these units can be folded to spread out cost.

Without the City's ability to assist with funding these units, non-profit developers will not be able to generate sufficient County, State, Federal and Foundation funding to develop VL/L income units. **And these are the units we need the most**. **Wine, hospitality and healthcare are our economic drivers and lower-income service employees are the lifeblood of each of these industries.**

I suggest the City develop a plan to foster the development of these much needed income-qualified housing units and scale the Impact Fees to play a more progressive role in meeting these needs. This will not only provide housing but will address several of the City's Strategic Goals: 1) Financial Sustainability: Providing business with a diverse, sustainable employee pool will attract new commercial development; 2) Infrastructure & Environment: **There is no strategy the city can undertake that will reduce our town's carbon footprint more than removing some of the 75% of commuting local workers from our roads;** 3) Quality of Life: The City cannot "encourage housing alternatives to meet the community's interest and incomes" without a plan and the funding to do so, and 4) Enhance City Employee Morale and Retention: Work proximity housing is a major incentive for employment and retention.

This is a bit like reverse engineering but it is not that difficult. The data is dense and a bit distressing but it points the way to an impact fee strategy that is proactive and progressive so that the City receives long term benefits but still allows for residential growth and economic development.

There are many knowledgeable community members who would be delighted to help investigate this plan of action if the city is interested.

Thank you for the opportunity to comment on this item.

Mary Stephenson
707 849 2583
stepcomm@aol.com

Mayor Dohring and members of the City Council, and appropriate staff members,

It is my understanding that the City Council will consider the adoption of a fee structure for the Affordable Housing and Commercial Impact fee at the Council meeting this Tuesday.
I am concerned that the Affordable Housing and Commercial Linkage Impact Fee recommendation does not correspond to the actual funds the City will need to facilitate the development of affordable housing to meet its the state-required RHNA allotment.

The recommendations appear to be based on the fees used by surrounding municipalities and on the level of contribution that the City thinks the market will bear without discouraging economic development. More consideration should be given to using the impact fees to help meet the actual need for work force housing that is necessary to sustain and grow our economy.

St Helena already has a work force housing shortage. The Impact Fee Study data shows an astounding need for more housing to meet growth projections, particularly for service-level employees.

There is no question about the need current and projected. Plus the State is mandating new housing units that must be built in this RHNA cycle. This convergence of need puts the City at a crossroads. Should we keep this revenue stream at 10% of the actual need? Or should we consider what role the City should play in actually creating the work force housing needed to sustain our economy and gear the fees to help meet that need?

It's a viscious circle – keep fees low to attract business; no money coming in to build work force housing; businesses don't come because there is not a viable employee base – particularly at service levels.

Nobody likes to pay more taxes, so the very idea of raising money in this community has its drawbacks but it is needed. This is our one chance to create a viable, sustainable workforce housing strategy for our community.

The Impact Fees will collect money from new residential and commercial development. There has been pathetically few new housing starts in St Helena in the last 9 years. With the exception of gigantic new mansions that are occasionally built in town, the majority of this revenue will likely come from commercial development, specifically hotels, wineries and hospitality-related businesses. These types of developments will not be in favor of a larger fee burden, but they are the entities that will require the new employees whom our town cannot house. The imposition of cost, when weighed against the value of doing business in St Helena and the ability to have a steady workforce seems reasonable.

The Impact Fee should be done in a manner that provides a return to the community. A more substantial fee structure will benefit both the residents and business interests.

What other communities have done can be used as a guideline but such a guideline may not be appropriate for setting rates in St Helena if such rates to do not generate sufficient funding to actually assist in the development of needed housing in St Helena. The Affordable Housing Trust Fund, which receives most of its funding from the Impact Fees being considered now, needs to be significant enough to actually contribute to building housing. If, as a community, we are not prepared to do all we can to develop such housing, we should not impose such fees and take the risk that even stronger requirements for such housing will be imposed by the State at great cost to the independence of St Helena.

Steve Goldfarb

Agenda Report to the City Council

Agenda Section: OLD BUSINESS

Department: Administration

DATE:	June 25, 2024
FROM:	April Mitts, Assistant City Manager
SUBJECT:	Receive 9212 Report for the Noble House Project and either: (1) Adopt the St. Helena Agritourism Initiative measure, without alteration or (2) Pass a Resolution Submitting the Noble House St. Helena Agritourism Initiative to the voters for consideration at the November 5, 2024 Election.
RECOMMENDED ACTION:	Adopt a resolution to either: (1) adopt the measure, without alteration or (2) submit the measure to the voters.
PREVIOUS COUNCIL ACTION:	May 28, 2024 - Ordering a 9212 Report
STATEMENT OF THE PURPOSE:	Either: (1) adopt an ordinance approving the measure, without alteration or (2) adopt a resolution submitting the measure to the voters.
FINANCIAL IMPACT:	If the initiative is placed on the November 2024 ballot, the City Clerk estimates a cost of $60,000, which includes the Charter City and Real Property Tax ballot measures. Funding for elections has been included in the adopted budget.

BACKGROUND:

On March 12, 2024, Initiative proponents ("Noble House") filed with the City a Notice of Intent to Circulate Petition and a request that the City Attorney prepare a ballot title and summary. The City Attorney Office title and summary is an unbiased and neutral description that is to be used on the official ballot and other election materials, such as the petition that is currently being circulated for signatures.

The Initiative is included as Attachment 1 to this Staff Report. Noble House proponents have called the petition, the St. Helena Agritourism Initiative (the "Initiative"). This Initiative seeks to adopt a new Winery and Planned Agritourism Overlay ("WPA Overlay"). The WPA Overlay can only be applied on up to 11 acres of large parcels in excess of 110-acres, located within City limits but outside the City's Urban Limit Line, with existing active agriculture and a winery, and served by an existing railroad line. If adopted, the newly adopted WPA Overlay would apply to 11 acres of real property along the existing rail line located at 2800 Main Street, with mostly open, fallow acreage bordered by Deer Park Road.

The Noble House proposed Initiative would facilitate the development of an up to 56-room agritourism resort hotel, with a variety of public and visitor-serving amenities including meeting and event spaces, and an on-site spa and restaurant open to the public, including residents of St. Helena. The Initiative states it includes specific policies, development standards, and required environmental design features to ensure that the actions approved in the Initiative will require the project to proceed in an environmentally responsible manner and only as approved by the voters.

The proposed Initiative project requirements include, but are not limited to: responsible water and wastewater plans, with a reliance on recycled water for non-potable and landscaping needs; ensuring that public access to the site is via Deer Park Road, in addition to the rail line, which will substantially minimize traffic related impacts; and a substantial commitment to the construction of new affordable workforce housing in the City of St. Helena.

On May 2, 2024, proponents filed the Initiative petition, consisting of 96 sections, bearing a total of 775 signatures to the City. The City Clerk had thirty (30) business days to examine the petition and determine if sufficient valid signatures have been collected to enable the petition to move forward.

On May 3, 2024, the City submitted to the Napa County Registrar of Voters the 775 signatures for signature verification.

On May 21, 2024, the Napa County Registrar of Voters certified a sufficient number of signatures has been obtained, qualifying the Initiative for the November 2024 ballot.

On May 28, 2024, City Council directed staff to prepare a report on the proposed initiative analyzing the impacts enumerated in Elections Code Section 9212 and return to Council with the report at the June 25, 2024 City Council meeting.

DISCUSSION:
Attached for City Council review is the 9212 Report. Today, the Council's options under California Elections Code sections 1405 and 9215 are as follows:

1. Adopt the Measure, without alteration, at this meeting, or within 10 days after. Under this scenario this Initiative will not be taken to the voters.
2. Submit the Measure to the voters at the "next regular municipal election" occurring at least 88 days later. For St. Helena, this is November 5, 2024.

When an Initiative measure qualifies for the ballot, the City Council may put the measure on the ballot for consideration by the voters. This obviously gives the voters the opportunity to weigh in on the proposed initiative and determine directly whether or not they want to allow the changes that will allow for the contemplated resort hotel development.

However, State law does expressly provide that the City Council has the option of approving the initiative measure without submitting it to the voters for consideration, and thereby avoid the time and expense associated with an additional measure without alteration, to expedite the decision and eliminate the time and expense associated with the election, so that the Council can focus on other important issues, rather than adding another matter to the election.

City staff has prepared a resolution that calls for the submission of the Initiative Measure to the voters at the November 5, 2024 election, and an ordinance adopting the Initiative Measure directly, without a vote of the people, as is permitted by Elections Code 9215.

ENVIRONMENTAL REVIEW:
The preparation of the 9212 Report is not a project under the California Environmental Quality Act.

GOAL:

Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

Attachment 1 - The St. Helena Agritourism Initiative - Proponent Kristine Raymond
Attachment 2 - Resolution Submitting the Initiative Measure to the Voters at the November 5, 2024 General Election
Attachment 3 - Ordinance Approving the Initiative Measure pursuant to Elections Code section 9215(a)
Attachment 4 - 9212 Report

NIELSEN MERKSAMER

NIELSEN MERKSAMER PARRINELLO GROSS & LEONI LLP

POLITICAL & GOVERNMENT LAW ADVOCACY LITIGATION

March 13, 2024

VIA HAND DELIVERY

Cindy Tzafopoulos, City Clerk
City of St. Helena
1088 College Avenue
St. Helena, CA 94574

Re: The St. Helena Agritourism Initiative

Dear Ms. Tzafopoulos:

For your immediate attention, enclosed please find the following documents relating to an initiative titled the St. Helena Agritourism Initiative (the "Initiative"):

- Notice of Intent to Circulate Petition (Elections Code § 9202);
- Text of the Initiative (Elections Code § 9202);
- Certifications regarding use of signatures (Elections Code § 9608);
- Initiative proponent's authorization for the Nielsen Merksamer law firm to handle the filing of the Initiative petition, as well as any related actions and/or correspondence with elections officials relating to the Initiative (Elections Code § 9210); and
- A check in the amount of $200 (Elections Code § 9202).

Pursuant to Elections Code section 9203(a), this letter shall serve as formal written request that a ballot title and summary of the measure be prepared by the City Attorney.

The name and address of the person proposing this measure (the "proponent") is Kristine ("Krisi") Raymond, 1985 Vineyard Ave., St. Helena, CA 94574.

Please do not hesitate to contact the undersigned or Hilary Gibson of my firm should you have any questions. Thank you for your assistance.

Very truly yours,

Sean P. Welch

SAN FRANCISCO BAY AREA
2350 KERNER BLVD, SUITE 250
SAN RAFAEL, CA 94901
T 415.389.6800 F 415.388.6874

SACRAMENTO
1415 L STREET, SUITE 1200
SACRAMENTO, CA 95814
T 916.446.6752 F 916.446.6106

NMGOVLAW.COM

Notice of Intent to Circulate Petition

Notice is hereby given by the person whose name appears hereon of her intention to circulate a petition within the City of St. Helena for the purpose of qualifying and enacting the St. Helena Agritourism Initiative (the "Initiative"). A statement of the reasons of the proposed action as contemplated in the petition is as follows:

A fiscal analysis commissioned by the City of St. Helena and presented to the City Council in 2023 determined that the City has limited financial resources to provide needed services and upgrades to meet community expectations. The City's Financing Civic Infrastructure Task Force previously concluded that new hotels within St. Helena City limits are essential to create new revenue streams to address the City's budgetary challenges and finance the City's many infrastructure needs, including new and improved City facilities, streets, and sidewalks.

The City's 2040 General Plan contemplates the possibility of developing hotel and other tourist-oriented uses in close proximity to the existing rail line running roughly parallel to Highway 29, which would further the City's goal of reducing the tourism industry's reliance on cars. It would also bring substantial new annual revenue to the City in the form of hotel and other taxes paid by visitors.

To facilitate these needs and goals in a responsible manner that protects our community, this Initiative adopts a new Winery and Planned Agritourism Overlay ("WPA Overlay"). The WPA Overlay can only be applied on up to 11 acres of large parcels in excess of 110-acres, located within City limits but outside of the City's Urban Limit Line, with existing active agriculture and a winery, and served by an existing railroad line. Along with conforming amendments to the City's General Plan, Zoning Map, and Municipal Code, the Initiative applies the newly adopted WPA Overlay to 11 acres of real property along the existing rail line located at 2800 Main Street, within mostly open, fallow acreage bordered by Deer Park Road.

The Initiative thereby facilitates the development of an up to 56-room agritourism resort hotel, with a variety of public and visitor-serving amenities including meeting and event spaces, and an on-site spa and restaurant open to the public, including residents of St. Helena. The Initiative also includes specific policies, development standards, and required environmental design features to ensure that the actions approved by this Initiative will require the project to proceed in an environmentally responsible manner and only as approved by the voters.

These project requirements include, but are not limited to: responsible water and wastewater plans, with a reliance on recycled water for non-potable and landscaping needs; ensuring that public access to the site is via Deer Park Road, in addition to the rail line, which will substantially minimize traffic related impacts; and a substantial commitment to the construction of new affordable workforce housing in the City.

Kristine ("Krisi") Raymond

SIGNED STATEMENT OF PROPONENT
(Elec. Code § 9608)

I, Kristine ("Krisi") Raymond, acknowledge that it is a misdemeanor under state law (Section 18650 of the Elections Code) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot. I certify that I will not knowingly or willfully allow the signatures for this initiative to be used for any purpose other than qualification of the measure for the ballot.

Kristine Raymond

(Signature of Proponent)

Dated this 13th day of March, 2024.

AUTHORIZATION FOR COUNSEL TO HANDLE PETITION FILING
(Elec. Code § 9210)

I, Kristine ("Krisi") Raymond, as the proponent of the St. Helena Agritourism Initiative (the "Initiative"), hereby authorize my legal counsel, Sean P. Welch and Hilary J. Gibson of the Nielsen Merksamer law firm, to handle the filing of the Initiative for title and summary, filing of the Initiative petition, and any other actions and/or correspondence with your office, or any other elections officials, relating to the Initiative.

Kristine Raymond

(Signature of Proponent)

Dated this 13th day of March, 2024.

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

The people of the City of St. Helena do ordain as follows:

SECTION 1. Title.

This initiative measure shall be known and may be cited as the "St. Helena Agritourism Initiative" ("Initiative").

SECTION 2. Findings and Purpose.

A. Findings. The people of the City of St. Helena ("City") find and declare the following:

1. Located in the center of Napa Valley, the City has served from its inception as a rural agricultural center. It is also a hub for tourism, and hosts visitors from all over the world who come to experience the scenic vistas, world class wineries, and farm to table restaurants in Napa Valley's wine country.

2. Revenue generated by the tourism industry is essential to ensure that the City has sufficient general fund revenue to pay for critical City services and infrastructure projects, including new and improved City facilities, streets, and sidewalks.

3. A fiscal analysis commissioned by the City and provided to the City Council in 2023 determined that the City has "several unfunded or underfunded needs" and that the City is "currently struggling to provide services and meeting the expectations of the community." The report concluded that "The magnitude of the costs associated with the City's underfunded needs . . . will not be affordable without additional financial resources—in other words, the City will need some form of revenue enhancement in order to continue providing the levels of service the community expects while also addressing deteriorating capital assets."

4. The City's *Financing Civic Infrastructure Task Force* had previously determined that two new hotels within St. Helena city limits were essential to create new revenue streams to address the City's budgetary challenges and finance the City's many infrastructure needs.

5. The City's 2040 General Plan contemplates the possibility of developing hotel and other tourist-oriented uses in close proximity to the existing rail line running roughly parallel to Highway 29, which would further the City's goal of reducing the tourism industry's reliance on the automobile.

6. Accordingly, the people of the City of St. Helena desire to amend the City's General Plan, Zoning Map, and Municipal Code to facilitate the development of a 56-room maximum, world-class resort hotel and agrotourism facility on the existing rail line, subject to the limitations, policies, and standards set forth in this Initiative.

7. The new resort hotel will be located within a newly adopted Winery and Planned Agritourism Overlay ("WPA Overlay"), which can only be applied on up to 11 acres of large parcels in excess of 110-acres located within City limits but outside of the City's Urban Limit Line with existing active agriculture and a winery, and served by an existing railroad line.

8. Specifically, the new WPA Overlay will be applied to 11 acres of real property located at 2800 Main Street, with the resort located within mostly open, fallow acreage along Deer Park Road (the "WPA Property"). The larger approximately 140-acre winery site is bounded by Deer Park Road to the northwest, the Napa River to the northeast, and York Creek and an existing winery production facility to the southeast (the "Winery Property"). A map depicting the property subject to this Initiative is attached hereto for informational purposes as **Exhibit A**.

9. The Initiative would thereby facilitate the development of approximately 10.5 acres of currently mostly fallow ground on the Winery Property, including a one-acre landscape buffer. On-site facilities would include a maximum of 56 permitted guest

rooms, as well as a variety of public and visitor-serving amenities including meeting and event spaces, swimming pools, and an on-site spa and restaurant open to the public, including residents of St. Helena (the "Project").

10. The rail line running through the Winery Property would remain the northern terminus of the existing tourist train route and provide ease of access for both hotel and winery visitors and other passengers upon the resort's completion. Public access to the site will come from a future access drive off Deer Park Road, and from the existing train, which is intended to substantially minimize traffic related impacts. In addition, the Project will provide a minimum 8–foot wide paved bicycle and pedestrian trail open to the public, located along the existing rail line on the Winery Property, subject to approval by applicable agencies.

11. This Initiative also makes conforming amendments to the City's General Plan and Zoning Code to facilitate the development of the Project and secure the fiscal and other benefits described herein for the City's residents. The policies, development standards, and required environmental design features in this Initiative, as set forth in the new Winery and Planned Agritourism Overlay applied to the WPA Property, are intended to ensure that the actions approved by this Initiative will require the Project to proceed responsibly and only in the manner approved by the voters.

12. These Project requirements include, but are not limited to, responsible water and wastewater plans, with a reliance on recycled water for non-potable and landscaping needs, as well as a substantial commitment to the construction of new affordable workforce housing in the City.

13. Implementation of this Initiative will protect the public health, safety and welfare, and the quality of life for the people of the City of St. Helena.

B. Purpose. The people of the City of St. Helena declare that our purpose and intent in enacting this Initiative is to make amendments to the City's General Plan, Zoning Map, and Municipal Code to facilitate the development of a resort and agritourism facility on the WPA Property at the northern terminus of the existing Napa Valley train route.

SECTION 3. Amendments to the General Plan of the City of St. Helena

The General Plan of the City of St. Helena (General Plan Update 2040 (June 2019)) is hereby amended as follows (new language to be inserted into the General Plan is shown as underlined text and deletions shown in ~~strikethrough~~; text in regular type or **bold type** reflects the existing General Plan text and is provided for informational/reference purposes):

A. Land Use and Growth Management Element, Section 2.2, Community Development Framework, Community and Natural Resource Areas at Page 2-15 is hereby amended as follows:

Agriculture (AG). The AG land use designation includes agricultural and winery uses with restricted single family residential and public/quasi-public uses. This designation applies to large areas of the valley floor that surround the city's urban core. With the exception of hillside areas designated WW, all lands outside the Urban Limit Line are designated AG regardless of their size or actual use. Minimum parcel sizes for new parcels in AG areas range from 20 to 40 acres. However, wineries in AG land may utilize a small portion of onsite land for provision of affordable employee housing thus alleviating some of the low and moderate housing needs in the city, while simultaneously reducing commute traffic. Large parcels in excess of 110-acres with existing active agriculture and a winery located within the City limits but outside of the Urban Limit Line that are served by an existing railroad line may be designated with an agritourism overlay district allowing the parcel to utilize up to 11 acres for agritourism facilities with overnight accommodations ("Large Parcel Agritourism Facility").

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

B. Land Use and Growth Management Element, Section 2.5, Policies and Implementing Actions, Topic Area Growth Management at Page 2-30 is hereby amended as follows:

LU1.2 Allow urban development to occur only within the Urban Limit Line. Consider an exception for on-site employee housing on Agricultural lands. Urban services, such as sewer, water, and storm drainage, will only be extended to development within the Urban Limit Line. The Urban Limit Line may only expand when the amount of developable land within the Urban Limit Line is insufficient to implement the General Plan policies or when logical to include developed lands receiving urban services from the City. Expansion outside the Urban Limit Line should first be considered in Urban Reserve Areas. Expansion into other areas outside the Urban Limit Line should be considered only when the proposed land use is found to further the goals and long-term objectives of the City and does not result in adverse impacts to adjacent uses in either the urban or rural areas.

Development of a Large Parcel Agritourism Facility in an agritourism overlay district of up to 11 acres shall not be considered "urban development" for the purpose of this General Plan.

C. Land Use and Growth Management Element, Section 2.5, Policies and Implementing Actions, Topic Area Agricultural Uses at Page 2-42 is hereby amended as follows:

LU5.3 Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land, except for Large Parcel Agritourism Facilities as permitted by an agritourism overlay district.

LU5.6 Permit wineries and other agricultural-related industries, including Large Parcel Agritourism Facilities, to locate in the city if their location does not adversely impact surroundings, uses, or city services (water, traffic, etc.) or the quality and character of the community.

D. Public Facilities and Services Element, Section 4.5, Policies and Implementing Actions, Topic Area Sewer at Pages 4-28 and 4-29 is hereby amended as follows:

PF2.2 Require the extension of the City sewer to areas that are dependent upon septic systems prior to approval of future growth in these areas.

Large Parcel Agritourism Facilities, as permitted by an agritourism overlay district, are not considered urban development, as further described in Policy LU 1.2 and Implementing Action PF2.C. Such development does not contemplate or require the extension of urban sewer services.

PF2.C Urban services such as sewer, water, and storm drainage will only be extended to development within the Urban Limit Line. Exceptions will be permitted when undue hardship can be demonstrated and when proposed improvements are not found to induce growth.

Large Parcel Agritourism Facilities, as permitted by an agritourism overlay district, are not considered urban development as contemplated by this General Plan and therefore such development does not contemplate or require the extension of municipal urban services such as sewer, water, and storm drainage, provided that wastewater treatment is provided by an on-property package water reclamation system sized for project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary level water quality treatment, and there is adequate water from existing on site wells to provide potable water; emergency systems water and irrigation water shall be supplied by recycled water and supplemented by on site wells as needed.

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

SECTION 4. Amendments to the City of St. Helena Zoning Map.

The voters hereby amend the City of St. Helena Zoning Map as follows:

1. To include a new Winery and Planned Agritourism Overlay (WPA) designation in the list of City of St. Helena Zoning Districts, as depicted in **Exhibit B** hereto; and

2. Adopt the Winery and Planned Agritourism Overlay (WPA) zoning overlay on the WPA Property subject to this Initiative, as depicted in **Exhibit B** hereto.

SECTION 5. Amendments and Additions to the City of St. Helena Municipal Code.

Title 17 ("Zoning Code"), Chapter 17.19 ("Community Agricultural and Natural Resource Zoning Districts"), Section 17.19.020 ("Use Regulations"), "Commercial Uses" subsection of "Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts," of the St. Helena Municipal Code is hereby amended as follows to add Winery and Planned Agritourism Overlay uses as a Permitted use in the Winery (W) Zone within the Winery and Planned Agritourism Overlay (additions shown in underline and deletions shown in ~~strikethrough~~; text in regular type, *italics*, or **bold type** reflects the existing Municipal Code text and is provided for informational/reference purposes):

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts				
Use Classification	**A-20**	**W**	**WW**	**Additional Regulations**
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "-" = Use Not Allowed				
. . .				
Commercial Uses				
Animal Care and service				
Animal boarding facility/kennel	CUP	-	-	
Veterinary clinic	CUP	-	-	
Winery and Planned Agritourism Overlay uses	-	P	-	Only within the Winery and Planned Agritourism Overlay, see 17.21.060, Winery and Planned Agritourism Overlay
. . .				

A copy of St. Helena Municipal Code Chapter 17.19 is attached hereto as **Exhibit D** for informational purposes only.

Title 17 ("Zoning Code"), Chapter 17.21 ("Overlay Zoning Districts") of the St. Helena Municipal Code is hereby amended as follows (additions shown in underline and deletions shown in ~~strikethrough~~; text in regular type or **bold type** reflects the existing Municipal Code text and is provided for informational/reference purposes):

Chapter 17.21 Overlay Zoning Districts

Sections:

17.21.010 Flood Plain Overlay (FP)

17.21.020 Mobile Home Park Overlay (MHP)

17.21.030 Parking Exemption District (PED)

17.21.040 Historic Preservation Overlay (HP)

17.21.050 Planned Development Overlay (PD)

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

17.21.060 Winery and Planned Agritourism Overlay (WPA)

Overlay zoning districts are intended to provide for the regulation of properties with special or unique conditions and establish regulations which shall be in addition to those of the base zoning district. The Overlay designations set forth in this Title are as follows:

Table 17.21A: Overlay Zoning Districts

Abbreviation	Name
FP	Flood Plain Overlay
MHP	Mobile Home Park Overlay
PED	Parking Exemption District
HP	Historic Preservation Overlay
PD	Planned Development Overlay
WPA	Winery and Planned Agritourism Overlay

A new Section, 17.21.060, titled "Winery and Planned Agritourism Overlay (WPA)," is hereby added to Chapter 17.21 as follows:

17.21.060 Winery and Planned Agritourism Overlay (WPA)

A. Purpose. It is the purpose of the Winery and Planned Agritourism Overlay (WPA), when combined with an underlying Winery (W) Zoning District, to encourage high quality, innovative and creative agricultural based tourism development in the City outside of the Urban Limit Line. The WPA Overlay provides for the attraction of visitors with overnight accommodations on parcels within the agriculture general plan land use designation and Winery (W) Zoning designation in conjunction with agricultural, winery and winery-related uses. Large parcels in excess of 110-acres with existing active agriculture and a winery located within the City but outside of the Urban Limit Line and that are served by an existing railroad line may be designated with a WPA Overlay allowing the parcel to utilize up to 11 acres for agritourism with overnight accommodations. The WPA Overlay is intended to provide for the approval of development plans which serve public objectives more fully than development permitted under conventional zoning regulations. The WPA Overlay is consistent with the policies of the General Plan, as amended by the St. Helena Agritourism Initiative.

B. Permitted uses. The following are the permitted uses in the Winery and Planned Agritourism Overlay (WPA):

1. All uses permitted in the property's base zoning district;

2. Hotel, resort, or similar uses with transient overnight accommodations with no more than 56 guest rooms, served by an active railway line and located on a development site no larger than 11 acres on parcels 110 acres or larger in size with active winery or vineyard uses.

3. Uses accessory to hotel, resort, including but not limited to spa, restaurant, bar, up to 11,000 square feet for meeting rooms or related spaces, or similar uses, with transient overnight accommodations.

4. Train station or depot up to 2,500 square feet for passenger and guest use, if associated with a hotel or resort.

C. Conditional uses. Conditional uses as specified in the property's base zoning district require approval of a use permit as regulated by Section 17.05.020. Approval of a use permit is subject to finding the use consistent with the policies of the property's General Plan land use designation and the purpose of the WPA Overlay.

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D. Design Review. Design Review shall not be required for uses permitted outright pursuant to Sections 17.21.060.B and E. Notwithstanding the foregoing, Design Review, conducted pursuant to Chapter 17.05, shall be required for new structures, buildings or exterior revisions (not including change in exterior color) to any existing structures or buildings that also require a conditional use permit pursuant to Section 17.21.060.C in the WPA Overlay, provided that no decision-making bodies or officials may use Design Review intentionally or inadvertently to prohibit, unduly restrict, or reduce uses, building types, number of maximum allowed units, density, or height of structures allowed in the WPA Overlay, or to require changes from or impose any conditions inconsistent with standards in this Chapter. All applications for Design Review for permitted uses in the WPA Overlay shall be limited to conformity with the standards in this Chapter. Design Review shall not be required for adjacent new construction meeting the requirements of Section 17.21.060(G)(6).

E. Accessory Uses, Buildings, and Structures. The following are types of accessory uses, buildings, and structures permitted in the WPA Overlay:

1. Restaurants, spas, meeting spaces, recreation areas, employee offices, equipment and maintenance areas, employee facilities, garages, carports, workshops, pools, pool houses, gazebos, patio covers, and other accessory buildings, structures, and similar uses associated with resorts and hotels;

2. Signs subject to the generally applicable provisions of Chapter 17.27;

3. Other uses and structures which are customarily incidental and clearly subordinate to permitted and conditional uses pursuant to the generally applicable provisions of Chapter 17.24.

F. Development Standards. Standards for lot area, building coverage, building height, setback requirements, minimum open space area, sign placement and design, off- street parking, landscaping, and screening for the proposed development within the WPA Overlay shall prevail over the development standards of the base district zoning of the property. No structure or improvement shall be constructed within the WPA Overlay except in compliance with the WPA Overlay. Each structure or improvement shall be constructed and maintained in substantial compliance with the WPA Overlay. The requirements in Table 17.21.060.F shall be observed in the WPA Overlay, except as otherwise provided in this Section.

Table 17.21.060.F Development Standards			
	Maximum Standards.		
	a.	Density	0.3 FAR
	b.	Height of buildings/ structures	45 feet
	c.	Building coverage	50 percent
	d.	Building Area (conditioned)	105,000 sf
	Minimum Standards.		
	a.	Lot width	300 feet
	b.	Front setback	100 feet
	c.	Side setback	10 feet
	d.	Rear setback	10 feet

1. **Design.** The design of the building and site shall substantially conform to all applicable development standards, requirements and Environmental Design Features in this Section; materials and colors shall be used in a manner that creates a visually cohesive design; roof

design, building massing, and building articulation treatments shall be applied on are all sides of the buildings; and shall be compatible with the character, including any historic considerations, of the site.

2. **Landscaping**. All setbacks must be landscaped with plant materials, adequately maintained in accordance with the generally applicable provisions of Chapter 17.25.

3. **Parking**. Parking for hotel use shall be a minimum of 77 parking spaces and may be provided on site or off-site on an adjoining parcel subject to a long-term joint-use parking agreement. Parking and loading shall comply with the generally applicable Parking Area and Access Design Standards in Section 17.26.050. Electric vehicle charging stations and EV-capable parking shall conform to Section 17.26.090, as required.

G. Other Uses, Standards, and Requirements.

1. **Wastewater**. Wastewater treatment provided by an on-property package water reclamation system sized for WPA project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary treated water quality treatment shall be allowed. Alternatively, wastewater services may be provided by municipal wastewater systems if permitted by the City.

2. **Water**. Potable water will be provided by existing on-site wells. Emergency systems water and irrigation water will be supplied by recycled water and supplemented by on site wells as needed. Alternatively, such water may be provided by municipal water systems if permitted by the City. The use of existing water wells within the City, including the maintenance, modification, or reconstruction thereof, for potable water, emergency systems water, and irrigation water not supplied through treated wastewater shall be allowed and shall not require a permit under Section 13.16.060.

3. **Retail**. Retail sales and food and drink facilities must be integrated with the overnight accommodations or winery visitor center, and no advertising or other exterior evidence of such use shall be visible from any public right-of-way.

4. **Other Uses, Capacity**. No use authorized under the provisions of this Chapter shall be permitted where use, occupancy, or patronage will exceed the capability of the site to provide off-street parking, waste disposal systems, and reasonable provisions for public safety consistent with the St. Helena Municipal Code.

5. **Workforce Housing.** An Applicant under this Section shall apply to the City for a permit to develop a minimum of fifty (50) units of rental workforce housing made available to rent at an affordable rent, adjusted for household size, to moderate income households on a separate legal parcel within the City Limits ("Workforce Housing Obligation"). If the City approves any of the Applicant's proposed Workforce Housing Obligation, the City shall not apply any otherwise applicable affordable housing impact fee to the Project in accordance with applicable City regulations as contained in Chapter 17.30 of the St. Helena Municipal Code, as may be amended from time to time. If the City approves the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall cause construction of its Workforce Housing Obligation within 24 months of the City's approval of the Workforce Housing Obligation. If the City fails to approve the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall make a payment for the purpose of furthering the City's affordable housing goals pursuant to the requirements of St. Helena Municipal Code Section 17.30.020, as may be amended from time to time, to be paid to the City prior to issuance of the certificate of occupancy for the Project as the Project's sole obligation to provide affordable or workforce housing.

6. **Environmental Design Features.**

a. In addition to the requirements of the WPA Overlay and the St. Helena Municipal Code, an approved WPA Overlay must include and incorporate Environmental Design Features

("EDFs") to ensure that development in the overlay area avoids or minimizes environmental effects with appropriate sensitivity to the land, its resources, and adjacent property, and remains in compliance with the California Building Code and other generally applicable state laws. The Project Applicant(s) or designee(s) under this Section shall implement all EDFs and the City shall implement a monitoring and enforcement program to ensure compliance. The monitoring and enforcement program shall be administered by the Community Development Director or their designee.

b. The EDFs required for the WPA Overlay adopted on the WPA Property subject to the St. Helena Agritourism Initiative ("Initiative") are set forth in Appendix 1, which is incorporated by reference herein; Appendix 1 attached to the Initiative as **Exhibit C**.

7. **WPA Overlay Controls.** In the event that any other provision of this Chapter 17.21 ("Overlay Zoning Districts") of Title 17 ("Zoning Code") or any other provisions of the St. Helena Municipal Code conflict with this Section 17.21.060, the provisions of this Section shall govern.

8. **Modifications.** Modifications to the standards of this Section may be approved pursuant to the generally applicable provisions of Section 17.11.010 ("Minor Modifications to Development Standards"), as may be amended from time to time.

H. Building Permits.

1. **Building Permit Required.** No person shall commence, authorize, or cause to be commenced any erecting, constructing, enlarging, altering, repairing, improvising, moving, or demolishing of any building or structure in the WPA Overlay without first obtaining a building permit for buildings or structures from the Chief Building Official.

2. **Height.** Height shall be measured from finished grade to midpoint of roofline. Maximum height limits specified in this Chapter shall not apply to rooftop features for the housing of elevators, other roof equipment used to operate and maintain a building, screens for such equipment, other features, such as spires, belfries, domes, chimneys and cupolas, flagpoles, water tanks and towers, aids to navigation, communications antenna and satellite dishes, and other structures or features which, in the opinion of the Community Development Director, are similar to the above types of features.

I. Required Application. Applications for development in the WPA Overlay shall be filed by the Project Applicant and must include the following to determine substantial conformance with this Section:

1. A map or maps showing:

   a. Topography of the land, contour intervals as required by the City;

   b. Proposed circulation system;

   c. Areas for proposed structures, uses, recreation areas, commercial uses, and other such areas;

   d. Off-street parking; and

   e. The location of the Workforce Housing Obligation;

2. General elevations or perspective drawing of all proposed buildings and structures;

3. Information demonstrating that:

   a. The development meets the standards of this Section;

b. The development is a high quality design;

c. Each phase (if any) of the development, as well as the development as a whole, can exist as an independent unit capable of creating an environment of sustained desirability and stability;

d. The development is planned in coordination and substantial compatibility with the WPA Overlay; and

e. That development has been designed to implement features consistent with this Section, including the required EDFs, to address potential impacts, including from traffic, wastewater treatment, water usage, and employee housing.

SECTION 6. Internal Consistency.

It is the intent of the people of the City of St. Helena that the amendments contained in Sections 3-5 of this Initiative be read and construed in full harmony with the rest of the General Plan of the City of St. Helena. To the extent that any other provisions of the St. Helena Municipal Code, or any other ordinances of the City may be inconsistent with this Initiative, the provisions of this Initiative shall govern.

SECTION 7. Implementation of this Initiative.

A. This Initiative is considered adopted and effective upon the earliest date legally possible after the elections official certifies the vote on the Initiative by the voters of the City of St. Helena. Upon the effective date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative, including but not limited to taking any administrative steps necessary to update any City maps, figures, and any other documents maintained by the City so they conform to the legislative policies set forth in this Initiative.

B. Upon the effective date of this Initiative, the General Plan provisions of Section 3 of this Initiative are hereby inserted into the General Plan; except that if the four amendments of any mandatory element of the General Plan permitted by state law for any calendar year have already been utilized in the year in which this Initiative becomes effective, the General Plan amendments set forth in this Initiative shall be the first amendments inserted into the General Plan on January 1 of the next year. The City may reorganize, renumber, and/or reformat the General Plan provisions included in Section 3 of this Initiative, provided that the full text is inserted into the General Plan without alteration. The City may also reorganize, renumber, and/or reformat the Municipal Code provisions included in Section 5 of this Initiative, provided that the full text is inserted into the Municipal Code without alteration.

C. The General Plan in effect on the date of filing of the Notice of Intent to Circulate this Initiative ("Filing Date"), and the General Plan as amended by this Initiative, comprise an integrated, internally consistent and compatible statement of policies for the City. To ensure that the City's General Plan remains an integrated, internally consistent, and compatible statement of policies for the City, any provision of any element of the General Plan that is adopted between the Filing Date and the effective date of the General Plan amendments adopted by this Initiative shall, to the extent that such interim-enacted provision is inconsistent with or would diminish, render invalid, defeat, or impair the General Plan amendments adopted by this Initiative, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this Initiative and other elements of the General Plan.

SECTION 8. Effect of Other Measures on the Same Ballot.

To ensure that the intent of the voters is not frustrated, this Initiative is presented to the voters as an alternative to, and with the express intent that it will compete with or take precedence over, any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if approved, would regulate the use or development of properties subject to

this Initiative in any manner whatsoever that would frustrate the purpose and intent of this Initiative (each, a "Conflicting Initiative"). In the event that this Initiative and one or more Conflicting Initiatives are adopted by the voters at the same election, then it is the voters' intent that only the measure which receives the greatest number of affirmative votes shall control in its entirety with respect to the future use and development of properties subject to this Initiative and said other measure or measures shall be rendered void and without any legal effect with respect to such properties. If this Initiative is prevented from going into effect by a Conflicting Initiative approved by the voters at the same election, and such Conflicting Initiative is later held invalid, this Initiative shall be self-executing and given full force of law. Notwithstanding the foregoing provisions of this Section, in the event that both this Initiative and another measure(s) are adopted by the voters at the same election, but the two measures can be harmonized in a manner that permits this Initiative to be implemented upon its adoption without imposing any additional or inconsistent requirement(s) to properties subject to this Initiative (e.g., the other measure impacts only properties that are not subject to this Initiative because of their land use designation and/or zoning), then it is the voters' intent that both the other measure and this Initiative shall be given full force and effect regardless of which measure receives the greatest number of affirmative votes.

SECTION 9. Interpretation and Severability.

A. This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Initiative. The voters declare that this Initiative, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application.

B. If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, we the People of the City of St. Helena indicate our strong desire that: (i) the City Council use its best efforts to sustain and re-enact that portion, and (ii) the City Council implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with this Initiative.

C. This Initiative must be broadly construed in order to achieve the purposes stated above. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented by the City and others in a manner that facilitates the purpose set forth in this Initiative.

SECTION 10. Amendment.

The amendments to the St. Helena General Plan, Zoning Map, and Municipal Code set forth in Sections 3-5 of this Initiative may be amended or repealed only by a majority of the voters of the City voting in a regular election held in accordance with state law.

SECTION 11. Exhibit List.

Exhibit A: Map of the Property Subject to this Initiative (for informational purposes only)

Exhibit B: Amendments to City of St. Helena Zoning Map

Exhibit C: Appendix 1 to Section 17.21.060 of the St. Helena Municipal Code – Environmental Design Features ("EDFs") for the WPA Property Subject to this Initiative

Exhibit D: Copy of St. Helena Municipal Code Chapter 17.19 (for informational purposes only)

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT A

Exhibit A depicts the property subject to this Initiative. Specifically, this Exhibit A depicts the location of 1) the approximately 140-acre winery site, which is bounded by Deer Park Road to the northwest, the Napa River to the northeast, and York Creek and an existing winery production facility to the southeast (the "Winery Property"); and 2) the location within the Winery Property of the 11 acres of real property, located at 2800 Main Street, to which the new WPA Overlay will be applied pursuant to this Initiative (the "WPA Property"). This Exhibit is attached for informational purposes only.

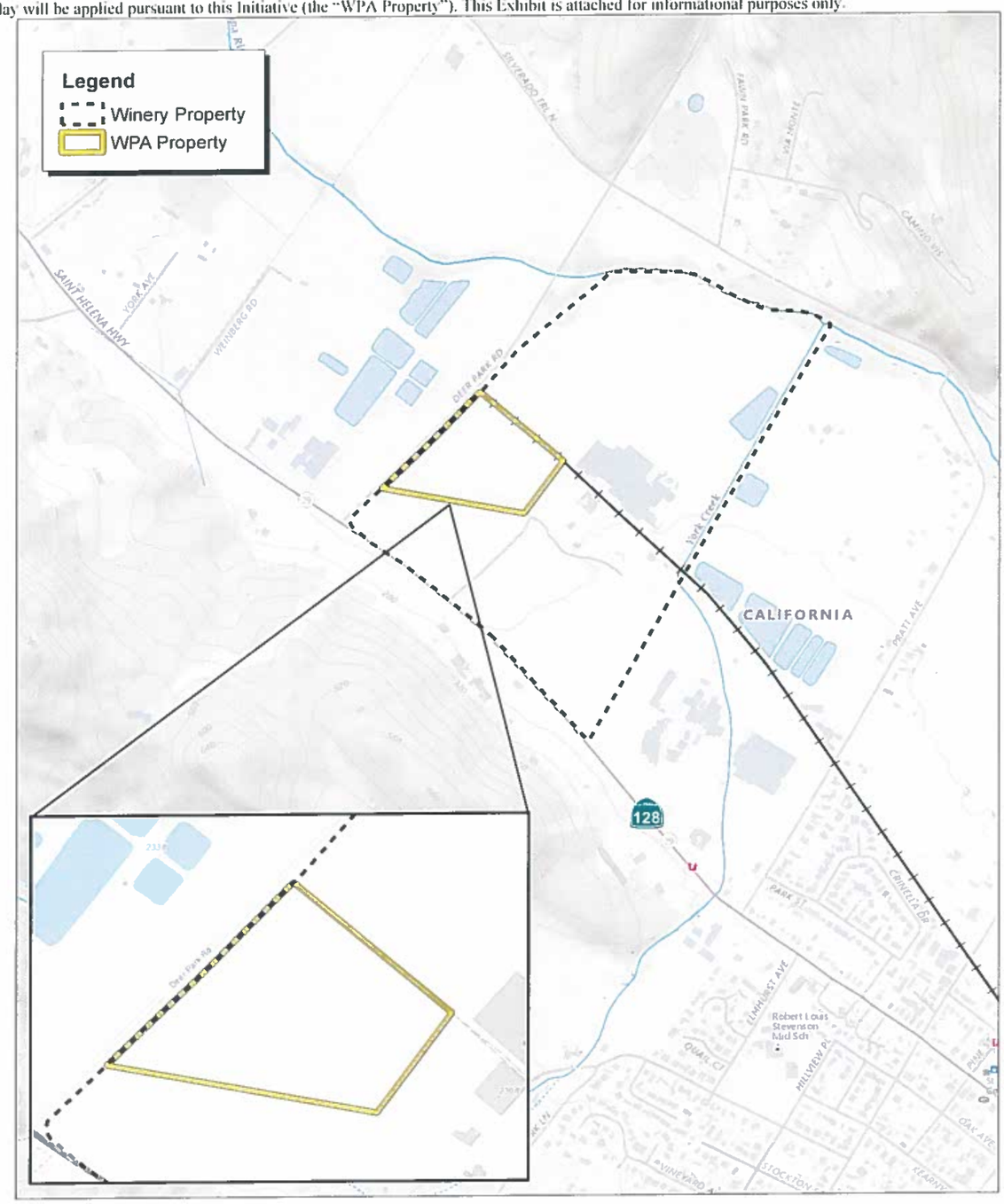


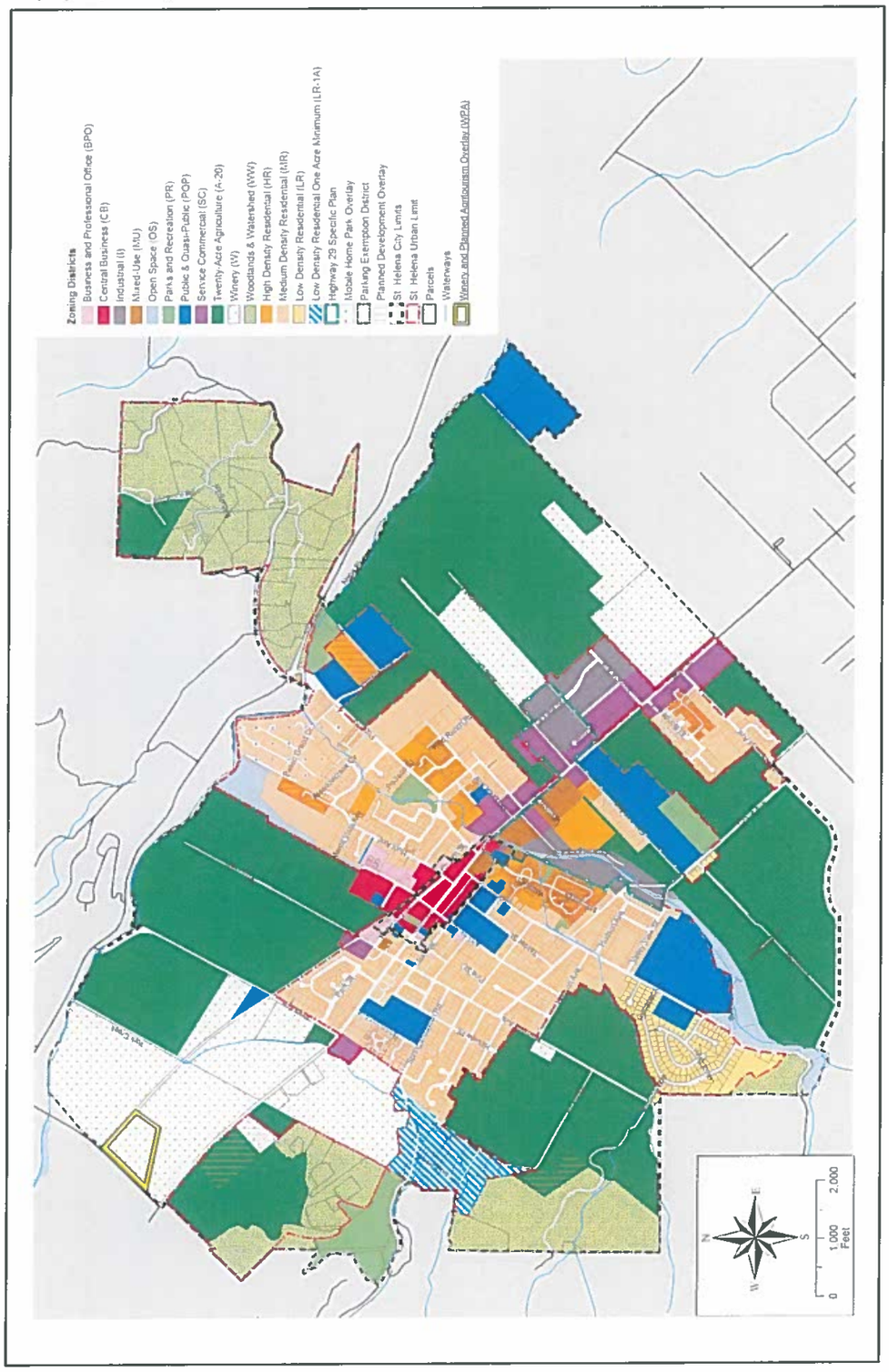
EXHIBIT A

A-1

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT B

The Zoning Map of the City of St. Helena is hereby amended as depicted herein to 1) include a new Winery and Planned Agritourism Overlay (WPA) designation in the list of City of St. Helena Zoning Districts; and 2) adopt the Winery and Planned Agritourism Overlay (WPA) zoning overlay on the WPA Property subject to this Initiative.



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EXHIBIT C

Appendix 1 to Section 17.21.060 of the St. Helena Municipal Code -
Environmental Design Features for the WPA Property Subject to this Initiative

The following Environmental Design Features ("EDFs") are incorporated into the WPA Overlay added to the WPA Property pursuant to the St. Helena Agritourism Initiative (the "Initiative") to implement the goals and policies of the General Plan and this WPA Overlay. The applicant(s) or designee(s) (referred to herein as "Applicant") for any hotel, resort or similar uses developed in the WPA Overlay (referred to herein as "Project") shall implement the following EDFs as described below.

Environmental Design Feature	Timing
General	
1. A website shall be maintained to provide information on upcoming events at the Project.	Prior to Issuance of Certificate of Occupancy
2. The Project shall be in conformance with all applicable City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.	Prior to Issuance of Building Permit
3. All required fees, including planning fees, development impact fees, building fees, and St. Helena Unified School District fees for the Project shall be paid prior to issuance of a building permit except as expressly provided herein. Fees shall be those in effect at the time of the issuance of the building permit.	Prior to Issuance of Building Permit
4. Compliance with all EDFs shall occur in accordance with specific regulations but in all cases no later than prior to Project occupancy or initiation of use unless another time is set by law or by Section 17.21.060. Occupancy or final inspection of a Project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.	Prior to Issuance of Certificate of Occupancy
5. The Project shall be subject to the generally applicable requirements of, and all improvements shall be designed and constructed in accordance with, the most current version of legal requirements at the time of building or grading permit, such as the Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all applicable current federal, state and county codes governing such improvements.	Prior to Issuance of Certificate of Occupancy
6. The Applicant shall comply with the generally applicable building codes in effect at the time the Applicant applies for a building permit, and shall include all documentation listed on the City's building permit application checklist, as may be amended from time to time.	Prior to Issuance of Building Permit
7. The plans for Project construction shall include a checklist for compliance with the mandatory, generally applicable measures of the California Green Buildings Standards Code, as may be amended from time to time, with a reference on the checklist indicating where the mandatory measures can be found on the plans.	Prior to Issuance of Building Permit
8. Building permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application, provided that deferral of fire sprinkler design is not allowed.	Prior to Issuance of Building Permit
Aesthetics	
9. After completion of site grading, the slopes along Deer Park Road and the St. Helena Highway (CA-128 W/CA-29 N) shall be vegetated with a plant palette that is selected and planted appropriately based upon adaptability to the Project's climatic, geologic, environmental, and topographic conditions. All landscaping shall be maintained by the Applicant in good condition.	Prior to issuance of Certificate of Occupancy

10. Planted areas shall be irrigated with recycled water to the extent available and feasible.	Prior to issuance of Certificate of Occupancy
11. Accessory Project facilities such as trash bins, storage areas, etc., shall be screened from view from adjacent off-site residences to the extent feasible.	Prior to issuance of Building Permit
12. A minimum of 20% of the Property must remain maintained landscaping and shall be kept in a weed-free condition.	Prior to issuance of Certificate of Occupancy
13. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.	Prior to issuance of Certificate of Occupancy
14. The Applicant shall provide details of all proposed fencing, walls, and gates on all plans submitted, which shall comply with any applicable building standards.	Prior to issuance of Building Permit
Air Quality	
15. Prior to the issuance of a grading permit for a Project, the Applicant shall submit a grading plan for review and approval by the City Planning Division. The following specifications shall be included in a Construction Management Plan with the permit application(s) to reduce short-term air quality impacts attributable to the on-site and off-site construction activities: a. During all construction activities, all architectural coatings applied shall contain a low content of volatile organic compounds; b. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. Equipment maintenance records shall be kept onsite and made available upon request by the City c. All material excavated, stockpiled, or graded (including unpaved areas and roads) shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard; d. All onsite vehicles shall be limited to a speed of 25 miles per hour on unpaved roads; e. All land clearing, grading, earth-moving, or excavation activities on the Project site shall be suspended when sustained winds are expected to exceed 25 miles per hour; f. All trucks hauling dirt, sand, soil, or loose material shall be covered or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the generally applicable requirements of the California Vehicle Code; g. Fossil fuel based off-road construction equipment and all construction vehicles shall be prohibited from idling for periods longer than 5 minutes when not in use; h. During Project construction, all construction equipment shall conform to applicable required state and federal emission standards. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than applicable required state and federal emission standards; i. During Project construction, electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible; j. The Applicant shall prepare and implement a Construction Management Plan (CMP) for Project construction. Project construction contracts shall require compliance with the CMP. The CMP shall include, without limitation contractor contact information and responsibilities, typical construction hours, material storage and construction trailer locations, construction waste recycling program, construction equipment emissions requirements, dust control requirements, haul routes, any off-site construction parking plans, and construction traffic management plan (e.g., flag persons, signs); k. During Project construction, contractors shall implement fugitive dust control measures consistent with applicable Bay Area Air Quality Management District Regulations, as may be amended from time to time;	Prior to Issuance of Building Permit

l. Project Construction contractors shall be required to implement a recycling program for waste generated by demolition and construction activities to the extent feasible; m. Project construction deliveries shall be scheduled, to the extent feasible, during off-peak traffic periods to encourage the reduction of trips during the most congested periods.	
16. The Project shall incorporate various sustainable design elements and guidelines to promote energy efficiency and other conservation measures. The Project's sustainable design elements shall include, but are not limited to: a. Landscaping consistent with the generally applicable provisions of St Helena Municipal Code Chapter 17.25 xeriscape principles and site-specific plant materials. All landscaping shall be maintained by the Applicant in good condition; b. Irrigation with recycled water to the extent available and feasible; c. Recycling programs for construction-generated waste; d. Use of energy efficient lighting for streetlights, path lights, and other similar uses.	Prior to issuance of Certificate of Occupancy
17. The Applicant shall provide a tree protection plan prior to the issuance of a grading permit that shall include on the site plan the location of trees within the Project area and include a tree protection plan which shall be coordinated with any civil grading/drainage/improvement plans.	Prior to issuance of Grading Permit
Biological Resources	
18. Prior to issuance of a grading permit for Project work in or discharges to any federal and/or state jurisdictional waters, including wetlands, Applicant shall provide written evidence to the City of St. Helena that any applicable resource agency with jurisdiction has issued any required permits; such agencies may include U.S. Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), or any other applicable agency (e.g., California Department of Fish and Wildlife (CDFW)).	Prior to issuance of Grading Permit
19. Project construction activities shall prevent the unpermitted discharge of sediment and/or muddy, turbid, or silt-laden waters into any on-site wetlands and/or other receiving water bodies, including off-site adjacent drainage ditches located immediately to the north and east of the Project. Project construction shall comply with the following: a. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared to address best management practices (BMPs) that will be used to prevent erosion and sediment loss within the Project site. BMPs such as silt fence, mulching and seeding, and straw wattles will be placed where needed to prevent sediment from leaving the site during construction. Permanent stormwater management in the form of planting, mulching, and paving will be placed to address erosion after construction. Once construction is complete, the SWPPP will no longer be in effect; b. Appropriate sediment control measures (e.g., silt fences, straw wattles) shall be in place prior to the onset of construction activities within waters of the United States and/or State and in areas where there is a potential for surface runoff to drain into adjacent aquatic features and as required by the SWPPP; c. Sediment control measures shall be monitored and maintained until construction activities have ceased; d. Temporary stockpiling of excavated or imported material shall be placed as far away from any waters of the United States and/or State as practicable. Excess soil shall be used on site or disposed of at a regional landfill or other appropriate facility. Stockpiles that are to remain on the site through the wet season shall be protected to prevent erosion (e.g., silt fences, straw bales) as required in the SWPPP; e. All waters of the United States and/or State temporarily impacted by construction activities shall be restored and revegetated, as close as practicable, to preconstruction contours and conditions; f. Construction fencing shall be installed along the edges of the work zone adjacent to waters of the United States and/or State outside the construction area. All work and stockpiling of materials shall be confined to the Project disturbance area.	Prior to issuance of Grading Permit

20. Birds, including but not limited to raptors such as white-tailed kite: If feasible, vegetation removal and/or construction shall be conducted between September 1 and January 31. If vegetation removal and/or construction activities is to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active nest is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer zone is approved by CDFW. Construction may resume once the young birds have left the nest or as approved by the qualified biologist.	Prior to issuance of Grading Permit
21. Bats, including pallid bats: If feasible, vegetation removal and/or construction shall be conducted between August 16 and March 31. If vegetation removal and/or construction activities is to occur during the roosting season (April 1 through August 15), a qualified biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active roost is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer zone is approved by CDFW. Construction may resume once the young have left the nest or as approved by the qualified biologist.	Prior to issuance of Grading Permit
Cultural Resources	
22. Prior to the issuance of a building permit, Applicant shall have a qualified architectural historian conduct and prepare viewshed and site analysis to demonstrate the Project design compatibility of the new adjacent and/or related new construction to any properties listed and/or eligible for the National Register of Historic Places, California Register of Historical Resources, and/or potentially eligible as a State Historical Landmark and Point of Historical Interest. That analysis shall demonstrate that: a. New adjacent or related new construction by the Project to any properties listed and/or eligible for the National Register of Historic Places, California Register of Historical Resources, or potentially eligible as a State Historical Landmark and Point of Historical Interest will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired; b. The Project will avoid excavations or regrading of land adjacent to any historic building which could cause the historic foundation to settle, shift, or fail, or which could destroy significant archeological resources; c. Design of the Project's adjacent new construction to historic buildings will be compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape; d. New construction on or near the historic building site will avoid being visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features, but will be differentiated from the historic building or buildings; e. Adjacent new buildings on a historic property or on an adjacent site will avoid being much larger than a historic building in close proximity, and avoid new buildings or groups of buildings that are not compatible with the character of the historic building; f. For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records search, the Applicant shall also provide a historical significance assessment of structures over 45 years.	Prior to issuance of Building Permit
23. Any applicable California State Department of Parks and Recreation forms for historic resources shall be produced and submitted to the California Historic Resources Information System (CHRIS) to document current conditions of any historical resource prior to removal of any rows of the vineyard from the historic era.	Prior to issuance of Building Permit
24. The Project shall rehabilitate any sections of existing rail for the adjacent train track that has fallen into disrepair on the Project site and applicable California State Department of Parks and Recreation forms for historic	Prior to issuance of Building Permit

resources shall be produced and submitted to the California Historic Resources Information System (CHRIS) to document the condition of the existing rail for the train resource before any Project construction begins.	
25. Applicant shall send letters of information about the Project to local historical societies that may have an interest in the history of the Project property, as appropriate.	Prior to issuance of Building Permit
26. Prior to issuance of a grading permit, a qualified archeologist shall prepare an Archaeological Treatment, Testing, and Curation Plan to assess of the potential presence of archaeological, paleontological and tribal cultural resources, including a site survey and a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC). If warranted by the results of the assessment, the qualified archeologist shall then prepare a Cultural Resources Monitoring Plan (CRMP) in consultation with a Tribal Representative that will include protocols, as appropriate, for Workers Environmental Awareness training, on site cultural resources monitoring, Tribal monitoring, and procedures for treatment of additional cultural resources identified during ground disturbing activities associated with the Project. The CRMP shall include, at minimum, a plan the following items to be implemented before ground-disturbing or construction activities can resume for any resources found to be historical resources: a. A determination of the approximate volumetric quantity of archaeological deposit disturbed by all construction related earthmoving activities including grading, foundations, utility trenching and excavation for pools; b. Provisions for recovery of a minimum of ten percent (10%) sample of the intact cultural deposit within the area of the archaeological site impacted by the proposed Project. The actual quantity of the three percent sample of the cultural deposit shall be determined based upon the engineering data regarding volumetric quantity to native soils. Location of the mitigation excavation units shall be determined by an archeologist based upon final construction plans as well as consultation with the Project representatives; c. Monitoring of grading and excavations by a qualified archeologist; d. Provision for recovery for any significant cultural materials unearthed during construction excavation; e. Preparation of a final archaeological report at the completion of construction, describing all significant findings and submittal to the City, including whether these resources may require assessment for listing on the National Register of Historic Places; f. Preparation and submittal of an update to the existing site records and any applicable California State Department of Parks and Recreation forms for historic resources forms; g. Consultation with the local tribes (the Mishewal-Wappo Tribe and other tribes as appropriate based on consultation with the Native American Heritage Commission) regarding this Project.	Prior to issuance of Grading Permit
27. If human remains are discovered, all work within 100 feet of the remains shall immediately cease, and the Napa County Coroner's office shall be notified. If the coroner determines that the remains are Native American, the coroner shall notify the Native American Heritage Commission (NAHC) to identify the most likely descendant. The Project Applicant, under the direction of the City, and in consideration of recommendations from the most likely descendant, shall prepare a plan for treatment and reinternment of the remains. In the event that the most likely descendant cannot reach an agreement with the property owner for these activities even after mediation by the NAHC, the Applicant shall reinter the remains where they will not be subject to further disturbance, record the location with the NAHC and the Northeast Information Center, and work with the City to establish a zoning designation or easement at the location to protect the remains against future discovery or damage. Per the conditions in the CRMP, work shall halt within the vicinity of the find until the appropriate treatment measures have been completed.	Prior to issuance of Grading Permit and during construction
28. Should any paleontological resources be encountered during ground disturbing activities, all such activities shall halt within a 100-foot radius of the discovery, a qualified paleontologist shall be contacted to determine the nature of the find, evaluate its significance, and if necessary, implement preservation or removal methods.	Prior to issuance of Grading Permit and during construction

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Energy	
29. Prior to issuance of a final occupancy permit, the Applicant shall demonstrate the Project's compliance with the following measures to the City Planning Division: a. Parking lot lights mounted and arranged efficiently to minimize energy compared to a greater number of fixtures at lower heights without increasing impacts on adjacent properties The use of LED lamps to provide a higher level of perceived brightness with less energy than other lamps; b. The implementation of reflective cool roof material (SRI of 16 or greater); c. High efficiency HVAC units with high-efficiency ducted systems; d. Photo sensor and time clock-controlled parking lot and exterior lights. e. The use of high-efficiency light source and ballasts (LED) and bi-level switching for fluorescent fixtures are used; f. Energy efficient Transformers; g. The use of variable speed motors make-up air units, booster pumps and air side and/or water side economizers; h. All electric utility service meters shall be a smart meter or equivalent advanced metering device, if allowed by the utility provider; i. All toilets, urinals, sinks, showers and other water fixtures installed on-site shall be as required by California's Green Building Code, as may be amended from time to time.	Prior to Issuance of Certificate of Occupancy
30. The Applicant shall implement the following emissions reduction measures: a. Utilize energy-efficient appliances, such as Energy Star-certified (or equivalent) water heaters, to reduce energy consumption and emissions; b. Utilize automated controls for air conditioners and lighting to reduce electricity consumption and associated emissions.	Prior to issuance of Building Permit
31. Serving or packaging to-go food materials in non-biodegradable polystyrene (i.e. Styrofoam/plastic foam) materials shall be prohibited.	Prior to operation of the Resort
Floodplain	
32. No new structures or fill that results in any increase in flood levels during the occurrence of the base flood discharge shall be developed within the Federal Emergency Management Association (FEMA) Floodway.	Prior to issuance of Building Permit
33. In accordance with the City of St Helena Municipal Code Section 15.52.150, the Project shall accommodate a Design Flood Elevation (DFE) of 18 inches above the Base Flood Elevation (BFE).	Prior to issuance of Building Permit
34. Any building structure below the Design Flood Elevation (DFE) shall be watertight with walls substantially impermeable to the passage of water, having structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy, and be certified by a registered civil engineer.	Prior to issuance of Building Permit
Geology and Soils	
35. The Applicant shall comply with site-specific recommendations set forth in site-specific engineering geology and soils investigation/geotechnical reports. The geology and geotechnical reports shall include site-specific studies and analyses for potential geologic and/or geotechnical hazards at the site. Geotechnical reports shall address the design of pilings, foundations, walls below grade, retaining walls, shoring, subgrade preparation for floor slab support, paving, earthwork methodologies, and dewatering, where applicable. Geology and geotechnical reports may be prepared separately or together and signed and stamped by a Professional Geologist or Professional Engineer licensed in the State of California.	Prior to issuance of Building Permit
36. During Project construction earthwork and grading activities, geotechnical observation shall be performed by the Project geotechnical engineer.	During construction
37. The grading plans provided by the Applicant for review shall include the existing topography shown with contour lines labeled at one-foot intervals and extending a minimum of 100-feet beyond the limits of the site, or sufficient distance to indicate impacts on adjacent properties.	Prior to Issuance of Grading Permit

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

38. The Applicant shall construct all on and offsite improvements in accordance with the improvement plans and supporting calculations that are prepared by a registered civil engineer and reviewed by the City of St. Helena Public Works Department. The improvement plans and supporting calculations shall include detailed designs for all utilities, water, grading, drainage, erosion control and paving.	Prior to Issuance of Grading Permit
Hazardous Materials	
39. Prior to issuance of grading permits, shallow soils samples shall be taken on-site to determine the location of any contaminated soils on the site with concentrations above generally established applicable worker safety thresholds.	Prior to Issuance of Grading Permit
40. Any soils with residual agricultural chemicals exceeding the generally applicable screening levels for commercial uses, or hazardous waste limits shall be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal site.	Prior to Issuance of Building Permit
41. All hazardous materials measures shall be printed on all construction documents, contracts, and Project plans prior to issuance of grading permits.	Prior to Issuance of Grading Permit
42. If contaminated soils are found in concentrations above established thresholds, a Site Management Plan (SMP) shall be prepared and implemented by the Applicant (as outlined below) and any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to applicable requirements and regulations. The SMP shall be prepared by a qualified hazardous materials consultant and provided to the City with grading permit applications. The SMP shall include: a. Management practices for handling contaminated soil or other materials if encountered during construction or cleanup activities and measures to minimize dust generation, stormwater runoff, and tracking of soil off-site; b. Preliminary Remediation Goals (PRGs) for environmental contaminants of concern to evaluate the site conditions following SMP implementation; c. A Health and Safety Plan (HSP) for each contractor working at the site that addresses the safety and health hazards of each phase of site operations that includes the requirements and procedures for employee protection. The HSP will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.	Prior to Issuance of Grading Permit
43. Cleanup and remediation activities on the site prior to building construction shall be conducted in accordance with the SMP.	Prior to Issuance of Building Permit
44. All measures shall be printed on all construction documents, contracts, and Project plans prior to issuance of grading permits.	Prior to Issuance of Building Permit
45. Project construction activities shall comply with all generally applicable federal Occupational Safety and Health Administration Safety (OSHA) and California General Industry Safety Orders and Health Standards.	Prior to issuance of Building Permit
46. Hazardous materials, if any, associated with Project construction shall be located and stored in compliance with applicable federal, state, and local requirements. Response procedures for spills and leaks of hazardous materials, if any, shall be established in compliance with applicable federal, state, and local requirements.	Prior to issuance of Building Permit
Noise	
47. Project construction contractors shall be required to provide a Noise Management Plan to reduce construction noise at any offsite residences to the extent feasible, and shall implement the Noise Management Plan for construction activities.	Prior to issuance of Grading Permit
48. The noise management plan shall include the following requirements: a. Outdoor parking lot sweeping activities associated with the Project generally shall be limited to the daytime hours between 7:00 a.m. and 10:00 p.m.;	Prior to issuance of Grading Permit

b. Construction activity, including all outdoor loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, or similar objects in such a manner as to cause a noise disturbance to residential uses shall be limited to the daytime hours between 7:00 a.m. and 10:00 p.m.; c. Noise-generating equipment operated at the Property shall be equipped with noise control devices to the extent reasonably available (i.e., mufflers, intake silencers, lagging, and/or engine enclosures). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. Pile drivers used within 1,500 feet of off-site residences shall be equipped with noise control measures to reduce sound energy emissions associated with pile driving (e.g., use of noise attenuation shields or shrouds). Holes for piles will be pre-drilled to the extent feasible; d. Haul routes shall avoid noise-sensitive land uses to the extent feasible; e. Staging areas and construction material storage areas shall be located away from adjacent residences.	
Population and Housing	
49. Prior to the issuance of a building permit, Applicant shall apply to the City for a permit to develop a minimum of fifty (50) units of rental workforce housing made available to rent at an affordable rent, adjusted for household size, to moderate income households on a separate legal parcel within the City Limits (Workforce Housing Obligation). If the City approves any of the Applicant's proposed Workforce Housing Obligation, the City shall not apply any otherwise applicable affordable housing impact fee to the Project in accordance with applicable City regulations as contained in Chapter 17.30 of the St. Helena Municipal Code, as may be amended from time to time. If the City approves the workforce rental housing prior to the certificate of occupancy on the Project, Applicant shall cause construction of its Workforce Housing Obligation within 24 months of the City's approval of the Workforce Housing Obligation. If the City fails to approve the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall make a payment for the purpose of furthering the City's affordable housing goals pursuant to the requirements of St. Helena Municipal Code Section 17.30.020, as may be amended from time to time, for the Project to be paid to the City prior to issuance of the certificate of occupancy for the Project as the Project's sole obligation to provide affordable or workforce housing.	Prior to issuance of Building Permit; Prior to Issuance of Certificate of Occupancy
Public Services	
50. Project water lines and hydrants shall be sized and located so as to meet the fire flow requirements established by the Fire Department.	Prior to issuance of Building Permit
51. Prior to construction, building plans shall be submitted to the Fire Department for review. Based on such review, any additional fire safety requirements shall be implemented to the satisfaction of the Fire Department.	Prior to issuance of Building Permit
52. During construction, adequate ingress/egress access points shall be provided for emergency response in compliance with the requirements of the Fire Department.	Prior to issuance of Building Permit
53. Clearly marked, durable, source sorted recycling bins shall be conveniently located within the Property unless the Property is under contract with a vendor to sort waste.	Prior to issuance of Building Permit
54. The Applicant or its designee shall be responsible for meeting with the Building Official, Fire Inspector and/or Public Works Department to review compliance with Building Codes, Fire Codes, and applicable Public Works Standards.	Prior to Issuance of Building Permit
55. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.	Prior to Issuance of Building Permit
56. Prior to issuance of a certificate of occupancy, trash areas, dumpsters and recycling containers shall be enclosed and roofed per applicable standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off	Prior to Issuance of Certificate of Occupancy

during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system or alternative treatment system. An area drain connected to the sanitary sewer or alternative treatment system shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.	
57. Prior to Certificate of Occupancy, the Applicant shall repair all public improvements that are damaged by the construction process in accordance with the City's generally applicable Water/Sewer/Street/Storm Drain/Sidewalk Standards, as may be amended from time to time.	Prior to Issuance of Certificate of Occupancy
58. Plans submitted for building permit shall exhibit compliance with the then current St. Helena Fire Code, as required bySt. Helena Municipal Code Chapter 15.36, as may be amended from time to time.	Prior to Issuance of Building Permit
59. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.	Prior to Issuance of Certificate of Occupancy
60. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.	Prior to Issuance of Building Permit
Transportation	
61. To encourage the use of alternative modes of transportation, the Applicant shall provide employee bicycle racks for no less than six bicycles.	Prior to Issuance of Certificate of Occupancy
62. To encourage the use of alternative fueled transportation, the Applicant shall install electric vehicle recharging stations at the Project site as required by St. Helena Municipal Code Section 17.26.090, as may be amended from time to time.	Prior to Issuance of Certificate of Occupancy
63. Preferential parking spaces shall be provided for low emission vehicles, including alternative-fuel vehicles, hybrid vehicles that qualify for freeway carpool lanes, and van pools.	Prior to Issuance of Certificate of Occupancy
64. During construction, a Construction Traffic Management Plan (CTMP) shall be prepared and implemented so as to reduce traffic impacts to adjacent residential neighborhoods, or pedestrian and vehicular impediment or interference due to construction traffic. The CTMP shall be attached to all construction contracts and shall include: a. procedures for roadway closures or traffic detours; b. haul routes; c. required protective devices and warning signs; d. locations of construction worker parking lots; e. construction vehicle staging shall be configured to reduce traffic interference and the need for lane closures.	Prior to issuance of Grading Permit
65. At the Applicant's expense, the southbound approach at Deer Park Road and entrance to the Project shall be improved to include a left-turn lane and a through lane, within the existing right-of-way.	Prior to operation of the Resort
66. A Transportation Demand Management program shall be prepared and implemented by the Applicant to encourage Project employees and patrons to reduce vehicular traffic on the street and freeway system during the most congested time periods of the day and to further reduce Vehicle Miles Traveled (VMT) and to support the City's trip reduction and climate policies. The Transportation Demand Management program may include but not be limited to the following: a. Bicycle and pedestrian-friendly environment (i.e., established and clear pedestrian networks, intersections, and built environments); b. Bicycle amenities, including bicycle parking (4 long-term spaces and 6 short term spaces minimum); c. Rideshare/carpool/vanpool promotion and support; d. Education and information on alternative transportation modes, including railway as available, via the Resort operator website; e. Discounted employee transit passes;	Prior to operation of the Resort

f. Designate a Transportation Demand Management (TDM) coordinator to establish programs to ensure VMT by guests and employees are reduced, including, but not limited to, employee car and vanpooling, employer-sponsored transit passes, bicycle-sharing, showers, lockers, secure bike storage, and winery tours for guests with pickup and drop-off at the lodge.	
67. Prior to issuance of a Certificate of Occupancy, the Applicant shall provide no fewer than 25 courtesy bicycles for guests.	Prior to Issuance of Certificate of Occupancy
68. To preserve existing sight lines, any new signage, monuments, or other structures to be placed near the Project entrance shall be positioned outside of the vision triangles of a driver waiting on the Project access drive.	Prior to Issuance of Certificate of Occupancy
69. To minimize left turns onto SR 29 from Deer Park Road, Project signage shall be installed on the driveway directing drivers to use SR 29 to go north and Silverado Trail to go south.	Prior to Issuance of Certificate of Occupancy
70. In the event the City of St. Helena installs a traffic signal at SR 29/Deer Park Road, the Project Applicant shall pay its proportional share of the cost of the signal at the time the signal is constructed by the City.	Prior to Issuance of Certificate of Occupancy
71. In the event the County of Napa converts the existing traffic signal at Silverado Trail/Deer Park Road from flashing red operation to normal signal operation and changing the geometry on the westbound approach to a left-turn and through/right-turn lanes, the Applicant shall deposit funds with the County to cover the cost of the striping improvements to allow the County to implement this change at such time as it becomes necessary.	Prior to Issuance of Certificate of Occupancy
72. The Project shall cooperate, including by way of agreements, with the adjacent winery operator to ensure there is an adequate parking supply.	Prior to Issuance of Certificate of Occupancy
73. Prior to issuance of a Certificate of Occupancy, the Applicant shall pay traffic impact fees based on the City's Master Fee Schedule, and the fee will assume all square footage calculated at the lodging rate.	Prior to Issuance of Certificate of Occupancy
74. Prior to issuance of a building permit, the Applicant shall be required to obtain a City or other applicable encroachment permit for improvements on any public right-of-way.	Prior to Issuance of Building Permit
75. Prior to occupancy, Applicant shall construct, to the extent not previously constructed, a minimum 8–foot wide paved bicycle and pedestrian trail, which shall be open to the public, along the railway and within the property rights of the railway operator, between the Project site and Fulton Lane, provided that such obligation to construct is subject to issuance of any required permits, with reasonable and feasible conditions, from any federal and/or state agency with jurisdiction over construction affecting jurisdictional waters.	Prior to Issuance of Certificate of Occupancy
Utilities, Water, Water Quality and Wastewater	
76. Prior to the issuance of a Certificate of Occupancy, the Applicant shall underground on-site utility lines per the applicable requirements of the St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of the Applicant. Due to the economic and engineering infeasibility of undergrounding any regional serving overhead power lines, any such existing lines may remain on overhead power poles.	Prior to Issuance of Certificate of Occupancy
77. Any new and modified existing water laterals, meters and backflow prevention devices shall be constructed in accordance with the generally applicable requirements of the City of St. Helena. Any new laterals shall be located perpendicular to the water main.	Prior to Issuance of Certificate of Occupancy
78. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board to comply with the statewide General Permit for Discharges of Storm Water Associated with Construction Activities (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for construction activities on the Property in accordance with applicable State requirements.	Prior to issuance of Building Permit

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

79. Potable water will be provided by existing on-site wells. Emergency systems water and irrigation water will be supplied by recycled water and supplemented by on site wells as needed. Alternatively, such water may be provided by municipal water systems if permitted by the City. The use of existing water wells within the City, including the maintenance, modification, or reconstruction thereof, for potable water, emergency systems water and irrigation water not supplied through recycled water shall be allowed and not require a permit under St. Helena Municipal Code Section 13.16.060.	Prior to issuance of Building Permit
80. Prior to the issuance of a building permit, Applicant shall have a qualified hydrogeologist prepare a groundwater report describing how the Project's use of existing groundwater well(s) on the Winery Property will not have a material adverse impact on the water production capability of the City. The groundwater report shall demonstrate: a. The Project well(s) are more than 1500 feet on average from the City wells for potable water; b. The Project well(s) are more than 500 feet from the Napa River; c. The Project with existing groundwater uses on the Winery Property will not annually exceed 0.3 acre-ft/acre of groundwater extraction from the Project well(s); d. Recycled water will be generated through onsite water reclamation to maximize supply of non-potable water; e. Project groundwater demands do not exceed the capacity of on-site well(s); f. Well water extracted for use in the proposed development will, after initial use, be captured, treated, and reused for non-potable demands on the Winery Property, and will contribute to groundwater recharge.	
81. The Project shall incorporate best practices for water conservation, which shall include the metering the water production/extraction and well water levels.	Prior to Issuance of Certificate of Occupancy; ongoing
82. Applicant shall obtain all necessary permits from local and state agencies for the nontransient community water system.	Prior to Issuance of Certificate of Occupancy, ongoing
83. If the City provides a municipal water system connection and Applicant elects to connect to the municipal water system in lieu of the groundwater well(s) prior to Grading Permit, the Applicant shall execute prior to Building Permit a Water Agreement with the City, and shall comply with all applicable policies, codes, and other requirements for the municipal water system connection.	Prior to issuance of Building Permit
84. A grading and drainage plan shall be prepared for the Project that includes a design that allows for a 100-year overland release. All graded building pads shall be above the 100-year overland release elevation.	Prior to Issuance of Certificate of Occupancy
85. Prior to issuance of a grading or building permit (whichever occurs first) a detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment best management practices (BMPs) shall be prepared by the Applicant's engineer and submitted for review approval by the City Engineer.	Prior to Issuance of Grading Permit or Building Permit
86. Prior to the issuance of a Certificate of Occupancy, a Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted by the Applicant's engineer for review and approval by the City Engineer. Once approved, the property owner shall comply with the Post Construction Stormwater Operations Maintenance Plan BMPs.	Prior to Issuance of Certificate of Occupancy
87. If proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with water efficient landscape best practices that are at least as effective as the State's Model Water Efficient Landscape Ordinance (MWELO), to the extent MWELO does not generally apply to the Project. Compliance shall be demonstrated as part of the building permit submittal.	Prior to Issuance of Building Permit

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

88. Proposed separations between public water facilities and other utilities shall meet the minimum separations as specified by the generally applicable Department of Health and City of St. Helena Public Works Standards, as may be amended from time to time.	Prior to issuance of Building Permit
89. Wastewater treatment provided by an on-property package water reclamation system sized for WPA project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary treated water quality treatment shall be allowed. Alternatively, wastewater services may be provided by municipal wastewater systems if permitted by the City.	Prior to issuance of Building Permit
90. If the City provides a municipal wastewater system connection and Applicant elects to connect to the wastewater system in lieu of an on-property package water reclamation system prior to the issuance of a grading permit for the Project, the Applicant shall comply with all applicable policies, codes, and other requirements for the municipal wastewater system connection.	Prior to Issuance of Grading Permit
91. Prior to the issuance of building permit, Applicant shall provide a Wastewater Treatment Plant Plan and Design that contains the following information: a. Design of the treatment system that is compliant with applicable State and County code standards for domestic wastewater generated onsite from sinks, showers, toilet flushing, and winery process water that will be treated to high quality, tertiary standards onsite with a packaged treatment system operated by the Project. b. The Project shall provide a new package plant sized for both Project and the adjacent winery wastewater flows, providing tertiary level water quality treatment. c. The reclaimed water yielded from the treatment process shall be reused for non-potable demands within the Project, consisting of outdoor drip or spray irrigation and indoor flush fixtures. d. Excess treated water shall be available for the adjacent winery, which may use reclaimed water for washdown and tank cleaning or application to vineyards, and subject to all applicable State and County requirements and standards.	Prior to issuance of Building Permit
92. Where applicable, the Applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.	Annually

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT D

Chapter 17.19 Community Agricultural and Natural Resource Zoning Districts

Sections:

17.19.010 Purpose and Applicability
17.19.020 Use Regulations
17.19.030 Development Standards
17.19.040 Supplemental Standards

17.19.010 Purpose and Applicability

This Chapter protects existing resources while providing for a range of agricultural, residential, and community uses within the City's agricultural and natural resource areas. This Chapter establishes use regulations, development standards, and design standards for the Twenty-Acre Agriculture, Winery, and Woodlands and Watershed Zoning Districts as follows:

Twenty-Acre Agriculture (A-20). The A-20 Zone is intended to provide for agricultural and residential uses. The purpose of the A-20 District is to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. This Zone restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use and reduce impacts to the provision of infrastructure as the urban area of the City expands. This Zone implements the Agriculture General Plan Land Use Designation.

Winery (W). The W Zone is intended to provide for winery and winery-related uses within the agriculture general plan land use designation. This Zone implements the Agriculture General Plan Land Use Designation.

Woodlands and Watershed (WW). The WW Zone is intended to allow residential development that is sensitive to the land and its varying capability for development. Development in the WW Zone carefully considers the community-wide implications of natural conditions and minimizes impacts on natural conditions. This Zone implements the Woodlands and Watershed General Plan Land Use Designation.

17.19.020 Use Regulations

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts lists the uses permitted ("P"), permitted with a Minor Use Permit ("MUP"), and permitted with a Conditional Use Permit ("CUP") granted at a public hearing. The right-hand column provides references to additional regulations beyond those of the base zoning district development and design standards. Any projects that qualify for ministerial approval under state law will be processed ministerially as required by that state law.

EXHIBIT D
ATTACHED FOR INFORMATIONAL PURPOSES ONLY
D-1

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Community Agricultural and Natural Resource Zoning Districts **17.19.020**

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts

Use Classification	*A-20*	*W*	*WW*	Additional Regulations
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "—" = Use Not Allowed				
Residential Uses				
Agricultural employee housing	P/CUP [1]	P/CUP [1]	—	
Single-family dwelling	P [2]	P [2]	P [2]	
Commercial Uses				
Animal care and service				
Animal boarding facility/kennel	CUP	—	—	
Veterinary clinic	CUP	—	—	
Industrial Uses				
Manufacturing, packaging and processing	—	CUP	—	
Tanks associated with winery uses	—	CUP [3]	—	
Warehousing, Wholesale, and Distribution	—	CUP	—	
Wine warehousing	—	CUP	—	
Transportation, Communications, and Utilities				
Public services, minor	MUP	MUP	MUP	
Solar energy systems	Sec. 17.22.240, Solar Energy Systems			
Telecommunication	Sec. 17.22.270, Wireless Telecommunications Facilities			
Agricultural and Extractive Uses				
Animal husbandry	P/CUP [4]	—	P [5]	
Community garden	P	P	P	Sec. 17.22.100, Community Garden
Cultivated agriculture	P/CUP [6]	P/CUP [6]	P/CUP [6]	
Processing of agricultural products primarily produced on the premises	CUP	CUP	—	
Wineries, large	—	CUP	—	
Accessory Uses – See also Sec. 17.22.020, Accessory Uses				
Accessory dwelling unit	Sec. 17.22.030, Accessory Dwelling Units			
Animal keeping	P	P	P	Sec. 17.22.060, Animal Keeping
Beekeeping	P	P	P	Sec. 17.22.070, Beekeeping

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ATTACHED FOR INFORMATIONAL PURPOSES ONLY
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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts

Use Classification	A-20	W	WW	Additional Regulations
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "—" = Use Not Allowed				
Cottage food operations	P	P	P	Sec. 17.22.110, Cottage Food Operations
Garages, carports, workshops, pool houses, gazebos, patio covers, and other accessory buildings and structures	P [7]	P	CUP	Sec. 17.24.030, Accessory Buildings and Structures
Family day care, large	P	P	P	
Family day care, small	P	P	P	
Home occupations	P	—	CUP	Sec. 17.22.130, Home Occupations
Roadside stands	CUP	P/CUP [8]	—	
Swimming pools	P	P	P	
Tasting room affiliated with small winery	CUP	CUP	CUP	
Winery event center	—	CUP	—	
Winery, small	CUP	CUP	—	Sec. 17.22.230, Small Wineries
Winery visitor center	—	CUP	—	
Uses accessory to a winery enclosed within a building (e.g., offices, laboratories, equipment maintenance shops, employees' eating facilities, cooperage repair shops, wine storage tanks, scales, and boiler rooms)	—	P	—	
Uses and equipment accessory to a winery located outdoors	—	CUP [9]	—	

End Notes:

[1] Up to 36 beds in group quarters or 12 units or spaces designed for use by a single-family or household pursuant to California Health and Safety Code §§ 17021.6 are permitted. Otherwise, a CUP is required.

[2] On parcels over two acres in size, the single-family dwelling must be accessory to an agricultural use.

[3] If the new tanks increase wine production volume beyond what is established in an existing CUP or Certificate of Legal Non-Conforming Use, a new CUP is required. If there is no increase in wine production as a result of the proposed new tanks, no CUP is required. Design review is not required for new tanks placed indoors.

[4] Hog farms, dairies, commercial poultry farms, and egg ranches require a CUP.

[5] Horses and cattle are not permitted.

[6] CUP required for new uses within 30 feet of Napa River, York Creek, Sulphur Springs Creek and for new uses within Flood Plain Overlay (see Sec. 17.21.010, Flood Plain Overlay).

[7] Plumbing and cooking facilities are not permitted.

EXHIBIT D
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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts				
Use Classification	*A-20*	*W*	*WW*	Additional Regulations
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "—" = Use Not Allowed				

[8] CUP is required where the roadside stand exceeds 200 square feet.
[9] Any outdoor winery equipment or improvements proposed to be located within 400 feet of any R Zone or within 200 feet of State Highway 29, the Silverado Trail or Deer Park Road requires a CUP.

17.19.030 Development Standards

Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts establishes the development standards for the Twenty-Acre Agriculture, Winery, and Woodlands and Watershed Zoning Districts. The numbers in each illustration refer to corresponding regulations in the table.

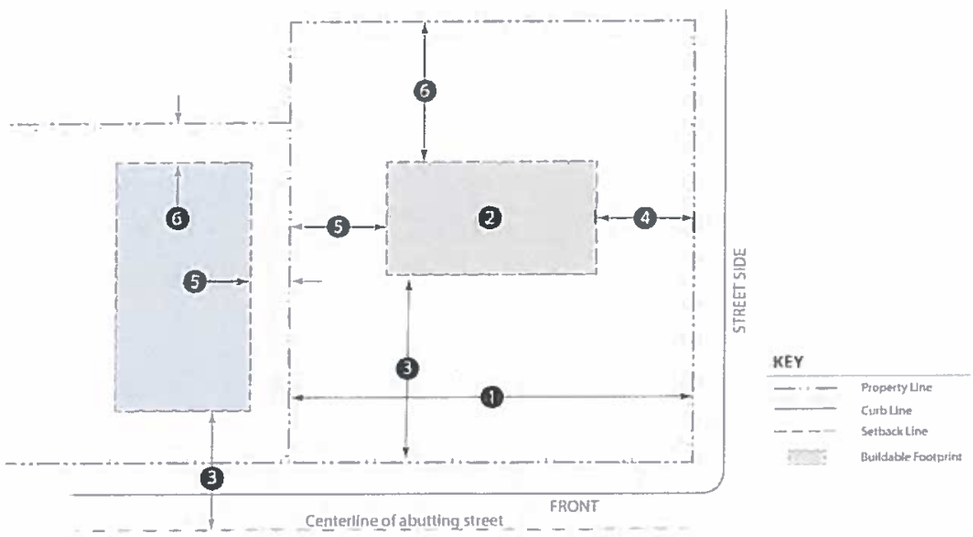


Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts					
Standard	*A-20 lots 2 - ≤ 5 acres* [1]	*A-20 lots > 5 acres*	*W*	*WW*	Key
Density	Max. 1 unit/5 acres [2]	Max. 1 unit/5 acres [2]	Max. 1 unit per parcel [2]	Max. 1 unit per parcel [2]	
Lot Size					
Lot Area	Min. 20 acres	Min. 20 acres	Min. 20 acres	5 – 40 acres	
Lot Width	No min.	No min.	Min. 300 ft	20 – 200 ft	1

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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts

Standard	*A-20 lots 2 - ≤ 5 acres* [1]	*A-20 lots > 5 acres*	*W*	*WW*	Key
Max. Lot Coverage (includes accessory structures)	9,000 sf [3]	10,000 sf [3]	50%	10% or 20,000 sq ft, whichever is less	
Max. Ground Level Floor Area (excludes accessory structures)	4,500 sq ft	5,000 sq ft	none	none	2
Max. Second Story Floor Area	35% of the ground floor area	20% of the ground floor area	none	none	
Height					
Principal Structure	Max. 30 ft	Max. 30 ft	Max. 45 ft	Max. 35 ft above natural grade	
Accessory Structure [4]	Max. 20 ft; except for ADUs, refer to Section 17.22.030.E.9.	Max. 20 ft; except for ADUs, refer to Section 17.22.030.E.9.	none	none	
Setbacks					
Front Setback	Min. 50 ft, measured from the centerline of abutting street	Min. 50 ft, measured from the centerline of abutting street	Min. 100 ft	20-50 ft or 10% of lot depth, whichever is lesser	3
Street Side Setback	Min. 50 ft, measured from the centerline of abutting street	Min. 50 ft, measured from the centerline of abutting street	Min. 50 ft	20-50 ft or 10% of lot width, whichever is lesser	4
Interior Side Setback	Min. 20 ft	Min. 20 ft	Min. 50 ft	20-50 ft or 10% of lot width, whichever is lesser	5
Rear Setback	Min. 20 ft	Min. 20 ft	Min. 75 ft	20-50 ft or 10% of lot depth, whichever is lesser	6
Min. Setback from Abutting Waterway	Min. 50 ft from top of bank of Napa River				
	Min. 20 ft from top of bank of all other waterways				

Landscape and Open Space

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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts

Standard	*A-20 lots 2 - ≤ 5 acres* [1]	*A-20 lots > 5 acres*	*W*	*WW*	Key
Max. Paved/ Hardscaped Area	0.25 acre	0.5 acre	none	none	

End Notes:

[1] For all lots less than 2 acres in area refer to the development standards for the LR-1A zoning district in Table 17.16.030.B: Development Standards – Residential Zoning Districts.

[2] Density excludes agriculture employee housing.

[3] No more than 0.25 acres of any one parcel ≤ 5 acres (or 0.5 acres for parcels ≥ 5 acres) may be removed from potential, historical, or active agricultural use. All structures, driveways (except for a 16-foot wide driveway no greater than 2/3 the length of the parcel), parking areas, patios, pools, lawn areas, or other nonagricultural uses are included in the 0.25 acre or 0.5 acre respectively, maximum standard per parcel.

[4] The habitable space in accessory structures may not exceed 25% of the gross floor area of the primary structure.

17.19.040 Supplemental Standards

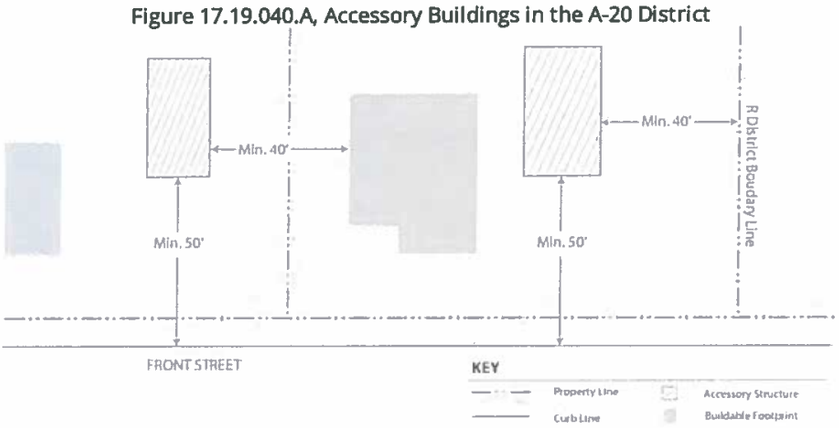
A. **General Standards.** All development is subject to the provisions of Part IV, Citywide Standards.

B. **Design in the A-20 Districts.**

1. ***Residential Design Standards.*** All residential development is subject to the standards of Section 17.16.040.A.

2. ***Accessory Buildings in the A-20 District.*** Barns, stables, chicken houses and similar accessory buildings must be placed not less than 50 feet from a street, nor less than 50 feet from any dwelling on an adjacent parcel or R District boundary line.

Figure 17.19.040.A, Accessory Buildings in the A-20 District



C. **Development in the W District.**

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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

1. All wine storage tanks and surface winery waste treatment facilities shall be subject to the standards in Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts.
2. No use authorized under the provisions of this Chapter shall be permitted where use, occupancy or patronage will exceed the capability of the site to provide off-street parking, waste disposal system and reasonable provisions for public safety.
3. Retail sales and food and drink facilities must be integrated with a visitor center, and no advertising or other exterior evidence of such use shall be visible from any public right-of-way.
4. Winery operations shall generate sound levels no greater than 55 decibels at any property line more than 10 percent of the time (L 10). "L 10" is the noise level at the property line that is exceeded 10 percent of the operating time.
5. Winery operations shall generate no discernible odors of sewerage or putrefying organic material origin, other than normal fermentation odors, at the property lines.
6. Bottling, warehousing and retail sales activities shall be conducted within structures specifically designated for such uses.

D. **Development in the WW District.**

1. All clearing and earthmoving must be conducted in compliance with an erosion control plan as prepared by a registered Civil Engineer and approved by the City Engineer.
2. No disturbance of definite or suspected landslides or soil creep areas is permitted, as identified on maps produced by United States Geological Survey (USGS) or on any other more detailed study prepared by properly credentialed professionals and reviewed by the City's Geotechnical Consultant.
3. No disturbance of, or development within, riparian areas within 100 feet of intermittent or perennial streams noted on USGS maps is permitted.
4. No earth movement on slopes in excess of 30 percent is permitted. An exception may be granted by the City Engineer for minor trenching and backfilling for the installation of utilities and for temporary, nongraded access for construction purposes where no trees or substantial vegetation will be removed and where the surface will be recontoured to previous condition and revegetated according to the erosion control plan. Applications for an exception must include submittal of a construction plan for the equipment to be installed, a plan for the maintenance of that equipment, a soils and slope stability analysis prepared by a Geotechnical Engineer, an erosion control plan pursuant to subsection D.1, and a revegetation plan, utilizing native plant species, for the area that will be disturbed by the earth movement. Prior to granting an exception, the City Engineer must find that the project does not have potential for creating significant erosion problems. A performance bond must be required and held by the City for one year after completion of the project to ensure that the recontouring and revegetation were properly installed.
5. No buildings (other than water tanks, which must be screened) may be constructed within 100 feet of the primary ridgeline on any parcel. The intent of this Section is to

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reduce the visual impact of buildings that would obscure public views of the most prominent ridgeline on each property, without precluding the opportunity of the property owner to site a building that could attain a view. In implementing this Section, the Planning Commission must adopt a finding that the approved plan balances the owner's interest in attaining a view against the City's interest in preventing the obstruction of scenic views.

6. Water and sewer systems will be constructed and maintained, at the applicant's expense, to meet such standard as may be adopted by ordinance of the City Council, or in the absence of such to the satisfaction of the City Engineer. If individual and/or private water and/or sewage systems are proposed, prior approval must be obtained from the Napa County department of environmental management.

7. The fuel loading within 50 feet of the building or building envelope must be maintained at a level not to exceed such standard as may be adopted by the City Council.

8. New roads/common drives/driveways must be maintained so as to guarantee all of the following:

   a. Safe two-way year-round passage of emergency vehicles, as defined in St. Helena Access Road Standards, as adopted by the City Council.

   b. Erosion from road cuts/fills must not exceed such standard as specified in an erosion control plan approved by Napa County Resource Conservation District, pursuant to ordinance adopted by the City Council, or in the absence of such, to the satisfaction of the City Engineer.

   c. Dust creation must be minimized and must not exceed such standard as may be adopted by ordinance of the City Council.

   d. Earth movement must not obstruct or obliterate circulation improvements.

   e. Grading must occur between April 1st and October 15th unless approved otherwise by the City Engineer.

9. Emergency vehicle access must be constructed and maintained, at the applicant's expense, to allow interconnection with nearby roads.

10. Roofing materials must be noncombustible. See the Fire Code for sprinkler and water supply requirements.

RESOLUTION NO. ___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ST. HELENA, CALIFORNIA SUBMITTING TO THE QUALIFIED VOTERS OF THE CITY OF ST. HELENA ON THE NOVEMBER 5, 2024 GENERAL MUNICIPAL ELECTION BALLOT AN INITIATIVE MEASURE AMENDING THE ST. HELENA GENERAL PLAN 2040, ST. HELENA ZONING MAP, AND THE ST. HELENA MUNICIPAL CODE TO CREATE A WINERY AND PLANNED AGRITOURISM OVERLAY TO ALLOW RESORT HOTEL DEVELOPMENT ON CERTAIN LARGE WINERY PROPERTY WITHIN THE CITY; REQUESTING THE COUNTY OF NAPA TO CONSOLIDATE SAID ELECTION WITH THE STATEWIDE GENERAL ELECTION OF EVEN DATE; AND SETTING RULES AND DEADLINES FOR ARGUMENTS AND REBUTTALS FOR AND AGAINST THE MEASURE.

WHEREAS, pursuant to authority provided by the California Elections Code, a petition has been filed with the City Council of the City of St. Helena, seeking to enact an initiative measure/ordinance which would amend the St. Helena General Plan 2040, St. Helena Zoning Map, and the St. Helena Municipal Code to create a Winery and Planned Agritourism Overlay ("WPA Overlay") to allow agritoursim hotel development on certain large winery property within the City, (the "Measure" or "Ordinance"); and

WHEREAS, pursuant to California Elections Code section 9215, an initiative petition must be filed with the City in valid form and signed by not less than ten percent (10%) of the registered voters of the City in order to qualify the Measure for the ballot; and

WHEREAS, according to Napa County voter records, the minimum signature requirement in order to qualify the Measure for the ballot is 344 registered City voters; and

WHEREAS, the City Clerk, through the Napa County Registrar of Voters, has certified that the form of the petition complies with California law and, based upon an examination of voter registration records, has ascertained that the petition is signed by the requisite number of voters to qualify the Measure for the ballot under the Elections Code; and

WHEREAS, the City Council has not voted in favor of adoption of the Measure without alteration; and

WHEREAS, the City Council is therefore authorized and required by California Elections Code Sections 1405 and 9215 to submit the proposed Measure to the voters at its "next regularly scheduled election occurring not less than 88 days after the date of the order of election"; and

WHEREAS, the next "regularly scheduled election" is the City's General Municipal Election to be held on Tuesday, November 5, 2024; and

WHEREAS, the specific terms of the Measure are attached hereto as **Exhibit "A"** and by this reference made an operative part hereof, and in accordance with all applicable laws; and

WHEREAS, it is desirable that the General Municipal Election be consolidated with the Presidential General Election to be held on the same date, that within the City the precincts, polling places, voting centers and election officers of the two elections be the same, that the Napa County election department canvass the returns of the General Municipal Election, and that the election be held in all respects as if there were only one election; and

WHEREAS, it is also desirable to establish deadlines and rules for the submission of written arguments and rebuttals for and against the Measure in accordance with applicable California Elections Code procedures.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ST. HELENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

SECTION 1. Recitals. The City Council hereby finds and determines that the foregoing recitals are true and correct, and are incorporated herein and by this reference are made an operative part hereof.

SECTION 2. Submission of Ballot Measure. The City Council of the City, pursuant to its right and authority as contained in California Elections Code Sections 1405 and 9215, hereby orders the Measure attached hereto as Exhibit "A" to be submitted to the qualified voters of the City at a General Municipal Election to be held on **Tuesday, November 5, 2024**. The proposed Measure shall be in the form attached hereto as Exhibit "A" to this Resolution and is incorporated by this reference as if fully set forth herein.

SECTION 3. Ballot Question. The City Council, pursuant to its right and authority, does hereby order that the ballot question for the Measure shall be presented and printed upon the ballot submitted to the qualified voters in the manner and form set forth in this Section 3. On the ballot to be submitted to the qualified voters at the General Municipal Election to be held on Tuesday, November 5, 2024, in addition to any other matters required by law, there shall be printed substantially the following ballot question:

"Shall a measure to amend the St. Helena General Plan 2040, the St. Helena Zoning Map, and the St. Helena Municipal Code to create a Winery and Planned Agritourism Overlay to allow resort hotel development on certain large winery property within the City, be adopted?"	**YES**	
	NO	

SECTION 4. Election Procedures.

A. The ballots to be used at the election shall be in the form and content as required by law.

B. Pursuant to the requirements of Section 10403 of the Elections Code, the Board of Supervisors of the County of Napa is hereby requested to consent and agree to the consolidation of a General Municipal Election with the Presidential General Election on Tuesday, November 5, 2024, for the purpose of submitting to the voters the questions relating to the City's Measure.

C. The election services which the City of St. Helena requests the Registrar of Voters, or such other official as may be appropriate, to perform and which such officer is hereby authorized and directed to perform, if said Board of Supervisors consents, include: the preparation, printing and mailing of sample ballots; the establishment or appointment of precincts, polling places, voting centers and election officers; the preparation, printing, mailing and furnishing of vote-by-mail ballots; making such publications as are required by law in connection therewith; the furnishing of ballots, voting booths, and other necessary supplies or materials for polling places or voting centers; the canvassing of the returns of the election and the furnishing of the results of such canvassing to the City Clerk of the City of St. Helena; and the performance of such other election services as may be requested by the City Clerk.

D. The City Clerk is authorized, instructed and directed to procure and furnish, or cause to be procured and furnished through the County of Napa, any and all official ballots, notices, printed matter and all supplies, equipment and paraphernalia that may be necessary in order to properly and lawfully conduct the election.

E. The polls, voting centers and/or vote-by-mail drop-off boxes shall be open and the procedures for submitting votes-by-mail or votes at polls and vote centers shall be in accordance with those times and procedures established by the County of Napa, except as otherwise provided in the Elections Code of the State of California.

F. In all particulars not recited in this Resolution, the election shall be held and conducted as provided by law for holding municipal elections in the City.

G. Notice of the time and place of holding the election is given and the City Clerk is authorized, instructed and directed to give further or additional notice of the election, in time, form, and manner as required by law.

H. All ballots shall be tallied at a central counting place and not at the precincts. Said central counting place shall be at a County center as designated by the Registrar of Voters.

I. The Napa County Registrar of Voters is hereby authorized to canvass the returns of said election.

J. The City Clerk of the City of St. Helena shall receive the canvass from the County as it pertains to the election on the Measures, and shall certify the results to the City Council, as required by law.

SECTION 5. Arguments and Impartial Analysis.

A. The City Council authorizes (i) the City Council or any member(s) of the City Council, (ii) the proponents of the above Measure, (iii) any individual voter eligible to vote on the above Measure, (iv) a bona fide association of such citizens or (v) any combination of voters and associations, to file a written argument in favor of or against the Measure, in accordance with Article 4, Chapter 3, Division 9 of the Elections Code of the State of California, which arguments may be changed until and including **Friday, August 16, 2024,** after which no arguments for or against the Measure may be submitted to the City Clerk. Arguments in favor of or against the Measure shall each not exceed 300 words in length. Each argument shall be filed with the City Clerk, signed, and include the printed name(s) and signature(s) of the author(s) submitting it, or if submitted on behalf of an organization, the name of the organization, and the printed name and signature of at least one of its principal officers who is the author of the argument.

B. The City Clerk shall comply with all provisions of law establishing priority of arguments for printing and distribution to the voters, and shall take all necessary actions to cause the selected arguments to be printed and distributed to the voters.

C. Pursuant to Section 9280 of the Elections Code, the City Council directs the City Clerk to transmit a copy of the Measure to the City Attorney. The City Attorney shall prepare an impartial analysis of the Measure, not to exceed 500 words in length, showing the effect of the Measure on the existing law and the operation of the Measure. The City Attorney shall transmit such impartial analysis to the City Clerk, who shall cause the analysis to be published in the voter information guide along with the Measure as provided by law. The Impartial Analysis shall be filed with the City Clerk by **August 9, 2024 at 5:00** p.m. above. The impartial analysis shall include a statement indicating whether the Measure was placed on the ballot by a petition signed by the requisite number of voters or by the City Council. In the event the entire text of the Measure is not printed on the ballot, nor in the voter information portion of the sample ballot, there shall be printed immediately below the impartial analysis, in no less than 10-font bold type, the following: **"The above statement is an impartial analysis of Ordinance or Measure ____. If you desire a copy of the Ordinance or Measure, please call the election official's office at (707) 968-2742 and a copy will be mailed at no cost to you."**

D. The provisions of this Section 5 shall apply only to the election to be held on November 5, 2024, and shall then be repealed.

SECTION 6. Rebuttals.

A. Pursuant to Section 9285 of the Elections Code of the State of California, when the Clerk has selected the arguments for and against the various City initiated measures which will be printed and distributed to the voters, the Clerk shall send copies of the argument in favor of the measures to the authors of the argument against, and copies of the argument against to the authors of the argument in favor. The authors or persons designated by them may prepare and submit rebuttal arguments not exceeding 250 words. The rebuttal arguments shall be filed with the City Clerk not later than **Monday, August 23, 2024.** Rebuttal arguments shall be printed in the same manner as the direct arguments. Each rebuttal argument shall immediately follow the direct argument which it seeks to rebut.

B. The provisions of this Section 6 shall apply only to the election to be held on November 5, 2024, and shall then be repealed.

SECTION 7. Placement on the Ballot. The full text of the Measure shall be printed in the voter information guide, and a statement shall be printed in the ballot pursuant to Section 9223 of the Elections Code advising voters that they may obtain a copy of the Measure at no cost, upon request made to the City Clerk.

SECTION 8. Delivery of Resolution to County. The City Clerk shall certify to the passage and adoption of this Resolution and enter it into the book of original resolutions. The City Council directs the City Clerk to deliver copies of this Resolution, including the Measure attached hereto as Exhibit "A", to the Clerk of the Board of Supervisors of Napa County and to the Registrar of Voters/Elections Official of Napa County.

SECTION 9. Public Examination. Pursuant to California Elections Code section 9295, the Measure will be available for public examination for no fewer than ten (10) calendar days prior to being submitted for printing in the voter information guide. The City Clerk shall post notice in the Clerk's office of the specific dates that the examination period will run.

SECTION 10. CEQA. The City Council hereby finds and determines that placement of the Measure on the ballot is not a discretionary action of the City Council within the meaning of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines and is, therefore, not subject to CEQA review. *See, Tuolumne Jobs and Small Business Alliance v. Superior Court,* (2014) 59 Cal. 4th 1029.

SECTION 11. Severability. 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 of the Resolution which can be given effect without the invalid provision or application, and to this end the provisions of this Resolution are severable. The City Council hereby declares that it would have adopted this Resolution irrespective of the invalidity of any particular portion thereof.

SECTION 12. Effective Date of Resolution. This Resolution shall take effect immediately upon its adoption.

APPROVED AND ADOPTED this ____ day of June _____, 2024.

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos
City Clerk

Approved as to form:

_____
Ethan Walsh, City Attorney

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF NAPA) ss
CITY OF ST. HELENA)

I HEREBY CERTIFY that this resolution was ADOPTED and PASSED at a regular meeting of the City Council of the City of St. Helena held on the _____ day of June, 2024, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Cindy Tzafopoulos, City Clerk

EXHIBIT "A"

ORDINANCE NO. 2024-____

AN ORDINANCE OF THE PEOPLE OF THE CITY OF ST. HELENA, CALIFORNIA, AMENDING THE ST. HELENA GENERAL PLAN 2040, ST. HELENA ZONING MAP, AND THE ST. HELENA MUNICIPAL CODE TO CREATE A WINERY AND PLANNED AGRITOURISM OVERLAY TO ALLOW RESORT HOTEL DEVELOPMENT ON CERTAIN LARGE WINERY PROPERTY WITHIN THE CITY.

THE PEOPLE OF THE CITY OF ST. HELENA, CALIFORNIA, DO ORDAIN AS FOLLOWS:

SECTION 1. TITLE. This initiative measure will be known as the "City of St. Helena Agritourism Initiative." It will sometimes be referred to as the "Initiative."

SECTION 2. FINDINGS AND PURPOSE.

A. The people of the City of St. Helena ("City") find and declare the following:

1. Located in the center of Napa Valley, the City has served from its inception as a rural agricultural center. It is also a hub for tourism, and hosts visitors from all over the world who come to experience the scenic vistas, world class wineries, and farm to table restaurants in Napa Valley's wine country.

2. Revenue generated by the tourism industry is essential to ensure that the City has sufficient general fund revenue to pay for critical City services and infrastructure projects, including new and improved City facilities, streets, and sidewalks.

3. A fiscal analysis commissioned by the City and provided to the City Council in 2023 determined that the City has "several unfunded or underfunded needs" and that the City is "currently struggling to provide services and meeting the expectations of the community." The report concluded that "The magnitude of the costs associated with the City's underfunded needs . . . will not be affordable without additional financial resources --in other words, the City will need some form of revenue enhancement in order to continue providing the levels of service the community expects while also addressing deteriorating capital assets."

4. The City's *Financing Civic infrastructure Task Force* had previously determined that two new hotels within St. Helena city limits were essential to create new revenue streams to address the City's budgetary challenges and finance the City's many infrastructure needs.

5. The City's 2040 General Plan contemplates the possibility of developing hotel and other tourist-oriented uses in close proximity to the existing rail line running roughly parallel to Highway 29, which would further the City's goal of reducing the tourism industry's reliance on the automobile.

6. Accordingly, the people of the City of St. Helena desire to amend the City's General Plan, Zoning Map, and Municipal Code to facilitate the development of a 56-room maximum, world-class resort hotel and agrotourism facility on the existing rail line, subject to the limitations, policies, and standards set forth in this Initiative.

7. The new resort hotel will be located within a newly adopted Winery and Planned Agritourism Overlay ("WPA Overlay"), which can only be applied on up to 11 acres of large parcels in excess of 110-acres located within City limits but outside of the City's Urban Limit Line with existing active agriculture and a winery, and served by an existing railroad line.

8. Specifically, the new WPA Overlay will be applied to **11** acres of real property located at 2800 Main Street, with the resort located within mostly open, fallow acreage along Deer Park Road (the "WPA Property"). The larger approximately 140-acre winery site is bounded by Deer Park Road to the northwest, the Napa River to the northeast, and York Creek and an existing winery production facility to the southeast (the "Winery Property"). A map depicting the property subject to this Initiative is attached hereto for informational purposes as **Exhibit A.**

9. The Initiative would thereby facilitate the development of approximately 10.5 acres of currently mostly fallow ground on the Winery Property, including a one-acre landscape buffer. On-site facilities would include a maximum of 56 permitted guest rooms, as well as a variety of public and visitor-serving amenities including meeting and event spaces, swimming pools, and an on-site spa and restaurant open to the public, including residents of St. Helena (the "Project").

10. The rail line running through the Winery Property would remain the northern terminus of the existing tourist train route and provide ease of access for both hotel and winery visitors and other passengers upon the resort's completion. Public access to the site will come from a future access drive off Deer Park Road, and from the existing train, which is intended to substantially minimize traffic related impacts. In addition, the Project will provide a minimum 8—foot wide paved bicycle and pedestrian trail open to the public, located along the existing rail line on the Winery Property, subject to approval by applicable agencies.

11. This Initiative also makes conforming amendments to the City's General Plan and Zoning Code to facilitate the development of the Project and secure the fiscal and other benefits described herein for the City's residents. The

policies, development standards, and required environmental design features in this Initiative, as set forth in the new Winery and Planned Agritourism Overlay applied to the WPA Property, are intended to ensure that the actions approved by this Initiative will require the Project to proceed responsibly and only in the manner approved by the voters.

12. These Project requirements include, but are not limited to, responsible water and wastewater plans, with a reliance on recycled water for non-potable and landscaping needs, as well as a substantial commitment to the construction of new affordable workforce housing in the City.

13. Implementation of this Initiative will protect the public health, safety and welfare, and the quality of life for the people of the City of St. Helena.

B. Purpose. The people of the City of St. Helena declare that our purpose and intent in enacting this Initiative is to make amendments to the City's General Plan, Zoning Map, and Municipal Code to facilitate the development of a resort and agritourism facility on the WPA Property at the northern terminus of the existing Napa Valley train route.

SECTION 3. AMENDMENTS TO THE GENERAL PLAN OF THE CITY OF ST. HELENA

The General Plan of the City of St. Helena (General Plan Update 2040 (June 2019)) is hereby amended as follows (new language to be inserted into the General Plan is shown as underlined text and deletions shown in strikethrough; text in regular type or bold type reflects the existing General Plan text and is provided for informational/reference purposes)

A. Land Use and Growth Management Element, Section 2.2, Community Development Framework, Community and Natural Resource Areas at Page 2-15 is hereby amended as follows:

Agriculture (AG). The AG land use designation includes agricultural and winery uses with restricted single family residential and public/quasi-public uses. This designation applies to large areas of the valley floor that surround the city's urban core. With the exception of hillside areas designated WW, all lands outside the Urban Limit Line are designated AG regardless of their size or actual use. Minimum parcel sizes for new parcels in AG areas range from 20 to 40 acres. However, wineries in AG land may utilize a small portion of onsite land for provision of affordable employee housing thus alleviating some of the low and moderate housing needs in the city, while simultaneously reducing commute traffic. Large parcels in excess of 110-acres with existing active agriculture and a winery located within the City limits but outside of the Urban Limit Line that are served by an existing railroad line may be designated with an agritourism overlay district allowing

the parcel to utilize up to 11 acres for agritourism facilities with overnight accommodations ("Large Parcel Agritourism Facility").

B. Land Use and Growth Management Element, Section 2.5, Policies and Implementing Actions, Topic Area Growth Management at Page 2-30 is hereby amended as follows:

LU1.2 Allow urban development to occur only within the Urban Limit Line. Consider an exception for on-site employee housing on Agricultural lands. Urban services, such as sewer, water, and storm drainage, will only be extended to development within the Urban Limit Line. The Urban Limit Line may only expand when the amount of developable land within the Urban Limit Line is insufficient to implement the General Plan policies or when logical to include developed lands receiving urban services from the City. Expansion outside the Urban Limit Line should first be considered in Urban Reserve Areas. Expansion into other areas outside the Urban Limit Line should be considered only when the proposed land use is found to further the goals and long-term objectives of the City and does not result in adverse impacts to adjacent uses in either the urban or rural areas.

Development of a Large Parcel Agritourism Facility in an agritourism overlay district of up to 11 acres shall not be considered "urban development" for the purpose of this General Plan.

C. Land Use and Growth Management Element, Section 2.5, Policies and Implementing Actions, Topic Area Agricultural Uses at Page 2-42 is hereby amended as follows:

LU5.3 Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land, except for Large Parcel Agritourism Facilities as permitted by an agritourism overlay district.

LU5.6 Permit wineries and other agricultural-related industries, including Large Parcel Agritourism Facilities, to locate in the city if their location does not adversely impact surroundings, uses, or city services (water, traffic, etc.) or the quality and character of the community.

D. Public Facilities and Services Element, Section 4.5, Policies and Implementing Actions, Topic Area Sewer at Pages 4-28 and 4-29 is hereby amended as follows:

PF2.2 Require the extension of the City sewer to areas that are dependent upon septic systems prior to approval of future growth in these areas.

Large Parcel Agritourism Facilities, as permitted by an agritourism overlay district, are not considered urban development, as further described in Policy

LU 1.2 and Implementing Action PF2.C. Such development does not contemplate or require the extension of urban sewer services.

PF2.C Urban services such as sewer, water, and storm drainage will only be extended to development within the Urban Limit Line. Exceptions will be permitted when undue hardship can be demonstrated and when proposed improvements are not found to induce growth.

Large Parcel Agritourism Facilities, as permitted by an agritourism overlay district, are not considered urban development as contemplated by this General Plan and therefore such development does not contemplate or require the extension of municipal urban services such as sewer, water, and storm drainage, provided that wastewater treatment is provided by an on-property package water reclamation system sized for project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary level water quality treatment, and there is adequate water from existing on site wells to provide potable water; emergency systems water and irrigation water shall be supplied by recycled water and supplemented by on site wells as needed.

SECTION 4. AMENDMENTS TO THE CITY OF ST. HELENA ZONING MAP.

The voters hereby amend the City of St. Helena Zoning Map as follows:

1. To include a new Winery and Planned Agritourism Overlay (WPA) designation in the list of City of St. Helena Zoning Districts, as depicted in **Exhibit B** hereto; and

2. Adopt the Winery and Planned Agritourism Overlay (WPA) zoning overlay on the WPA Property subject to this Initiative, as depicted in **Exhibit B** hereto.

SECTION 5. AMENDMENTS AND ADDITIONS TO THE CITY OF ST. HELENA MUNICIPAL CODE.

Title 17 ("Zoning Code"), Chapter 17.19 ("Community Agricultural and Natural Resource Zoning Districts"), Section 17.19.020 ("Use Regulations"), "Commercial Uses" subsection of "Table 17.19.020.A: Use Regulations Community Agriculture and Natural Resource Zoning Districts," of the St. Helena Municipal Code is hereby amended as follows to add Winery and Planned Agritourism Overlay uses as a Permitted use in the Winery (W) Zone within the Winery and Planned Agritourism Overlay (additions shown in underline and deletions shown in strikethrough; text in regular type, *italics,* or bold type reflects the existing Municipal Code text and is provided for informational/reference purposes):

Table 17.19.020.A: Use Regulations — Community Agriculture and Natural Resource Zoning				
Use Classification	**A-20**	**W**	**WW**	**Additional**
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "-" = Use . . .				
Commercial Uses				
Animal Care and service				
Animal boarding facility/kennel	**CUP**	**-**	**-**	
Veterinary clinic	**CUP**	**-**	**-**	
Winery and Planned Agritourism Overlay uses	**-**	**P**	**-**	**Only within the Winery and Planned Agritourism Overlay, see 17.21.060, Winery and Planned Agritourism Overlay**

A copy of St. Helena Municipal Code Chapter 17.19 is attached hereto as **Exhibit D** for informational purposes only.

Title 17 ("Zoning Code"), Chapter 17.21 ("Overlay Zoning Districts") of the St. Helena Municipal Code is hereby amended as follows (additions shown in underline and deletions shown in strikethrough; text in regular type or **bold type** reflects the existing Municipal Code text and is provided for informational/reference purposes):

Chapter 17.21 Overlay Zoning Districts

Sections:

17.21.010 Flood Plain Overlay (FP)
17.21.020 Mobile Home Park Overlay (MHP)
17.21.030 Parking Exemption District (PED)
17.21.040 Historic Preservation Overlay (HP)
17.21.050 Planned Development Overlay (PD)
17.21.060 Winery and Planned Agritourism Overlay (WPA)

Overlay zoning districts are intended to provide for the regulation of properties with special or unique conditions and establish regulations which shall be in addition to those of the base zoning district. The Overlay designations set forth in this Title are as follows:

Table 17.21A: Overlay Zoning Districts

Abbreviation	**Name**

FP	Flood Plain Overlay
MHP	Mobile Home Park Overlay
PED	Parking Exemption District
HP	Historic Preservation Overlay
PD	Planned Development Overlay
WPA	Winery and Planned Agritourism Overlay

A new Section, 17.21.060, titled "Winery and Planned Agritourism Overlay (WPA)," is hereby added to Chapter **17.21** as follows (additions shown in underline and deletions shown in strikethrough; text in regular type or **bold type** reflects the existing Municipal Code text and is provided for informational/reference purposes):

17.21.060 Winery and Planned Agritourism Overlay (WPA)

A. Purpose. It is the purpose of the Winery and Planned Agritourism Overlay (WPA), when combined with an underlying Winery (W) Zoning District, to encourage high quality, innovative and creative agricultural based tourism development in the City outside of the Urban Limit Line. The WPA Overlay provides for the attraction of visitors with overnight accommodations on parcels within the agriculture general plan land use designation and Winery (W) Zoning designation in conjunction with agricultural, winery and winery-related uses. Large parcels in excess of 110-acres with existing active agriculture and a winery located within the City but outside of the Urban Limit Line and that are served by an existing railroad line may be designated with a WPA Overlay allowing the parcel to utilize up to 11 acres for agritourism with overnight accommodations. The WPA Overlay is intended to provide for the approval of development plans which serve public objectives more fully than development permitted under conventional zoning regulations. The WPA Overlay is consistent with the policies of the General Plan, as amended by the St. Helena Agritourism Initiative.

B. Permitted uses. The following are the permitted uses in the Winery and Planned Agritourism Overlay (WPA):

1. All uses permitted in the property's base zoning district;

2. Hotel, resort, or similar uses with transient overnight accommodations with no more than 56 guest rooms, served by an active railway line and located on a development site no larger than 11 acres on parcels 110 acres or larger in size with active winery or vineyard uses.

3. Uses accessory to hotel, resort, including but not limited to spa, restaurant, bar, up to 11,000 square feet for meeting rooms or related spaces, or similar uses, with transient overnight accommodations.

4. Train station or depot up to 2,500 square feet for passenger and guest use, if associated with a hotel or resort.

C. Conditional uses. Conditional uses as specified in the property's base zoning district require approval of a use permit as regulated by Section 17.05.020. Approval of a use permit is subject to finding the use consistent with the policies of the property's General Plan land use designation and the purpose of the WPA Overlay.

D. Design Review. Design Review shall not be required for uses permitted outright pursuant to Sections 17.21.060.B and E. Notwithstanding the foregoing, Design Review, conducted pursuant to Chapter 17.05, shall be required for new structures, buildings or exterior revisions (not including change in exterior color) to any existing structures or buildings that also require a conditional use permit pursuant to Section 17.21.060.C in the WPA Overlay, provided that no decision-making bodies or officials may use Design Review intentionally or inadvertently to prohibit, unduly restrict, or reduce uses, building types, number of maximum allowed units, density, or height of structures allowed in the WPA Overlay, or to require changes from or impose any conditions inconsistent with standards in this Chapter. All applications for Design Review for permitted uses in the WPA Overlay shall be limited to conformity with the standards in this Chapter. Design Review shall not be required for adjacent new construction meeting the requirements of Section 17.21.060(G)(6).

E. Accessory Uses, Buildings, and Structures. The following are types of accessory uses, buildings, and structures permitted in the WPA Overlay:

1. Restaurants, spas, meeting spaces, recreation areas, employee offices, equipment and maintenance areas, employee facilities, garages, carports, workshops, pools, pool houses, gazebos, patio covers, and other accessory buildings, structures, and similar uses associated with resorts and hotels;

2. Signs subject to the generally applicable provisions of Chapter 17.27;

3. Other uses and structures which are customarily incidental and clearly subordinate to permitted and conditional uses pursuant to the generally applicable provisions of Chapter 17.24.

F. Development Standards. Standards for lot area, building coverage, building height, setback requirements, minimum open space area, sign placement and design, off- street parking, landscaping, and screening for the proposed development within the WPA Overlay shall prevail over the development standards of the base district zoning of the property. No structure or improvement shall be constructed within the WPA Overlay except in compliance with the WPA Overlay. Each structure or improvement shall be constructed and maintained in substantial compliance with the WPA Overlay. The requirements in Table

17.21.060.F shall be observed in the WPA Overlay, except as otherwise provided in this Section.

Table 17.21.060.F Development Standards

Maximum Standards.		
a.	Density	0.3 FAR
b.	Height of buildings/ structures	45 feet
c.	Building coverage	50 percent
d.	Building Area (conditioned)	105,000 sf
Minimum Standards.		
a.	Lot width	300 feet
b.	Front setback	100 feet
c.	Side setback	10 feet
d.	Rear setback	10 feet

1. **Design**. The design of the building and site shall substantially conform to all applicable development standards, requirements and Environmental Design Features in this Section; materials and colors shall be used in a manner that creates a visually cohesive design; roof design, building massing, and building articulation treatments shall be applied on are all sides of the buildings; and shall be compatible with the character, including any historic considerations, of the site.

2. **Landscaping.** All setbacks must be landscaped with plant materials, adequately maintained in accordance with the generally applicable provisions of Chapter 17.25.

3. **Parking.** Parking for hotel use shall be a minimum of 77 parking spaces and may be provided on site or off-site on an adjoining parcel subject to a long-term joint-use parking agreement. Parking and loading shall comply with the generally applicable Parking Area and Access Design Standards in Section 17.26.050. Electric vehicle charging stations and EV-capable parking shall conform to Section 17.26.090, as required.

G. Other Uses, Standards, and Requirements.

1. **Wastewater.** Wastewater treatment provided by an on-property package water reclamation system sized for WPA project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary treated water quality treatment shall be allowed. Alternatively, wastewater services may be provided by municipal wastewater systems if permitted by the City.

2. **Water.** Potable water will be provided by existing on-site wells. Emergency systems water and irrigation water will be supplied by recycled water and supplemented by on site wells as needed. Alternatively, such water may be provided by municipal water systems if permitted by the City. The use of existing water wells within the City, including the maintenance, modification, or reconstruction thereof; for potable water, emergency systems water, and irrigation water not supplied through treated wastewater shall be allowed and shall not require a permit under Section 13.16.060.

3. **Retail.** Retail sales and food and drink facilities must be integrated with the overnight accommodations or winery visitor center, and no advertising or other exterior evidence of such use shall be visible from any public right-of-way.

4. **Other Uses, Capacity.** No use authorized under the provisions of this Chapter shall be permitted where use, occupancy, or patronage will exceed the capability of the site to provide off-street parking, waste disposal systems, and reasonable provisions for public safety consistent with the St. Helena Municipal Code.

5. **Workforce Housing.** An Applicant under this Section shall apply to the City for a permit to develop a minimum of fifty (50) units of rental workforce housing made available to rent at an affordable rent, adjusted for household size, to moderate income households on a separate legal parcel within the City Limits ("Workforce Housing Obligation"). If the City approves any of the Applicant's proposed Workforce Housing Obligation, the City shall not apply any otherwise applicable affordable housing impact fee to the Project in accordance with applicable City regulations as contained in Chapter 17.30 of the St. Helena Municipal Code, as may be amended from time to time. If the City approves the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall cause construction of its Workforce Housing Obligation within 24 months of the City's approval of the Workforce Housing Obligation. If the City fails to approve the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall make a payment for the purpose of furthering the City's affordable housing goals pursuant to the requirements of St. Helena Municipal Code Section 17.30.020, as may be amended from time to time, to be paid to the City prior to issuance of the certificate of occupancy for the Project as the Project's sole obligation to provide affordable or workforce housing.

6. **Environmental Design Features.**

a. In addition to the requirements of the WPA Overlay and the St. Helena Municipal Code, an approved WPA Overlay must include and incorporate Environmental Design Features ("EDFs") to ensure that development in the overlay area avoids or minimizes environmental effects with appropriate sensitivity to the land, its resources, and adjacent property, and remains in compliance with the California

Building Code and other generally applicable state laws. The Project Applicant(s) or designee(s) under this Section shall implement all EDFs and the City shall implement a monitoring and enforcement program to ensure compliance. The monitoring and enforcement program shall be administered by the Community Development Director or their designee.

b. The EDFs required for the WPA Overlay adopted on the WPA Property subject to the St. Helena Agritourism Initiative ("Initiative") are set forth in Appendix 1, which is incorporated by reference herein; Appendix 1 attached to the Initiative as **Exhibit C.**

7. **WPA Overlay Controls.** In the event that anv other provision of this Chapter 17.21 ("Overlay Zoning Districts") of Title 17 ("Zoning Code') or any other provisions of the St. Helena Municipal Code conflict with this Section 17.21.060, the provisions of this Section shall govern.

8. **Modifications.** Modifications to the standards of this Section may be approved pursuant to the generally applicable provisions of Section 17.11.010 ("Minor Modifications to Development Standards"), as may be amended from time to time.

H. Building Permits.

1. **Building Permit Required.** No person shall commence, authorize, or cause to be commenced any erecting, constructing, enlarging, altering, repairing, improvising, moving, or demolishing of any building or structure in the WPA Overlay without first obtaining a building permit for buildings or structures from the Chief Building Official.

2. **Height.** Height shall be measured from finished grade to midpoint of roofline. Maximum height limits specified in this Chapter shall not apply to rooftop features for the housing of elevators, other roof equipment used to operate and maintain a building, screens for such equipment, other features, such as spires, belfries, domes, chimneys and cupolas, flagpoles, water tanks and towers, aids to navigation, communications antenna and satellite dishes, and other structures or features which, in the opinion of the Community Development Director, are similar to the above types of features.

I. Required Application. Applications for development in the WPA Overlay shall be filed by the Project Applicant and must include the following to determine substantial conformance with this Section:

1. A map or maps showing:

a. Topography of the land, contour intervals as required by the City;

b. Proposed circulation system;

c. Areas for proposed structures, uses, recreation areas, commercial uses, and other such areas;

d. Off-street parking; and

e. The location of the Workforce Housing Obligation;

2. General elevations or perspective drawing of all proposed buildings and structures;

3. Information demonstrating that:

a. The development meets the standards of this Section;

b. The development is a high quality design;

c. Each phase (if any) of the development, as well as the development as a whole, can exist as an independent unit capable of creating an environment of sustained desirability and stability;

d. The development is planned in coordination and substantial compatibility with the WPA Overlay; and

e. That development has been designed to implement features consistent with this Section, including the required EDFs, to address potential impacts, including from traffic, wastewater treatment, water usage, and employee housing.

SECTION 6. INTERNAL CONSISTENCY. It is the intent of the people of the City of St. Helena that the amendments contained in Sections 3-5 of this Initiative be read and construed in full harmony with the rest of the General Plan of the City of St. Helena. To the extent that any other provisions of the St. Helena Municipal Code, or any other ordinances of the City may be inconsistent with this Initiative, the provisions of this Initiative shall govern.

SECTION 7. IMPLEMENTATION OF THIS INITIATIVE.

A. This Initiative is considered adopted and effective upon the earliest date legally possible after the elections official certifies the vote on the Initiative by the voters of the City of St. Helena. Upon the effective date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative, including but not limited to taking any administrative steps necessary to update any City maps,

figures, and any other documents maintained by the City so they conform to the legislative policies set forth in this Initiative.

B. Upon the effective date of this Initiative, the General Plan provisions of Section 3 of this Initiative are hereby inserted into the General Plan; except that if the four amendments of any mandatory element of the General Plan permitted by state law for any calendar year have already been utilized in the year in which this Initiative becomes effective, the General Plan amendments set forth in this Initiative shall be the first amendments inserted into the General Plan on January I of the next year. The City may reorganize, renumber, and/or reformat the General Plan provisions included in Section 3 of this Initiative, provided that the full text is inserted into the General Plan without alteration. The City may also reorganize, renumber, and/or reformat the Municipal Code provisions included in Section 5 of this Initiative, provided that the full text is inserted into the Municipal Code without alteration.

C. The General Plan in effect on the date of filing of the Notice of Intent to Circulate this Initiative ("Filing Date"), and the General Plan as amended by this Initiative, comprise an integrated, internally consistent and compatible statement of policies for the City. To ensure that the City's General Plan remains an integrated, internally consistent, and compatible statement of policies for the City, any provision of any element of the General Plan that is adopted between the Filing Date and the effective date of the General Plan amendments adopted by this Initiative shall, to the extent that such interim-enacted provision is inconsistent with or would diminish, render invalid, defeat, or impair the General Plan amendments adopted by this Initiative, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this Initiative and other elements of the General Plan.

SECTION 8. EFFECT OF OTHER MEASURES ON THE SAME BALLOT.

To ensure that the intent of the voters is not frustrated, this Initiative is presented to the voters as an alternative to, and with the express intent that it will compete with or take precedence over, any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if approved, would regulate the use or development of properties subject to this Initiative in any manner whatsoever that would frustrate the purpose and intent of this Initiative (each, a "Conflicting Initiative"). In the event that this Initiative and one or more Conflicting Initiatives are adopted by the voters at the same election, then it is the voters' intent that only the measure which receives the greatest number of affirmative votes shall control in its entirety with respect to the future use and development of properties subject to this Initiative and said other measure or measures shall be rendered void and without any legal effect with respect to such properties. If this Initiative is prevented from going into effect by a Conflicting Initiative approved by the voters at the same election, and such Conflicting Initiative is later held invalid, this Initiative shall be self-executing and given full force of law. Notwithstanding the foregoing provisions of this Section, in the event that both this Initiative and another measure(s) are adopted by the voters at the same election, but

the two measures can be harmonized in a manner that permits this Initiative to be implemented upon its adoption without imposing any additional or inconsistent requirement(s) to properties subject to this Initiative (e.g., the other measure impacts only properties that are not subject to this Initiative because of their land use designation and/or zoning), then it is the voters' intent that both the other measure and this Initiative shall be given full force and effect regardless of which measure receives the greatest number of affirmative votes.

SECTION 9. INTERPRETATION AND SEVERABILITY.

A. This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Initiative. The voters declare that this Initiative, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application.

B. If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, we the People of the City of St. Helena indicate our strong desire that: (i) the City Council use its best efforts to sustain and re-enact that portion, and (ii) the City Council implement this Initiative by taking **all** steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with this Initiative.

C. This Initiative must be broadly construed in order to achieve the purposes stated above. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented by the City and others in a manner that facilitates the purpose set forth in this Initiative.

SECTION 10. AMENDMENT. The amendments to the St. Helena General Plan, Zoning Map, and Municipal Code set forth in Sections 3-5 of this Initiative may be amended or repealed only by a majority of the voters of the City voting in a regular election held in accordance with state law.

SECTION 11. ATTESTATION OF ORDINANCE. The Mayor is hereby authorized to attest to the adoption of this Ordinance by the people of St. Helena by signing where indicated below.

SECTION 12. CEQA. The City Council hereby finds and determines that adoption of this Measure is not a discretionary action of the City Council within the meaning of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines and is, therefore, not subject to CEQA review. *See, Tuolumne Jobs and Small Business Alliance v. Superior Court,* (2014) 59 Cal. 4th 1029.

SECTION 13. EXHIBIT LIST

Exhibit A:	Map of the Property Subject to this Initiative (for informational purposes only)
Exhibit B:	Amendments to City of St. Helena Zoning Map
Exhibit C:	Appendix 1 to Section 17.21.060 of the St. Helena Municipal Code - Environmental Design Features ("EDFs") for the WPA Property Subject to this Initiative
Exhibit D:	Copy of St. Helena Municipal Code Chapter 17.19 (for informational purposes only)

APPROVED AND ADOPTED this ____ day of June _____, 2024.

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos
City Clerk

Approved as to form:

_____
Ethan Walsh, City AttorneyCERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF NAPA) ss
CITY OF ST. HELENA)

I HEREBY CERTIFY that this resolution was ADOPTED and PASSED at a regular meeting of the City Council of the City of St. Helena held on the _____ day of June, 2024, by the following vote:

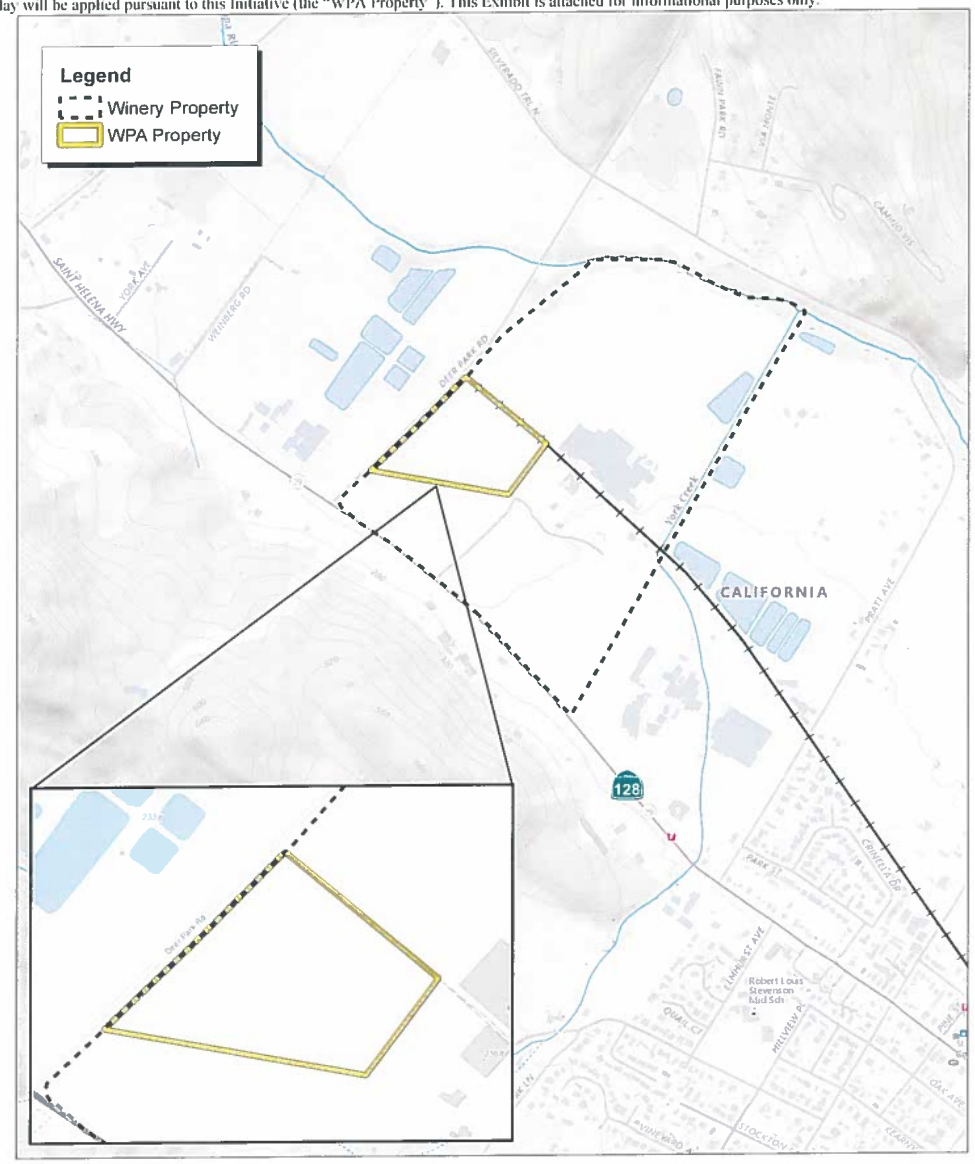
AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Cindy Tzafopoulos, City Clerk

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT A

Exhibit A depicts the property subject to this Initiative. Specifically, this Exhibit A depicts the location of 1) the approximately 140-acre winery site, which is bounded by Deer Park Road to the northwest, the Napa River to the northeast, and York Creek and an existing winery production facility to the southeast (the "Winery Property"); and 2) the location within the Winery Property of the 11 acres of real property, located at 2800 Main Street, to which the new WPA Overlay will be applied pursuant to this Initiative (the "WPA Property"). This Exhibit is attached for informational purposes only.



INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT B

The Zoning Map of the City of St. Helena is hereby amended as depicted herein to 1) include a new Winery and Planned Agritourism Overlay (WPA) designation in the list of City of St. Helena Zoning Districts; and 2) adopt the Winery and Planned Agritourism Overlay (WPA) zoning overlay on the WPA Property subject to this Initiative.

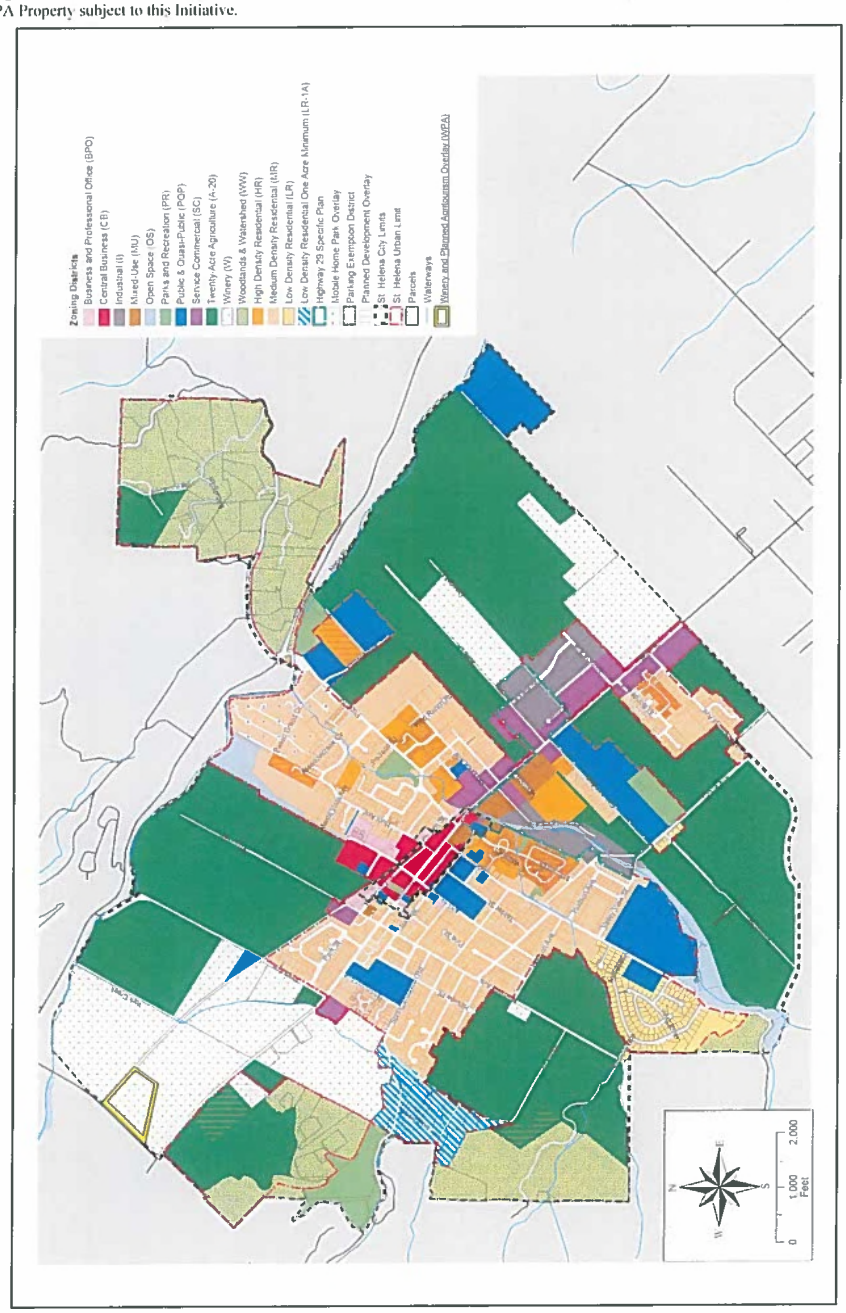


EXHIBIT B

B-1

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT C

Appendix 1 to Section 17.21.060 of the St. Helena Municipal Code -
Environmental Design Features for the WPA Property Subject to this Initiative

The following Environmental Design Features ("EDFs") are incorporated into the WPA Overlay added to the WPA Property pursuant to the St. Helena Agritourism Initiative (the "Initiative") to implement the goals and policies of the General Plan and this WPA Overlay. The applicant(s) or designee(s) (referred to herein as "Applicant") for any hotel, resort or similar uses developed in the WPA Overlay (referred to herein as "Project") shall implement the following EDFs as described below.

Environmental Design Feature	Timing
General	
1. A website shall be maintained to provide information on upcoming events at the Project.	Prior to Issuance of Certificate of Occupancy
2. The Project shall be in conformance with all applicable City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.	Prior to Issuance of Building Permit
3. All required fees, including planning fees, development impact fees, building fees, and St. Helena Unified School District fees for the Project shall be paid prior to issuance of a building permit except as expressly provided herein. Fees shall be those in effect at the time of the issuance of the building permit.	Prior to Issuance of Building Permit
4. Compliance with all EDFs shall occur in accordance with specific regulations but in all cases no later than prior to Project occupancy or initiation of use unless another time is set by law or by Section 17.21.060. Occupancy or final inspection of a Project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.	Prior to Issuance of Certificate of Occupancy
5. The Project shall be subject to the generally applicable requirements of, and all improvements shall be designed and constructed in accordance with, the most current version of legal requirements at the time of building or grading permit, such as the Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all applicable current federal, state and county codes governing such improvements.	Prior to Issuance of Certificate of Occupancy
6. The Applicant shall comply with the generally applicable building codes in effect at the time the Applicant applies for a building permit, and shall include all documentation listed on the City's building permit application checklist, as may be amended from time to time.	Prior to Issuance of Building Permit
7. The plans for Project construction shall include a checklist for compliance with the mandatory, generally applicable measures of the California Green Buildings Standards Code, as may be amended from time to time, with a reference on the checklist indicating where the mandatory measures can be found on the plans.	Prior to Issuance of Building Permit
8. Building permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application, provided that deferral of fire sprinkler design is not allowed.	Prior to Issuance of Building Permit
Aesthetics	
9. After completion of site grading, the slopes along Deer Park Road and the St. Helena Highway (CA-128 W/CA-29 N) shall be vegetated with a plant palette that is selected and planted appropriately based upon adaptability to the Project's climatic, geologic, environmental, and topographic conditions. All landscaping shall be maintained by the Applicant in good condition.	Prior to issuance of Certificate of Occupancy

10. Planted areas shall be irrigated with recycled water to the extent available and feasible.	Prior to issuance of Certificate of Occupancy
11. Accessory Project facilities such as trash bins, storage areas, etc., shall be screened from view from adjacent off-site residences to the extent feasible.	Prior to issuance of Building Permit
12. A minimum of 20% of the Property must remain maintained landscaping and shall be kept in a weed-free condition.	Prior to issuance of Certificate of Occupancy
13. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.	Prior to issuance of Certificate of Occupancy
14. The Applicant shall provide details of all proposed fencing, walls, and gates on all plans submitted, which shall comply with any applicable building standards.	Prior to issuance of Building Permit
Air Quality	
15. Prior to the issuance of a grading permit for a Project, the Applicant shall submit a grading plan for review and approval by the City Planning Division. The following specifications shall be included in a Construction Management Plan with the permit application(s) to reduce short-term air quality impacts attributable to the on-site and off-site construction activities: a. During all construction activities, all architectural coatings applied shall contain a low content of volatile organic compounds; b. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. Equipment maintenance records shall be kept onsite and made available upon request by the City c. All material excavated, stockpiled, or graded (including unpaved areas and roads) shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard; d. All onsite vehicles shall be limited to a speed of 25 miles per hour on unpaved roads; e. All land clearing, grading, earth-moving, or excavation activities on the Project site shall be suspended when sustained winds are expected to exceed 25 miles per hour; f. All trucks hauling dirt, sand, soil, or loose material shall be covered or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the generally applicable requirements of the California Vehicle Code; g. Fossil fuel based off-road construction equipment and all construction vehicles shall be prohibited from idling for periods longer than 5 minutes when not in use; h. During Project construction, all construction equipment shall conform to applicable required state and federal emission standards. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than applicable required state and federal emission standards; i. During Project construction, electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible; j. The Applicant shall prepare and implement a Construction Management Plan (CMP) for Project construction. Project construction contracts shall require compliance with the CMP. The CMP shall include, without limitation contractor contact information and responsibilities, typical construction hours, material storage and construction trailer locations, construction waste recycling program, construction equipment emissions requirements, dust control requirements, haul routes, any off-site construction parking plans, and construction traffic management plan (e.g., flag persons, signs); k. During Project construction, contractors shall implement fugitive dust control measures consistent with applicable Bay Area Air Quality Management District Regulations, as may be amended from time to time;	Prior to Issuance of Building Permit

l. Project Construction contractors shall be required to implement a recycling program for waste generated by demolition and construction activities to the extent feasible; m. Project construction deliveries shall be scheduled, to the extent feasible, during off-peak traffic periods to encourage the reduction of trips during the most congested periods.	
16. The Project shall incorporate various sustainable design elements and guidelines to promote energy efficiency and other conservation measures. The Project's sustainable design elements shall include, but are not limited to: a. Landscaping consistent with the generally applicable provisions of St Helena Municipal Code Chapter 17.25 xeriscape principles and site-specific plant materials. All landscaping shall be maintained by the Applicant in good condition; b. Irrigation with recycled water to the extent available and feasible; c. Recycling programs for construction-generated waste; d. Use of energy efficient lighting for streetlights, path lights, and other similar uses.	Prior to issuance of Certificate of Occupancy
17. The Applicant shall provide a tree protection plan prior to the issuance of a grading permit that shall include on the site plan the location of trees within the Project area and include a tree protection plan which shall be coordinated with any civil grading/drainage/improvement plans.	Prior to issuance of Grading Permit
Biological Resources	
18. Prior to issuance of a grading permit for Project work in or discharges to any federal and/or state jurisdictional waters, including wetlands, Applicant shall provide written evidence to the City of St. Helena that any applicable resource agency with jurisdiction has issued any required permits; such agencies may include U.S. Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), or any other applicable agency (e.g., California Department of Fish and Wildlife (CDFW)).	Prior to issuance of Grading Permit
19. Project construction activities shall prevent the unpermitted discharge of sediment and/or muddy, turbid, or silt-laden waters into any on-site wetlands and/or other receiving water bodies, including off-site adjacent drainage ditches located immediately to the north and east of the Project. Project construction shall comply with the following: a. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared to address best management practices (BMPs) that will be used to prevent erosion and sediment loss within the Project site. BMPs such as silt fence, mulching and seeding, and straw wattles will be placed where needed to prevent sediment from leaving the site during construction. Permanent stormwater management in the form of planting, mulching, and paving will be placed to address erosion after construction. Once construction is complete, the SWPPP will no longer be in effect; b. Appropriate sediment control measures (e.g., silt fences, straw wattles) shall be in place prior to the onset of construction activities within waters of the United States and/or State and in areas where there is a potential for surface runoff to drain into adjacent aquatic features and as required by the SWPPP; c. Sediment control measures shall be monitored and maintained until construction activities have ceased; d. Temporary stockpiling of excavated or imported material shall be placed as far away from any waters of the United States and/or State as practicable. Excess soil shall be used on site or disposed of at a regional landfill or other appropriate facility. Stockpiles that are to remain on the site through the wet season shall be protected to prevent erosion (e.g., silt fences, straw bales) as required in the SWPPP; e. All waters of the United States and/or State temporarily impacted by construction activities shall be restored and revegetated, as close as practicable, to preconstruction contours and conditions; f. Construction fencing shall be installed along the edges of the work zone adjacent to waters of the United States and/or State outside the construction area. All work and stockpiling of materials shall be confined to the Project disturbance area.	Prior to issuance of Grading Permit

20. Birds, including but not limited to raptors such as white-tailed kite: If feasible, vegetation removal and/or construction shall be conducted between September 1 and January 31. If vegetation removal and/or construction activities is to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active nest is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer zone is approved by CDFW. Construction may resume once the young birds have left the nest or as approved by the qualified biologist.	Prior to issuance of Grading Permit
21. Bats, including pallid bats: If feasible, vegetation removal and/or construction shall be conducted between August 16 and March 31. If vegetation removal and/or construction activities is to occur during the roosting season (April 1 through August 15), a qualified biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active roost is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer zone is approved by CDFW. Construction may resume once the young have left the nest or as approved by the qualified biologist.	Prior to issuance of Grading Permit
Cultural Resources	
22. Prior to the issuance of a building permit, Applicant shall have a qualified architectural historian conduct and prepare viewshed and site analysis to demonstrate the Project design compatibility of the new adjacent and/or related new construction to any properties listed and/or eligible for the National Register of Historic Places, California Register of Historical Resources, and/or potentially eligible as a State Historical Landmark and Point of Historical Interest. That analysis shall demonstrate that: a. New adjacent or related new construction by the Project to any properties listed and/or eligible for the National Register of Historic Places, California Register of Historical Resources, or potentially eligible as a State Historical Landmark and Point of Historical Interest will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired; b. The Project will avoid excavations or regrading of land adjacent to any historic building which could cause the historic foundation to settle, shift, or fail, or which could destroy significant archeological resources; c. Design of the Project's adjacent new construction to historic buildings will be compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape; d. New construction on or near the historic building site will avoid being visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features, but will be differentiated from the historic building or buildings; e. Adjacent new buildings on a historic property or on an adjacent site will avoid being much larger than a historic building in close proximity, and avoid new buildings or groups of buildings that are not compatible with the character of the historic building; f. For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records search, the Applicant shall also provide a historical significance assessment of structures over 45 years.	Prior to issuance of Building Permit
23. Any applicable California State Department of Parks and Recreation forms for historic resources shall be produced and submitted to the California Historic Resources Information System (CHRIS) to document current conditions of any historical resource prior to removal of any rows of the vineyard from the historic era.	Prior to issuance of Building Permit
24. The Project shall rehabilitate any sections of existing rail for the adjacent train track that has fallen into disrepair on the Project site and applicable California State Department of Parks and Recreation forms for historic	Prior to issuance of Building Permit

resources shall be produced and submitted to the California Historic Resources Information System (CHRIS) to document the condition of the existing rail for the train resource before any Project construction begins.	
25. Applicant shall send letters of information about the Project to local historical societies that may have an interest in the history of the Project property, as appropriate.	Prior to issuance of Building Permit
26. Prior to issuance of a grading permit, a qualified archeologist shall prepare an Archaeological Treatment, Testing, and Curation Plan to assess of the potential presence of archaeological, paleontological and tribal cultural resources, including a site survey and a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC). If warranted by the results of the assessment, the qualified archeologist shall then prepare a Cultural Resources Monitoring Plan (CRMP) in consultation with a Tribal Representative that will include protocols, as appropriate, for Workers Environmental Awareness training, on site cultural resources monitoring, Tribal monitoring, and procedures for treatment of additional cultural resources identified during ground disturbing activities associated with the Project. The CRMP shall include, at minimum, a plan the following items to be implemented before ground-disturbing or construction activities can resume for any resources found to be historical resources: a. A determination of the approximate volumetric quantity of archaeological deposit disturbed by all construction related earthmoving activities including grading, foundations, utility trenching and excavation for pools; b. Provisions for recovery of a minimum of ten percent (10%) sample of the intact cultural deposit within the area of the archaeological site impacted by the proposed Project. The actual quantity of the three percent sample of the cultural deposit shall be determined based upon the engineering data regarding volumetric quantity to native soils. Location of the mitigation excavation units shall be determined by an archeologist based upon final construction plans as well as consultation with the Project representatives; c. Monitoring of grading and excavations by a qualified archeologist; d. Provision for recovery for any significant cultural materials unearthed during construction excavation; e. Preparation of a final archaeological report at the completion of construction, describing all significant findings and submittal to the City, including whether these resources may require assessment for listing on the National Register of Historic Places; f. Preparation and submittal of an update to the existing site records and any applicable California State Department of Parks and Recreation forms for historic resources forms; g. Consultation with the local tribes (the Mishewal-Wappo Tribe and other tribes as appropriate based on consultation with the Native American Heritage Commission) regarding this Project.	Prior to issuance of Grading Permit
27. If human remains are discovered, all work within 100 feet of the remains shall immediately cease, and the Napa County Coroner's office shall be notified. If the coroner determines that the remains are Native American, the coroner shall notify the Native American Heritage Commission (NAHC) to identify the most likely descendant. The Project Applicant, under the direction of the City, and in consideration of recommendations from the most likely descendant, shall prepare a plan for treatment and reinternment of the remains. In the event that the most likely descendant cannot reach an agreement with the property owner for these activities even after mediation by the NAHC, the Applicant shall reinter the remains where they will not be subject to further disturbance, record the location with the NAHC and the Northeast Information Center, and work with the City to establish a zoning designation or easement at the location to protect the remains against future discovery or damage. Per the conditions in the CRMP, work shall halt within the vicinity of the find until the appropriate treatment measures have been completed.	Prior to issuance of Grading Permit and during construction
28. Should any paleontological resources be encountered during ground disturbing activities, all such activities shall halt within a 100-foot radius of the discovery, a qualified paleontologist shall be contacted to determine the nature of the find, evaluate its significance, and if necessary, implement preservation or removal methods.	Prior to issuance of Grading Permit and during construction

Energy	
29. Prior to issuance of a final occupancy permit, the Applicant shall demonstrate the Project's compliance with the following measures to the City Planning Division: a. Parking lot lights mounted and arranged efficiently to minimize energy compared to a greater number of fixtures at lower heights without increasing impacts on adjacent properties The use of LED lamps to provide a higher level of perceived brightness with less energy than other lamps; b. The implementation of reflective cool roof material (SRI of 16 or greater); c. High efficiency HVAC units with high-efficiency ducted systems; d. Photo sensor and time clock-controlled parking lot and exterior lights. e. The use of high-efficiency light source and ballasts (LED) and bi-level switching for fluorescent fixtures are used; f. Energy efficient Transformers; g. The use of variable speed motors make-up air units, booster pumps and air side and/or water side economizers; h. All electric utility service meters shall be a smart meter or equivalent advanced metering device, if allowed by the utility provider; i. All toilets, urinals, sinks, showers and other water fixtures installed on-site shall be as required by California's Green Building Code, as may be amended from time to time.	Prior to Issuance of Certificate of Occupancy
30. The Applicant shall implement the following emissions reduction measures: a. Utilize energy-efficient appliances, such as Energy Star-certified (or equivalent) water heaters, to reduce energy consumption and emissions; b. Utilize automated controls for air conditioners and lighting to reduce electricity consumption and associated emissions.	Prior to issuance of Building Permit
31. Serving or packaging to-go food materials in non-biodegradable polystyrene (i.e. Styrofoam/plastic foam) materials shall be prohibited.	Prior to operation of the Resort
Floodplain	
32. No new structures or fill that results in any increase in flood levels during the occurrence of the base flood discharge shall be developed within the Federal Emergency Management Association (FEMA) Floodway.	Prior to issuance of Building Permit
33. In accordance with the City of St Helena Municipal Code Section 15.52.150, the Project shall accommodate a Design Flood Elevation (DFE) of 18 inches above the Base Flood Elevation (BFE).	Prior to issuance of Building Permit
34. Any building structure below the Design Flood Elevation (DFE) shall be watertight with walls substantially impermeable to the passage of water, having structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy, and be certified by a registered civil engineer.	Prior to issuance of Building Permit
Geology and Soils	
35. The Applicant shall comply with site-specific recommendations set forth in site-specific engineering geology and soils investigation/geotechnical reports. The geology and geotechnical reports shall include site-specific studies and analyses for potential geologic and/or geotechnical hazards at the site. Geotechnical reports shall address the design of pilings, foundations, walls below grade, retaining walls, shoring, subgrade preparation for floor slab support, paving, earthwork methodologies, and dewatering, where applicable. Geology and geotechnical reports may be prepared separately or together and signed and stamped by a Professional Geologist or Professional Engineer licensed in the State of California.	Prior to issuance of Building Permit
36. During Project construction earthwork and grading activities, geotechnical observation shall be performed by the Project geotechnical engineer.	During construction
37. The grading plans provided by the Applicant for review shall include the existing topography shown with contour lines labeled at one-foot intervals and extending a minimum of 100-feet beyond the limits of the site, or sufficient distance to indicate impacts on adjacent properties.	Prior to Issuance of Grading Permit

38. The Applicant shall construct all on and offsite improvements in accordance with the improvement plans and supporting calculations that are prepared by a registered civil engineer and reviewed by the City of St. Helena Public Works Department. The improvement plans and supporting calculations shall include detailed designs for all utilities, water, grading, drainage, erosion control and paving.	Prior to Issuance of Grading Permit
Hazardous Materials	
39. Prior to issuance of grading permits, shallow soils samples shall be taken on-site to determine the location of any contaminated soils on the site with concentrations above generally established applicable worker safety thresholds.	Prior to Issuance of Grading Permit
40. Any soils with residual agricultural chemicals exceeding the generally applicable screening levels for commercial uses, or hazardous waste limits shall be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal site.	Prior to Issuance of Building Permit
41. All hazardous materials measures shall be printed on all construction documents, contracts, and Project plans prior to issuance of grading permits.	Prior to Issuance of Grading Permit
42. If contaminated soils are found in concentrations above established thresholds, a Site Management Plan (SMP) shall be prepared and implemented by the Applicant (as outlined below) and any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to applicable requirements and regulations. The SMP shall be prepared by a qualified hazardous materials consultant and provided to the City with grading permit applications. The SMP shall include: a. Management practices for handling contaminated soil or other materials if encountered during construction or cleanup activities and measures to minimize dust generation, stormwater runoff, and tracking of soil off-site; b. Preliminary Remediation Goals (PRGs) for environmental contaminants of concern to evaluate the site conditions following SMP implementation; c. A Health and Safety Plan (HSP) for each contractor working at the site that addresses the safety and health hazards of each phase of site operations that includes the requirements and procedures for employee protection. The HSP will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.	Prior to Issuance of Grading Permit
43. Cleanup and remediation activities on the site prior to building construction shall be conducted in accordance with the SMP.	Prior to Issuance of Building Permit
44. All measures shall be printed on all construction documents, contracts, and Project plans prior to issuance of grading permits.	Prior to Issuance of Building Permit
45. Project construction activities shall comply with all generally applicable federal Occupational Safety and Health Administration Safety (OSHA) and California General Industry Safety Orders and Health Standards.	Prior to issuance of Building Permit
46. Hazardous materials, if any, associated with Project construction shall be located and stored in compliance with applicable federal, state, and local requirements. Response procedures for spills and leaks of hazardous materials, if any, shall be established in compliance with applicable federal, state, and local requirements.	Prior to issuance of Building Permit
Noise	
47. Project construction contractors shall be required to provide a Noise Management Plan to reduce construction noise at any offsite residences to the extent feasible, and shall implement the Noise Management Plan for construction activities.	Prior to issuance of Grading Permit
48. The noise management plan shall include the following requirements: a. Outdoor parking lot sweeping activities associated with the Project generally shall be limited to the daytime hours between 7:00 a.m. and 10:00 p.m.;	Prior to issuance of Grading Permit

b. Construction activity, including all outdoor loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, or similar objects in such a manner as to cause a noise disturbance to residential uses shall be limited to the daytime hours between 7:00 a.m. and 10:00 p.m.; c. Noise-generating equipment operated at the Property shall be equipped with noise control devices to the extent reasonably available (i.e., mufflers, intake silencers, lagging, and/or engine enclosures). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. Pile drivers used within 1,500 feet of off-site residences shall be equipped with noise control measures to reduce sound energy emissions associated with pile driving (e.g., use of noise attenuation shields or shrouds). Holes for piles will be pre-drilled to the extent feasible; d. Haul routes shall avoid noise-sensitive land uses to the extent feasible; e. Staging areas and construction material storage areas shall be located away from adjacent residences.	
Population and Housing	
49. Prior to the issuance of a building permit, Applicant shall apply to the City for a permit to develop a minimum of fifty (50) units of rental workforce housing made available to rent at an affordable rent, adjusted for household size, to moderate income households on a separate legal parcel within the City Limits (Workforce Housing Obligation). If the City approves any of the Applicant's proposed Workforce Housing Obligation, the City shall not apply any otherwise applicable affordable housing impact fee to the Project in accordance with applicable City regulations as contained in Chapter 17.30 of the St. Helena Municipal Code, as may be amended from time to time. If the City approves the workforce rental housing prior to the certificate of occupancy on the Project, Applicant shall cause construction of its Workforce Housing Obligation within 24 months of the City's approval of the Workforce Housing Obligation. If the City fails to approve the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall make a payment for the purpose of furthering the City's affordable housing goals pursuant to the requirements of St. Helena Municipal Code Section 17.30.020, as may be amended from time to time, for the Project to be paid to the City prior to issuance of the certificate of occupancy for the Project as the Project's sole obligation to provide affordable or workforce housing.	Prior to issuance of Building Permit; Prior to Issuance of Certificate of Occupancy
Public Services	
50. Project water lines and hydrants shall be sized and located so as to meet the fire flow requirements established by the Fire Department.	Prior to issuance of Building Permit
51. Prior to construction, building plans shall be submitted to the Fire Department for review. Based on such review, any additional fire safety requirements shall be implemented to the satisfaction of the Fire Department.	Prior to issuance of Building Permit
52. During construction, adequate ingress/egress access points shall be provided for emergency response in compliance with the requirements of the Fire Department.	Prior to issuance of Building Permit
53. Clearly marked, durable, source sorted recycling bins shall be conveniently located within the Property unless the Property is under contract with a vendor to sort waste.	Prior to issuance of Building Permit
54. The Applicant or its designee shall be responsible for meeting with the Building Official, Fire Inspector and/or Public Works Department to review compliance with Building Codes, Fire Codes, and applicable Public Works Standards.	Prior to Issuance of Building Permit
55. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.	Prior to Issuance of Building Permit
56. Prior to issuance of a certificate of occupancy, trash areas, dumpsters and recycling containers shall be enclosed and roofed per applicable standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off	Prior to Issuance of Certificate of Occupancy

during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system or alternative treatment system. An area drain connected to the sanitary sewer or alternative treatment system shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.	
57. Prior to Certificate of Occupancy, the Applicant shall repair all public improvements that are damaged by the construction process in accordance with the City's generally applicable Water/Sewer/Street/Storm Drain/Sidewalk Standards, as may be amended from time to time.	Prior to Issuance of Certificate of Occupancy
58. Plans submitted for building permit shall exhibit compliance with the then current St. Helena Fire Code, as required bySt. Helena Municipal Code Chapter 15.36, as may be amended from time to time.	Prior to Issuance of Building Permit
59. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.	Prior to Issuance of Certificate of Occupancy
60. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.	Prior to Issuance of Building Permit
Transportation	
61. To encourage the use of alternative modes of transportation, the Applicant shall provide employee bicycle racks for no less than six bicycles.	Prior to Issuance of Certificate of Occupancy
62. To encourage the use of alternative fueled transportation, the Applicant shall install electric vehicle recharging stations at the Project site as required by St. Helena Municipal Code Section 17.26.090, as may be amended from time to time.	Prior to Issuance of Certificate of Occupancy
63. Preferential parking spaces shall be provided for low emission vehicles, including alternative-fuel vehicles, hybrid vehicles that qualify for freeway carpool lanes, and van pools.	Prior to Issuance of Certificate of Occupancy
64. During construction, a Construction Traffic Management Plan (CTMP) shall be prepared and implemented so as to reduce traffic impacts to adjacent residential neighborhoods, or pedestrian and vehicular impediment or interference due to construction traffic. The CTMP shall be attached to all construction contracts and shall include: a. procedures for roadway closures or traffic detours; b. haul routes; c. required protective devices and warning signs; d. locations of construction worker parking lots; e. construction vehicle staging shall be configured to reduce traffic interference and the need for lane closures.	Prior to issuance of Grading Permit
65. At the Applicant's expense, the southbound approach at Deer Park Road and entrance to the Project shall be improved to include a left-turn lane and a through lane, within the existing right-of-way.	Prior to operation of the Resort
66. A Transportation Demand Management program shall be prepared and implemented by the Applicant to encourage Project employees and patrons to reduce vehicular traffic on the street and freeway system during the most congested time periods of the day and to further reduce Vehicle Miles Traveled (VMT) and to support the City's trip reduction and climate policies. The Transportation Demand Management program may include but not be limited to the following: a. Bicycle and pedestrian-friendly environment (i.e., established and clear pedestrian networks, intersections, and built environments); b. Bicycle amenities, including bicycle parking (4 long-term spaces and 6 short term spaces minimum); c. Rideshare/carpool/vanpool promotion and support; d. Education and information on alternative transportation modes, including railway as available, via the Resort operator website; e. Discounted employee transit passes;	Prior to operation of the Resort

f. Designate a Transportation Demand Management (TDM) coordinator to establish programs to ensure VMT by guests and employees are reduced, including, but not limited to, employee car and vanpooling, employer-sponsored transit passes, bicycle-sharing, showers, lockers, secure bike storage, and winery tours for guests with pickup and drop-off at the lodge.	
67. Prior to issuance of a Certificate of Occupancy, the Applicant shall provide no fewer than 25 courtesy bicycles for guests.	Prior to Issuance of Certificate of Occupancy
68. To preserve existing sight lines, any new signage, monuments, or other structures to be placed near the Project entrance shall be positioned outside of the vision triangles of a driver waiting on the Project access drive.	Prior to Issuance of Certificate of Occupancy
69. To minimize left turns onto SR 29 from Deer Park Road, Project signage shall be installed on the driveway directing drivers to use SR 29 to go north and Silverado Trail to go south.	Prior to Issuance of Certificate of Occupancy
70. In the event the City of St. Helena installs a traffic signal at SR 29/Deer Park Road, the Project Applicant shall pay its proportional share of the cost of the signal at the time the signal is constructed by the City.	Prior to Issuance of Certificate of Occupancy
71. In the event the County of Napa converts the existing traffic signal at Silverado Trail/Deer Park Road from flashing red operation to normal signal operation and changing the geometry on the westbound approach to a left-turn and through/right-turn lanes, the Applicant shall deposit funds with the County to cover the cost of the striping improvements to allow the County to implement this change at such time as it becomes necessary.	Prior to Issuance of Certificate of Occupancy
72. The Project shall cooperate, including by way of agreements, with the adjacent winery operator to ensure there is an adequate parking supply.	Prior to Issuance of Certificate of Occupancy
73. Prior to issuance of a Certificate of Occupancy, the Applicant shall pay traffic impact fees based on the City's Master Fee Schedule, and the fee will assume all square footage calculated at the lodging rate.	Prior to Issuance of Certificate of Occupancy
74. Prior to issuance of a building permit, the Applicant shall be required to obtain a City or other applicable encroachment permit for improvements on any public right-of-way.	Prior to Issuance of Building Permit
75. Prior to occupancy, Applicant shall construct, to the extent not previously constructed, a minimum 8–foot wide paved bicycle and pedestrian trail, which shall be open to the public, along the railway and within the property rights of the railway operator, between the Project site and Fulton Lane, provided that such obligation to construct is subject to issuance of any required permits, with reasonable and feasible conditions, from any federal and/or state agency with jurisdiction over construction affecting jurisdictional waters.	Prior to Issuance of Certificate of Occupancy
Utilities, Water, Water Quality and Wastewater	
76. Prior to the issuance of a Certificate of Occupancy, the Applicant shall underground on-site utility lines per the applicable requirements of the St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of the Applicant. Due to the economic and engineering infeasibility of undergrounding any regional serving overhead power lines, any such existing lines may remain on overhead power poles.	Prior to Issuance of Certificate of Occupancy
77. Any new and modified existing water laterals, meters and backflow prevention devices shall be constructed in accordance with the generally applicable requirements of the City of St. Helena. Any new laterals shall be located perpendicular to the water main.	Prior to Issuance of Certificate of Occupancy
78. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board to comply with the statewide General Permit for Discharges of Storm Water Associated with Construction Activities (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for construction activities on the Property in accordance with applicable State requirements.	Prior to issuance of Building Permit

79. Potable water will be provided by existing on-site wells. Emergency systems water and irrigation water will be supplied by recycled water and supplemented by on site wells as needed. Alternatively, such water may be provided by municipal water systems if permitted by the City. The use of existing water wells within the City, including the maintenance, modification, or reconstruction thereof, for potable water, emergency systems water and irrigation water not supplied through recycled water shall be allowed and not require a permit under St. Helena Municipal Code Section 13.16.060.	Prior to issuance of Building Permit
80. Prior to the issuance of a building permit, Applicant shall have a qualified hydrogeologist prepare a groundwater report describing how the Project's use of existing groundwater well(s) on the Winery Property will not have a material adverse impact on the water production capability of the City. The groundwater report shall demonstrate: a. The Project well(s) are more than 1500 feet on average from the City wells for potable water; b. The Project well(s) are more than 500 feet from the Napa River; c. The Project with existing groundwater uses on the Winery Property will not annually exceed 0.3 acre-ft/acre of groundwater extraction from the Project well(s); d. Recycled water will be generated through onsite water reclamation to maximize supply of non-potable water; e. Project groundwater demands do not exceed the capacity of on-site well(s); f. Well water extracted for use in the proposed development will, after initial use, be captured, treated, and reused for non-potable demands on the Winery Property, and will contribute to groundwater recharge.	
81. The Project shall incorporate best practices for water conservation, which shall include the metering the water production/extraction and well water levels.	Prior to Issuance of Certificate of Occupancy; ongoing
82. Applicant shall obtain all necessary permits from local and state agencies for the nontransient community water system.	Prior to Issuance of Certificate of Occupancy, ongoing
83. If the City provides a municipal water system connection and Applicant elects to connect to the municipal water system in lieu of the groundwater well(s) prior to Grading Permit, the Applicant shall execute prior to Building Permit a Water Agreement with the City, and shall comply with all applicable policies, codes, and other requirements for the municipal water system connection.	Prior to issuance of Building Permit
84. A grading and drainage plan shall be prepared for the Project that includes a design that allows for a 100-year overland release. All graded building pads shall be above the 100-year overland release elevation.	Prior to Issuance of Certificate of Occupancy
85. Prior to issuance of a grading or building permit (whichever occurs first) a detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment best management practices (BMPs) shall be prepared by the Applicant's engineer and submitted for review approval by the City Engineer.	Prior to Issuance of Grading Permit or Building Permit
86. Prior to the issuance of a Certificate of Occupancy, a Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted by the Applicant's engineer for review and approval by the City Engineer. Once approved, the property owner shall comply with the Post Construction Stormwater Operations Maintenance Plan BMPs.	Prior to Issuance of Certificate of Occupancy
87. If proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with water efficient landscape best practices that are at least as effective as the State's Model Water Efficient Landscape Ordinance (MWELO), to the extent MWELO does not generally apply to the Project. Compliance shall be demonstrated as part of the building permit submittal.	Prior to Issuance of Building Permit

88. Proposed separations between public water facilities and other utilities shall meet the minimum separations as specified by the generally applicable Department of Health and City of St. Helena Public Works Standards, as may be amended from time to time.	Prior to issuance of Building Permit
89. Wastewater treatment provided by an on-property package water reclamation system sized for WPA project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary treated water quality treatment shall be allowed. Alternatively, wastewater services may be provided by municipal wastewater systems if permitted by the City.	Prior to issuance of Building Permit
90. If the City provides a municipal wastewater system connection and Applicant elects to connect to the wastewater system in lieu of an on-property package water reclamation system prior to the issuance of a grading permit for the Project, the Applicant shall comply with all applicable policies, codes, and other requirements for the municipal wastewater system connection.	Prior to Issuance of Grading Permit
91. Prior to the issuance of building permit, Applicant shall provide a Wastewater Treatment Plant Plan and Design that contains the following information: a. Design of the treatment system that is compliant with applicable State and County code standards for domestic wastewater generated onsite from sinks, showers, toilet flushing, and winery process water that will be treated to high quality, tertiary standards onsite with a packaged treatment system operated by the Project. b. The Project shall provide a new package plant sized for both Project and the adjacent winery wastewater flows, providing tertiary level water quality treatment. c. The reclaimed water yielded from the treatment process shall be reused for non-potable demands within the Project, consisting of outdoor drip or spray irrigation and indoor flush fixtures. d. Excess treated water shall be available for the adjacent winery, which may use reclaimed water for washdown and tank cleaning or application to vineyards, and subject to all applicable State and County requirements and standards.	Prior to issuance of Building Permit
92. Where applicable, the Applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.	Annually

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT D

Chapter 17.19 Community Agricultural and Natural Resource Zoning Districts

Sections:

17.19.010 Purpose and Applicability

17.19.020 Use Regulations

17.19.030 Development Standards

17.19.040 Supplemental Standards

17.19.010 Purpose and Applicability

This Chapter protects existing resources while providing for a range of agricultural, residential, and community uses within the City's agricultural and natural resource areas. This Chapter establishes use regulations, development standards, and design standards for the Twenty-Acre Agriculture, Winery, and Woodlands and Watershed Zoning Districts as follows:

Twenty-Acre Agriculture (A-20). The A-20 Zone is intended to provide for agricultural and residential uses. The purpose of the A-20 District is to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. This Zone restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use and reduce impacts to the provision of infrastructure as the urban area of the City expands. This Zone implements the Agriculture General Plan Land Use Designation.

Winery (W). The W Zone is intended to provide for winery and winery-related uses within the agriculture general plan land use designation. This Zone implements the Agriculture General Plan Land Use Designation.

Woodlands and Watershed (WW). The WW Zone is intended to allow residential development that is sensitive to the land and its varying capability for development. Development in the WW Zone carefully considers the community-wide implications of natural conditions and minimizes impacts on natural conditions. This Zone implements the Woodlands and Watershed General Plan Land Use Designation.

17.19.020 Use Regulations

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts lists the uses permitted ("P"), permitted with a Minor Use Permit ("MUP"), and permitted with a Conditional Use Permit ("CUP") granted at a public hearing. The right-hand column provides references to additional regulations beyond those of the base zoning district development and design standards. Any projects that qualify for ministerial approval under state law will be processed ministerially as required by that state law.

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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts

Use Classification	*A-20*	*W*	*WW*	Additional Regulations
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "—" = Use Not Allowed				
Residential Uses				
Agricultural employee housing	P/CUP [1]	P/CUP [1]	—	
Single-family dwelling	P [2]	P [2]	P [2]	
Commercial Uses				
Animal care and service				
Animal boarding facility/kennel	CUP	—	—	
Veterinary clinic	CUP	—	—	
Industrial Uses				
Manufacturing, packaging and processing	—	CUP	—	
Tanks associated with winery uses	—	CUP [3]	—	
Warehousing, Wholesale, and Distribution	—	CUP	—	
Wine warehousing	—	CUP	—	
Transportation, Communications, and Utilities				
Public services, minor	MUP	MUP	MUP	
Solar energy systems	Sec. 17.22.240, Solar Energy Systems			
Telecommunication	Sec. 17.22.270, Wireless Telecommunications Facilities			
Agricultural and Extractive Uses				
Animal husbandry	P/CUP [4]	—	P [5]	
Community garden	P	P	P	Sec. 17.22.100, Community Garden
Cultivated agriculture	P/CUP [6]	P/CUP [6]	P/CUP [6]	
Processing of agricultural products primarily produced on the premises	CUP	CUP	—	
Wineries, large	—	CUP	—	
Accessory Uses – See also Sec. 17.22.020, Accessory Uses				
Accessory dwelling unit	Sec. 17.22.030, Accessory Dwelling Units			
Animal keeping	P	P	P	Sec. 17.22.060, Animal Keeping
Beekeeping	P	P	P	Sec. 17.22.070, Beekeeping

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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts

Use Classification	A-20	W	WW	Additional Regulations
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "—" = Use Not Allowed				
Cottage food operations	P	P	P	Sec. 17.22.110, Cottage Food Operations
Garages, carports, workshops, pool houses, gazebos, patio covers, and other accessory buildings and structures	P [7]	P	CUP	Sec. 17.24.030, Accessory Buildings and Structures
Family day care, large	P	P	P	
Family day care, small	P	P	P	
Home occupations	P	—	CUP	Sec. 17.22.130, Home Occupations
Roadside stands	CUP	P/CUP [8]	—	
Swimming pools	P	P	P	
Tasting room affiliated with small winery	CUP	CUP	CUP	
Winery event center	—	CUP	—	
Winery, small	CUP	CUP	—	Sec. 17.22.230, Small Wineries
Winery visitor center	—	CUP	—	
Uses accessory to a winery enclosed within a building (e.g., offices, laboratories, equipment maintenance shops, employees' eating facilities, cooperage repair shops, wine storage tanks, scales, and boiler rooms)	—	P	—	
Uses and equipment accessory to a winery located outdoors	—	CUP [9]	—	

End Notes:

[1] Up to 36 beds in group quarters or 12 units or spaces designed for use by a single-family or household pursuant to California Health and Safety Code §§ 17021.6 are permitted. Otherwise, a CUP is required.

[2] On parcels over two acres in size, the single-family dwelling must be accessory to an agricultural use.

[3] If the new tanks increase wine production volume beyond what is established in an existing CUP or Certificate of Legal Non-Conforming Use, a new CUP is required. If there is no increase in wine production as a result of the proposed new tanks, no CUP is required. Design review is not required for new tanks placed indoors.

[4] Hog farms, dairies, commercial poultry farms, and egg ranches require a CUP.

[5] Horses and cattle are not permitted.

[6] CUP required for new uses within 30 feet of Napa River, York Creek, Sulphur Springs Creek and for new uses within Flood Plain Overlay (see Sec. 17.21.010, Flood Plain Overlay).

[7] Plumbing and cooking facilities are not permitted.

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Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts				
Use Classification	*A-20*	*W*	*WW*	Additional Regulations
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "—" = Use Not Allowed				

[8] CUP is required where the roadside stand exceeds 200 square feet.
[9] Any outdoor winery equipment or improvements proposed to be located within 400 feet of any R Zone or within 200 feet of State Highway 29, the Silverado Trail or Deer Park Road requires a CUP.

17.19.030 Development Standards

Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts establishes the development standards for the Twenty-Acre Agriculture, Winery, and Woodlands and Watershed Zoning Districts. The numbers in each illustration refer to corresponding regulations in the table.

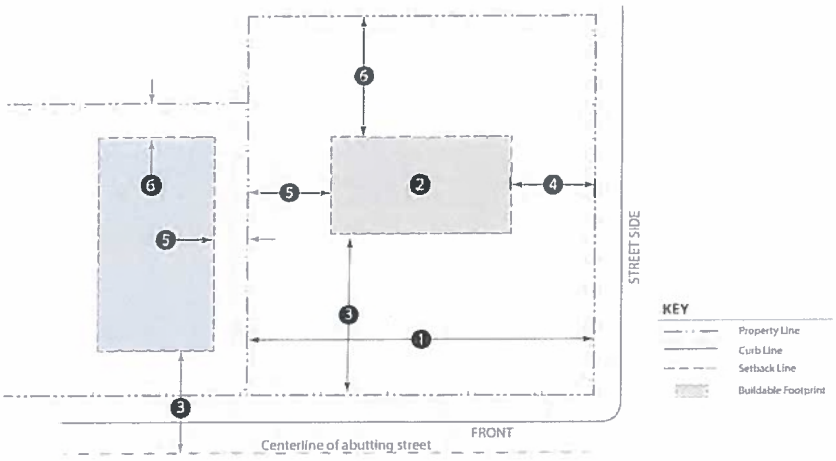


Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts					
Standard	*A-20 lots 2 - ≤ 5 acres* [1]	*A-20 lots > 5 acres*	*W*	*WW*	Key
Density	Max. 1 unit/5 acres [2]	Max. 1 unit/5 acres [2]	Max. 1 unit per parcel [2]	Max. 1 unit per parcel [2]	
Lot Size					
Lot Area	Min. 20 acres	Min. 20 acres	Min. 20 acres	5 – 40 acres	
Lot Width	No min.	No min.	Min. 300 ft	20 – 200 ft	1

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts

Standard	*A-20 lots 2 - ≤ 5 acres* [1]	*A-20 lots > 5 acres*	*W*	*WW*	Key
Max. Lot Coverage (includes accessory structures)	9,000 sf [3]	10,000 sf [3]	50%	10% or 20,000 sq ft, whichever is less	
Max. Ground Level Floor Area (excludes accessory structures)	4,500 sq ft	5,000 sq ft	none	none	❷
Max. Second Story Floor Area	35% of the ground floor area	20% of the ground floor area	none	none	
Height					
Principal Structure	Max. 30 ft	Max. 30 ft	Max. 45 ft	Max. 35 ft above natural grade	
Accessory Structure [4]	Max. 20 ft; except for ADUs, refer to Section 17.22.030.E.9.	Max. 20 ft; except for ADUs, refer to Section 17.22.030.E.9.	none	none	
Setbacks					
Front Setback	Min. 50 ft, measured from the centerline of abutting street	Min. 50 ft, measured from the centerline of abutting street	Min. 100 ft	20-50 ft or 10% of lot depth, whichever is lesser	❸
Street Side Setback	Min. 50 ft, measured from the centerline of abutting street	Min. 50 ft, measured from the centerline of abutting street	Min. 50 ft	20-50 ft or 10% of lot width, whichever is lesser	❹
Interior Side Setback	Min. 20 ft	Min. 20 ft	Min. 50 ft	20-50 ft or 10% of lot width, whichever is lesser	❺
Rear Setback	Min. 20 ft	Min. 20 ft	Min. 75 ft	20-50 ft or 10% of lot depth, whichever is lesser	❻
Min. Setback from Abutting Waterway	Min. 50 ft from top of bank of Napa River				
	Min. 20 ft from top of bank of all other waterways				

Landscape and Open Space

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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts

Standard	*A-20 lots 2 - ≤ 5 acres* [1]	*A-20 lots > 5 acres*	*W*	*WW*	Key
Max. Paved/ Hardscaped Area	0.25 acre	0.5 acre	none	none	

End Notes:

[1] For all lots less than 2 acres in area refer to the development standards for the LR-1A zoning district in Table 17.16.030.B: Development Standards – Residential Zoning Districts.

[2] Density excludes agriculture employee housing.

[3] No more than 0.25 acres of any one parcel ≤ 5 acres (or 0.5 acres for parcels ≥ 5 acres) may be removed from potential, historical, or active agricultural use. All structures, driveways (except for a 16-foot wide driveway no greater than 2/3 the length of the parcel), parking areas, patios, pools, lawn areas, or other nonagricultural uses are included in the 0.25 acre or 0.5 acre respectively, maximum standard per parcel.

[4] The habitable space in accessory structures may not exceed 25% of the gross floor area of the primary structure.

17.19.040 Supplemental Standards

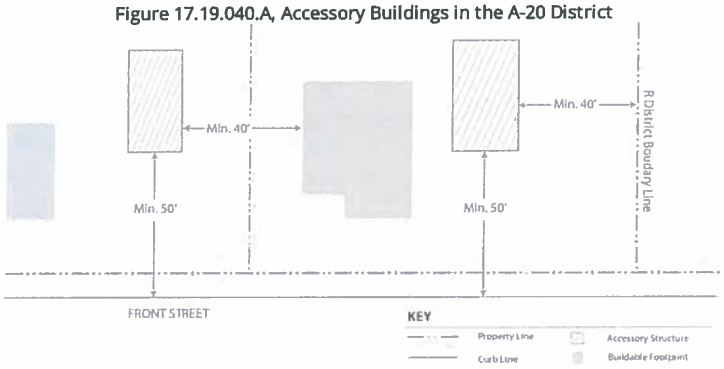
A. **General Standards.** All development is subject to the provisions of Part IV, Citywide Standards.

B. **Design in the A-20 Districts.**

1. ***Residential Design Standards.*** All residential development is subject to the standards of Section 17.16.040.A.

2. ***Accessory Buildings in the A-20 District.*** Barns, stables, chicken houses and similar accessory buildings must be placed not less than 50 feet from a street, nor less than 50 feet from any dwelling on an adjacent parcel or R District boundary line.

Figure 17.19.040.A, Accessory Buildings in the A-20 District



C. **Development in the W District.**

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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

1. All wine storage tanks and surface winery waste treatment facilities shall be subject to the standards in Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts.
2. No use authorized under the provisions of this Chapter shall be permitted where use, occupancy or patronage will exceed the capability of the site to provide off-street parking, waste disposal system and reasonable provisions for public safety.
3. Retail sales and food and drink facilities must be integrated with a visitor center, and no advertising or other exterior evidence of such use shall be visible from any public right-of-way.
4. Winery operations shall generate sound levels no greater than 55 decibels at any property line more than 10 percent of the time (L 10). "L 10" is the noise level at the property line that is exceeded 10 percent of the operating time.
5. Winery operations shall generate no discernible odors of sewerage or putrefying organic material origin, other than normal fermentation odors, at the property lines.
6. Bottling, warehousing and retail sales activities shall be conducted within structures specifically designated for such uses.

D. **Development in the WW District.**

1. All clearing and earthmoving must be conducted in compliance with an erosion control plan as prepared by a registered Civil Engineer and approved by the City Engineer.
2. No disturbance of definite or suspected landslides or soil creep areas is permitted, as identified on maps produced by United States Geological Survey (USGS) or on any other more detailed study prepared by properly credentialed professionals and reviewed by the City's Geotechnical Consultant.
3. No disturbance of, or development within, riparian areas within 100 feet of intermittent or perennial streams noted on USGS maps is permitted.
4. No earth movement on slopes in excess of 30 percent is permitted. An exception may be granted by the City Engineer for minor trenching and backfilling for the installation of utilities and for temporary, nongraded access for construction purposes where no trees or substantial vegetation will be removed and where the surface will be recontoured to previous condition and revegetated according to the erosion control plan. Applications for an exception must include submittal of a construction plan for the equipment to be installed, a plan for the maintenance of that equipment, a soils and slope stability analysis prepared by a Geotechnical Engineer, an erosion control plan pursuant to subsection D.1, and a revegetation plan, utilizing native plant species, for the area that will be disturbed by the earth movement. Prior to granting an exception, the City Engineer must find that the project does not have potential for creating significant erosion problems. A performance bond must be required and held by the City for one year after completion of the project to ensure that the recontouring and revegetation were properly installed.
5. No buildings (other than water tanks, which must be screened) may be constructed within 100 feet of the primary ridgeline on any parcel. The intent of this Section is to

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reduce the visual impact of buildings that would obscure public views of the most prominent ridgeline on each property, without precluding the opportunity of the property owner to site a building that could attain a view. In implementing this Section, the Planning Commission must adopt a finding that the approved plan balances the owner's interest in attaining a view against the City's interest in preventing the obstruction of scenic views.

6. Water and sewer systems will be constructed and maintained, at the applicant's expense, to meet such standard as may be adopted by ordinance of the City Council, or in the absence of such to the satisfaction of the City Engineer. If individual and/or private water and/or sewage systems are proposed, prior approval must be obtained from the Napa County department of environmental management.

7. The fuel loading within 50 feet of the building or building envelope must be maintained at a level not to exceed such standard as may be adopted by the City Council.

8. New roads/common drives/driveways must be maintained so as to guarantee all of the following:

   a. Safe two-way year-round passage of emergency vehicles, as defined in St. Helena Access Road Standards, as adopted by the City Council.

   b. Erosion from road cuts/fills must not exceed such standard as specified in an erosion control plan approved by Napa County Resource Conservation District, pursuant to ordinance adopted by the City Council, or in the absence of such, to the satisfaction of the City Engineer.

   c. Dust creation must be minimized and must not exceed such standard as may be adopted by ordinance of the City Council.

   d. Earth movement must not obstruct or obliterate circulation improvements.

   e. Grading must occur between April 1st and October 15th unless approved otherwise by the City Engineer.

9. Emergency vehicle access must be constructed and maintained, at the applicant's expense, to allow interconnection with nearby roads.

10. Roofing materials must be noncombustible. See the Fire Code for sprinkler and water supply requirements.

ORDINANCE NO. 2024-____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ST. HELENA, CALIFORNIA, AMENDING THE ST. HELENA GENERAL PLAN 2040, ST. HELENA ZONING MAP, AND THE ST. HELENA MUNICIPAL CODE TO CREATE A WINERY AND PLANNED AGRITOURISM OVERLAY TO ALLOW RESORT HOTEL DEVELOPMENT ON CERTAIN LARGE WINERY PROPERTY WITHIN THE CITY, AS AN INITIATIVE ORDINANCE PURSUANT TO CALIFORNIA ELECTIONS CODE SECTION 9215(a).

WHEREAS, pursuant to authority provided by the California Elections Code, a petition has been filed with the City Council of the City of St. Helena, seeking to enact an initiative measure/ordinance which would amend the St. Helena General Plan 2040, St. Helena Zoning Map, and the St. Helena Municipal Code to create a Winery and Planned Agritourism Overlay to allow resort hotel development on certain large winery property within the City, (the "Measure" or "Ordinance"); and

WHEREAS, pursuant to California Elections Code section 9215, an initiative petition must be filed with the City in valid form and signed by not less than ten percent (10%) of the registered voters of the City in order to qualify a local initiative measure for the ballot; and

WHEREAS, according to Napa County voter records, the minimum signature requirement in order to qualify this Measure for the ballot is 344 registered City voters; and

WHEREAS, the City Clerk, through the Napa County Registrar of Voters, has certified that the form of the petition complies with California law and, based upon an examination of voter registration records, has ascertained that the petition is signed by the requisite number of voters to qualify this Measure/Ordinance for the ballot under the Elections Code; and

WHEREAS, this Measure's/Ordinance's proponents have completed all other necessary prerequisite steps qualify and place it on the ballot; and

WHEREAS, since this Ordinance has qualified for placement on the ballot, pursuant to California Elections Code Section 9215, the City Council is legally required to either (i) adopt this Ordinance without alteration, or (ii) submit it to the voters at its next regularly scheduled election occurring not less than 88 days after the date of the order of election or at a special election pursuant to Elections Code Section 1405; and

WHEREAS, in lieu of placing the Measure/Ordinance on the ballot, the City Council has voted to adopt it without alteration.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ST. HELENA, CALIFORNIA, DOES HEREBY ORDAIN AS FOLLOWS:

Pursuant to California Elections Code Section 9215(a), the City Council hereby adopts the following ordinance as an initiative ordinance, to read as follows:

SECTION 1. TITLE. This initiative measure will be known as the "City of St. Helena Agritourism Initiative." It will sometimes be referred to as the "Initiative."

SECTION 2. FINDINGS AND PURPOSE.

A. The people of the City of St. Helena ("City") find and declare the following:

1. Located in the center of Napa Valley, the City has served from its inception as a rural agricultural center. It is also a hub for tourism, and hosts visitors from all over the world who come to experience the scenic vistas, world class wineries, and farm to table restaurants in Napa Valley's wine country.

2. Revenue generated by the tourism industry is essential to ensure that the City has sufficient general fund revenue to pay for critical City services and infrastructure projects, including new and improved City facilities, streets, and sidewalks.

3. A fiscal analysis commissioned by the City and provided to the City Council in 2023 determined that the City has "several unfunded or underfunded needs" and that the City is "currently struggling to provide services and meeting the expectations of the community." The report concluded that "The magnitude of the costs associated with the City's underfunded needs . . . will not be affordable without additional financial resources --in other words, the City will need some form of revenue enhancement in order to continue providing the levels of service the community expects while also addressing deteriorating capital assets."

4. The City's *Financing Civic infrastructure Task Force* had previously determined that two new hotels within St. Helena city limits were essential to create new revenue streams to address the City's budgetary challenges and finance the City's many infrastructure needs.

5. The City's 2040 General Plan contemplates the possibility of developing hotel and other tourist-oriented uses in close proximity to the existing rail line running roughly parallel to Highway 29, which would further the City's goal of reducing the tourism industry's reliance on the automobile.

6. Accordingly, the people of the City of St. Helena desire to amend the City's General Plan, Zoning Map, and Municipal Code to facilitate the

development of a 56-room maximum, world-class resort hotel and agrotourism facility on the existing rail line, subject to the limitations, policies, and standards set forth in this Initiative.

7. The new resort hotel will be located within a newly adopted Winery and Planned Agritourism Overlay ("WPA Overlay"), which can only be applied on up to 11 acres of large parcels in excess of 110-acres located within City limits but outside of the City's Urban Limit Line with existing active agriculture and a winery, and served by an existing railroad line.

8. Specifically, the new WPA Overlay will be applied to **11** acres of real property located at 2800 Main Street, with the resort located within mostly open, fallow acreage along Deer Park Road (the "WPA Property"). The larger approximately 140-acre winery site is bounded by Deer Park Road to the northwest, the Napa River to the northeast, and York Creek and an existing winery production facility to the southeast (the "Winery Property"). A map depicting the property subject to this Initiative is attached hereto for informational purposes as **Exhibit A.**

9. The Initiative would thereby facilitate the development of approximately 10.5 acres of currently mostly fallow ground on the Winery Property, including a one-acre landscape buffer. On-site facilities would include a maximum of 56 permitted guest rooms, as well as a variety of public and visitor-serving amenities including meeting and event spaces, swimming pools, and an on-site spa and restaurant open to the public, including residents of St. Helena (the "Project").

10. The rail line running through the Winery Property would remain the northern terminus of the existing tourist train route and provide ease of access for both hotel and winery visitors and other passengers upon the resort's completion. Public access to the site will come from a future access drive off Deer Park Road, and from the existing train, which is intended to substantially minimize traffic related impacts. In addition, the Project will provide a minimum 8—foot wide paved bicycle and pedestrian trail open to the public, located along the existing rail line on the Winery Property, subject to approval by applicable agencies.

11. This Initiative also makes conforming amendments to the City's General Plan and Zoning Code to facilitate the development of the Project and secure the fiscal and other benefits described herein for the City's residents. The policies, development standards, and required environmental design features in this Initiative, as set forth in the new Winery and Planned Agritourism Overlay applied to the WPA Property, are intended to ensure that the actions approved by this Initiative will require the Project to proceed responsibly and only in the manner approved by the voters.

12. These Project requirements include, but are not limited to, responsible water and wastewater plans, with a reliance on recycled water for non-potable and landscaping needs, as well as a substantial commitment to the construction of new affordable workforce housing in the City.

13. Implementation of this Initiative will protect the public health, safety and welfare, and the quality of life for the people of the City of St. Helena.

B. Purpose. The people of the City of St. Helena declare that our purpose and intent in enacting this Initiative is to make amendments to the City's General Plan, Zoning Map, and Municipal Code to facilitate the development of a resort and agritourism facility on the WPA Property at the northern terminus of the existing Napa Valley train route.

SECTION 3. AMENDMENTS TO THE GENERAL PLAN OF THE CITY OF ST. HELENA

The General Plan of the City of St. Helena (General Plan Update 2040 (June 2019)) is hereby amended as follows (new language to be inserted into the General Plan is shown as underlined text and deletions shown in strikethrough; text in regular type or bold type reflects the existing General Plan text and is provided for informational/reference purposes)

A. Land Use and Growth Management Element, Section 2.2, Community Development Framework, Community and Natural Resource Areas at Page 2-15 is hereby amended as follows:

Agriculture (AG). The AG land use designation includes agricultural and winery uses with restricted single family residential and public/quasi-public uses. This designation applies to large areas of the valley floor that surround the city's urban core. With the exception of hillside areas designated WW, all lands outside the Urban Limit Line are designated AG regardless of their size or actual use. Minimum parcel sizes for new parcels in AG areas range from 20 to 40 acres. However, wineries in AG land may utilize a small portion of onsite land for provision of affordable employee housing thus alleviating some of the low and moderate housing needs in the city, while simultaneously reducing commute traffic. Large parcels in excess of 110-acres with existing active agriculture and a winery located within the City limits but outside of the Urban Limit Line that are served by an existing railroad line may be designated with an agritourism overlay district allowing the parcel to utilize up to 11 acres for agritourism facilities with overnight accommodations ("Large Parcel Agritourism Facility").

B. Land Use and Growth Management Element, Section 2.5, Policies and Implementing Actions, Topic Area Growth Management at Page 2-30 is hereby amended as follows:

LU1.2 Allow urban development to occur only within the Urban Limit Line. Consider an exception for on-site employee housing on Agricultural lands. Urban services, such as sewer, water, and storm drainage, will only be extended to development within the Urban Limit Line. The Urban Limit Line may only expand when the amount of developable land within the Urban Limit Line is insufficient to implement the General Plan policies or when logical to include developed lands receiving urban services from the City. Expansion outside the Urban Limit Line should first be considered in Urban Reserve Areas. Expansion into other areas outside the Urban Limit Line should be considered only when the proposed land use is found to further the goals and long-term objectives of the City and does not result in adverse impacts to adjacent uses in either the urban or rural areas.

Development of a Large Parcel Agritourism Facility in an agritourism overlay district of up to 11 acres shall not be considered "urban development" for the purpose of this General Plan.

C. Land Use and Growth Management Element, Section 2.5, Policies and Implementing Actions, Topic Area Agricultural Uses at Page 2-42 is hereby amended as follows:

LU5.3 Strictly limit development on properties existing at the time of the adoption of this General Plan that are designated as agricultural land, except for Large Parcel Agritourism Facilities as permitted by an agritourism overlay district.

LU5.6 Permit wineries and other agricultural-related industries, including Large Parcel Agritourism Facilities, to locate in the city if their location does not adversely impact surroundings, uses, or city services (water, traffic, etc.) or the quality and character of the community.

D. Public Facilities and Services Element, Section 4.5, Policies and Implementing Actions, Topic Area Sewer at Pages 4-28 and 4-29 is hereby amended as follows:

PF2.2 Require the extension of the City sewer to areas that are dependent upon septic systems prior to approval of future growth in these areas.

Large Parcel Agritourism Facilities, as permitted by an agritourism overlay district, are not considered urban development, as further described in Policy LU 1.2 and Implementing Action PF2.C. Such development does not contemplate or require the extension of urban sewer services.

PF2.C Urban services such as sewer, water, and storm drainage will only be extended to development within the Urban Limit Line. Exceptions will be permitted when undue hardship can be demonstrated and when proposed improvements are not found to induce growth.

Large Parcel Agritourism Facilities, as permitted by an agritourism overlay district, are not considered urban development as contemplated by this General Plan and therefore such development does not contemplate or require the extension of municipal urban services such as sewer, water, and storm drainage, provided that wastewater treatment is provided by an on-property package water reclamation system sized for project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary level water quality treatment, and there is adequate water from existing on site wells to provide potable water; emergency systems water and irrigation water shall be supplied by recycled water and supplemented by on site wells as needed.

SECTION 4. AMENDMENTS TO THE CITY OF ST. HELENA ZONING MAP.

The voters hereby amend the City of St. Helena Zoning Map as follows:

1. To include a new Winery and Planned Agritourism Overlay (WPA) designation in the list of City of St. Helena Zoning Districts, as depicted in **Exhibit B** hereto; and

2. Adopt the Winery and Planned Agritourism Overlay (WPA) zoning overlay on the WPA Property subject to this Initiative, as depicted in **Exhibit B** hereto.

SECTION 5. AMENDMENTS AND ADDITIONS TO THE CITY OF ST. HELENA MUNICIPAL CODE.

Title 17 ("Zoning Code"), Chapter 17.19 ("Community Agricultural and Natural Resource Zoning Districts"), Section 17.19.020 ("Use Regulations"), "Commercial Uses" subsection of "Table 17.19.020.A: Use Regulations Community Agriculture and Natural Resource Zoning Districts," of the St. Helena Municipal Code is hereby amended as follows to add Winery and Planned Agritourism Overlay uses as a Permitted use in the Winery (W) Zone within the Winery and Planned Agritourism Overlay (additions shown in underline and deletions shown in strikethrough; text in regular type, *italics,* or bold type reflects the existing Municipal Code text and is provided for informational/reference purposes):

Table 17.19.020.A: Use Regulations — Community Agriculture and Natural Resource Zoning				
Use Classification	**A-20**	**W**	**WW**	**Additional**
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "-" = Use . . .				
Commercial Uses				
Animal Care and service				
Animal boarding facility/kennel	**CUP**	**-**	**-**	
Veterinary clinic	**CUP**	**-**	**-**	
Winery and Planned Agritourism Overlay uses	**-**	**P**	**-**	**Only within the Winery and Planned Agritourism Overlay, see 17.21.060, Winery and Planned Agritourism Overlay**

A copy of St. Helena Municipal Code Chapter 17.19 is attached hereto as **Exhibit D** for informational purposes only.

Title 17 ("Zoning Code"), Chapter 17.21 ("Overlay Zoning Districts") of the St. Helena Municipal Code is hereby amended as follows (additions shown in underline and deletions shown in strikethrough; text in regular type or **bold type** reflects the existing Municipal Code text and is provided for informational/reference purposes):

Chapter 17.21 Overlay Zoning Districts

Sections:

17.21.010 Flood Plain Overlay (FP)
17.21.020 Mobile Home Park Overlay (MHP)
17.21.030 Parking Exemption District (PED)
17.21.040 Historic Preservation Overlay (HP)
17.21.050 Planned Development Overlay (PD)
17.21.060 Winery and Planned Agritourism Overlay (WPA)

Overlay zoning districts are intended to provide for the regulation of properties with special or unique conditions and establish regulations which shall be in addition to those of the base zoning district. The Overlay designations set forth in this Title are as follows:

Table 17.21A: Overlay Zoning Districts

Abbreviation	Name
FP	Flood Plain Overlay
MHP	Mobile Home Park Overlay

PED	Parking Exemption District
HP	Historic Preservation Overlay
PD	Planned Development Overlay
WPA	Winery and Planned Agritourism Overlay

A new Section, 17.21.060, titled "Winery and Planned Agritourism Overlay (WPA)," is hereby added to Chapter **17.21** as follows (additions shown in underline and deletions shown in strikethrough; text in regular type or **bold type** reflects the existing Municipal Code text and is provided for informational/reference purposes):

17.21.060 Winery and Planned Agritourism Overlay (WPA)

A. Purpose. It is the purpose of the Winery and Planned Agritourism Overlay (WPA), when combined with an underlying Winery (W) Zoning District, to encourage high quality, innovative and creative agricultural based tourism development in the City outside of the Urban Limit Line. The WPA Overlay provides for the attraction of visitors with overnight accommodations on parcels within the agriculture general plan land use designation and Winery (W) Zoning designation in conjunction with agricultural, winery and winery-related uses. Large parcels in excess of 110-acres with existing active agriculture and a winery located within the City but outside of the Urban Limit Line and that are served by an existing railroad line may be designated with a WPA Overlay allowing the parcel to utilize up to 11 acres for agritourism with overnight accommodations. The WPA Overlay is intended to provide for the approval of development plans which serve public objectives more fully than development permitted under conventional zoning regulations. The WPA Overlay is consistent with the policies of the General Plan, as amended by the St. Helena Agritourism Initiative.

B. Permitted uses. The following are the permitted uses in the Winery and Planned Agritourism Overlay (WPA):

1. All uses permitted in the property's base zoning district;

2. Hotel, resort, or similar uses with transient overnight accommodations with no more than 56 guest rooms, served by an active railway line and located on a development site no larger than 11 acres on parcels 110 acres or larger in size with active winery or vineyard uses.

3. Uses accessory to hotel, resort, including but not limited to spa, restaurant, bar, up to 11,000 square feet for meeting rooms or related spaces, or similar uses, with transient overnight accommodations.

4. Train station or depot up to 2,500 square feet for passenger and guest use, if associated with a hotel or resort.

C. Conditional uses. Conditional uses as specified in the property's base zoning district require approval of a use permit as regulated by Section 17.05.020. Approval of a use permit is subject to finding the use consistent with the policies of the property's General Plan land use designation and the purpose of the WPA Overlay.

D. Design Review. Design Review shall not be required for uses permitted outright pursuant to Sections 17.21.060.B and E. Notwithstanding the foregoing, Design Review, conducted pursuant to Chapter 17.05, shall be required for new structures, buildings or exterior revisions (not including change in exterior color) to any existing structures or buildings that also require a conditional use permit pursuant to Section 17.21.060.C in the WPA Overlay, provided that no decision-making bodies or officials may use Design Review intentionally or inadvertently to prohibit, unduly restrict, or reduce uses, building types, number of maximum allowed units, density, or height of structures allowed in the WPA Overlay, or to require changes from or impose any conditions inconsistent with standards in this Chapter. All applications for Design Review for permitted uses in the WPA Overlay shall be limited to conformity with the standards in this Chapter. Design Review shall not be required for adjacent new construction meeting the requirements of Section 17.21.060(G)(6).

E. Accessory Uses, Buildings, and Structures. The following are types of accessory uses, buildings, and structures permitted in the WPA Overlay:

1. Restaurants, spas, meeting spaces, recreation areas, employee offices, equipment and maintenance areas, employee facilities, garages, carports, workshops, pools, pool houses, gazebos, patio covers, and other accessory buildings, structures, and similar uses associated with resorts and hotels;

2. Signs subject to the generally applicable provisions of Chapter 17.27;

3. Other uses and structures which are customarily incidental and clearly subordinate to permitted and conditional uses pursuant to the generally applicable provisions of Chapter 17.24.

F. Development Standards. Standards for lot area, building coverage, building height, setback requirements, minimum open space area, sign placement and design, off- street parking, landscaping, and screening for the proposed development within the WPA Overlay shall prevail over the development standards of the base district zoning of the property. No structure or improvement shall be constructed within the WPA Overlay except in compliance with the WPA Overlay. Each structure or improvement shall be constructed and maintained in substantial compliance with the WPA Overlay. The requirements in Table 17.21.060.F shall be observed in the WPA Overlay, except as otherwise provided in this Section.

Table 17.21.060.F Development Standards

Maximum Standards.		
a.	Density	0.3 FAR
b.	Height of buildings/ structures	45 feet
c.	Building coverage	50 percent
d.	Building Area (conditioned)	105,000 sf
Minimum Standards.		
a.	Lot width	300 feet
b.	Front setback	100 feet
c.	Side setback	10 feet
d.	Rear setback	10 feet

1. **Design**. The design of the building and site shall substantially conform to all applicable development standards, requirements and Environmental Design Features in this Section; materials and colors shall be used in a manner that creates a visually cohesive design; roof design, building massing, and building articulation treatments shall be applied on are all sides of the buildings; and shall be compatible with the character, including any historic considerations, of the site.

2. **Landscaping.** All setbacks must be landscaped with plant materials, adequately maintained in accordance with the generally applicable provisions of Chapter 17.25.

3. **Parking.** Parking for hotel use shall be a minimum of 77 parking spaces and may be provided on site or off-site on an adjoining parcel subject to a long-term joint-use parking agreement. Parking and loading shall comply with the generally applicable Parking Area and Access Design Standards in Section 17.26.050. Electric vehicle charging stations and EV-capable parking shall conform to Section 17.26.090, as required.

G. Other Uses, Standards, and Requirements.

1. **Wastewater.** Wastewater treatment provided by an on-property package water reclamation system sized for WPA project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary treated water quality treatment shall be allowed. Alternatively, wastewater services may be provided by municipal wastewater systems if permitted by the City.

2. **Water.** Potable water will be provided by existing on-site wells. Emergency systems water and irrigation water will be supplied by recycled water and supplemented by on site wells as needed. Alternatively, such water may be

provided by municipal water systems if permitted by the City. The use of existing water wells within the City, including the maintenance, modification, or reconstruction thereof; for potable water, emergency systems water, and irrigation water not supplied through treated wastewater shall be allowed and shall not require a permit under Section 13.16.060.

3. **Retail.** Retail sales and food and drink facilities must be integrated with the overnight accommodations or winery visitor center, and no advertising or other exterior evidence of such use shall be visible from any public right-of-way.

4. **Other Uses, Capacity.** No use authorized under the provisions of this Chapter shall be permitted where use, occupancy, or patronage will exceed the capability of the site to provide off-street parking, waste disposal systems, and reasonable provisions for public safety consistent with the St. Helena Municipal Code.

5. **Workforce Housing.** An Applicant under this Section shall apply to the City for a permit to develop a minimum of fifty (50) units of rental workforce housing made available to rent at an affordable rent, adjusted for household size, to moderate income households on a separate legal parcel within the City Limits ("Workforce Housing Obligation"). If the City approves any of the Applicant's proposed Workforce Housing Obligation, the City shall not apply any otherwise applicable affordable housing impact fee to the Project in accordance with applicable City regulations as contained in Chapter 17.30 of the St. Helena Municipal Code, as may be amended from time to time. If the City approves the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall cause construction of its Workforce Housing Obligation within 24 months of the City's approval of the Workforce Housing Obligation. If the City fails to approve the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall make a payment for the purpose of furthering the City's affordable housing goals pursuant to the requirements of St. Helena Municipal Code Section 17.30.020, as may be amended from time to time, to be paid to the City prior to issuance of the certificate of occupancy for the Project as the Project's sole obligation to provide affordable or workforce housing.

6. **Environmental Design Features.**

a. In addition to the requirements of the WPA Overlay and the St. Helena Municipal Code, an approved WPA Overlay must include and incorporate Environmental Design Features ("EDFs") to ensure that development in the overlay area avoids or minimizes environmental effects with appropriate sensitivity to the land, its resources, and adjacent property, and remains in compliance with the California Building Code and other generally applicable state laws. The Project Applicant(s) or designee(s) under this Section shall implement all EDFs and the City shall implement a monitoring and enforcement program to ensure compliance. The

monitoring and enforcement program shall be administered by the Community Development Director or their designee.

b. The EDFs required for the WPA Overlay adopted on the WPA Property subject to the St. Helena Agritourism Initiative ("Initiative") are set forth in Appendix 1, which is incorporated by reference herein; Appendix 1 attached to the Initiative as **Exhibit C.**

7. **WPA Overlay Controls.** In the event that anv other provision of this Chapter 17.21 ("Overlay Zoning Districts") of Title 17 ("Zoning Code') or any other provisions of the St. Helena Municipal Code conflict with this Section 17.21.060, the provisions of this Section shall govern.

8. **Modifications.** Modifications to the standards of this Section may be approved pursuant to the generally applicable provisions of Section 17.11.010 ("Minor Modifications to Development Standards"), as may be amended from time to time.

H. Building Permits.

1. **Building Permit Required.** No person shall commence, authorize, or cause to be commenced any erecting, constructing, enlarging, altering, repairing, improvising, moving, or demolishing of any building or structure in the WPA Overlay without first obtaining a building permit for buildings or structures from the Chief Building Official.

2. **Height.** Height shall be measured from finished grade to midpoint of roofline. Maximum height limits specified in this Chapter shall not apply to rooftop features for the housing of elevators, other roof equipment used to operate and maintain a building, screens for such equipment, other features, such as spires, belfries, domes, chimneys and cupolas, flagpoles, water tanks and towers, aids to navigation, communications antenna and satellite dishes, and other structures or features which, in the opinion of the Community Development Director, are similar to the above types of features.

I. Required Application. Applications for development in the WPA Overlay shall be filed by the Project Applicant and must include the following to determine substantial conformance with this Section:

1. A map or maps showing:

   a. Topography of the land, contour intervals as required by the City;

   b. Proposed circulation system;

c. Areas for proposed structures, uses, recreation areas, commercial uses, and other such areas;

d. Off-street parking; and

e. The location of the Workforce Housing Obligation;

2. General elevations or perspective drawing of all proposed buildings and structures;

3. Information demonstrating that:

a. The development meets the standards of this Section;

b. The development is a high quality design;

c. Each phase (if any) of the development, as well as the development as a whole, can exist as an independent unit capable of creating an environment of sustained desirability and stability;

d. The development is planned in coordination and substantial compatibility with the WPA Overlay; and

e. That development has been designed to implement features consistent with this Section, including the required EDFs, to address potential impacts, including from traffic, wastewater treatment, water usage, and employee housing.

SECTION 6. INTERNAL CONSISTENCY. It is the intent of the people of the City of St. Helena that the amendments contained in Sections 3-5 of this Initiative be read and construed in full harmony with the rest of the General Plan of the City of St. Helena. To the extent that any other provisions of the St. Helena Municipal Code, or any other ordinances of the City may be inconsistent with this Initiative, the provisions of this Initiative shall govern.

SECTION 7. IMPLEMENTATION OF THIS INITIATIVE.

A. This Initiative is considered adopted and effective upon the earliest date legally possible after the elections official certifies the vote on the Initiative by the voters of the City of St. Helena. Upon the effective date of this Initiative, the City is directed to promptly take all appropriate actions needed to implement this Initiative, including but not limited to taking any administrative steps necessary to update any City maps, figures, and any other documents maintained by the City so they conform to the legislative policies set forth in this Initiative.

B. Upon the effective date of this Initiative, the General Plan provisions of Section 3 of this Initiative are hereby inserted into the General Plan; except that if the four amendments of any mandatory element of the General Plan permitted by state law for any calendar year have already been utilized in the year in which this Initiative becomes effective, the General Plan amendments set forth in this Initiative shall be the first amendments inserted into the General Plan on January I of the next year. The City may reorganize, renumber, and/or reformat the General Plan provisions included in Section 3 of this Initiative, provided that the full text is inserted into the General Plan without alteration. The City may also reorganize, renumber, and/or reformat the Municipal Code provisions included in Section 5 of this Initiative, provided that the full text is inserted into the Municipal Code without alteration.

C. The General Plan in effect on the date of filing of the Notice of Intent to Circulate this Initiative ("Filing Date"), and the General Plan as amended by this Initiative, comprise an integrated, internally consistent and compatible statement of policies for the City. To ensure that the City's General Plan remains an integrated, internally consistent, and compatible statement of policies for the City, any provision of any element of the General Plan that is adopted between the Filing Date and the effective date of the General Plan amendments adopted by this Initiative shall, to the extent that such interim-enacted provision is inconsistent with or would diminish, render invalid, defeat, or impair the General Plan amendments adopted by this Initiative, be amended as soon as possible and in the manner and time required by state law to ensure consistency between the provisions adopted by this Initiative and other elements of the General Plan.

SECTION 8. EFFECT OF OTHER MEASURES ON THE SAME BALLOT.

To ensure that the intent of the voters is not frustrated, this Initiative is presented to the voters as an alternative to, and with the express intent that it will compete with or take precedence over, any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if approved, would regulate the use or development of properties subject to this Initiative in any manner whatsoever that would frustrate the purpose and intent of this Initiative (each, a "Conflicting Initiative"). In the event that this Initiative and one or more Conflicting Initiatives are adopted by the voters at the same election, then it is the voters' intent that only the measure which receives the greatest number of affirmative votes shall control in its entirety with respect to the future use and development of properties subject to this Initiative and said other measure or measures shall be rendered void and without any legal effect with respect to such properties. If this Initiative is prevented from going into effect by a Conflicting Initiative approved by the voters at the same election, and such Conflicting Initiative is later held invalid, this Initiative shall be self-executing and given full force of law. Notwithstanding the foregoing provisions of this Section, in the event that both this Initiative and another measure(s) are adopted by the voters at the same election, but the two measures can be harmonized in a manner that permits this Initiative to be implemented upon its adoption without imposing any additional or inconsistent requirement(s) to properties subject to this Initiative (e.g., the other

measure impacts only properties that are not subject to this Initiative because of their land use designation and/or zoning), then it is the voters' intent that both the other measure and this Initiative shall be given full force and effect regardless of which measure receives the greatest number of affirmative votes.

SECTION 9. INTERPRETATION AND SEVERABILITY.

A. This Initiative must be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision does not affect the validity of the remaining portions of this Initiative. The voters declare that this Initiative, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, part, or portion is found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity does not affect any application of this Initiative that can be given effect without the invalid application.

B. If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, we the People of the City of St. Helena indicate our strong desire that: (i) the City Council use its best efforts to sustain and re-enact that portion, and (ii) the City Council implement this Initiative by taking **all** steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with this Initiative.

C. This Initiative must be broadly construed in order to achieve the purposes stated above. It is the intent of the voters that the provisions of this Initiative be interpreted or implemented by the City and others in a manner that facilitates the purpose set forth in this Initiative.

SECTION 10. AMENDMENT. The amendments to the St. Helena General Plan, Zoning Map, and Municipal Code set forth in Sections 3-5 of this Initiative may be amended or repealed only by a majority of the voters of the City voting in a regular election held in accordance with state law.

SECTION 11. EFFECTIVE DATE. This Initiative shall be binding and effective as of the earliest date allowed by law (the “Effective Date”). Pursuant to California Elections Code Section 9215(a), the City Council hereby adopts this initiative Ordinance and it shall go into effect thirty (30) days after adoption.

SECTION 12. ATTESTATION OF ORDINANCE. The Mayor is hereby authorized to attest to the adoption of this Ordinance by the City Council by signing where indicated below.

SECTION 13. CEQA. The City Council hereby finds and determines that adoption of this Measure is not a discretionary action of the City Council within the meaning of the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines and is, therefore, not subject to CEQA review. *See, Tuolumne Jobs and Small Business Alliance v. Superior Court,* (2014) 59 Cal. 4th 1029.

SECTION 20. EXHIBIT LIST

Exhibit A: Map of the Property Subject to this Initiative (for informational purposes only)

Exhibit B: Amendments to City of St. Helena Zoning Map

Exhibit C: Appendix 1 to Section 17.21.060 of the St. Helena Municipal Code - Environmental Design Features ("EDFs") for the WPA Property Subject to this Initiative

Exhibit D: Copy of St. Helena Municipal Code Chapter 17.19 (for informational purposes only)

SECTION 21. PUBLICATION. The City Clerk shall certify to the adoption of this Ordinance and cause publication to occur in a newspaper of general circulation which is published and circulated in the City in a manner permitted under State law.

APPROVED AND ADOPTED this ____ day of June _____, 2024.

_____
Paul Jamison Dohring, Mayor

ATTEST:

_____
Cindy Tzafopoulos
City Clerk

Approved as to form:

_____
Ethan Walsh, City Attorney

CERTIFICATION

STATE OF CALIFORNIA)
COUNTY OF NAPA) ss
CITY OF ST. HELENA)

I HEREBY CERTIFY that this resolution was ADOPTED and PASSED at a regular meeting of the City Council of the City of St. Helena held on the _____ day of June, 2024, by the following vote:

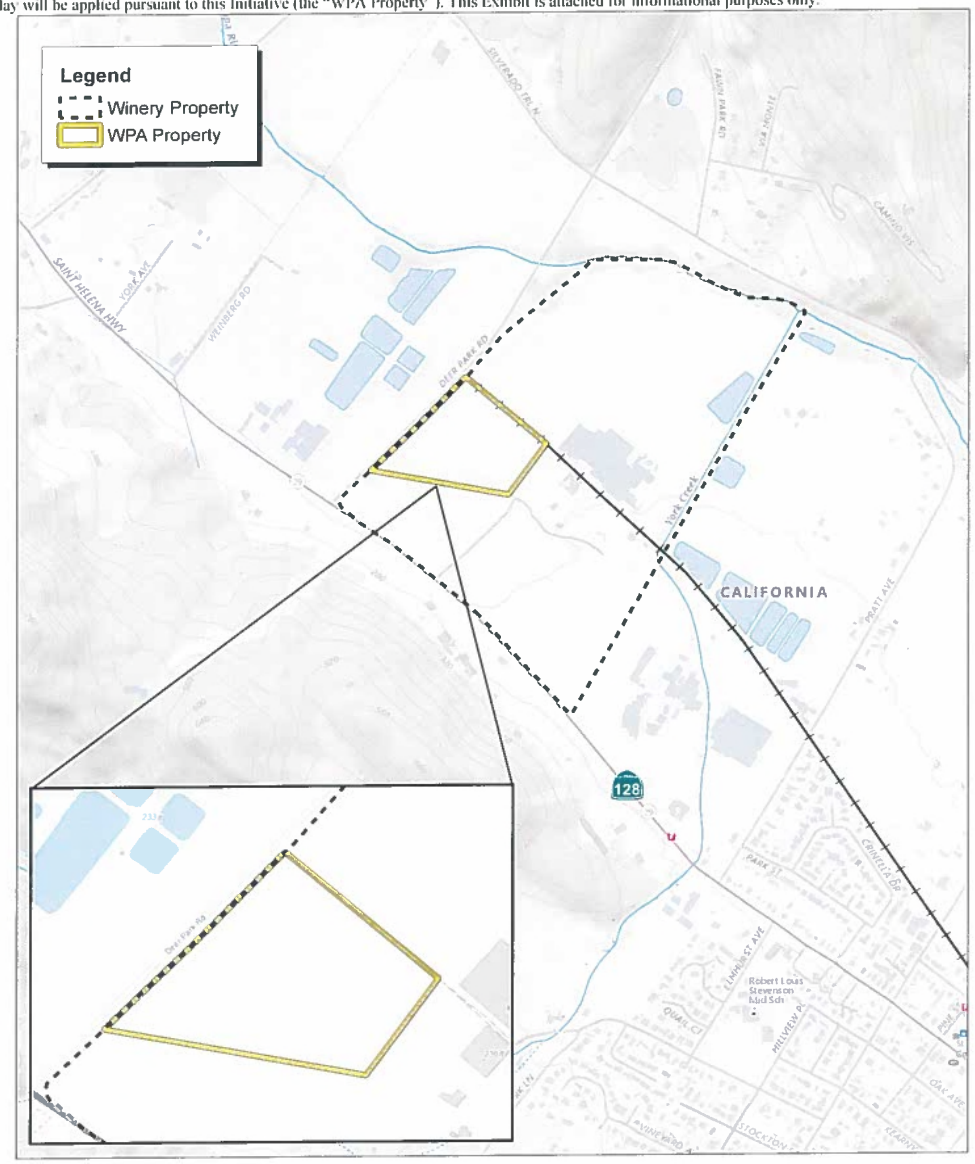
AYES:
NOES:
ABSENT:
ABSTAIN:

_____
Cindy Tzafopoulos, City Clerk

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT A

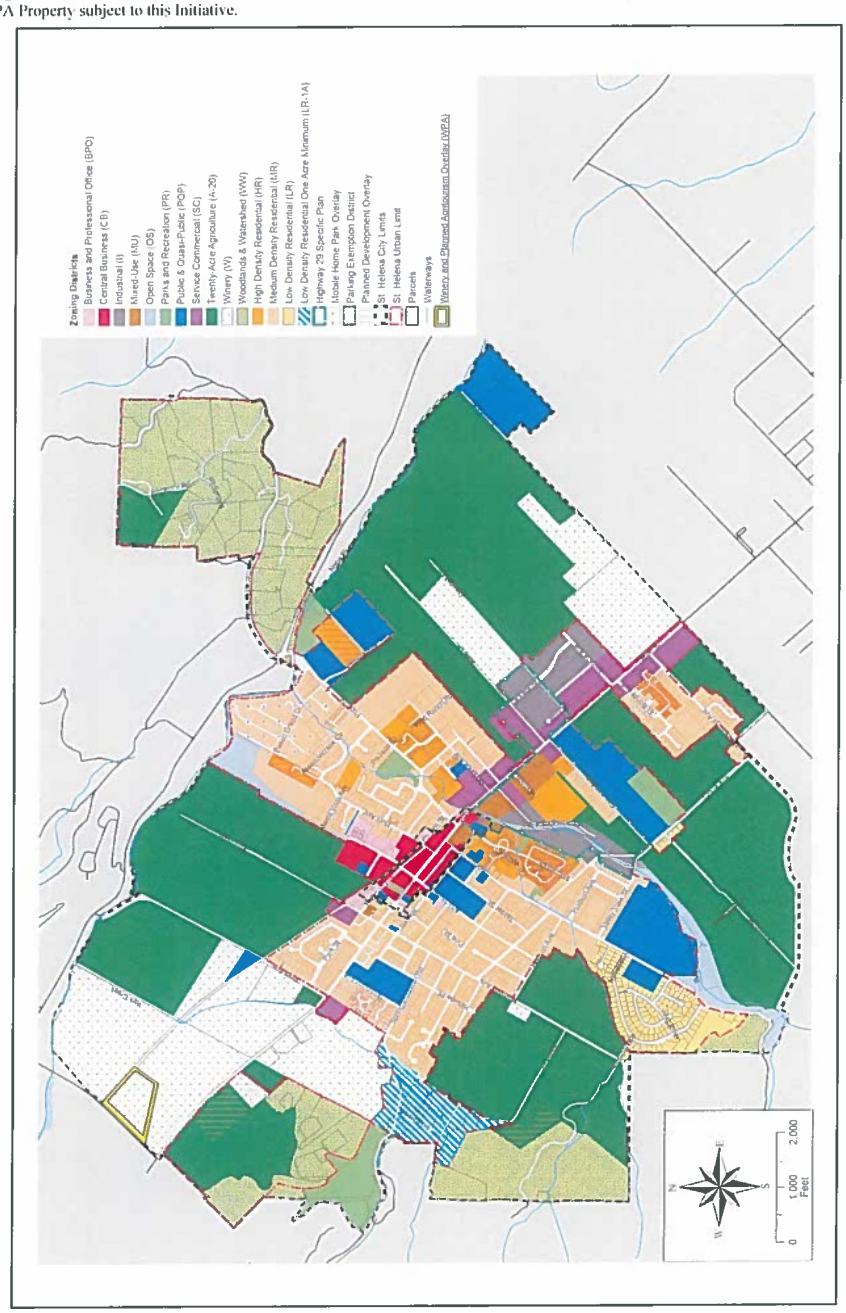
Exhibit A depicts the property subject to this Initiative. Specifically, this Exhibit A depicts the location of 1) the approximately 140-acre winery site, which is bounded by Deer Park Road to the northwest, the Napa River to the northeast, and York Creek and an existing winery production facility to the southeast (the "Winery Property"); and 2) the location within the Winery Property of the 11 acres of real property, located at 2800 Main Street, to which the new WPA Overlay will be applied pursuant to this Initiative (the "WPA Property"). This Exhibit is attached for informational purposes only.



INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT B

The Zoning Map of the City of St. Helena is hereby amended as depicted herein to 1) include a new Winery and Planned Agritourism Overlay (WPA) designation in the list of City of St. Helena Zoning Districts; and 2) adopt the Winery and Planned Agritourism Overlay (WPA) zoning overlay on the WPA Property subject to this Initiative.



INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT C

Appendix 1 to Section 17.21.060 of the St. Helena Municipal Code -
Environmental Design Features for the WPA Property Subject to this Initiative

The following Environmental Design Features ("EDFs") are incorporated into the WPA Overlay added to the WPA Property pursuant to the St. Helena Agritourism Initiative (the "Initiative") to implement the goals and policies of the General Plan and this WPA Overlay. The applicant(s) or designee(s) (referred to herein as "Applicant") for any hotel, resort or similar uses developed in the WPA Overlay (referred to herein as "Project") shall implement the following EDFs as described below.

Environmental Design Feature	Timing
General	
1. A website shall be maintained to provide information on upcoming events at the Project.	Prior to Issuance of Certificate of Occupancy
2. The Project shall be in conformance with all applicable City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.	Prior to Issuance of Building Permit
3. All required fees, including planning fees, development impact fees, building fees, and St. Helena Unified School District fees for the Project shall be paid prior to issuance of a building permit except as expressly provided herein. Fees shall be those in effect at the time of the issuance of the building permit.	Prior to Issuance of Building Permit
4. Compliance with all EDFs shall occur in accordance with specific regulations but in all cases no later than prior to Project occupancy or initiation of use unless another time is set by law or by Section 17.21.060. Occupancy or final inspection of a Project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.	Prior to Issuance of Certificate of Occupancy
5. The Project shall be subject to the generally applicable requirements of, and all improvements shall be designed and constructed in accordance with, the most current version of legal requirements at the time of building or grading permit, such as the Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all applicable current federal, state and county codes governing such improvements.	Prior to Issuance of Certificate of Occupancy
6. The Applicant shall comply with the generally applicable building codes in effect at the time the Applicant applies for a building permit, and shall include all documentation listed on the City's building permit application checklist, as may be amended from time to time.	Prior to Issuance of Building Permit
7. The plans for Project construction shall include a checklist for compliance with the mandatory, generally applicable measures of the California Green Buildings Standards Code, as may be amended from time to time, with a reference on the checklist indicating where the mandatory measures can be found on the plans.	Prior to Issuance of Building Permit
8. Building permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application, provided that deferral of fire sprinkler design is not allowed.	Prior to Issuance of Building Permit
Aesthetics	
9. After completion of site grading, the slopes along Deer Park Road and the St. Helena Highway (CA-128 W/CA-29 N) shall be vegetated with a plant palette that is selected and planted appropriately based upon adaptability to the Project's climatic, geologic, environmental, and topographic conditions. All landscaping shall be maintained by the Applicant in good condition.	Prior to issuance of Certificate of Occupancy

10. Planted areas shall be irrigated with recycled water to the extent available and feasible.	Prior to issuance of Certificate of Occupancy
11. Accessory Project facilities such as trash bins, storage areas, etc., shall be screened from view from adjacent off-site residences to the extent feasible.	Prior to issuance of Building Permit
12. A minimum of 20% of the Property must remain maintained landscaping and shall be kept in a weed-free condition.	Prior to issuance of Certificate of Occupancy
13. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.	Prior to issuance of Certificate of Occupancy
14. The Applicant shall provide details of all proposed fencing, walls, and gates on all plans submitted, which shall comply with any applicable building standards.	Prior to issuance of Building Permit
Air Quality	
15. Prior to the issuance of a grading permit for a Project, the Applicant shall submit a grading plan for review and approval by the City Planning Division. The following specifications shall be included in a Construction Management Plan with the permit application(s) to reduce short-term air quality impacts attributable to the on-site and off-site construction activities: a. During all construction activities, all architectural coatings applied shall contain a low content of volatile organic compounds; b. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. Equipment maintenance records shall be kept onsite and made available upon request by the City c. All material excavated, stockpiled, or graded (including unpaved areas and roads) shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard; d. All onsite vehicles shall be limited to a speed of 25 miles per hour on unpaved roads; e. All land clearing, grading, earth-moving, or excavation activities on the Project site shall be suspended when sustained winds are expected to exceed 25 miles per hour; f. All trucks hauling dirt, sand, soil, or loose material shall be covered or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the generally applicable requirements of the California Vehicle Code; g. Fossil fuel based off-road construction equipment and all construction vehicles shall be prohibited from idling for periods longer than 5 minutes when not in use; h. During Project construction, all construction equipment shall conform to applicable required state and federal emission standards. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than applicable required state and federal emission standards; i. During Project construction, electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible; j. The Applicant shall prepare and implement a Construction Management Plan (CMP) for Project construction. Project construction contracts shall require compliance with the CMP. The CMP shall include, without limitation contractor contact information and responsibilities, typical construction hours, material storage and construction trailer locations, construction waste recycling program, construction equipment emissions requirements, dust control requirements, haul routes, any off-site construction parking plans, and construction traffic management plan (e.g., flag persons, signs); k. During Project construction, contractors shall implement fugitive dust control measures consistent with applicable Bay Area Air Quality Management District Regulations, as may be amended from time to time;	Prior to Issuance of Building Permit

l. Project Construction contractors shall be required to implement a recycling program for waste generated by demolition and construction activities to the extent feasible; m. Project construction deliveries shall be scheduled, to the extent feasible, during off-peak traffic periods to encourage the reduction of trips during the most congested periods.	
16. The Project shall incorporate various sustainable design elements and guidelines to promote energy efficiency and other conservation measures. The Project's sustainable design elements shall include, but are not limited to: a. Landscaping consistent with the generally applicable provisions of St Helena Municipal Code Chapter 17.25 xeriscape principles and site-specific plant materials. All landscaping shall be maintained by the Applicant in good condition; b. Irrigation with recycled water to the extent available and feasible; c. Recycling programs for construction-generated waste; d. Use of energy efficient lighting for streetlights, path lights, and other similar uses.	Prior to issuance of Certificate of Occupancy
17. The Applicant shall provide a tree protection plan prior to the issuance of a grading permit that shall include on the site plan the location of trees within the Project area and include a tree protection plan which shall be coordinated with any civil grading/drainage/improvement plans.	Prior to issuance of Grading Permit
Biological Resources	
18. Prior to issuance of a grading permit for Project work in or discharges to any federal and/or state jurisdictional waters, including wetlands, Applicant shall provide written evidence to the City of St. Helena that any applicable resource agency with jurisdiction has issued any required permits; such agencies may include U.S. Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), or any other applicable agency (e.g., California Department of Fish and Wildlife (CDFW)).	Prior to issuance of Grading Permit
19. Project construction activities shall prevent the unpermitted discharge of sediment and/or muddy, turbid, or silt-laden waters into any on-site wetlands and/or other receiving water bodies, including off-site adjacent drainage ditches located immediately to the north and east of the Project. Project construction shall comply with the following: a. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared to address best management practices (BMPs) that will be used to prevent erosion and sediment loss within the Project site. BMPs such as silt fence, mulching and seeding, and straw wattles will be placed where needed to prevent sediment from leaving the site during construction. Permanent stormwater management in the form of planting, mulching, and paving will be placed to address erosion after construction. Once construction is complete, the SWPPP will no longer be in effect; b. Appropriate sediment control measures (e.g., silt fences, straw wattles) shall be in place prior to the onset of construction activities within waters of the United States and/or State and in areas where there is a potential for surface runoff to drain into adjacent aquatic features and as required by the SWPPP; c. Sediment control measures shall be monitored and maintained until construction activities have ceased; d. Temporary stockpiling of excavated or imported material shall be placed as far away from any waters of the United States and/or State as practicable. Excess soil shall be used on site or disposed of at a regional landfill or other appropriate facility. Stockpiles that are to remain on the site through the wet season shall be protected to prevent erosion (e.g., silt fences, straw bales) as required in the SWPPP; e. All waters of the United States and/or State temporarily impacted by construction activities shall be restored and revegetated, as close as practicable, to preconstruction contours and conditions; f. Construction fencing shall be installed along the edges of the work zone adjacent to waters of the United States and/or State outside the construction area. All work and stockpiling of materials shall be confined to the Project disturbance area.	Prior to issuance of Grading Permit

20. Birds, including but not limited to raptors such as white-tailed kite: If feasible, vegetation removal and/or construction shall be conducted between September 1 and January 31. If vegetation removal and/or construction activities is to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active nest is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer zone is approved by CDFW. Construction may resume once the young birds have left the nest or as approved by the qualified biologist.	Prior to issuance of Grading Permit
21. Bats, including pallid bats: If feasible, vegetation removal and/or construction shall be conducted between August 16 and March 31. If vegetation removal and/or construction activities is to occur during the roosting season (April 1 through August 15), a qualified biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active roost is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer zone is approved by CDFW. Construction may resume once the young have left the nest or as approved by the qualified biologist.	Prior to issuance of Grading Permit
Cultural Resources	
22. Prior to the issuance of a building permit, Applicant shall have a qualified architectural historian conduct and prepare viewshed and site analysis to demonstrate the Project design compatibility of the new adjacent and/or related new construction to any properties listed and/or eligible for the National Register of Historic Places, California Register of Historical Resources, and/or potentially eligible as a State Historical Landmark and Point of Historical Interest. That analysis shall demonstrate that: a. New adjacent or related new construction by the Project to any properties listed and/or eligible for the National Register of Historic Places, California Register of Historical Resources, or potentially eligible as a State Historical Landmark and Point of Historical Interest will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired; b. The Project will avoid excavations or regrading of land adjacent to any historic building which could cause the historic foundation to settle, shift, or fail, or which could destroy significant archeological resources; c. Design of the Project's adjacent new construction to historic buildings will be compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape; d. New construction on or near the historic building site will avoid being visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features, but will be differentiated from the historic building or buildings; e. Adjacent new buildings on a historic property or on an adjacent site will avoid being much larger than a historic building in close proximity, and avoid new buildings or groups of buildings that are not compatible with the character of the historic building; f. For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records search, the Applicant shall also provide a historical significance assessment of structures over 45 years.	Prior to issuance of Building Permit
23. Any applicable California State Department of Parks and Recreation forms for historic resources shall be produced and submitted to the California Historic Resources Information System (CHRIS) to document current conditions of any historical resource prior to removal of any rows of the vineyard from the historic era.	Prior to issuance of Building Permit
24. The Project shall rehabilitate any sections of existing rail for the adjacent train track that has fallen into disrepair on the Project site and applicable California State Department of Parks and Recreation forms for historic	Prior to issuance of Building Permit

resources shall be produced and submitted to the California Historic Resources Information System (CHRIS) to document the condition of the existing rail for the train resource before any Project construction begins.	
25. Applicant shall send letters of information about the Project to local historical societies that may have an interest in the history of the Project property, as appropriate.	Prior to issuance of Building Permit
26. Prior to issuance of a grading permit, a qualified archeologist shall prepare an Archaeological Treatment, Testing, and Curation Plan to assess of the potential presence of archaeological, paleontological and tribal cultural resources, including a site survey and a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC). If warranted by the results of the assessment, the qualified archeologist shall then prepare a Cultural Resources Monitoring Plan (CRMP) in consultation with a Tribal Representative that will include protocols, as appropriate, for Workers Environmental Awareness training, on site cultural resources monitoring, Tribal monitoring, and procedures for treatment of additional cultural resources identified during ground disturbing activities associated with the Project. The CRMP shall include, at minimum, a plan the following items to be implemented before ground-disturbing or construction activities can resume for any resources found to be historical resources: a. A determination of the approximate volumetric quantity of archaeological deposit disturbed by all construction related earthmoving activities including grading, foundations, utility trenching and excavation for pools; b. Provisions for recovery of a minimum of ten percent (10%) sample of the intact cultural deposit within the area of the archaeological site impacted by the proposed Project. The actual quantity of the three percent sample of the cultural deposit shall be determined based upon the engineering data regarding volumetric quantity to native soils. Location of the mitigation excavation units shall be determined by an archeologist based upon final construction plans as well as consultation with the Project representatives; c. Monitoring of grading and excavations by a qualified archeologist; d. Provision for recovery for any significant cultural materials unearthed during construction excavation; e. Preparation of a final archaeological report at the completion of construction, describing all significant findings and submittal to the City, including whether these resources may require assessment for listing on the National Register of Historic Places; f. Preparation and submittal of an update to the existing site records and any applicable California State Department of Parks and Recreation forms for historic resources forms; g. Consultation with the local tribes (the Mishewal-Wappo Tribe and other tribes as appropriate based on consultation with the Native American Heritage Commission) regarding this Project.	Prior to issuance of Grading Permit
27. If human remains are discovered, all work within 100 feet of the remains shall immediately cease, and the Napa County Coroner's office shall be notified. If the coroner determines that the remains are Native American, the coroner shall notify the Native American Heritage Commission (NAHC) to identify the most likely descendant. The Project Applicant, under the direction of the City, and in consideration of recommendations from the most likely descendant, shall prepare a plan for treatment and reinternment of the remains. In the event that the most likely descendant cannot reach an agreement with the property owner for these activities even after mediation by the NAHC, the Applicant shall reinter the remains where they will not be subject to further disturbance, record the location with the NAHC and the Northeast Information Center, and work with the City to establish a zoning designation or easement at the location to protect the remains against future discovery or damage. Per the conditions in the CRMP, work shall halt within the vicinity of the find until the appropriate treatment measures have been completed.	Prior to issuance of Grading Permit and during construction
28. Should any paleontological resources be encountered during ground disturbing activities, all such activities shall halt within a 100-foot radius of the discovery, a qualified paleontologist shall be contacted to determine the nature of the find, evaluate its significance, and if necessary, implement preservation or removal methods.	Prior to issuance of Grading Permit and during construction

Energy	
29. Prior to issuance of a final occupancy permit, the Applicant shall demonstrate the Project's compliance with the following measures to the City Planning Division: a. Parking lot lights mounted and arranged efficiently to minimize energy compared to a greater number of fixtures at lower heights without increasing impacts on adjacent properties The use of LED lamps to provide a higher level of perceived brightness with less energy than other lamps; b. The implementation of reflective cool roof material (SRI of 16 or greater); c. High efficiency HVAC units with high-efficiency ducted systems; d. Photo sensor and time clock-controlled parking lot and exterior lights. e. The use of high-efficiency light source and ballasts (LED) and bi-level switching for fluorescent fixtures are used; f. Energy efficient Transformers; g. The use of variable speed motors make-up air units, booster pumps and air side and/or water side economizers; h. All electric utility service meters shall be a smart meter or equivalent advanced metering device, if allowed by the utility provider; i. All toilets, urinals, sinks, showers and other water fixtures installed on-site shall be as required by California's Green Building Code, as may be amended from time to time.	Prior to Issuance of Certificate of Occupancy
30. The Applicant shall implement the following emissions reduction measures: a. Utilize energy-efficient appliances, such as Energy Star-certified (or equivalent) water heaters, to reduce energy consumption and emissions; b. Utilize automated controls for air conditioners and lighting to reduce electricity consumption and associated emissions.	Prior to issuance of Building Permit
31. Serving or packaging to-go food materials in non-biodegradable polystyrene (i.e. Styrofoam/plastic foam) materials shall be prohibited.	Prior to operation of the Resort
Floodplain	
32. No new structures or fill that results in any increase in flood levels during the occurrence of the base flood discharge shall be developed within the Federal Emergency Management Association (FEMA) Floodway.	Prior to issuance of Building Permit
33. In accordance with the City of St Helena Municipal Code Section 15.52.150, the Project shall accommodate a Design Flood Elevation (DFE) of 18 inches above the Base Flood Elevation (BFE).	Prior to issuance of Building Permit
34. Any building structure below the Design Flood Elevation (DFE) shall be watertight with walls substantially impermeable to the passage of water, having structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy, and be certified by a registered civil engineer.	Prior to issuance of Building Permit
Geology and Soils	
35. The Applicant shall comply with site-specific recommendations set forth in site-specific engineering geology and soils investigation/geotechnical reports. The geology and geotechnical reports shall include site-specific studies and analyses for potential geologic and/or geotechnical hazards at the site. Geotechnical reports shall address the design of pilings, foundations, walls below grade, retaining walls, shoring, subgrade preparation for floor slab support, paving, earthwork methodologies, and dewatering, where applicable. Geology and geotechnical reports may be prepared separately or together and signed and stamped by a Professional Geologist or Professional Engineer licensed in the State of California.	Prior to issuance of Building Permit
36. During Project construction earthwork and grading activities, geotechnical observation shall be performed by the Project geotechnical engineer.	During construction
37. The grading plans provided by the Applicant for review shall include the existing topography shown with contour lines labeled at one-foot intervals and extending a minimum of 100-feet beyond the limits of the site, or sufficient distance to indicate impacts on adjacent properties.	Prior to Issuance of Grading Permit

38. The Applicant shall construct all on and offsite improvements in accordance with the improvement plans and supporting calculations that are prepared by a registered civil engineer and reviewed by the City of St. Helena Public Works Department. The improvement plans and supporting calculations shall include detailed designs for all utilities, water, grading, drainage, erosion control and paving.	Prior to Issuance of Grading Permit
Hazardous Materials	
39. Prior to issuance of grading permits, shallow soils samples shall be taken on-site to determine the location of any contaminated soils on the site with concentrations above generally established applicable worker safety thresholds.	Prior to Issuance of Grading Permit
40. Any soils with residual agricultural chemicals exceeding the generally applicable screening levels for commercial uses, or hazardous waste limits shall be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal site.	Prior to Issuance of Building Permit
41. All hazardous materials measures shall be printed on all construction documents, contracts, and Project plans prior to issuance of grading permits.	Prior to Issuance of Grading Permit
42. If contaminated soils are found in concentrations above established thresholds, a Site Management Plan (SMP) shall be prepared and implemented by the Applicant (as outlined below) and any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to applicable requirements and regulations. The SMP shall be prepared by a qualified hazardous materials consultant and provided to the City with grading permit applications. The SMP shall include: a. Management practices for handling contaminated soil or other materials if encountered during construction or cleanup activities and measures to minimize dust generation, stormwater runoff, and tracking of soil off-site; b. Preliminary Remediation Goals (PRGs) for environmental contaminants of concern to evaluate the site conditions following SMP implementation; c. A Health and Safety Plan (HSP) for each contractor working at the site that addresses the safety and health hazards of each phase of site operations that includes the requirements and procedures for employee protection. The HSP will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.	Prior to Issuance of Grading Permit
43. Cleanup and remediation activities on the site prior to building construction shall be conducted in accordance with the SMP.	Prior to Issuance of Building Permit
44. All measures shall be printed on all construction documents, contracts, and Project plans prior to issuance of grading permits.	Prior to Issuance of Building Permit
45. Project construction activities shall comply with all generally applicable federal Occupational Safety and Health Administration Safety (OSHA) and California General Industry Safety Orders and Health Standards.	Prior to issuance of Building Permit
46. Hazardous materials, if any, associated with Project construction shall be located and stored in compliance with applicable federal, state, and local requirements. Response procedures for spills and leaks of hazardous materials, if any, shall be established in compliance with applicable federal, state, and local requirements.	Prior to issuance of Building Permit
Noise	
47. Project construction contractors shall be required to provide a Noise Management Plan to reduce construction noise at any offsite residences to the extent feasible, and shall implement the Noise Management Plan for construction activities.	Prior to issuance of Grading Permit
48. The noise management plan shall include the following requirements: a. Outdoor parking lot sweeping activities associated with the Project generally shall be limited to the daytime hours between 7:00 a.m. and 10:00 p.m.;	Prior to issuance of Grading Permit

b. Construction activity, including all outdoor loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, or similar objects in such a manner as to cause a noise disturbance to residential uses shall be limited to the daytime hours between 7:00 a.m. and 10:00 p.m.; c. Noise-generating equipment operated at the Property shall be equipped with noise control devices to the extent reasonably available (i.e., mufflers, intake silencers, lagging, and/or engine enclosures). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. Pile drivers used within 1,500 feet of off-site residences shall be equipped with noise control measures to reduce sound energy emissions associated with pile driving (e.g., use of noise attenuation shields or shrouds). Holes for piles will be pre-drilled to the extent feasible; d. Haul routes shall avoid noise-sensitive land uses to the extent feasible; e. Staging areas and construction material storage areas shall be located away from adjacent residences.	
Population and Housing	
49. Prior to the issuance of a building permit, Applicant shall apply to the City for a permit to develop a minimum of fifty (50) units of rental workforce housing made available to rent at an affordable rent, adjusted for household size, to moderate income households on a separate legal parcel within the City Limits (Workforce Housing Obligation). If the City approves any of the Applicant's proposed Workforce Housing Obligation, the City shall not apply any otherwise applicable affordable housing impact fee to the Project in accordance with applicable City regulations as contained in Chapter 17.30 of the St. Helena Municipal Code, as may be amended from time to time. If the City approves the workforce rental housing prior to the certificate of occupancy on the Project, Applicant shall cause construction of its Workforce Housing Obligation within 24 months of the City's approval of the Workforce Housing Obligation. If the City fails to approve the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall make a payment for the purpose of furthering the City's affordable housing goals pursuant to the requirements of St. Helena Municipal Code Section 17.30.020, as may be amended from time to time, for the Project to be paid to the City prior to issuance of the certificate of occupancy for the Project as the Project's sole obligation to provide affordable or workforce housing.	Prior to issuance of Building Permit; Prior to Issuance of Certificate of Occupancy
Public Services	
50. Project water lines and hydrants shall be sized and located so as to meet the fire flow requirements established by the Fire Department.	Prior to issuance of Building Permit
51. Prior to construction, building plans shall be submitted to the Fire Department for review. Based on such review, any additional fire safety requirements shall be implemented to the satisfaction of the Fire Department.	Prior to issuance of Building Permit
52. During construction, adequate ingress/egress access points shall be provided for emergency response in compliance with the requirements of the Fire Department.	Prior to issuance of Building Permit
53. Clearly marked, durable, source sorted recycling bins shall be conveniently located within the Property unless the Property is under contract with a vendor to sort waste.	Prior to issuance of Building Permit
54. The Applicant or its designee shall be responsible for meeting with the Building Official, Fire Inspector and/or Public Works Department to review compliance with Building Codes, Fire Codes, and applicable Public Works Standards.	Prior to Issuance of Building Permit
55. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.	Prior to Issuance of Building Permit
56. Prior to issuance of a certificate of occupancy, trash areas, dumpsters and recycling containers shall be enclosed and roofed per applicable standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off	Prior to Issuance of Certificate of Occupancy

during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system or alternative treatment system. An area drain connected to the sanitary sewer or alternative treatment system shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.	
57. Prior to Certificate of Occupancy, the Applicant shall repair all public improvements that are damaged by the construction process in accordance with the City's generally applicable Water/Sewer/Street/Storm Drain/Sidewalk Standards, as may be amended from time to time.	Prior to Issuance of Certificate of Occupancy
58. Plans submitted for building permit shall exhibit compliance with the then current St. Helena Fire Code, as required bySt. Helena Municipal Code Chapter 15.36, as may be amended from time to time.	Prior to Issuance of Building Permit
59. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.	Prior to Issuance of Certificate of Occupancy
60. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.	Prior to Issuance of Building Permit
Transportation	
61. To encourage the use of alternative modes of transportation, the Applicant shall provide employee bicycle racks for no less than six bicycles.	Prior to Issuance of Certificate of Occupancy
62. To encourage the use of alternative fueled transportation, the Applicant shall install electric vehicle recharging stations at the Project site as required by St. Helena Municipal Code Section 17.26.090, as may be amended from time to time.	Prior to Issuance of Certificate of Occupancy
63. Preferential parking spaces shall be provided for low emission vehicles, including alternative-fuel vehicles, hybrid vehicles that qualify for freeway carpool lanes, and van pools.	Prior to Issuance of Certificate of Occupancy
64. During construction, a Construction Traffic Management Plan (CTMP) shall be prepared and implemented so as to reduce traffic impacts to adjacent residential neighborhoods, or pedestrian and vehicular impediment or interference due to construction traffic. The CTMP shall be attached to all construction contracts and shall include: a. procedures for roadway closures or traffic detours; b. haul routes; c. required protective devices and warning signs; d. locations of construction worker parking lots; e. construction vehicle staging shall be configured to reduce traffic interference and the need for lane closures.	Prior to issuance of Grading Permit
65. At the Applicant's expense, the southbound approach at Deer Park Road and entrance to the Project shall be improved to include a left-turn lane and a through lane, within the existing right-of-way.	Prior to operation of the Resort
66. A Transportation Demand Management program shall be prepared and implemented by the Applicant to encourage Project employees and patrons to reduce vehicular traffic on the street and freeway system during the most congested time periods of the day and to further reduce Vehicle Miles Traveled (VMT) and to support the City's trip reduction and climate policies. The Transportation Demand Management program may include but not be limited to the following: a. Bicycle and pedestrian-friendly environment (i.e., established and clear pedestrian networks, intersections, and built environments); b. Bicycle amenities, including bicycle parking (4 long-term spaces and 6 short term spaces minimum); c. Rideshare/carpool/vanpool promotion and support; d. Education and information on alternative transportation modes, including railway as available, via the Resort operator website; e. Discounted employee transit passes;	Prior to operation of the Resort

f. Designate a Transportation Demand Management (TDM) coordinator to establish programs to ensure VMT by guests and employees are reduced, including, but not limited to, employee car and vanpooling, employer-sponsored transit passes, bicycle-sharing, showers, lockers, secure bike storage, and winery tours for guests with pickup and drop-off at the lodge.	
67. Prior to issuance of a Certificate of Occupancy, the Applicant shall provide no fewer than 25 courtesy bicycles for guests.	Prior to Issuance of Certificate of Occupancy
68. To preserve existing sight lines, any new signage, monuments, or other structures to be placed near the Project entrance shall be positioned outside of the vision triangles of a driver waiting on the Project access drive.	Prior to Issuance of Certificate of Occupancy
69. To minimize left turns onto SR 29 from Deer Park Road, Project signage shall be installed on the driveway directing drivers to use SR 29 to go north and Silverado Trail to go south.	Prior to Issuance of Certificate of Occupancy
70. In the event the City of St. Helena installs a traffic signal at SR 29/Deer Park Road, the Project Applicant shall pay its proportional share of the cost of the signal at the time the signal is constructed by the City.	Prior to Issuance of Certificate of Occupancy
71. In the event the County of Napa converts the existing traffic signal at Silverado Trail/Deer Park Road from flashing red operation to normal signal operation and changing the geometry on the westbound approach to a left-turn and through/right-turn lanes, the Applicant shall deposit funds with the County to cover the cost of the striping improvements to allow the County to implement this change at such time as it becomes necessary.	Prior to Issuance of Certificate of Occupancy
72. The Project shall cooperate, including by way of agreements, with the adjacent winery operator to ensure there is an adequate parking supply.	Prior to Issuance of Certificate of Occupancy
73. Prior to issuance of a Certificate of Occupancy, the Applicant shall pay traffic impact fees based on the City's Master Fee Schedule, and the fee will assume all square footage calculated at the lodging rate.	Prior to Issuance of Certificate of Occupancy
74. Prior to issuance of a building permit, the Applicant shall be required to obtain a City or other applicable encroachment permit for improvements on any public right-of-way.	Prior to Issuance of Building Permit
75. Prior to occupancy, Applicant shall construct, to the extent not previously constructed, a minimum 8–foot wide paved bicycle and pedestrian trail, which shall be open to the public, along the railway and within the property rights of the railway operator, between the Project site and Fulton Lane, provided that such obligation to construct is subject to issuance of any required permits, with reasonable and feasible conditions, from any federal and/or state agency with jurisdiction over construction affecting jurisdictional waters.	Prior to Issuance of Certificate of Occupancy
Utilities, Water, Water Quality and Wastewater	
76. Prior to the issuance of a Certificate of Occupancy, the Applicant shall underground on-site utility lines per the applicable requirements of the St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of the Applicant. Due to the economic and engineering infeasibility of undergrounding any regional serving overhead power lines, any such existing lines may remain on overhead power poles.	Prior to Issuance of Certificate of Occupancy
77. Any new and modified existing water laterals, meters and backflow prevention devices shall be constructed in accordance with the generally applicable requirements of the City of St. Helena. Any new laterals shall be located perpendicular to the water main.	Prior to Issuance of Certificate of Occupancy
78. A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board to comply with the statewide General Permit for Discharges of Storm Water Associated with Construction Activities (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for construction activities on the Property in accordance with applicable State requirements.	Prior to issuance of Building Permit

79. Potable water will be provided by existing on-site wells. Emergency systems water and irrigation water will be supplied by recycled water and supplemented by on site wells as needed. Alternatively, such water may be provided by municipal water systems if permitted by the City. The use of existing water wells within the City, including the maintenance, modification, or reconstruction thereof, for potable water, emergency systems water and irrigation water not supplied through recycled water shall be allowed and not require a permit under St. Helena Municipal Code Section 13.16.060.	Prior to issuance of Building Permit
80. Prior to the issuance of a building permit, Applicant shall have a qualified hydrogeologist prepare a groundwater report describing how the Project's use of existing groundwater well(s) on the Winery Property will not have a material adverse impact on the water production capability of the City. The groundwater report shall demonstrate: a. The Project well(s) are more than 1500 feet on average from the City wells for potable water; b. The Project well(s) are more than 500 feet from the Napa River; c. The Project with existing groundwater uses on the Winery Property will not annually exceed 0.3 acre-ft/acre of groundwater extraction from the Project well(s); d. Recycled water will be generated through onsite water reclamation to maximize supply of non-potable water; e. Project groundwater demands do not exceed the capacity of on-site well(s); f. Well water extracted for use in the proposed development will, after initial use, be captured, treated, and reused for non-potable demands on the Winery Property, and will contribute to groundwater recharge.	
81. The Project shall incorporate best practices for water conservation, which shall include the metering the water production/extraction and well water levels.	Prior to Issuance of Certificate of Occupancy; ongoing
82. Applicant shall obtain all necessary permits from local and state agencies for the nontransient community water system.	Prior to Issuance of Certificate of Occupancy, ongoing
83. If the City provides a municipal water system connection and Applicant elects to connect to the municipal water system in lieu of the groundwater well(s) prior to Grading Permit, the Applicant shall execute prior to Building Permit a Water Agreement with the City, and shall comply with all applicable policies, codes, and other requirements for the municipal water system connection.	Prior to issuance of Building Permit
84. A grading and drainage plan shall be prepared for the Project that includes a design that allows for a 100-year overland release. All graded building pads shall be above the 100-year overland release elevation.	Prior to Issuance of Certificate of Occupancy
85. Prior to issuance of a grading or building permit (whichever occurs first) a detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment best management practices (BMPs) shall be prepared by the Applicant's engineer and submitted for review approval by the City Engineer.	Prior to Issuance of Grading Permit or Building Permit
86. Prior to the issuance of a Certificate of Occupancy, a Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted by the Applicant's engineer for review and approval by the City Engineer. Once approved, the property owner shall comply with the Post Construction Stormwater Operations Maintenance Plan BMPs.	Prior to Issuance of Certificate of Occupancy
87. If proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with water efficient landscape best practices that are at least as effective as the State's Model Water Efficient Landscape Ordinance (MWELO), to the extent MWELO does not generally apply to the Project. Compliance shall be demonstrated as part of the building permit submittal.	Prior to Issuance of Building Permit

88. Proposed separations between public water facilities and other utilities shall meet the minimum separations as specified by the generally applicable Department of Health and City of St. Helena Public Works Standards, as may be amended from time to time.	Prior to issuance of Building Permit
89. Wastewater treatment provided by an on-property package water reclamation system sized for WPA project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary treated water quality treatment shall be allowed. Alternatively, wastewater services may be provided by municipal wastewater systems if permitted by the City.	Prior to issuance of Building Permit
90. If the City provides a municipal wastewater system connection and Applicant elects to connect to the wastewater system in lieu of an on-property package water reclamation system prior to the issuance of a grading permit for the Project, the Applicant shall comply with all applicable policies, codes, and other requirements for the municipal wastewater system connection.	Prior to Issuance of Grading Permit
91. Prior to the issuance of building permit, Applicant shall provide a Wastewater Treatment Plant Plan and Design that contains the following information: a. Design of the treatment system that is compliant with applicable State and County code standards for domestic wastewater generated onsite from sinks, showers, toilet flushing, and winery process water that will be treated to high quality, tertiary standards onsite with a packaged treatment system operated by the Project. b. The Project shall provide a new package plant sized for both Project and the adjacent winery wastewater flows, providing tertiary level water quality treatment. c. The reclaimed water yielded from the treatment process shall be reused for non-potable demands within the Project, consisting of outdoor drip or spray irrigation and indoor flush fixtures. d. Excess treated water shall be available for the adjacent winery, which may use reclaimed water for washdown and tank cleaning or application to vineyards, and subject to all applicable State and County requirements and standards.	Prior to issuance of Building Permit
92. Where applicable, the Applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.	Annually

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

EXHIBIT D

Chapter 17.19 Community Agricultural and Natural Resource Zoning Districts

Sections:

17.19.010 Purpose and Applicability

17.19.020 Use Regulations

17.19.030 Development Standards

17.19.040 Supplemental Standards

17.19.010 Purpose and Applicability

This Chapter protects existing resources while providing for a range of agricultural, residential, and community uses within the City's agricultural and natural resource areas. This Chapter establishes use regulations, development standards, and design standards for the Twenty-Acre Agriculture, Winery, and Woodlands and Watershed Zoning Districts as follows:

Twenty-Acre Agriculture (A-20). The A-20 Zone is intended to provide for agricultural and residential uses. The purpose of the A-20 District is to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. This Zone restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use and reduce impacts to the provision of infrastructure as the urban area of the City expands. This Zone implements the Agriculture General Plan Land Use Designation.

Winery (W). The W Zone is intended to provide for winery and winery-related uses within the agriculture general plan land use designation. This Zone implements the Agriculture General Plan Land Use Designation.

Woodlands and Watershed (WW). The WW Zone is intended to allow residential development that is sensitive to the land and its varying capability for development. Development in the WW Zone carefully considers the community-wide implications of natural conditions and minimizes impacts on natural conditions. This Zone implements the Woodlands and Watershed General Plan Land Use Designation.

17.19.020 Use Regulations

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts lists the uses permitted ("P"), permitted with a Minor Use Permit ("MUP"), and permitted with a Conditional Use Permit ("CUP") granted at a public hearing. The right-hand column provides references to additional regulations beyond those of the base zoning district development and design standards. Any projects that qualify for ministerial approval under state law will be processed ministerially as required by that state law.

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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Community Agricultural and Natural Resource Zoning Districts **17.19.020**

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts				
Use Classification	***A-20***	***W***	***WW***	**Additional Regulations**
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "—" = Use Not Allowed				
Residential Uses				
Agricultural employee housing	P/CUP [1]	P/CUP [1]	—	
Single-family dwelling	P [2]	P [2]	P [2]	
Commercial Uses				
Animal care and service				
Animal boarding facility/kennel	CUP	—	—	
Veterinary clinic	CUP	—	—	
Industrial Uses				
Manufacturing, packaging and processing	—	CUP	—	
Tanks associated with winery uses	—	CUP [3]	—	
Warehousing, Wholesale, and Distribution	—	CUP	—	
Wine warehousing	—	CUP	—	
Transportation, Communications, and Utilities				
Public services, minor	MUP	MUP	MUP	
Solar energy systems	Sec. 17.22.240, Solar Energy Systems			
Telecommunication	Sec. 17.22.270, Wireless Telecommunications Facilities			
Agricultural and Extractive Uses				
Animal husbandry	P/CUP [4]	—	P [5]	
Community garden	P	P	P	Sec. 17.22.100, Community Garden
Cultivated agriculture	P/CUP [6]	P/CUP [6]	P/CUP [6]	
Processing of agricultural products primarily produced on the premises	CUP	CUP	—	
Wineries, large	—	CUP	—	
Accessory Uses – See also Sec. 17.22.020, Accessory Uses				
Accessory dwelling unit	Sec. 17.22.030, Accessory Dwelling Units			
Animal keeping	P	P	P	Sec. 17.22.060, Animal Keeping
Beekeeping	P	P	P	Sec. 17.22.070, Beekeeping

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INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts

Use Classification	A-20	W	WW	Additional Regulations
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "—" = Use Not Allowed				
Cottage food operations	P	P	P	Sec. 17.22.110, Cottage Food Operations
Garages, carports, workshops, pool houses, gazebos, patio covers, and other accessory buildings and structures	P [7]	P	CUP	Sec. 17.24.030, Accessory Buildings and Structures
Family day care, large	P	P	P	
Family day care, small	P	P	P	
Home occupations	P	—	CUP	Sec. 17.22.130, Home Occupations
Roadside stands	CUP	P/CUP [8]	—	
Swimming pools	P	P	P	
Tasting room affiliated with small winery	CUP	CUP	CUP	
Winery event center	—	CUP	—	
Winery, small	CUP	CUP	—	Sec. 17.22.230, Small Wineries
Winery visitor center	—	CUP	—	
Uses accessory to a winery enclosed within a building (e.g., offices, laboratories, equipment maintenance shops, employees' eating facilities, cooperage repair shops, wine storage tanks, scales, and boiler rooms)	—	P	—	
Uses and equipment accessory to a winery located outdoors	—	CUP [9]	—	

End Notes:

[1] Up to 36 beds in group quarters or 12 units or spaces designed for use by a single-family or household pursuant to California Health and Safety Code §§ 17021.6 are permitted. Otherwise, a CUP is required.

[2] On parcels over two acres in size, the single-family dwelling must be accessory to an agricultural use.

[3] If the new tanks increase wine production volume beyond what is established in an existing CUP or Certificate of Legal Non-Conforming Use, a new CUP is required. If there is no increase in wine production as a result of the proposed new tanks, no CUP is required. Design review is not required for new tanks placed indoors.

[4] Hog farms, dairies, commercial poultry farms, and egg ranches require a CUP.

[5] Horses and cattle are not permitted.

[6] CUP required for new uses within 30 feet of Napa River, York Creek, Sulphur Springs Creek and for new uses within Flood Plain Overlay (see Sec. 17.21.010, Flood Plain Overlay).

[7] Plumbing and cooking facilities are not permitted.

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Table 17.19.020.A: Use Regulations – Community Agriculture and Natural Resource Zoning Districts				
Use Classification	*A-20*	*W*	*WW*	Additional Regulations
"P" = Permitted; "MUP" = Minor Use Permit; "CUP" = Conditional Use Permit; "—" = Use Not Allowed				

[8] CUP is required where the roadside stand exceeds 200 square feet.
[9] Any outdoor winery equipment or improvements proposed to be located within 400 feet of any R Zone or within 200 feet of State Highway 29, the Silverado Trail or Deer Park Road requires a CUP.

17.19.030 Development Standards

Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts establishes the development standards for the Twenty-Acre Agriculture, Winery, and Woodlands and Watershed Zoning Districts. The numbers in each illustration refer to corresponding regulations in the table.

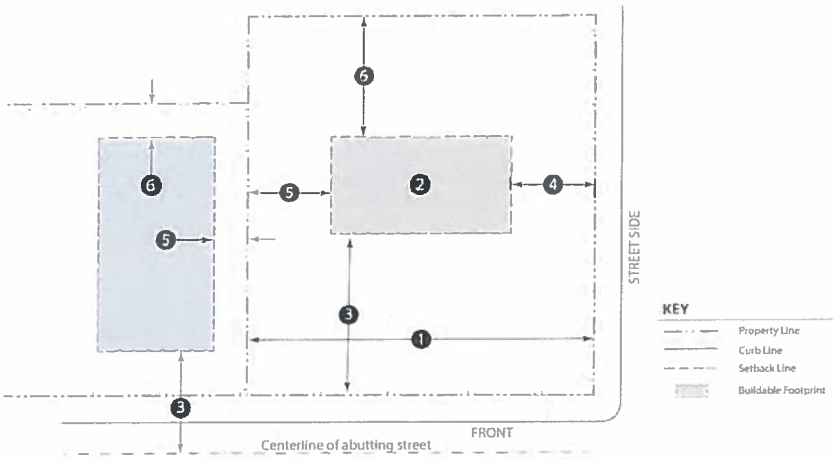


Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts					
Standard	*A-20 lots 2 - ≤ 5 acres* [1]	*A-20 lots > 5 acres*	*W*	*WW*	Key
Density	Max. 1 unit/5 acres [2]	Max. 1 unit/5 acres [2]	Max. 1 unit per parcel [2]	Max. 1 unit per parcel [2]	
Lot Size					
Lot Area	Min. 20 acres	Min. 20 acres	Min. 20 acres	5 – 40 acres	
Lot Width	No min.	No min.	Min. 300 ft	20 – 200 ft	1

INITIATIVE MEASURE TO BE DIRECTLY SUBMITTED TO THE VOTERS

Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts

Standard	*A-20 lots 2 - ≤ 5 acres* [1]	*A-20 lots > 5 acres*	*W*	*WW*	Key
Max. Lot Coverage (includes accessory structures)	9,000 sf [3]	10,000 sf [3]	50%	10% or 20,000 sq ft, whichever is less	
Max. Ground Level Floor Area (excludes accessory structures)	4,500 sq ft	5,000 sq ft	none	none	❷
Max. Second Story Floor Area	35% of the ground floor area	20% of the ground floor area	none	none	
Height					
Principal Structure	Max. 30 ft	Max. 30 ft	Max. 45 ft	Max. 35 ft above natural grade	
Accessory Structure [4]	Max. 20 ft; except for ADUs, refer to Section 17.22.030.E.9.	Max. 20 ft; except for ADUs, refer to Section 17.22.030.E.9.	none	none	
Setbacks					
Front Setback	Min. 50 ft, measured from the centerline of abutting street	Min. 50 ft, measured from the centerline of abutting street	Min. 100 ft	20-50 ft or 10% of lot depth, whichever is lesser	❸
Street Side Setback	Min. 50 ft, measured from the centerline of abutting street	Min. 50 ft, measured from the centerline of abutting street	Min. 50 ft	20-50 ft or 10% of lot width, whichever is lesser	❹
Interior Side Setback	Min. 20 ft	Min. 20 ft	Min. 50 ft	20-50 ft or 10% of lot width, whichever is lesser	❺
Rear Setback	Min. 20 ft	Min. 20 ft	Min. 75 ft	20-50 ft or 10% of lot depth, whichever is lesser	❻
Min. Setback from Abutting Waterway	Min. 50 ft from top of bank of Napa River				
	Min. 20 ft from top of bank of all other waterways				

Landscape and Open Space

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Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts

Standard	*A-20 lots 2 - ≤ 5 acres* [1]	*A-20 lots > 5 acres*	*W*	*WW*	Key
Max. Paved/ Hardscaped Area	0.25 acre	0.5 acre	none	none	

End Notes:

[1] For all lots less than 2 acres in area refer to the development standards for the LR-1A zoning district in Table 17.16.030.B: Development Standards – Residential Zoning Districts.

[2] Density excludes agriculture employee housing.

[3] No more than 0.25 acres of any one parcel ≤ 5 acres (or 0.5 acres for parcels ≥ 5 acres) may be removed from potential, historical, or active agricultural use. All structures, driveways (except for a 16-foot wide driveway no greater than 2/3 the length of the parcel), parking areas, patios, pools, lawn areas, or other nonagricultural uses are included in the 0.25 acre or 0.5 acre respectively, maximum standard per parcel.

[4] The habitable space in accessory structures may not exceed 25% of the gross floor area of the primary structure.

17.19.040 Supplemental Standards

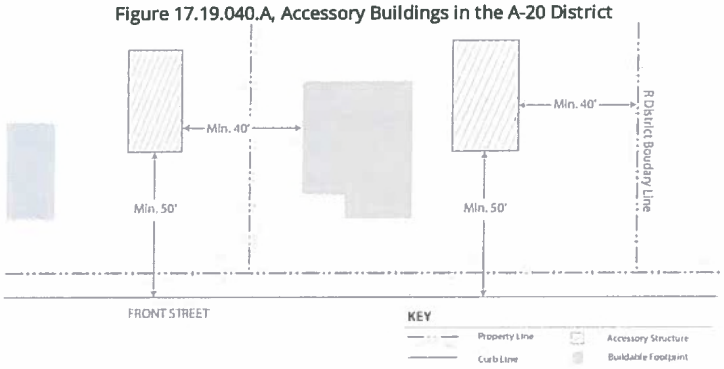
A. **General Standards.** All development is subject to the provisions of Part IV, Citywide Standards.

B. **Design in the A-20 Districts.**

1. ***Residential Design Standards.*** All residential development is subject to the standards of Section 17.16.040.A.

2. ***Accessory Buildings in the A-20 District.*** Barns, stables, chicken houses and similar accessory buildings must be placed not less than 50 feet from a street, nor less than 50 feet from any dwelling on an adjacent parcel or R District boundary line.

Figure 17.19.040.A, Accessory Buildings in the A-20 District



C. **Development in the W District.**

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1. All wine storage tanks and surface winery waste treatment facilities shall be subject to the standards in Table 17.19.030.B: Development Standards – Community Agriculture and Natural Resource Zoning Districts.
2. No use authorized under the provisions of this Chapter shall be permitted where use, occupancy or patronage will exceed the capability of the site to provide off-street parking, waste disposal system and reasonable provisions for public safety.
3. Retail sales and food and drink facilities must be integrated with a visitor center, and no advertising or other exterior evidence of such use shall be visible from any public right-of-way.
4. Winery operations shall generate sound levels no greater than 55 decibels at any property line more than 10 percent of the time (L 10). "L 10" is the noise level at the property line that is exceeded 10 percent of the operating time.
5. Winery operations shall generate no discernible odors of sewerage or putrefying organic material origin, other than normal fermentation odors, at the property lines.
6. Bottling, warehousing and retail sales activities shall be conducted within structures specifically designated for such uses.

D. **Development in the WW District.**

1. All clearing and earthmoving must be conducted in compliance with an erosion control plan as prepared by a registered Civil Engineer and approved by the City Engineer.
2. No disturbance of definite or suspected landslides or soil creep areas is permitted, as identified on maps produced by United States Geological Survey (USGS) or on any other more detailed study prepared by properly credentialed professionals and reviewed by the City's Geotechnical Consultant.
3. No disturbance of, or development within, riparian areas within 100 feet of intermittent or perennial streams noted on USGS maps is permitted.
4. No earth movement on slopes in excess of 30 percent is permitted. An exception may be granted by the City Engineer for minor trenching and backfilling for the installation of utilities and for temporary, nongraded access for construction purposes where no trees or substantial vegetation will be removed and where the surface will be recontoured to previous condition and revegetated according to the erosion control plan. Applications for an exception must include submittal of a construction plan for the equipment to be installed, a plan for the maintenance of that equipment, a soils and slope stability analysis prepared by a Geotechnical Engineer, an erosion control plan pursuant to subsection D.1, and a revegetation plan, utilizing native plant species, for the area that will be disturbed by the earth movement. Prior to granting an exception, the City Engineer must find that the project does not have potential for creating significant erosion problems. A performance bond must be required and held by the City for one year after completion of the project to ensure that the recontouring and revegetation were properly installed.
5. No buildings (other than water tanks, which must be screened) may be constructed within 100 feet of the primary ridgeline on any parcel. The intent of this Section is to

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reduce the visual impact of buildings that would obscure public views of the most prominent ridgeline on each property, without precluding the opportunity of the property owner to site a building that could attain a view. In implementing this Section, the Planning Commission must adopt a finding that the approved plan balances the owner's interest in attaining a view against the City's interest in preventing the obstruction of scenic views.

6. Water and sewer systems will be constructed and maintained, at the applicant's expense, to meet such standard as may be adopted by ordinance of the City Council, or in the absence of such to the satisfaction of the City Engineer. If individual and/or private water and/or sewage systems are proposed, prior approval must be obtained from the Napa County department of environmental management.

7. The fuel loading within 50 feet of the building or building envelope must be maintained at a level not to exceed such standard as may be adopted by the City Council.

8. New roads/common drives/driveways must be maintained so as to guarantee all of the following:

   a. Safe two-way year-round passage of emergency vehicles, as defined in St. Helena Access Road Standards, as adopted by the City Council.

   b. Erosion from road cuts/fills must not exceed such standard as specified in an erosion control plan approved by Napa County Resource Conservation District, pursuant to ordinance adopted by the City Council, or in the absence of such, to the satisfaction of the City Engineer.

   c. Dust creation must be minimized and must not exceed such standard as may be adopted by ordinance of the City Council.

   d. Earth movement must not obstruct or obliterate circulation improvements.

   e. Grading must occur between April 1st and October 15th unless approved otherwise by the City Engineer.

9. Emergency vehicle access must be constructed and maintained, at the applicant's expense, to allow interconnection with nearby roads.

10. Roofing materials must be noncombustible. See the Fire Code for sprinkler and water supply requirements.



CITY OF
ST. HELENA
CALIFORNIA

Elections Code Section 9212 Report

Evaluation of the St. Helena Agritourism Initiative

Reviewed by the City Council on June 25, 2024

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I. EXECUTIVE SUMMARY

A. Overview of St. Helena Agritourism Initiative

On May 28, 2024, the St. Helena City Council requested that City staff and consultants prepare an analysis of a proposed ballot initiative, the St. Helena Agritourism Initiative ("Initiative"), which seeks to amend the City of St. Helena's General Plan, Zoning Ordinance and Municipal Code to facilitate development of a proposed 56-key resort on an 11-acre portion of the Charles Krug winery property ("St. Helena Resort") located at 2800 Main Street in St. Helena, California. As authorized under California Elections Code Section 9212, this report contains an analysis of the potential effects of the Initiative.

If approved, the Initiative would facilitate development of the proposed St. Helena Resort by direct voter approval rather than engaging in the environmental review process per the California Environmental Quality Act (CEQA), the legislative process for City Council approval of General Plan and Zoning amendments, and the development review and design review processes overseen by the Planning Commission. The Initiative includes specific policies, development standards, and "Environmental Design Features" (EDFs) that, if the Initiative is adopted, would be applied to development of the St. Helena Resort project and/or other development projects on the 11-acre site.

The Initiative, the full language of which is included in Appendix A of this report, and which is summarized below, would change the St. Helena General Plan, Zoning Ordinance and Municipal Code in the following ways:

- It amends the Land Use and Growth Management Elements of the General Plan to add a Winery & Planned Agritourism Overlay district ("WPA Overlay") and to allow "Large Parcel Agritourism Facilities" within the WPA Overlay.
- It amends the Public Facilities and Services Element of the General Plan to establish that "Large Parcel Agritourism Facilities" are not urban development and therefore do not require the extension of urban utility services.
- It amends the General Plan Land Use Map and Zoning Map to assign the new WPA Overlay designation to 11 acres on the Charles Krug winery property (i.e., the proposed St. Helena Resort project site).
- It amends the Zoning Code to add the WPA Overlay; define its purpose; define permitted uses and conditional uses; exempt certain development from the City's design review process; establish development standards; specify requirements for wastewater, water, retail and other uses; establish a Workforce Housing Obligation; and define Environmental Design Features (EDFs) that must be implemented within the WPA Overlay.

This report analyzes the topics described in Elections Code Section 9212(a) and other topics as requested by the City Council, as a means of identifying and disclosing potentially significant effects of the Initiative, prior to adoption by the City Council or action by the voters.

B. Summary of Findings of 9212 Report

- The Initiative is consistent with General Plan policies relating to Economic Sustainability and Circulation Element policies relating to bicycle and pedestrian amenities, car-free tourism, and transportation demand management programs for major employers.
- If the project were proposed through the normal entitlement process, it may present inconsistencies with General Plan policies relating to preservation of agricultural land and extension of urban development outside of the Urban Limit Line that would have to be addressed

in order for the project to move forward. However, the proponents are seeking to make an exception to these General Plan policies through the electoral process, which is allowed under California law.

- Additional hydrogeological analysis and information regarding measures that would be taken to reduce water usage would be needed to determine the extent to which the use of on-site wells for the project would impact the groundwater basin.
- The Initiative would exempt the resort project from the requirement to go through a formal design review and conditional use permit process. Instead, the Project would be subject to development standards included in the Initiative.
- The project would not affect the City's ability to provide housing to meet its Regional Housing Needs Allocation. If the Initiative is approved and a resort project is pursued, it would either result in construction of a minimum of 50 moderate-income rental units or payment of an Affordable Housing fee in accordance with Section 17.30.020 of the City of St. Helena Zoning Code.
- The project would contribute to increased congestion and a degradation of Level of Service (LOS) at the westbound approach of Deer Park Road/SR 29 and at the Silverado Trail/Deer Park Road intersection. The Initiative includes Environmental Design Features (EDFs) that would require the project to contribute to future intersection improvements at both locations.
- The project is expected to have a positive impact on both the local and regional economies.
- The peer review of the proponent's Air Quality analysis concurred with the conclusions that the project, with implementation of the Air Quality EDFs, would not result in significant, adverse impacts.
- The peer review of the proponent's Biological Resources analysis concurred with the need for additional studies and, possibly, permits from resource agencies to ensure that there are no impacts to wetlands and aquatic resources.
- The peer review of the proponent's Historic and Cultural Resources analysis recommends that a Historic Resource Evaluation (HRE) of the Charles Krug Winery Property should be completed prior to construction; that a qualified architectural historian complete a Secretary of the Interior's Standards for the Treatment of Historic Properties review.
- The peer review of the proponent's Historic and Cultural Resources analysis found that EDF 26 does not follow State law standards that would apply if this project were subject to CEQA and, as written, is not sufficient to reduce Project-related impacts on archaeological resources or Tribal cultural resources to a less-than-significant level. The peer review notes that the CRMP outlined in EDF 26 should be prepared because the property contains a Native American resource and is a State Historical Landmark and listed on the National Register of Historic Places (NRHP).
- The peer review of the proponent's Green House Gas (GHG) emissions report raised some questions regarding the inputs in the modeling and noted that the project did not include a Vehicle Miles Traveled (VMT) analysis that demonstrates it is exempt or below the BAAQMD/SB 743 target or the City of St. Helena's recently-adopted VMT thresholds.
- The peer review of the proponent's Noise analysis generally concurs with its conclusions.
- The peer review of the proponent's Traffic Analysis presented questions regarding the methodology and assumptions and recommends that additional traffic signal warrant analysis be conducted at the SR 29/Deer Park Road intersection.
- The peer review of the proponent's Civil Engineering/Utilities analysis found that the project has not demonstrated the feasibility of using on-site wells, and that in the event that water was to be provided by the City, the project would have to comply with all City requirements related to new

water connections, including but not limited to compliance with the City's water neutrality requirements.

- City staff review of the proponent's Workforce Housing Obligation and Proposal noted that site constraints pose serious challenges for the proponent's workforce housing concept (65 units on a 1.9-acre parcel at Fulton Lane and Railroad Avenue that is bisected by the railroad tracks). The review notes that Initiative provides no incentives for the proponent to pursue approval of a workforce housing project in a timely manner, thus making the default option of "making a payment for the purpose of furthering the City's affordable housing goals" rather than constructing workforce housing readily available. If the $7/per square foot Affordable Housing Fee that is currently under review by the City is passed, it would yield an Affordable Housing Payment of approximately $735,000.
- The City's review of the proponent's Economic & Fiscal Impact Analysis does not dispute the numbers or analysis in the report but presents refined revenue estimates that are specific to the City of St. Helena rather than regional. The analysis estimates that the project would generate revenue increases to the City's General Fund of nearly $1.8 million per year on average for the first five years of operations as a result of increased property taxes, sales taxes, and transient occupancy taxes (TOT).

II. INTRODUCTION

A. Background

On March 13, 2024, the proponents of a ballot initiative (Noble House Hotels & Resorts) filed with the City of St. Helena, a Notice of Intent to Circulate an Initiative Petition and a request for the City Attorney to prepare the official ballot title and summary for the proposed ballot initiative, pursuant to Section 9200, et. seq. of the Election Code. The proponents are seeking City Council or voter approval of General Plan, Zoning and Municipal Code amendments to facilitate development of a 56-key luxury resort facility to be located on up to 11 acres of the Charles Krug Winery property located at 2800 Main Street in St. Helena, California.

On March 28, 2024, the ballot title and summary for the "St. Helena Agritourism Initiative" ("Initiative") were transmitted to the proponents. Subsequently, the proponents collected and submitted a sufficient number of signatures to qualify the Initiative for the ballot.

On May 28, 2024, the City Council accepted the City Clerk's certification of the sufficiency of the Initiative Petition and ordered the preparation of a study in accordance with Section 9212(a) of the Elections Code ("9212 Report"). Within 30 days of the certification of the petition and after reviewing this report, the City Council must either adopt the Initiative without any amendments or schedule an election for consideration of the Initiative by City voters.

B. Purpose of this 9212 Report

Elections Code 9212(a) authorizes the City Council to refer an initiative measure to a city agency or agencies for a report to evaluate the initiative's impact and effects prior to the Council's action to either adopt the Initiative or to order an election. The 9212 Report may examine the following effects of an initiative:

1. Its fiscal impact.
2. Its effects on the internal consistency of the City's General and Specific Plans, the consistency between Planning and Zoning, and the limitations on City actions under Section 65008 of the Government Code and Chapters 4.2 (commencing with Section 65913) and 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code.
3. Its effects on the use of land, the impact on the availability and location of housing, and the ability of the city to meet its regional housing needs.
4. Its impact on funding for infrastructure of all types, including, but not limited to, transportation, schools, parks, potable water demand/usage, and open space. The report may also discuss whether the measure would be likely to result in increased infrastructure costs or savings, including the costs of infrastructure maintenance, to current residents and businesses.
5. Its impact on the community's ability to attract and retain businesses and employment.
6. Its impact on the uses of vacant parcels of land.
7. Its impact on agricultural lands, open space, traffic congestion, existing business districts, and developed areas designated for revitalization.
8. Any other matters the legislative body requests to be in the report.

As a voter-sponsored ballot measure, the Initiative is not subject to the California Environmental Quality Act (CEQA). The City Council's actions to either approve the Initiative as proposed, or to place the measure on the ballot are considered to be ministerial actions. Similarly, if the Initiative is approved by the voters, the amendments to the General Plan, Zoning Ordinance, and Municipal Code are considered to be

ministerial actions and, therefore, not subject to CEQA. In order to provide public information regarding potential environmental impacts associated with the Initiative and the St. Helena Resort Project, the proponents prepared an Environmental Assessment Report (Appendix B).

As requested by the City Council, this 9212 Report addresses the topics identified in Election Code Section 9212(a) and provides a peer review of the analysis presented in the Environmental Assessment Report prepared by the project proponents. It also provides a peer review of the Economic & Fiscal Impact Analysis (Appendix D) and the Workforce Housing Proposal (Appendix C) that were submitted to the City by the project proponents. This Report is organized in the following Chapters:

I. EXECUTIVE SUMMARY
II. INTRODUCTION
III. PLANNING ANALYSIS OF AGRITOURISM INITIATIVE
IV. REVIEW OF PROPONENT'S ENVIRONMENTAL ASSESSMENT REPORT
V. REVIEW OF PROPONENT'S WORKFORCE HOUSING OBLIGATION AND PROPOSAL
VI. REVIEW OF PROPONENT'S ECONOMIC & FISCAL IMPACT ANALYSIS

C. Overview of St. Helena Resort Project

The Initiative proponents are seeking City Council or voter approval of amendments to City of St. Helena laws governing new development to facilitate development of a 56-key luxury resort facility on 11 acres of the Charles Krug Winery property at 2800 Main Street in St. Helena, California. The St. Helena Agritourism Initiative would amend the St. Helena 2040 General Plan and the City of St. Helena Municipal Code, Title 17 ("Zoning Code") to create a Winery & Planned Agritourism Overlay Zone ("WPA Overlay") which would be applied to the project site. The new WPA Overlay would designate hotel and resort uses as permitted uses and would exempt them from any discretionary City development review processes (such as design review and/or conditional use permits). Instead, a hotel/resort project would be subject to compliance with the Zoning Code amendments and Environmental Design Features ("EDFs") included in the Initiative.

The proposed St. Helena Resort Project, as presented on the Initiative proponent's website (https://sthelenaresort.com/overview.php) would include up to 56 guest rooms spread across 12 single-story villas/bungalows and six two-story villas/bungalows, with two of the guest rooms to be located in refurbished, historic train cars facing the Napa Valley Wine Train tracks that bisect the larger winery property. Proposed resort amenities include meeting and event spaces, a spa, swimming pools, and a restaurant. The project would also include a train station or depot for the Napa Valley Wine Train. The WPA Overlay regulations limit the train station/depot to a maximum of 2,500 sq. ft. The project proponents have indicated that, per the California Public Utilities Commission (CPUC), the Wine Train operations are limited to a maximum of six trains per day, though under current operations "the number of trips per day is 3, comprising 2 daytime and 1 evening train." As proposed, the project would not connect to City utilities, but rather would utilize existing on-site wells for potable and emergency water supplies and an on-site package wastewater treatment system would be installed to serve the project.

The Initiative addresses affordable housing demand generated by the resort's estimated 100 employees by requiring that, prior to issuance of building permits for the resort, the applicant must submit an application to the City for development of a minimum of 50 rental housing units targeted to moderate-income households. The Initiative does not identify a site for the workforce housing and the housing project would be subject to a separate environmental and development review process. The Initiative establishes that, if the workforce housing project does not receive City approvals prior to the certificate

of occupancy for the St. Helena Resort project, the applicant would not be required to construct the housing units but rather, would make an in-lieu payment pursuant to the requirements of Section 17.30.020, “Affordable Housing Program” of the Zoning Code. If the workforce housing project is approved prior to issuance of a certificate of occupancy for the Resort project, the applicant would be required to construct the workforce housing within 24 months of the City's approval.

While the Initiative establishes the Workforce Housing Obligation and does not identify a specific project or site, the proponents submitted an affordable housing concept to the City on June 3, 2024. Appendix C includes the narrative description and Concept Plan for a potential 64-unit moderate-income rental housing project on a 1.9-acre site located south of Fulton Lane on both sides of the Napa Valley Wine Train right-of-way.

D. Summary of Agritourism Initiative

The St. Helena Agritourism Initiative is presented in Appendix A. The Initiative seeks to establish a new WPA Overlay in the City's General Plan and Zoning Code which can only be applied on up to 11 acres of large parcels that are more than 110 acres in size, located within City limits but outside the City's Urban Limit Line, are located in the Winery (W) zoning district; have existing active agriculture and winery uses, and are served by an existing railroad line. If the Initiative is adopted, the WPA Overlay would be applied to 11 acres of the Charles Krug winery property at 2800 Main Street. The project site is located along the existing rail line and comprised of mostly open, fallow acreage bordered by Deer Park Road on the north and the winery access road on the south.

As discussed in Chapter III of this report, the Initiative would amend the City of St. Helena’s General Plan and Zoning Ordinance to:

- Modify several General Plan policies to address "Large Parcel Agritourism Facilities as permitted by an agritourism overlay district."
- Establish the Winery and Planned Agritourism Overlay (WPA Overlay), which can only be applied on up to 11 acres of large parcels in excess of 110 acres located within city limits but outside of the City’s Urban Limit Line (ULL) with existing active agriculture and a winery and served by an existing railroad line.
- The WPA Overlay would be applied to the property known as the Charles Krug Winery located at 2800 Main Street in the City of St. Helena certain property to facilitate the development of up to a 56-room resort with meeting rooms, event spaces, swimming pools, an on-site spa, and a restaurant.
- The Initiative includes 92 specific Environmental Design Features (EDFs) that address potential environmental issues, including aesthetics, air quality, biological resources, cultural and historic resources, energy efficiency, flooding, geology, contamination, noise, public services, traffic, utilities, water, water quality, and wastewater. The Initiative requires the proposed project to adhere to and implement the EDFs.

III. PLANNING ANALYSIS OF AGRITOURISM INITIATIVE

A. Consistency with the St. Helena 2040 General Plan

1. Summary of General Plan Amendments included in the Initiative

The St. Helena 2040 General Plan is the City's long-term planning "blueprint" that sets forth the City's goals and policies upon which its land use decisions are based. It has both broad general goals, as well as specific policies and implementing actions (i.e., programs). Generally, a city may not approve a zoning change or a development project unless it is consistent with its general plan. California law requires there to be consistency between the various elements making up a general plan and between the general plan and the zoning code. The Initiative includes both General Plan amendments and Zoning Code amendments.

The Initiative includes six specific General Plan amendments as follows:

- The **definition for the Agriculture (AG) land use designation** in the Land Use and Growth Management Element, Section 2.2, Community Development Framework, Community and Natural Resource Areas (p. 2-15) would be amended to add the following verbiage:

Large parcels in excess of 110 acres with existing active agriculture and a winery located within the City limits but outside of the Urban Limit Line that are served by an existing railroad line may be designated with an agritourism overlay district allowing the parcel to utilize up to 11 acres for agritourism facilities with overnight accommodations ("Large Parcel Agritourism Facility").

- Three policies in the Land Use and Growth Management Element, Section 2.5 would be modified as follows:
    - **Policy LU 1.2** would be amended to specify that development of a Large Parcel Agritourism Facility in an agritourism overlay district of up to 11 acres outside of the Urban Limit Line shall not be considered "urban development."
    - **Policy LU 5.3** would be amended to exempt Large Parcel Agritourism Facilities as permitted by an agritourism overlay district from strict limitations on development on properties that are designated as agricultural land.
    - **Policy LU 5.6** would be amended to allow Large Parcel Agritourism Facilities to locate in the city if their location does not adversely impact surroundings, uses, or city services or the quality and character of the community.
- One policy and one implementing actions in Public Facilities and Services Element, Section 4.5 would be modified as follows:
    - **Policy PF 2.2** would be amended to clarify that extension of City sewer services is not required for Large Parcel Agritourism Facilities.
    - **Implementing Action PF 2.C** would be amended to clarify that Large Parcel Agritourism Facilities are not urban development and do not require extension of municipal urban services, provided that wastewater treatment is provided by an on-property package water reclamation system sized for project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary level water quality treatment, and there is adequate water from existing on site wells to provide potable water; emergency systems water and irrigation water shall be supplied by recycled water and supplemented by on site wells as needed.

2. General Plan Policies and Implementing Actions Addressed by the Initiative

General Plan Policies & Implementing Actions	Analysis of Consistencies
Policy ES 1.4 Encourage the creation of workforce housing to support the local employment base in keeping with small town smart growth.	The WPA Overlay includes a Workforce Housing Obligation requiring either construction of at least 50 units of rental affordable housing targeted to moderate income households or payment of the otherwise applicable affordable housing impact fee in accordance with the requirements of St. Helena Municipal Code Section 17.30.020.
Policy ES 2.1 Support the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development.	The proposed St. Helena Resort project is a visitor-serving facility that would provide jobs, tax revenues and other contributions to the local economy.
Policy ES 2.2 Encourage visitor-serving uses oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. Discourage the introduction of uses that are dependent upon a mass tourist market.	The proposed St. Helena Resort project is a luxury resort targeted to an upscale tourism market.
Policy CR 1.7 Explore the use of the rail corridor to reduce traffic, including working with the owners of the Wine Train to consider the possibility of developing hospitality and other tourist-oriented uses that are primarily accessed by passengers riding on the Wine Train Corridor.	The St. Helena Resort project presents an opportunity for the rail corridor to provide an alternative mode of transportation for visitors.
Implementing Action CR 3.D Work with the wine and hospitality industries, including the Wine Train, to manage congestion and create and promote car-free tourism services.	The St. Helena Resort project presents an opportunity for the Napa Valley Wine Train and the resort to promote car-free tourism services by providing shuttle service between the train depot at the resort, downtown St. Helena, and other tourist destinations.
Implementing Action CR 2.C Require any new development and modifications to existing projects to provide bicycle and pedestrian	The Initiative includes several EDFs relating to bicycle and pedestrian amenities and improvements, including EDF 75 which requires

General Plan Policies & Implementing Actions	Analysis of Consistencies
improvements and amenities, consistent with adopted Engineering Standards and the St. Helena Bicycle Plan.	the developer to construct an 8' wide paved bicycle and pedestrian trail within the railroad right-of-way between the resort site and Fulton Lane.
Policy CR 3.1 Provide incentives and encourage existing major employers to develop and implement transportation demand management (TDM) programs to increase the number of people who bike, walk, and take transit to work and reduce peak- period trip generation.	The Initiative includes EDF 66 which required preparation and implementation of a TDM Plan to encourage reduced reliance on single occupant vehicles.

3. Potential Inconsistencies with General Plan Policies and Implementing Actions

The following table identifies General Plan Policies and Implementing Actions that would pertain to the project if it were proposed through the normal entitlement process and may present potential inconsistencies if that were the case.

General Plan Policies & Implementing Actions	Analysis of Potential Inconsistencies
Policy LU 1.1 - Require new development to occur within well-defined boundaries and be consistent with the ability to provide urban services. New development should mitigate infrastructure impacts by using sustainable, best management practices in green building and stormwater management and paying its share of development impacts fees, while minimizing impacts on sewer, water, energy and natural resources.	The Initiative modifies Policy LU 1.2 (see above) to allow "Large Parcel Agritourism Facilities" (such as the proposed St. Helena Resort) to occur outside the Urban Limit Line.
Policy LU 5.1 - Discourage conversion of existing farmland to non-agricultural uses.	The project would convert up to 11 acres of land that is designated "Prime Farmland" to visitor-serving uses. The Initiative modifies Policy LU 5.3 (see above) to allow Large Parcel Agritourism Facilities as permitted by an agritourism overlay district on lands that are designated for agricultural uses.
Implementing Action LU 5.F - Where proposed residential, commercial, or industrial	The Agritourism Overlay District regulations and the EDFs do not establish requirements for a

General Plan Policies & Implementing Actions	Analysis of Potential Inconsistencies
development abuts lands devoted to agricultural use, require the non-agricultural uses to incorporate buffer areas to mitigate potential land use conflicts as a condition of approval for subdivisions or use permits. The type and width of buffer areas shall be determined by the City based on the character, intensity, and sensitivity of the abutting land uses. Prepare and adopt guidelines and regulations to assist in the determination of the appropriate type and scope of agricultural buffer areas needed in circumstances that warrant the creation of such buffer areas.	buffer area between Large Parcel Agritourism Facilities and adjoining agricultural uses.
Implementing Action LU 5.G - Evaluate all discretionary land use applications, rezonings, and/or General Plan amendments, including those outside the Urban Limit Line, to determine their potential for impacts on Prime Farmland, Unique Farmland, or Farmland of Statewide Importance mapped by the State Farmland Mapping and Monitoring Program and avoid converting these farmlands where feasible. Where conversion of farmlands mapped by the state cannot be avoided, require long-term preservation of at least one acre of existing farmland of equal or higher quality for each acre of state-designated farmland that would be rezoned or redesignated to non-agricultural uses. This protection may consist of establishment of farmland easements or other similar mechanism, and the farmland to be preserved shall be located within the city and preserved prior to approval of the proposed discretionary land use application rezoning, or General Plan amendment.	The Initiative would establish an Agritourism Overlay District on approximately 11 acres of the Charles Krug winery property that are designated as Prime Farmland by the State Farmland Mapping and Monitoring Program, and it would allow for development of a resort within that area. If this project were required to secure discretionary entitlements under this policy, the proponents would need to provide for the long-term preservation of at least 11 acres of Prime Farmland through the establishment of farmland easements or other similar mechanism. The Initiative does not address farmland easements.
Implementing Action LU 5.I Establish a Farmland Mitigation Program for future development that requires the permanent protection of farmland at a 1:1 ratio of the amount of farmland converted. The program should include provisions for the acquisition of agricultural conservation easements and payment of in-lieu fees as potential methods of farmland mitigation, where eligible agricultural	As discussed under LU 5.G, above, the Initiative does not provide for the permanent protection of farmland at a 1:1 ratio of the amount of farmland converted.

General Plan Policies & Implementing Actions	Analysis of Potential Inconsistencies
mitigation lands must be located within the State of California and be of comparable or better soil quality than the land being converted, and in-lieu fees are to be used for the acquisition of a conservation easement, including costs associated with the transaction and long-term maintenance.	
Implementing Action PF 1.E Permit no new development relying on groundwater unless and until it is determined that the incremental production of ground water to support the development will not adversely impact the water production capability of the aquifer supporting the City wells.	The Initiative (EDF 79) establishes that potable water for the resort would be provided by existing on-site wells and specifically exempts the maintenance, modification or reconstruction of such wells from the requirement to obtain a permit under St. Helena Municipal Code Section 13.16.060. EDF 80 requires that a hydrogeological report be prepared prior to issuance of a building permit to demonstrate that the use of existing groundwater well(s) will not adversely impact the water production capability of the City. This issue is addressed in more detail in Chapter IV, M of this 9212 Report.
Implementing Action CR 1.G Subject all rail corridor uses to use permit review; locate passenger facilities within zoning districts which minimize impacts to established and proposed land uses.	The Initiative identifies “a train station or depot up to 2,500 sq. ft. for passenger and guest use, if associated with a hotel or resort” as a permitted use. No conditional use permit would be required.

B. Consistency with the St. Helena Zoning Code

The Agritourism Initiative amends the City of St. Helena Zoning Code to establish a Winery and Planned Agritourism Overlay (WPA Overlay) which can be applied to up to 11 acres on parcels that are within the Winery (W) zoning designation that are "in excess of 110-acres with existing active agriculture and a winery located within the City but outside of the Urban Limit Line and that are served by an existing railroad line." The Charles Krug Winery parcel is the only property within the City of St. Helena that meets these requirements.

Permitted and Conditional Uses in the WPA Overlay. The WPA Overlay allows the following uses that are not currently permitted in the Winery zoning district:

- Hotel and resort uses with no more than 56 guest rooms;
- Uses accessory to hotel, resort, including but not limited to spa, restaurant, bar, up to 11,000 square feet for meeting rooms or related spaces, or similar uses, with transient overnight accommodations.

- Train station or depot up to 2,500 square feet for passenger and guest use, if associated with a hotel or resort.

These uses are designated as Permitted Uses in the WPA Overlay which means that they would be allowed by-right without the need to obtain a Conditional Use Permit (CUP) from the City zoning administrator or planning commission.

The Initiative notes that uses that are defined as Conditional Uses in the Winery zoning district (such as warehouses, wineries, tasting rooms, winery event centers and winery visitor centers) would still be required to obtain a CUP when located within the WPA Overlay.

Design Review Exemption. The Initiative exempts the Permitted Uses (i.e., hotel/resort and related uses, as listed above) in the WPA Overlay from the City's design review requirements and procedures. It states that design review would be required for buildings that also require a CUP, with the following caveat:

> "...no decision-making bodies or officials may use Design Review intentionally or inadvertently to prohibit, unduly restrict, or reduce uses, building types, number of maximum allowed units, density, or height of structures allowed in the WPA Overlay, or to require changes from or impose any conditions inconsistent with standards in this Chapter."

Section 17.21.060.D of the new WPA Overlay regulations also states:

> Design Review shall not be required for adjacent new construction meeting the requirements of Section 17.21.060(G)(6).

It is unclear what "adjacent new construction" means. Section 17.21.060(G)(6) is reference to the EDFs that are established in the Initiative.

Design Standards for the WPA Overlay. The WPA Overlay establishes Development Standards, including a 45' height limit; 50% building coverage limit, 0.3 FAR (floor area ratio); and a building area limit of 105,000 sq. ft. The new WPA Overlay regulations (Section 17.21.060.F.1) establish the following design standard:

> "The design of the building and site shall substantially conform to all applicable development standards, requirements and Environmental Design Features in this Section; materials and colors shall be used in a manner that creates a visually cohesive design; roof design; building massing, and building articulation treatments shall be applied on are [sic] all sides of the buildings; and shall be compatible with the character, including any historic considerations, of the site."

The EDFs for Aesthetics are:

9) After completion of site grading, the slopes along Deer Park Road and the St. Helena Highway (CA-128 W/CA-29 N) shall be vegetated with a plant palette that is selected and planted appropriately based upon adaptability to the Project's climatic, geologic, environmental, and topographic conditions. All landscaping shall be maintained by the Applicant in good condition.
10) Planted areas shall be irrigated with recycled water to the extent available and feasible.
11) Accessory Project facilities such as trash bins, storage areas, etc., shall be screened from view from adjacent off-site residences to the extent feasible.

12) A minimum of 20% of the Property must remain maintained landscaping and shall be kept in a weed-free condition.
13) Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
14) The Applicant shall provide details of all proposed fencing, walls, and gates on all plans submitted, which shall comply with any applicable building standards.

Landscaping. The WPA Overlay requires landscaped setbacks in accordance with "generally applicable provisions of Chapter 17.25" which is the Landscaping chapter of the Zoning Code.

Parking. The WPA Overlay states:

> Parking for hotel use shall be a minimum of 77 parking spaces and may be provided on site or off-site on an adjoining parcel subject to a long-term joint-use parking agreement. Parking and loading shall comply with the generally applicable Parking Area and Access Design Standards in Section 17.26.050. Electric vehicle charging stations and EV-capable parking shall conform to Section 17.26.090, as required.

Section 17.26.040.A of the Zoning Code establishes the minimum number of off-street parking spaces for each use type. Hotels are required to provide a minimum of one space per guest room plus one space for each three employees. Based on 56 guest rooms and an estimated 100 employees, this would yield a requirement for 89 parking spaces. The proposed minimum of 77 parking spaces would not meet the parking standards in the Code.

Additionally, restaurants and bars are required to provide one space for every four seats. Without more information regarding the size of proposed restaurants and bars and an analysis of the potential for "shared parking" reductions in demand, it is not possible to determine how many parking spaces would be sufficient.

Affordable Housing. An analysis of the Initiative proponent's Affordable Housing proposal and its consistency with zoning requirements is presented in Chapter V of this 9212 Report - Review of Proponent's Workforce Housing Obligation and Proposal.

C. Effects of Initiative on the limitations on City actions under Government Code Section 65008 and Chapter 4.2 (commencing with Section 65913) and Chapter 4.3 (commencing with Section 65915) of Division 1 of Title 7 of the Government Code

Government Code Section 65008. Government Code Section 65008 prohibits a city from discriminating against a residential development or emergency shelter for various reasons. Based on City staff's reading of the proposed Initiative, Government Code Section 65008 is inapplicable.

Government Code, Division 1, Title 7, Chapters 4.2 and 4.3. Chapters 4.2 (commencing with Section 65913) and 4.3 (commencing with Section 65915) encourage the development of new housing by allowing or requiring local agencies to enact ordinances that expedite the residential development process, ensure

sufficient land is zoned at densities high enough for the production of affordable housing, and assure diligence in providing density bonuses, concessions and incentives to facilitate the development of affordable housing.

The Initiative and its associated General Plan and Zoning amendments would not impact the potential for residential development within the City of St. Helena. The WPA Overlay would allow all uses permitted by the underlying zoning district. The 11-acre portion of the Charles Krug Winery property that would be assigned the WPA Overlay does not have any existing or planned future housing on it and its potential for new housing is limited. The Winery (W) zoning designation allows a single-family dwelling as a use accessory to an agricultural use and agricultural employee housing. The St. Helena Resort project would not preclude these uses.

The Initiative establishes a Workforce Housing Obligation that is linked to issuance of a building permit for a resort/hotel project within the WPA Overlay. If the Initiative is approved and a resort project is pursued, it would either result in construction of a minimum of 50 moderate-income rental units or payment of an Affordable Housing fee in accordance with Section 17.30.020 of the City of St. Helena Zoning Code.

As explained in Chapter VI, Analysis of Proponent's Workforce Housing Obligation and Proposal, the workforce housing concept plans submitted by the proponent (for a 65-unit moderate-income rental project on a 1.9-acre site on Fulton Lane) would require General Plan and Zoning amendments and would not be eligible for a density bonus, incentives or concessions.

D. Effect of Initiative on the use of land, uses of vacant parcels of land, the impacts on the availability and location of housing, and the ability of the city to meet its regional housing needs

Existing Conditions and Land Uses. The 11-acre portion of the Charles Krug Winery parcel, which is the subject of the Initiative and the site of the proposed St. Helena Resort project, is currently relatively level, mostly open, fallow land. It is located immediately north of the existing winery and is bordered by Deer Park Road on the north. It encompasses several rows of an existing vineyard and is part of a 140-acre agricultural parcel that includes vineyards and a winery.

Under the existing Agriculture (AG) General Plan classification and Winery (W) zoning designation, the uses of the property are restricted to agricultural and winery-related uses. The Initiative and the WPA Overlay would allow "Large Parcel Agritourism Facilities" which includes hotel/resort and other tourism-related uses. While this change in use would not directly impact the availability and location of housing since residential uses on lands designated AG and W are limited to those directly related to agricultural uses, the proponents of the Initiative have indicated that the proposed St. Helena Resort project would have approximately 100 employees. To the extent that many of these employees likely do not currently reside within St. Helena, the project would indirectly impact the demand for housing in the community.

The Initiative includes a Workforce Housing Obligation which would either result in construction of at least 50 moderate-income rental housing units or payment of an Affordable Housing fee. Please see Chapter VI, Analysis of Proponent's Workforce Housing Obligation and Proposal for more information regarding fulfillment of the Workforce Housing Obligation.

The Charles Krug Winery property is not designated in the City's Housing Element as a site to accommodate the City's regional housing needs allocation ("RHNA") and the Initiative would not affect the City's ability to meet its regional housing needs.

E. Impact of Initiative on agricultural lands, open space, traffic congestion, existing business districts, and developed area designated for revitalization

Impacts on agricultural lands and open space. If the Initiative is approved, future development of a resort on a portion of the Charles Krug Winery property, which is outside of the City's Urban Limit Line and designated "Prime Farmland," would convert 11 acres from current agricultural and open space uses to visitor-serving uses.

It should be noted that there are provisions in the Initiative related to open space. EDF 12 requires that at least 20% of the resort site be used for landscaping. EDF 75 requires the developer to construct an 8' wide paved bicycle and pedestrian trail along the rail line from the project site to Fulton Lane. While there are references to "a one-acre landscape buffer" in the Environmental Assessment Report, the requirement for a buffer is not included in the Initiative.

Chapter III, Section A of this report, Consistency with the St. Helena 2040 General Plan, addresses the project's consistency with the City's land use policies aimed at preserving agricultural lands.

In this case, the proponent's justification for conversion of agricultural land is economic - the City of St. Helena's Financing Civic Infrastructure Task Force concluded (in May 2020) that two new hotels within the city limits are essential to the creation of new revenue streams to address on-going budgetary challenges and to help finance the City's many infrastructure needs.

Impacts on traffic congestion. The proponent prepared a traffic study for the Environmental Assessment Report (WTrans, March 2024) which indicates that under existing conditions, the westbound Deer Park Road approach to SR 29 operates unacceptably at Level of Service (LOS) F. Under future and future + project scenarios, it would continue to operate unacceptably, and the Silverado Trail/Deer Park Road intersection would operate unacceptably at LOS F during the weekday peak hour. The Initiative includes EDF 70 that requires the applicant to pay its proportional share of the cost of a signal at the SR 29/Deer Park Road intersection at the time that the City constructs a signal. EDF 71 states that if the County of Napa changes the existing signal at Silverado Trail/Deer Park Road from flashing red operation to normal signal operation, the Applicant is required to cover the cost of striping improvements necessary to implement the change.

The EDFs include a number of transportation demand management and other measures to minimize traffic-related impacts. A discussion of traffic impacts is included in the proponent's Environmental Assessment Report (EAR). Chapter IV (L) of this report summarizes the EAR and the findings of a peer review of the traffic analysis.

Impacts on existing business districts and developed areas designated for revitalization. The Initiative proponents submitted an Economic and Fiscal Impact Analysis (Economic Forensics & Associates; April 2024) for the proposed St. Helena Resort project. Chapter VI of this 9212 Report provides an overview of the proponents' Economic and Fiscal Impact Analysis and an independent peer review that was commissioned by the City.

The project is expected to have a positive economic impact on existing businesses in St. Helena. There are no areas designated for revitalization in St. Helena. During the construction phase, the local economy will benefit from worker spending and materials, equipment and services sourced from local merchants as needed. The estimated project cost assigned to St. Helena based on estimated spending in St. Helena is $71.1 million with an estimated 339 full-time equivalent construction-related workers paid approximately $23.6 million in wages. The spending and jobs on-site support another five jobs and over $977,500 in additional incomes earned throughout St. Helena, including another $459,400 in wages and salaries for St. Helena residents.

Daily operations also have “multiplier” or additional effects on St. Helena’s economy, as visitors come to the resort and subsequently spend time and money at other local restaurants, wineries, retailers, and merchants while in St. Helena.

F. Impacts of Initiative on the community's ability to attract and retain businesses and employment

As discussed above, the Economic and Fiscal Impact Analysis indicates that the proposed resort would result in visitors and overnight guests spending money at other businesses in the City, supporting the local economy and helping to attract and retain local retail and restaurant businesses.

The proponent estimates that the proposed resort would employ approximately 100 persons which is a sizable addition to the City’s employment base.

G. Impacts of Initiative on funding for infrastructure of all types, including, but not limited to, transportation, schools, parks, and open space

The project would be required to pay development impact fees in accordance with the City’s adopted fee schedule as well as school impact fees to the St. Helena Unified School District. Perhaps more importantly, the increased transient occupancy tax, sales tax and property tax revenues generated by the project would contribute to the City’s General Fund and could be used to support a variety of infrastructure maintenance, repair and upgrade projects. As noted in the proponent’s Economic and Fiscal Impact Analysis, total tax revenues from the resort for the City of St. Helena range from $3.02 million in year 1 to over $4.48 million in year 5 based on room revenue, spending at the resort and throughout St. Helena.

IV. REVIEW OF PROPONENT'S ENVIRONMENTAL ASSESSMENT REPORT

A. Introduction

In assembling this 9212 Report, the City of St. Helena consulted with a number of qualified specialists to provide peer review analysis of various topics addressed in the proponent's Environmental Assessment Report (EAR) and the associated Environmental Design Features (EDFs) within the St. Helena Agritourism Initiative. Each section below consists of the following three parts:

1. A summary of the EAR's findings on a given issue area. This summary is excerpted directly from the EAR, and as such was prepared by the project proponents. Details regarding the methodology and findings of this analysis can be found in the EAR itself (Appendix B).
2. A list of relevant EDFs that relate to each topic area. The St. Helena Agritourism Initiative, if passed into law, will not be subject to environmental review under the California Environmental Quality Act (CEQA). As such, these EDFs are meant to account for environmental concerns that would otherwise be identified and mitigated through the environmental review process. The full list of EDFs in their original context can be found in the Initiative (Appendix A).
3. A summary of the conclusions reached in the peer review report. Note that these summaries are not exhaustive and may be paraphrased or lightly edited for content. Furthermore, the views expressed in the peer reviews represent the opinions of the authors, and do not necessarily represent the position of the City of St. Helena. The full peer review reports are attached to this report (Appendix E).

B. Aesthetics

1. Summary of Aesthetics Findings in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

> The Agritourism Initiative would amend the Municipal Code to include a new Winery and Planned Agritourism (WPA) Overlay, which would contain development standards pertaining to aesthetic resources. The WPA would require the design of the building and site to be visually cohesive and compatible with the character of the site. The development standards would minimize the aesthetic impacts associated with development under the Agritourism Initiative. Furthermore, the Agritourism Initiative includes 6 Environmental Design Features (EDFs), which are specifically intended to preserve the aesthetic quality of the project site and surrounding area.

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

9) After completion of site grading, the slopes along Deer Park Road and the St. Helena Highway (CA-128 W/CA-29 N) shall be vegetated with a plant palette that is selected and planted appropriately based upon adaptability to the Project's climatic, geologic, environmental, and topographic conditions. All landscaping shall be maintained by the Applicant in good condition.
10) Planted areas shall be irrigated with recycled water to the extent available and feasible.

11) Accessory Project facilities such as trash bins, storage areas, etc., shall be screened from view from adjacent off-site residences to the extent feasible.
12) A minimum of 20% of the Property must remain maintained landscaping and shall be kept in a weed-free condition.
13) Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
14) The Applicant shall provide details of all proposed fencing, walls, and gates on all plans submitted, which shall comply with any applicable building standards.

3. Analysis of Aesthetics Impacts Associated with the Agritourism Initiative

A peer review analysis of the Aesthetic associated with the Initiative was not prepared for this 9212 Report. The analysis of the Initiative's consistency with the City's Zoning Code that is presented in Chapter III(B) of this 9212 Report explains that the proposed St. Helena Resort project would be exempted from the City's normal development review and design review processes. Under the Initiative, the project would be subject only to the development standards and EDFs included in the Initiative.

C. Air Quality

1. Summary of Air Quality Findings in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

> The air quality analysis indicates that the construction emissions from all construction activities would be below the recommended thresholds of significance for reactive organic gasses (ROG), nitrogen oxides (NOX), and exhaust particulate matter 10 micrometers or less in diameter (PM10) and 2.5 micrometers or less in diameter (PM2.5). However, to further reduce any potential construction emission impacts, the Agritourism Initiative would require development to implement EDF 15, which includes restrictions on construction vehicle idling, requiring various fugitive dust control measures, and conforming to applicable State and federal emission standards for construction equipment.
>
> Operational emissions would include area, energy, and mobile sources. Operation of the proposed project would be well under the Bay Area Air Quality Management District's (BAAQMD's) daily threshold for operation emissions. The Agritourism Initiative would require development to implement EDF 16, which would incorporate various sustainable design elements and guidelines to promote energy efficiency and other conservation measures. (Appendix B, p. 3)

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

15) Prior to the issuance of a grading permit for a Project, the Applicant shall submit a grading plan for review and approval by the City Planning Division. The following specifications shall be included in a Construction Management Plan with the permit application(s) to reduce short-term air quality impacts attributable to the on-site and off-site construction activities:

a. During all construction activities, all architectural coatings applied shall contain a low content of volatile organic compounds;

b. All construction equipment shall be maintained and properly tuned in accordance with manufacturers' specifications. Equipment maintenance records shall be kept onsite and made available upon request by the City

c. All material excavated, stockpiled, or graded (including unpaved areas and roads) shall be sufficiently watered to prevent fugitive dust from leaving property boundaries and causing a public nuisance or a violation of an ambient air standard;

d. All onsite vehicles shall be limited to a speed of 25 miles per hour on unpaved roads;

e. All land clearing, grading, earth-moving, or excavation activities on the Project site shall be suspended when sustained winds are expected to exceed 25 miles per hour;

f. All trucks hauling dirt, sand, soil, or loose material shall be covered or shall maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the trailer) in accordance with the generally applicable requirements of the California Vehicle Code;

g. Fossil fuel based off-road construction equipment and all construction vehicles shall be prohibited from idling for periods longer than 5 minutes when not in use;

h. During Project construction, all construction equipment shall conform to applicable required state and federal emission standards. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than applicable required state and federal emission standards;

i. During Project construction, electricity from power poles rather than temporary diesel- or gasoline-powered generators shall be used to the extent feasible;

j. The Applicant shall prepare and implement a Construction Management Plan (CMP) for Project construction. Project construction contracts shall require compliance with the CMP. The CMP shall include, without limitation contractor contact information and responsibilities, typical construction hours, material storage and construction trailer locations, construction waste recycling program, construction equipment emissions requirements, dust control requirements, haul routes, any off-site construction parking plans, and construction traffic management plan (e.g., flag persons, signs);

k. During Project construction, contractors shall implement fugitive dust control measures consistent with applicable Bay Area Air Quality Management District Regulations, as may be amended from time to time;

l. Project Construction contractors shall be required to implement a recycling program for waste generated by demolition and construction activities to the extent feasible;

m. Project construction deliveries shall be scheduled, to the extent feasible, during off-peak traffic periods to encourage the reduction of trips during the most congested periods.
16) The Project shall incorporate various sustainable design elements and guidelines to promote energy efficiency and other conservation measures. The Project's sustainable design elements shall include, but are not limited to: a. Landscaping consistent with the generally applicable provisions of St Helena Municipal Code Chapter 17.25 xeriscape principles and site-specific plant materials. All landscaping shall be maintained by the Applicant in good condition; b. Irrigation with recycled water to the extent available and feasible; c. Recycling programs for construction-generated waste; d. Use of energy
17) The Applicant shall provide a tree protection plan prior to the issuance of a grading permit that shall include on the site plan the location of trees within the Project area and include a tree protection plan which shall be coordinated with any civil grading/drainage/improvement plans.

3. Conclusions of Air Quality Peer Review Report

A peer review of the Environmental Assessment Report's (EAR) analysis of air quality and the associated Environmental Design Features (EDFs) in the St. Helena Agritourism Initiative was performed by Illingworth & Rodkin, Inc. and is included as Appendix E-1. The conclusions of the peer review analysis are as follows:

- **Methodology:** The air quality analysis in the EAR was based on use of the CalEEMod model recommended by the Bay Area Air Quality Management District (BAAQMD) in their latest CEQA Air Quality Guidelines. This is the appropriate model to use for this type of land use. The CalEEMod construction modeling was appropriately based on default conditions, given that construction details are not available.
- **Construction Materials:** It appears that emissions associated with the hauling of 16,700 cubic yards (CY) of import material were not included in the modeling. *However, this would add only a small amount of emissions that would not affect the results of the analysis that found emissions to be less than significant.*
- **Energy Emissions:** Page 68 of the EAR states that the "project would be all electric design," however, the CalEEMod modeling shows 192 metric tons are associated with natural gas usage. *If the project is committed to "all electric" with no natural gas infrastructure, then this is simply a slight overestimate in project emissions. Otherwise, this influences the findings for GHG (further discussion below, under Greenhouse Gas Emissions).*
- **Vehicle Emissions:** The modeling used the traffic study for mobile emissions, with daily trip generation as input representing all days of the week. The traffic study only provided weekday average daily trips but predicted peak hour trips for both weekday and weekend. Weekend peak-hour trips were much greater than weekday peak-hour trips. For this reason, the operational traffic emissions may be slightly underestimated if weekend daily trip generation is greater. *This should be checked, however, the effect one way or another would not alter the conclusions.*

- **Health Risk Assessment:** The analysis did not include a quantified health risk assessment and *we would agree that one is not necessary.*
- **Odor:** The air quality analysis in the EAR did not address odors. The project would include on-site wastewater treatment and reuse of reclaimed wastewater (page 83 of the EAR). There is no description of the treatment equipment or process. This potential source of odors should be identified and assessed in the air quality analysis. *We do not anticipate the odor assessment to lead to any significant impacts.*

D. Biological Resources

1. Summary of Biological Resources in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

> The project site's ruderal and disturbed/developed land coverage types do not offer suitable habitat for most species. However, several California live oak trees are located within disturbance distance of the western and northern portions of the project site.
>
> The oak trees and adjacent agricultural fields provide potential nesting, roosting, and foraging habitat for several species of birds and bats. The Agritourism Initiative includes 5 EDFs specifically intended to reduce impacts to jurisdictional waters, nesting birds, and roosting bats. (Appendix B, p. 3)

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

18) Prior to issuance of a grading permit for Project work in or discharges to any federal and/or state jurisdictional waters, including wetlands, Applicant shall provide written evidence to the City of St. Helena that any applicable resource agency with jurisdiction has issued any required permits; such agencies may include U.S. Army Corps of Engineers (Corps), California Department of Fish and Wildlife (CDFW), Regional Water Quality Control Board (RWQCB), or any other applicable agency (e.g., California Department of Fish and Wildlife (CDFW)).
19) Project construction activities shall prevent the unpermitted discharge of sediment and/or muddy, turbid, or silt-laden waters into any on-site wetlands and/or other receiving water bodies, including off-site adjacent drainage ditches located immediately to the north and east of the Project. Project construction shall comply with the following: a. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared to address best management practices (BMPs) that will be used to prevent erosion and sediment loss within the Project site. BMPs such as silt fence, mulching and seeding, and straw wattles will be placed where needed to prevent sediment from leaving the site during construction. Permanent stormwater management in the form of planting, mulching, and paving will be placed to address erosion after construction. Once construction is complete, the SWPPP will no longer be in effect; b. Appropriate sediment control measures (e.g., silt fences, straw wattles) shall be in place prior to the onset of construction activities within waters of the United States and/or State and in

areas where there is a potential for surface runoff to drain into adjacent aquatic features and as required by the SWPPP; c. Sediment control measures shall be monitored and maintained until construction activities have ceased; d. Temporary stockpiling of excavated or imported material shall be placed as far away from any waters of the United States and/or State as practicable. Excess soil shall be used on site or disposed of at a regional landfill or other appropriate facility. Stockpiles that are to remain on the site through the wet season shall be protected to prevent erosion (e.g., silt fences, straw bales) as required in the SWPPP; e. All waters of the United States and/or State temporarily impacted by construction activities shall be restored and revegetated, as close as practicable, to preconstruction contours and conditions; f. Construction fencing shall be installed along the edges of the work zone adjacent to waters of the United States and/or State outside the construction area. All work and stockpiling of materials shall be confined to the Project disturbance area.
20) Birds, including but not limited to raptors such as white-tailed kite: If feasible, vegetation removal and/or construction shall be conducted between September 1 and January 31. If vegetation removal and/or construction activities is to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active nest is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer zone is approved by CDFW. Construction may resume once the young birds have left the nest or as approved by the qualified biologist.
21) Bats, including pallid bats: If feasible, vegetation removal and/or construction shall be conducted between August 16 and March 31. If vegetation removal and/or construction activities is to occur during the roosting season (April 1 through August 15), a qualified biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active roost is found, a non-disturbance buffer shall be established for a distance of 500 feet around the nest unless a smaller buffer zone is approved by CDFW. Construction may resume once the young have left the nest or as approved by the qualified biologist.
31) Serving or packaging to-go food materials in non-biodegradable polystyrene (i.e. Styrofoam/plastic foam) materials shall be prohibited.

3. Conclusions of Biological Resources Peer Review Report

A peer review of the Environmental Assessment Report's (EAR) analysis of biological resources and the associated Environmental Design Features (EDFs) in the St. Helena Agritourism Initiative was performed by WRA Environmental Consultants and is included as Appendix E-2. The following is a summary of the conclusions of the peer review analysis:

- **Site Conditions:** The Project Area has been graded and/or otherwise disturbed multiple times, with the bulk of its area hosting a gravel (artificial) substrate or otherwise subject to substrate and vegetation maintenance. This history of modification precludes the potential for sensitive vegetation communities and special-status plants to occur on-site. Adjacent land covers are also disturbed and modified, and include vineyard blocks, roads, and the Charles Krug Winery facility to the east and southeast.

Aquatic Resources

- **Potential Wetland:** The EAR references a "potential wetland…within ruderal vegetation toward the northern end of the site" (p. 56) but provides no mapping and few details, other than the observation of standing water and some associated facultative plant species (those likely to occur in wetlands). The EAR concludes that a formal wetland delineation should be performed within the Project Area to determine if any features potentially jurisdictional to the U.S. Army Corps of Engineers (Corps) and/or state Regional Water Quality Control Board (RWQCB) are present. If any such features would be necessarily impacted to accommodate the Project, regulatory permits would be needed from the Corps and/or RWQCB. *The peer review concurs with the EAR regarding the need for an aquatic resources delineation, and stresses that the delineation should consider the history of modification in the Project Area and how this may affect a jurisdictional determination if any potential wetland features are present.*
- **Drainage Ditch:** The EAR states that "the adjacent drainage ditches appear to have a direct hydrological connection to the Napa River". As per aerial photography, a linear drainage ditch is present along the northwestern boundary of the Project Area adjacent to Deer Park Road, and hydrologically connected to a ditch along Highway 128 (Main Street). Aerial photography suggests that the subject ditch connects directly to (drains into) the Napa River, approximately 0.24 mile to the northeast of the Project Area, although the ditch's alignment is partially obscured by trees/vegetation and thus this connectivity is speculative. The ditch, including the section adjacent to the Project Area, also hosts associated oaks and other trees and shrubbery. As described in the EAR and shown in visual renderings, the Project will avoid the ditch system; the renderings also suggest that associated trees/vegetation along the ditch will be left intact. However, the EAR notes that the ditch may be subject to indirect and temporary impacts during construction, which could impact the Napa River (e.g., sediment discharges during construction), and references EDF 31 as the means to address such impacts. *The peer review recommends assessing the ditch system and its associated vegetation as a component of the aquatic resources delineation, including how to best preclude any adverse impacts if such is relevant. Furthermore, it recommends complete avoidance of the ditch and its immediate vicinity via the largest feasible setback. Avoidance should be clearly specified in the final description and plans for the Project.*
- **York Creek:** Also discussed in the EAR is York Creek, a tributary to the Napa River present along the southern boundary of a portion of the greater Charles Krug Winery property. Along the Napa River, York Creek supports a run of federal listed steelhead (Oncorhynchus mykiss irideus; central California coast ESU [evolutionary significant unit]; CDFW 2024, other sources) and is otherwise considered sensitive. York Creek is located approximately 1,090 feet (0.2 mile) from the Project Area at its closest point. *This setback is more than sufficient to preclude both construction and operational impacts to the creek.*

Special Status Species

- **Plants:** The Project Area has been used for agricultural and other purposes and subject to disturbance for decades. The peer review concludes that, although special-status plants are not

referenced in the EAR, the disturbed nature of the Project site indicates that such species are highly unlikely or have no potential to occur there or otherwise be impacted by the Project.

- **White-Tailed Kite:** EAR references EDF 20 (Nesting Birds) to address any potential impacts to this species. The peer review agrees with the EAR regarding potential impacts to white-tailed kites and finds that EDF 20 would sufficiently address potential impacts to this species.
- **Townsend's Big-Eared Bat:** This species roosts in caves, mines or secluded portions of buildings (also those abandoned or otherwise underutilized) and is unlikely to use trees on the Project site for roosting. Other bat species do have some potential to roost in the trees if suitable cavities/hollows are present, including pallid bat (Antrozous pallidus; state Species of Special Concern) as well as some non-status species. While EDF 21 is nonetheless generally suitable to avoid or otherwise minimize any potential impacts to bat roosts (if such are present), the stipulated default buffer of 500 feet is larger than what is typically recommended in such situations (e.g., CEQA mitigation measures). *The peer review report comments that a non-disturbance buffer of 150 feet would be sufficient.*
- **Summary Table**: While other special-status wildlife species are unlikely to occur within or adjacent to the Project Area, a summary table outlining which habitat elements are absent or other factors specific to each species known from the vicinity should be created.
- **Bird Nesting:** As implied in the EAR, native bird species with baseline legal protections under the federal Migratory Bird Treaty Act and California Fish and Game Code have the potential to nest within or adjacent to the Project Area. Primary nesting substrates would be in trees and larger shrubs, though nesting on the ground or low in ruderal vegetation cannot be ruled out if the site is left generally undisturbed. As such, *the peer review suggests that EDF 20 could be improved by including specific buffer sizes for different types of birds and the possibility of reducing the buffer size based on biologist observations.*

E. Historic & Cultural Resources

1. Summary of Historic & Cultural Resources Findings in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

> Development under the Agritourism Initiative would result in the following potential impacts to cultural resources: (1) The removal of a minimal number of historic vineyard rows associated with the National Register of Historic Places (NRHP) listed Charles Krug Winery; (2) Potential viewshed impacts to the Charles Krug Winery; (3) Modifications to the Napa Valley Wine Train/Southern Pacific Railroad Tracks on the project site; (4) Potential impacts to an Indigenous archaeological resource. The Agritourism Initiative includes seven EDFs which are specifically intended to protect historic, cultural, and Tribal Cultural Resources (TCRs) and requires the preparation of an Archaeological Treatment, Testing, and Curation Plan to assess the potential for presence of archaeological, paleontological and TCRs. (Appendix B, p. 3)

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

22) Prior to the issuance of a building permit, Applicant shall have a qualified architectural historian conduct and prepare viewshed and site analysis to demonstrate the Project design compatibility of the new adjacent and/or related new construction to any properties listed and/or eligible for the National

Register of Historic Places, California Register of Historical Resources, and/or potentially eligible as a State Historical Landmark and Point of Historical Interest. That analysis shall demonstrate that:

a. New adjacent or related new construction by the Project to any properties listed and/or eligible for the National Register of Historic Places, California Register of Historical Resources, or potentially eligible as a State Historical Landmark and Point of Historical Interest will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired;

b. The Project will avoid excavations or regrading of land adjacent to any historic building which could cause the historic foundation to settle, shift, or fail, or which could destroy significant archeological resources;

c. Design of the Project's adjacent new construction to historic buildings will be compatible with the historic character of the site and preserves the historic relationship between the building or buildings and the landscape;

d. New construction on or near the historic building site will avoid being visually incompatible in terms of size, scale, design, material, or color, which destroys historic relationships on the site, or which damages or destroys important landscape features, but will be differentiated from the historic building or buildings;

e. Adjacent new buildings on a historic property or on an adjacent site will avoid being much larger than a historic building in close proximity, and avoid new buildings or groups of buildings that are not compatible with the character of the historic building;

f. For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records search, the Applicant shall also provide a historical significance assessment of structures over 45 years.

23) Any applicable California State Department of Parks and Recreation forms for historic resources shall be produced and submitted to the California Historic Resources Information System (CHRIS) to document current conditions of any historical resource prior to removal of any rows of the vineyard from the historic era.

24) The Project shall rehabilitate any sections of existing rail for the adjacent train track that has fallen into disrepair on the Project site and applicable California State Department of Parks and Recreation forms for historic resources shall be produced and submitted to the California Historic Resources Information System (CHRIS) to document the condition of the existing rail for the train resource before any Project construction begins.

25) Applicant shall send letters of information about the Project to local historical societies that may have an interest in the history of the Project property, as appropriate.

26) Prior to issuance of a grading permit, a qualified archeologist shall prepare an Archaeological Treatment, Testing, and Curation Plan to assess of the potential presence of archaeological, paleontological and tribal cultural resources, including a site survey and a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC). If warranted by the results of the assessment, the qualified archeologist shall then prepare a Cultural Resources Monitoring Plan (CRMP) in consultation with a Tribal Representative that will include protocols, as appropriate, for Workers Environmental Awareness training, on site cultural resources monitoring, Tribal monitoring, and procedures for treatment of additional cultural resources identified during ground disturbing activities associated with the Project. The CRMP shall include, at minimum, a plan the following items to be implemented before ground-disturbing or construction activities can resume for any resources found to be historical resources:

a. A determination of the approximate volumetric quantity of archaeological deposit disturbed by all construction related earthmoving activities including grading, foundations, utility trenching and excavation for pools;

b. Provisions for recovery of a minimum of ten percent (10%) sample of the intact cultural deposit within the area of the archaeological site impacted by the proposed Project. The actual quantity of the three percent sample of the cultural deposit shall be determined based upon the engineering data regarding volumetric quantity to native soils. Location of the mitigation excavation units shall be determined by an archeologist based upon final construction plans as well as consultation with the Project representatives;

c. Monitoring of grading and excavations by a qualified archeologist;

d. Provision for recovery for any significant cultural materials unearthed during construction excavation;

e. Preparation of a final archaeological report at the completion of construction, describing all significant findings and submittal to the City, including whether these resources may require assessment for listing on the National Register of Historic Places;

f. Preparation and submittal of an update to the existing site records and any applicable California State Department of Parks and Recreation forms for historic resources forms;

g. Consultation with the local tribes (the Mishewal-Wappo Tribe and other tribes as appropriate based on consultation with the Native American Heritage Commission) regarding this Project.

27) If human remains are discovered, all work within 100 feet of the remains shall immediately cease, and the Napa County Coroner's office shall be notified. If the coroner determines that the remains are Native American, the coroner shall notify the Native American Heritage Commission (NAHC) to identify the most likely descendant. The Project Applicant, under the direction of the City, and in consideration of recommendations from the most likely descendant, shall prepare a plan for treatment and reinterment of the remains. In the event that the most likely descendant cannot reach an agreement with the property owner for these activities even after mediation by the NAHC, the Applicant shall reinter the remains where they will not be subject to further disturbance, record the location with the NAHC and the Northeast Information Center, and work with the City to establish a zoning designation or easement at the location to protect the remains against future discovery or damage. Per the

conditions in the CRMP, work shall halt within the vicinity of the find until the appropriate treatment measures have been completed.
28) Should any paleontological resources be encountered during ground disturbing activities, all such activities shall halt within a 100-foot radius of the discovery, a qualified paleontologist shall be contacted to determine the nature of the find, evaluate its significance, and if necessary, implement preservation or removal methods.

3. Conclusions of Historic Resources Peer Review Report

A peer review of the Environmental Assessment Report's (EAR) analysis of historical resources and the associated Environmental Design Features (EDFs) in the St. Helena Agritourism Initiative was performed by Evans & De Shazo, Inc. and is included as Appendix E-3. The following is a summary of the conclusions of the peer review analysis:

- **Designations on the National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR):** The 1874 Winery Building (Redwood Cellar) and the 1881 Stable Building (also known as the Oak House or Carriage House) within the Charles Krug Winery Property are listed on the NRHP and the CRHR for association with Charles Krug; however, the other current built environment resources have not been documented or evaluated for listing on the NRHP or the CRHR. *The peer review suggests that the Property may also be eligible for its association with the Mondavi family. The peer review further suggests that the Napa Valley Railroad/Southern Pacific Railroad section within the Property may be eligible for its association with the Charles Krug Winery or the Mondavi Family as part of a potential district.*
- **Historic Vineyards:** The EAR states the "vineyard has been surveyed and documented." The peer reviewers examined the provided documentation and could not find that the term "historic vineyards" or any existing or previously existing vineyards within the Property had been surveyed or documented as part of a survey by a qualified architectural historian. Neither the National Register documentation nor any other documentation of the Property provides any evidence that an architectural historian recently surveyed the built environment resources within the Property. For this reason, impacts as a result of the Agritourism Initiative cannot be assessed based on the current documentation within the EAR. The possible demolition of "historic vineyards" or a reduction of the vineyard within the Property could significantly impact its integrity, including its feeling, setting, and association. *As such, the peer reviewers recommend that an Historic Resource Evaluation (HRE) of the Charles Krug Winery Property be completed prior to construction.*
- **Winery Viewshed:** It appears that the term "viewshed" within the EAR refers to the setting of the Property, which is the larger area or environment in which the National Register-listed Charles Krug Winery Property is located. Changes to the setting of the Property, including changes to roads, setbacks, fencing, and views, and the introduction of new buildings can significantly affect the integrity of the historic property/historical resource. *This concern reinforces the peer reviewers' recommendation that a Historic Resource Evaluation (HRE) of the Charles Krug Winery Property should be completed prior to construction.*
- **Completion of a Standards Review:** In addition, the peer reviewers recommend that a qualified architectural historian complete a Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) review to provide guidance to all stakeholders prior to the beginning of any work within the National Register-listed Property.

4. Conclusions of Archaeological Resources Peer Review Report

A peer review of the Environmental Assessment Report's (EAR) analysis of archaeological, paleontological and tribal cultural resources and the associated Environmental Design Features (EDFs) in the St. Helena Agritourism Initiative was performed by Evans & De Shazo, Inc. The report is not included in the appendices due to its confidential nature. The following is a summary of the conclusions of the peer review analysis:

- **Assessing the Potential Presence of Archaeological, Paleontological and Tribal Cultural Resources:** The peer review analysis found that EDF 26 does not follow State law standards that would apply if this project were subject to CEQA and, as written, is not sufficient to reduce Project-related impacts on archaeological resources or Tribal cultural resources to a less-than-significant level. Specifically:
    - The "Archaeological Treatment, Testing, and Curation Plan" called for by EDF 26 is not the appropriate type of document to "assess the potential presence of archaeological, paleontological and Tribal cultural resources." The appropriate type of document would be an inventory/identification report.
    - Tribal cultural resources can only be identified through consultation with a California Native American Tribe(s), and paleontological resources need to be identified by a paleontologist who meets the Society of Vertebrate Paleontology (SVR) qualification standards; neither of which appears to have happened as part of the proponent's environmental assessment.
    - EDF 26 does not provide for evaluative testing of the known archaeological resources or those discovered during construction, which is a State law standard for archaeological resources that could be impacted by a project.
    - EDF 26 does not provide specific measures to mitigate or avoid significant adverse impacts to known archaeological resources or newly identified archaeological resources, as warranted based on evaluative testing.
- **Discovery of Human Remains:** The peer review report found that EDF 27 follows State law standards pertaining to the discovery of human remains.
- **Paleontological Resources:** The peer review report found that EDF 28 follows State law standards pertaining to the discovery of paleontological resources in terms of the language used; however, it does not appear that the standard procedures for paleontological resource impact assessment and mitigation were followed or prepared by a paleontologist who meets the SVR qualification standards.
- **Preparation of a Cultural Resources Monitoring Plan (CRMP):** The CRMP outlined in EDF 26 should be prepared because the property contains a Native American resource and is a State Historical Landmark and listed on the National Register of Historic Places (NRHP). The CRMP should include a specific provision for evaluative testing of any archaeological resources discovered during construction that cannot be avoided and preserved in place.

F. Energy

1. Summary of Energy Findings in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

Construction under the Agritourism Initiative would result in energy expenditures from diesel and gasoline utilized to fuel off-road construction equipment and construction vehicles traveling to and from the project site. Off-road construction equipment associated with the proposed project would consume an estimated 49,188 gallons of diesel. Vehicles used by workers, vendors, and haul trucks would consume an estimated 21,763 gallons of diesel and gasoline combined. The proposed project would consume an estimated 999,773 kilowatt-hour per year (kWh/yr) of electricity and 3,599,946 Million Metric British Thermal Units per year (MMBTU/yr) of natural gas from the proposed hotel and associated uses. Mobile source energy consumption for vehicle trips to the site are an estimated 71,302 gallons per year (gal/year) of fossil fuel combined and 31,044 kWh of electricity for electric vehicles. The Agritourism Initiative includes two EDFs which are specifically intended to reduce energy consumption and increase energy efficiency.

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

29) Prior to issuance of a final occupancy permit, the Applicant shall demonstrate the Project's compliance with the following measures to the City Planning Division:

a. Parking lot lights mounted and arranged efficiently to minimize energy compared to a greater number of fixtures at lower heights without increasing impacts on adjacent properties The use of LED lamps to provide a higher level of perceived brightness with less energy than other lamps;

b. The implementation of reflective cool roof material (SRI of 16 or greater);

c. High efficiency HVAC units with high-efficiency ducted systems;

d. Photo sensor and time clock-controlled parking lot and exterior lights.

e. The use of high-efficiency light source and ballasts (LED) and bilevel switching for fluorescent fixtures are used;

f. Energy efficient Transformers;

g. The use of variable speed motors make-up air units, booster pumps and air side and/or water side economizers;

h. All electric utility service meters shall be a smart meter or equivalent advanced metering device, if allowed by the utility provider;

i. All toilets, urinals, sinks, showers and other water fixtures installed on-site shall be as required by California's Green Building Code, as may be amended from time to time.

30) The Applicant shall implement the following emissions reduction measures:

a. Utilize energy-efficient appliances, such as Energy Star-certified (or equivalent) water heaters, to reduce energy consumption and emissions;

b. Utilize automated controls for air conditioners and lighting to reduce electricity consumption and associated emissions.

3. Analysis of Energy Impacts Associated with the Agritourism Initiative

A peer review analysis of the Energy Impacts associated with the Initiative was not prepared for this 9212 Report.

G. Geology & Hydrogeology

1. Summary of Geology & Hydrogeology Findings in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

> The project site is partially within Zone AE (within the 100-year flood area) of the Federal Emergency Management Association (FEMA) floodplain mapping. Stormwater management for the site would be provided in accordance with the Bay Area Stormwater Management Agencies Association (BASMAA) requirements. A minimum of 4 percent of the site's impervious areas would be required as bioretention facilities. These engineered landscape interventions accept stormwater runoff and percolate water through their soil, removing contaminants and allowing runoff to return to the water table. The Agritourism Initiative includes 14 EDFs which address flood risks and protecting the project and public from such risks.

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

32) No new structures or fill that results in any increase in flood levels during the occurrence of the base flood discharge shall be developed within the Federal Emergency Management Association (FEMA) Floodway.
33) In accordance with the City of St Helena Municipal Code Section 15.52.150, the Project shall accommodate a Design Flood Elevation (DFE) of 18 inches above the Base Flood Elevation (BFE).
34) Any building structure below the Design Flood Elevation (DFE) shall be watertight with walls substantially impermeable to the passage of water, having structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy, and be certified by a registered civil engineer.
35) The Applicant shall comply with site-specific recommendations set forth in site-specific engineering geology and soils investigation/geotechnical reports. The geology and geotechnical reports shall include site-specific studies and analyses for potential geologic and/or geotechnical hazards at the site. Geotechnical reports shall address the design of pilings, foundations, walls below grade, retaining walls, shoring, subgrade preparation for floor slab support, paving, earthwork methodologies, and dewatering, where applicable. Geology and geotechnical reports may be prepared separately or together and signed and stamped by a Professional Geologist or Professional Engineer licensed in the State of California.

36) During Project construction earthwork and grading activities, geotechnical observation shall be performed by the Project geotechnical engineer.
37) The grading plans provided by the Applicant for review shall include the existing topography shown with contour lines labeled at one-foot intervals and extending a minimum of 100-feet beyond the limits of the site, or sufficient distance to indicate impacts on adjacent properties.
38) The Applicant shall construct all on and offsite improvements in accordance with the improvement plans and supporting calculations that are prepared by a registered civil engineer and reviewed by the City of St. Helena Public Works Department. The improvement plans and supporting calculations shall include detailed designs for all utilities, water, grading, drainage, erosion control and paving.

3. Analysis of Geology & Hydrogeology Impacts Associated with the Agritourism Initiative

A peer review analysis of the Geology & Hydrogeology Impacts associated with the Initiative was not prepared for this 9212 Report, however the following information was included in the groundwater peer review prepared by Coastland I DCCM:

- **Development of the FEMA Floodplain:** The EAR acknowledges that a small wedge of land at the northern corner of the resort site falls within a Regulatory Floodway as shown on the FEMA Flood insurance Rate Map (FIRM) and goes on to state that Project development will remain outside of the floodway. *However, the peer review indicates that two new access driveways north of the Project site will cross through the Floodway.*

H. Greenhouse Gas Emissions

1. Summary of Greenhouse Gas Emissions Findings in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

> The proposed project would generate approximately 699 metric tons of carbon dioxide equivalents (MT CO2e) during construction. During operations, the proposed project would generate approximately 1,693.3 MT CO2e per year after the inclusion of 23.3 MT CO2e per year from project construction. There are no quantified thresholds used to judge the significance of these emissions. In an effort to reduce GHG emissions, the proposed project has been designed to be all electric and energy efficient. The assessment finds that the Vehicle Miles Traveled (VMT) in the region would unlikely change as a result of the proposed project.
>
> The Agritourism Initiative includes two EDFs related to air quality and two EDFs related to energy which would indirectly reduce the effects of GHGs. Note that most emissions are the result of traffic, followed by energy use. (Appendix B, p. 4)

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

30) The Applicant shall implement the following emissions reduction measures:

a. Utilize energy-efficient appliances, such as Energy Star-certified (or equivalent) water heaters, to reduce energy consumption and emissions; b. Utilize automated controls for air conditioners and lighting to reduce electricity consumption and associated emissions.
Note: Implementation of the Transportation-related EDFs in the Initiative (See Transportation section, below) would contribute to reduced GHG emissions.

3. Conclusions of Greenhouse Gas Emissions Peer Review Report

A peer review of the Environmental Assessment Report's (EAR) analysis of greenhouse gas emissions and the associated Environmental Design Features (EDFs) in the St. Helena Agritourism Initiative was performed by Illingworth & Rodkin, Inc. and is included as Appendix E-1. The following is a summary of the conclusions of the peer review analysis:

- **Methodology:** The prediction of GHG emissions was based on CalEEMod modeling. The EAR uses the latest project GHG thresholds recommended in the 2022 Bay Area Air Quality Management District's (BAAQMD) CEQA Air Quality Guidelines, which are qualitative in general.
- **All Electric Design:** To meet BAAQMD thresholds, the project must not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development). As discussed above (see Air Quality), the CalEEMod modeling indicates natural gas usage.
- **Vehicle Miles Traveled (VMT) Impact:** BAAQMD thresholds require that a project will achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target that reflects the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory. Projects that are exempt from the VMT analysis generally meet this requirement. *It appears that no such VMT analysis has been conducted to demonstrate that the VMT requirement is exempt or is below the BAAQMD/SB 743 target. Furthermore, the proponent's traffic analysis does not address the City of St. Helena's recently-adopted VMT thresholds.*
- **Electric Vehicle (EV) Parking:** The BAAQMD GHG thresholds require that projects achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2. The Environmental Assessment states that the proposed project is only required to comply with CALGreen's mandatory level of EV charging infrastructure. Therefore, the proposed project would not be consistent with this element. *During the building permit phase, the City will impose appropriate EV charging requirements upon the Project that are consistent with CALGreen Tier 2.*
- **Transportation:** Please note that there is additional discussion of transportation issues that relate to GHG emissions, including analysis of Vehicle Miles Traveled (VMT), in the Transportation section below.

I. Hazards & Hazardous Materials

1. Summary of Hazards & Hazardous Materials Findings in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

The project site's history has been primarily agricultural in the form of vineyards cultivated intermittently throughout the project site's history. There are currently no known Recognized Environmental Conditions (RECs), Controlled Recognized Environmental Conditions (CRECs), or Historical Recognized Environmental Conditions (HRECs) in relation to the project site. Development under the Agritourism Initiative would be subject to applicable plans, policies, and regulations pertaining to the use, handling, storage, and disposal of hazards and hazardous materials. Furthermore, the Agritourism Initiative includes nine EDFs which are specifically intended to test for and remediate any possible contaminated soils.

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

39) Prior to issuance of grading permits, shallow soils samples shall be taken on-site to determine the location of any contaminated soils on the site with concentrations above generally established applicable worker safety thresholds.
40) Any soils with residual agricultural chemicals exceeding the generally applicable screening levels for commercial uses, or hazardous waste limits shall be characterized, removed, and disposed of off-site at a licensed hazardous materials disposal site.
41) All hazardous materials measures shall be printed on all construction documents, contracts, and Project plans prior to issuance of grading permits.
42) If contaminated soils are found in concentrations above established thresholds, a Site Management Plan (SMP) shall be prepared and implemented by the Applicant (as outlined below) and any contaminated soils found in concentrations above established thresholds shall be removed and disposed of according to applicable requirements and regulations. The SMP shall be prepared by a qualified hazardous materials consultant and provided to the City with grading permit applications. The SMP shall include: a. Management practices for handling contaminated soil or other materials if encountered during construction or cleanup activities and measures to minimize dust generation, stormwater runoff, and tracking of soil off-site; b. Preliminary Remediation Goals (PRGs) for environmental contaminants of concern to evaluate the site conditions following SMP implementation; c. A Health and Safety Plan (HSP) for each contractor working at the site that addresses the safety and health hazards of each phase of site operations that includes the requirements and procedures for employee protection. The HSP will also outline proper soil handling procedures and health and safety requirements to minimize worker and public exposure to hazardous materials during construction.
43) Cleanup and remediation activities on the site prior to building construction shall be conducted in accordance with the SMP.

44) All measures shall be printed on all construction documents, contracts, and Project plans prior to issuance of grading permits.
45) Project construction activities shall comply with all generally applicable federal Occupational Safety and Health Administration Safety (OSHA) and California General Industry Safety Orders and Health Standards.
46) Hazardous materials, if any, associated with Project construction shall be located and stored in compliance with applicable federal, state, and local requirements. Response procedures for spills and leaks of hazardous materials, if any, shall be established in compliance with applicable federal, state, and local requirements.

3. Analysis of Hazards & Hazardous Materials Impacts Associated with the Agritourism Initiative

A peer review analysis of the Hazards & Hazardous Materials Impacts associated with the Initiative was not prepared for this 9212 Report.

J. Noise

1. Summary of Noise Findings in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

> The loudest phase of construction is typically the site preparation and grading phase, as that is when the loudest pieces of heavy construction equipment would operate. The nearest noise-sensitive receptor to the construction footprint of the proposed project would be the single-family residential homes located approximately 750 feet west of the project site, across SR-29. Reasonable worst-case interior noise levels, from construction activities, measured in A-weighted decibels (dBA), would range up to 36 dBA maximum noise level (L_{max}) and 26 dBA equivalent noise level (L_{eq}).
>
> During operations, mechanical ventilation systems could be located as close as 770 feet from the nearest off-site residential receptor. At this distance, noise generated by multiple mechanical ventilation units operating simultaneously would attenuate to less than 24 dBA L_{eq} at the nearest residential receptor. Parking lot areas would be located approximately 1,470 feet from the nearest off-site residential receptor. At this distance, noise generated by parking lot activity would attenuate to less than 15 dBA L_{eq} at the nearest residential receptor.
>
> The traffic volumes generated by the proposed project would not result in even a 3 dBA increase in traffic noise levels and would be considered a “less than perceptible” increase. (Appendix B, p. 3-4)

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

47) Project construction contractors shall be required to provide a Noise Management Plan to reduce construction noise at any offsite residences to the extent feasible, and shall implement the Noise Management Plan for construction activities.
48) The noise management plan shall include the following requirements: a. Outdoor parking lot sweeping activities associated with the Project generally shall be limited to the daytime hours between 7:00 a.m. and 10:00 p.m.; b. Construction activity, including all outdoor loading, unloading, opening, closing or other handling of boxes, crates, containers, building materials, or similar objects in such a manner as to cause a noise disturbance to residential uses shall be limited to the daytime hours between 7:00 a.m. and 10:00 p.m.; c. Noise-generating equipment operated at the Property shall be equipped with noise control devices to the extent reasonably available (i.e., mufflers, intake silencers, lagging, and/or engine enclosures). All equipment shall be properly maintained to assure that no additional noise, due to worn or improperly maintained parts, would be generated. Pile drivers used within 1,500 feet of offsite residences shall be equipped with noise control measures to reduce sound energy emissions associated with pile driving (e.g., use of noise attenuation shields or shrouds). Holes for piles will be pre-drilled to the extent feasible; d. Haul routes shall avoid noise-sensitive land uses to the extent feasible; e. Staging areas and construction material storage areas shall be located away from adjacent residences.

3. Conclusions of Noise Peer Review Report

A peer review of the Environmental Assessment Report's (EAR) analysis of noise and the associated Environmental Design Features (EDFs) in the St. Helena Agritourism Initiative was performed by Illingworth & Rodkin, Inc. and is included as Appendix E-5. The following is a summary of the conclusions of the peer review analysis:

- **Methodology:** It appears that calculations are made using the Federal Highway Roadway Construction Noise Model (RCNM). If that is the case, it should be clearly stated.
- **General Comments:** Throughout the Noise section, many noise levels are cited without any references. Proper references should be cited.
- **Construction Noise:** In the example on page 71, it appears that the five multiple pieces of equipment were one of each type yielding the L_{eq} value of 51 dB overall. It might be helpful to cite these as a range: five graders would produce 53 dBA, while five front end loaders or backhoes would produce 46 dBA. *However, this would not affect the conclusion.*
- **Interior Noises:** In regard to interior noise for the residences on the southwest side of the project area, it could be noted that State Route 29 (SR 29) lies in between the project site and the residences. A simple calculation of the daytime roadway traffic noise levels could help to reinforce that the construction noise is not expected to be an issue in the interior of these dwellings.
- **Operational/Stationary Source Noise Impacts:** It appears that the stated expected interior noise due to mechanical equipment is based approximately on an average of the 45 to 60 dBA source

levels. Based on our experience, assuming a 25 dB exterior to interior noise reduction is typical. With that amount of noise reduction, the interior levels would be expected to range from about 15 dBA to 30 dBA. If this were compared to SR 29 traffic noise levels, the conclusion of the mechanical equipment being "less than perceptible" may be further supported.

K. Public Services (Schools, Police, Fire, Open Space/Parks)

1. Summary of Public Services Findings in the Environmental Assessment Report

The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative:

> The operations of the proposed project would likely necessitate additional public services such as police, fire protection, and emergency medical response. However, all required fees, including planning fees, development impact fees, building fees, and St. Helena Unified School District (SHUSD) fees for the proposed project are required to be paid prior to issuance of a building permit. Furthermore, the Agritourism Initiative includes nine EDFs to ensure compliance with Fire Code and Fire Department requirements and three EDFs related to landscaping and creating a bicycle- and pedestrian-friendly environment.

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

50) Project water lines and hydrants shall be sized and located so as to meet the fire flow requirements established by the Fire Department.
51) Prior to construction, building plans shall be submitted to the Fire Department for review. Based on such review, any additional fire safety requirements shall be implemented to the satisfaction of the Fire Department.
52) During construction, adequate ingress/egress access points shall be provided for emergency response in compliance with the requirements of the Fire Department.
53) Clearly marked, durable, source sorted recycling bins shall be conveniently located within the Property unless the Property is under contract with a vendor to sort waste.
54) The Applicant or its designee shall be responsible for meeting with the Building Official, Fire Inspector and/or Public Works Department to review compliance with Building Codes, Fire Codes, and applicable Public Works Standards.
55) No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
56) Prior to issuance of a certificate of occupancy, trash areas, dumpsters and recycling containers shall be enclosed and roofed per applicable standards to prevent water run-on to the trash area and water

runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system or alternative treatment system. An area drain connected to the sanitary sewer or alternative treatment system shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
57) Prior to Certificate of Occupancy, the Applicant shall repair all public improvements that are damaged by the construction process in accordance with the City's generally applicable Water/Sewer/Street/Storm Drain/Sidewalk Standards, as may be amended from time to time.
58) Plans submitted for building permit shall exhibit compliance with the then current St. Helena Fire Code, as required by St. Helena Municipal Code Chapter 15.36, as may be amended from time to time.
59) Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
60) One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.

3. Analysis of Public Services Impacts Associated with the Agritourism Initiative

A peer review analysis of the Public Services Impacts associated with the Initiative was not prepared for this 9212 Report.

L. Transportation

1. Summary of Transportation Findings in the Environmental Assessment Report

A Transportation Impact Study for the St. Helena Resort Project was prepared for the proponents of the Initiative by W-Trans (March 2024) and is included as Appendix I to the Initiative. The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative based on the W-Trans Transportation Impact Study:

> The proposed project is expected to generate an average of 576 trips per weekday, including 55 trips during the AM peak-hour and 78 trips during the PM peak-hour. The Agritourism Initiative would require the proposed project to complete roadway improvements and sidewalk replacements. Pursuant to the EDFs, development under the Agritourism Initiative would be required to improve site access and provide traffic directional signs in accordance with City and California Department of Transportation (Caltrans) standards, and would be required to construct a minimum 8-foot-wide paved bicycle and pedestrian trail, which would be open to the public, along the railway and within the property rights of the railway operator, between the project site and Fulton Lane. The EDFs would also require payment into the proposed signal fund for SR-29 and Deer Park Road; the Silverado Trail and Deer Park signal lane realignment; and all City traffic

impact fees. Additionally, the existing railroad would be rehabilitated. Furthermore, the Agritourism Initiative includes 16 EDFs that address transportation impacts. (Appendix B, p. 5)

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

61) To encourage the use of alternative modes of transportation, the Applicant shall provide employee bicycle racks for no less than six bicycles.
62) To encourage the use of alternative fueled transportation, the Applicant shall install electric vehicle recharging stations at the Project site as required by St. Helena Municipal Code Section 17.26.090, as may be amended from time to time.
63) Preferential parking spaces shall be provided for low emission vehicles, including alternative-fuel vehicles, hybrid vehicles that qualify for freeway carpool lanes, and van pools.
64) During construction, a Construction Traffic Management Plan (CTMP) shall be prepared and implemented so as to reduce traffic impacts to adjacent residential neighborhoods, or pedestrian and vehicular impediment or interference due to construction traffic. The CTMP shall be attached to all construction contracts and shall include: a. procedures for roadway closures or traffic detours; b. haul routes; c. required protective devices and warning signs; d. locations of construction worker parking lots; e. construction vehicle staging shall be configured to reduce traffic interference and the need for lane closures.
65) At the Applicant's expense, the southbound approach at Deer Park Road and entrance to the Project shall be improved to include a left-turn lane and a through lane, within the existing right-of-way.
66) A Transportation Demand Management program shall be prepared and implemented by the Applicant to encourage Project employees and patrons to reduce vehicular traffic on the street and freeway system during the most congested time periods of the day and to further reduce Vehicle Miles Traveled (VMT) and to support the City's trip reduction and climate policies. The Transportation Demand Management program may include but not be limited to the following: a. Bicycle and pedestrian-friendly environment (i.e., established and clear pedestrian networks, intersections, and built environments); b. Bicycle amenities, including bicycle parking (4 long-term spaces and 6 short term spaces minimum);

c. Rideshare/carpool/vanpool promotion and support; d. Education and information on alternative transportation modes, including railway as available, via the Resort operator website; e. Discounted employee transit passes; Designate a Transportation Demand Management (TDM) coordinator to establish programs to ensure VMT by guests and employees are reduced, including, but not limited to, employee car and vanpooling, employer-sponsored transit passes, bicycle sharing, showers, lockers, secure bike storage, and winery tours for guests with pickup and drop-off at the lodge.
67) Prior to issuance of a Certificate of Occupancy, the Applicant shall provide no fewer than 25 courtesy bicycles for guests.
68) To preserve existing sight lines, any new signage, monuments, or other structures to be placed near the Project entrance shall be positioned outside of the vision triangles of a driver waiting on the Project access drive.
69) To minimize left turns onto SR 29 from Deer Park Road, Project signage shall be installed on the driveway directing drivers to use SR 29 to go north and Silverado Trail to go south.
70) In the event the City of St. Helena installs a traffic signal at SR 29/Deer Park Road, the Project Applicant shall pay its proportional share of the cost of the signal at the time the signal is constructed by the City.
71) In the event the County of Napa converts the existing traffic signal at Silverado Trail/Deer Park Road from flashing red operation to normal signal operation and changing the geometry on the westbound approach to a left turn and through/right-turn lanes, the Applicant shall deposit funds with the County to cover the cost of the striping improvements to allow the County to implement this change at such time as it becomes necessary.
72) The Project shall cooperate, including by way of agreements, with the adjacent winery operator to ensure there is an adequate parking supply.
73) Prior to issuance of a Certificate of Occupancy, the Applicant shall pay traffic impact fees based on the City's Master Fee Schedule, and the fee will assume all square footage calculated at the lodging rate.
74) Prior to issuance of a building permit, the Applicant shall be required to obtain a City or other applicable encroachment permit for improvements on any public right-of-way.

75) Prior to occupancy, Applicant shall construct, to the extent not previously constructed, a minimum 8–foot wide paved bicycle and pedestrian trail, which shall be open to the public, along the railway and within the property rights of the railway operator, between the Project site and Fulton Lane, provided that such obligation to construct is subject to issuance of any required permits, with reasonable and feasible conditions, from any federal and/or state agency with jurisdiction over construction affecting jurisdictional waters.

3. Conclusions of Transportation Impact Study Peer Review Report

A peer review of the proponent's Transportation Impact Study, the Environmental Assessment Report's (EAR) analysis of transportation, and the associated Environmental Design Features (EDFs) in the St. Helena Agritourism Initiative was performed by Kittleson & Associates and is included as Appendix E-6 to this 9212 Report. The following is a summary of the conclusions of the peer review analysis:

- **Traffic Study Methodology:** The EAR notes that traffic counts were collected on Friday, January 26th and Saturday, January 27th between 4 and 6 PM. Typically, traffic counts are collected for a midweek day between 4-6 PM and on weekends sometime during the midday period. The text provides no documentation for why a Friday was collected between 4-6 PM rather than a typical midweek day or why Saturday 4-6 PM was collected rather than midday. *The peer review suggests that additional documentation be provided explaining these decisions, and why the results represent peak conditions in St. Helena as compared to more typical data collection protocols.*
- **Collision History at SR 29/Deer Park Road:** The peer review suggests that this section makes a number of unsupported claims and assumptions, including that there is a "lack of similarity between the collisions" and that the incidence rate is "within normal safety parameters." *The peer review suggests that the section be rewritten to focus on the known facts and whether there are enough collisions to trigger the safety warrant. If not, simply state that the number of collisions is not sufficient to meet safety warrants for the installation of a traffic signal per the California Manual on Uniform Traffic Control Devices (MUTCD).*
- **Trip Generation:** The peer review indicates that insufficient evidence is provided to support the assumption that 25% of restaurant patrons will come from the hotel.
- **Trip Distribution:** The peer review indicates that insufficient evidence is provided to support the assumption that most visitors will drive via Silverado Trail instead of SR 29.
- **Vehicle Miles Traveled (VMT):** The peer reviewer disagrees with the method used to screen out the Hotel and Restaurant Customer VMT. The point of the retail screenings is that retail less than 50,000 square feet is normally serving locals in the vicinity of the project. Hotel guests by definition are non-locals. *The peer review suggests removing the section on Hotel and Restaurant customer VMT and only including the calculations for employee VMT.*
- **Additional Signal Warrant Analysis:** LOS for two-way stop-controlled intersections is traditionally reported for the worst approach. Since the westbound approach is failing today and the project makes it worse, the City of St. Helena's criteria for looking at whether signalization is warranted should be performed. *The peer review suggests that a peak hour signal warrant analysis be conducted both with and without the project under existing and future conditions to determine whether the signal warrants are met.*
- **Parking:** The peer review notes that the proponent should submit a copy of the project's parking agreement with Charles Krug Winery to provide up to 50 off-site parking spaces.

M. Utilities (Water, Groundwater and Wastewater)

1. Summary of Utilities Findings in the Environmental Assessment Report

A Civil Engineering Report for the St. Helena Resort Project was prepared for the proponents of the Initiative by Sherwood Design Engineers (May 2024) and is included as Appendix F to the Initiative. The following summary is an excerpt from the Environmental Assessment Report (EAR) prepared by the proponents of the St. Helena Agritourism Initiative based on the Civil Engineering Report:

> The Agritourism Initiative minimizes impacts on the City's infrastructure because the development does not contemplate or require the extension of municipal urban services such as sewer and water, provided that wastewater treatment is provided by an on-property package water reclamation system sized for project-serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary-level water quality treatment and there is adequate water from existing on-site wells to provide potable water; emergency systems water and irrigation water would be supplied by recycled water and supplemented by on-site wells as needed. However, if the City and the project Applicant decide to connect the proposed project to the system, then all applicable connections and fees would be required. In addition, the Applicant would be required to pay all development impact and building fees and design to all applicable City Standards. There are 15 EDFs specific to infrastructure that address development under the Agritourism Initiative's responsibility for fees, costs, repairs and not impacting City infrastructure. (Appendix B, p. 5)

With regard to groundwater extraction, the Civil Engineering Report, upon which the EAR is based, provides the following information:

Section 3.0 states, in part:

> The Project is located in a California Statewide Groundwater Elevation Monitoring (CASGEM) High Priority Basin which requires a local Groundwater Sustainability Agency (GSA). Napa County's Groundwater Management Ordinance (GMO) implements these GSA requirements, which generally cover approval of water supply systems, wells, and conservation. In accordance with the GMO, the Project will be a steward of local water resources by demonstrating a water use scheme with no net impact on the aquifer.

Section 3.2 states, in part:

> The Project is located in the Napa Valley Floor groundwater area which is allocated 0.3 acre-foot per acre per year of new groundwater withdrawals. One acre-foot is equivalent to 325,851 gallons. Because the Noble House Hotel will repurpose previously permitted groundwater extraction, the 140-acre parcel will demonstrate a net water usage not exceeding 13.7 MGY (37,500 GPD) for no net increase in groundwater use.

2. Proposed Environmental Design Features (EDFs) from St. Helena Agritourism Initiative

76) Prior to the issuance of a Certificate of Occupancy, the Applicant shall underground on-site utility lines per the applicable requirements of the St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of the Applicant. Due to the economic and engineering infeasibility of undergrounding any regional serving overhead power lines, any such existing lines may remain on overhead power poles.

77) Any new and modified existing water laterals, meters and backflow prevention devices shall be constructed in accordance with the generally applicable requirements of the City of St. Helena. Any new laterals shall be located perpendicular to the water main.

78) A Notice of Intent (NOI) shall be filed with the Regional Water Quality Control Board to comply with the statewide General Permit for Discharges of Storm Water Associated with Construction Activities (General Permit) and a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented for construction activities on the Property in accordance with applicable State requirements.

79) Potable water will be provided by existing on-site wells. Emergency systems water and irrigation water will be supplied by recycled water and supplemented by on site wells as needed. Alternatively, such water may be provided by municipal water systems if permitted by the City. The use of existing water wells within the City, including the maintenance, modification, or reconstruction thereof, for potable water, emergency systems water and irrigation water not supplied through recycled water shall be allowed and not require a permit under St. Helena Municipal Code Section 13.16.060.

80) Prior to the issuance of a building permit, Applicant shall have a qualified hydrogeologist prepare a groundwater report describing how the Project's use of existing groundwater well(s) on the Winery Property will not have a material adverse impact on the water production capability of the City. The groundwater report shall demonstrate:

a. The Project well(s) are more than 1500 feet on average from the City wells for potable water;

b. The Project well(s) are more than 500 feet from the Napa River;

c. The Project with existing groundwater uses on the Winery Property will not annually exceed 0.3 acre-ft of groundwater extraction from the Project well(s);

d. Recycled water will be generated through onsite water reclamation to maximize supply of non-potable water;

e. Project groundwater demands do not exceed the capacity of on-site well(s);

f. Well water extracted for use in the proposed development will, after initial use, be captured, treated, and reused for non-potable demands on the Winery Property, and will contribute to groundwater recharge.

81) The Project shall incorporate best practices for water conservation, which shall include the metering the water production/extraction and well water levels.

82) Applicant shall obtain all necessary permits from local and state agencies for the nontransient community water system.

83) If the City provides a municipal water system connection and Applicant elects to connect to the municipal water system in lieu of the groundwater well(s) prior to Grading Permit, the Applicant shall execute prior to Building Permit a Water Agreement with the City, and shall comply with all applicable policies, codes, and other requirements for the municipal water system connection.
84) A grading and drainage plan shall be prepared for the Project that includes a design that allows for a 100-year overland release. All graded building pads shall be above the 100-year overland release elevation.
85) Prior to issuance of a grading or building permit (whichever occurs first) a detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment best management practices (BMPs) shall be prepared by the Applicant's engineer and submitted for review approval by the City Engineer.
86) Prior to the issuance of a Certificate of Occupancy, a Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted by the Applicant's engineer for review and approval by the City Engineer. Once approved, the property owner shall comply with the Post Construction Stormwater Operations Maintenance Plan BMPs.
87) If proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with water efficient landscape best practices that are at least as effective as the State's Model Water Efficient Landscape Ordinance (MWELO), to the extent MWELO does not generally apply to the Project. Compliance shall be demonstrated as part of the building permit submittal.
88) Proposed separations between public water facilities and other utilities shall meet the minimum separations as specified by the generally applicable Department of Health and City of St. Helena Public Works Standards, as may be amended from time to time.
89) Wastewater treatment provided by an on-property package water reclamation system sized for WPA project serving flows in the form of a membrane bioreactor or similar system that is capable of providing tertiary treated water quality treatment shall be allowed. Alternatively, wastewater services may be provided by municipal wastewater systems if permitted by the City.
90) If the City provides a municipal wastewater system connection and Applicant elects to connect to the wastewater system in lieu of an on-property package water reclamation system prior to the issuance of a grading permit for the Project, the Applicant shall comply with all applicable policies, codes, and other requirements for the municipal wastewater system connection.

91) Prior to the issuance of building permit, Applicant shall provide a Wastewater Treatment Plant Plan and Design that contains the following information: a. Design of the treatment system that is compliant with applicable State and County code standards for domestic wastewater generated onsite from sinks, showers, toilet flushing, and winery process water that will be treated to high quality, tertiary standards onsite with a packaged treatment system operated by the Project. b. The Project shall provide a new package plant sized for both Project and the adjacent winery wastewater flows, providing tertiary level water quality treatment. c. The reclaimed water yielded from the treatment process shall be reused for non-potable demands within the Project, consisting of outdoor drip or spray irrigation and indoor flush fixtures. d. Excess treated water shall be available for the adjacent winery, which may use reclaimed water for washdown and tank cleaning or application to vineyards, and subject to all applicable State and County requirements and standards.
92) Where applicable, the Applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.

3. Conclusions of Utilities (Water, Groundwater and Wastewater) Peer Review Reports

A peer review of the proponent's Civil Engineering Report, the Environmental Assessment Report's (EAR) analysis of utilities, and the associated Environmental Design Features (EDFs) in the St. Helena Agritourism Initiative was performed by Coastland | DCCM and is included as Appendix E-7 to this 9212 Report. The following is a summary of the conclusions of the peer review analysis:

- **Increased Groundwater Usage:** While the EAR claims that there will be "no net increase in groundwater use," the report seems to misconstrue the maximum annual allowance for new groundwater withdrawals with the concept of no net increase. The existing Charles Krug Winery extraction rates total 11,921 GPD or 4.35 MGY (Table 3; process plus vineyard irrigation; domestic is supplied by a City service). The proposed increased extraction rate is 30,300 GPD or 11.06 MGY. While this is less than the 0.3 acre-foot per year allocated for new groundwater withdrawals, it is clearly an increase in groundwater use. In the event that the project is unable to utilize groundwater and applies for connection to the City's municipal water system, it would be subject to the provisions of Municipal Code Chapter 13.12, Water Use Efficiency and New Development, that are in effect at the time of application. Chapter 13.12 is commonly referred to as the City's "Water Neutrality Ordinance." *The interpretation of the County's Groundwater Management Ordinance needs to be carefully reviewed as it relates to this proposed increased groundwater use.*
- **Potential Subdivision:** The project proponents have indicated that "a subdivision is not currently planned under the structure contemplated by the landowner and resort operator. However, if the parties desire, a lot line adjustment or simple parcel map could be examined in the future." If the resort site is separated from the greater 140-acre winery site through a land division, this raises the question of whether the groundwater allocation from the remaining larger winery parcel can

be shared with the resort property. *If a subdivision is contemplated in the future, the County's Groundwater Management Ordinance needs to be carefully reviewed to ensure that a shared groundwater allocation can be accommodated.*

- **Monitoring & Enforcement:** There is no mention in the EAR of how groundwater use will be monitored or enforced. However, if a new well is developed or an existing well is expanded, it would be subject to St. Helena Municipal Code 13.16 which requires metering of the well production, monthly groundwater level monitoring and annual reporting to the City.

The following note relating to groundwater was added by WRA Environmental Consultants who conducted the Biological Resources peer review (Appendix E-2):

- **Groundwater Wells:** York Creek is located approximately 1,090 feet (0.2 mile) from the Project Area at its closest point, a setback more than sufficient to preclude both construction and operational impacts to the creek. The Project will also rely on water withdrawal from wells located within the greater winery property, but as per the EAR all such wells will be greater than 500 feet from both the Napa River and York Creek, which will avoid impacts to the hydrology and aquatic habitat of both streams. While assessing this conclusion is beyond the scope of this peer review, EDF 80 requires preparation of a groundwater report by a qualified hydrologist prior to issuance of a grading permit. *The groundwater report and analysis should address the use of on-site wells and how such may affect the hydrology of York Creek and the Napa River, providing measures to ensure that no adverse impacts to the hydrology of these streams occurs as a result of the Project.*

This section was additionally reviewed by Luhdorff & Scalmanini Consulting Engineers, a firm that works with Napa County on Water Availability Analysis issues, and the following additional comments (lightly edited for clarity) were provided:

> The "Project" is described as the development of 8.5 acres plus an additional acre for a landscape buffer, which suggests a total of 9.5 acres. Yet, the Civil Engineering Report (upon which the analysis in the EAR is based) relates the proposed water use to the 140-acre parcel. The Project acreage needs clarifying along with significantly more information if the 140-acre parcel size is the working acreage. The original peer review prepared by Coastland noted the resort site may be separated from the larger parcel area, in which case this would have very significant implications for the proposed water use on the 9.5-acre Project site.
>
> Although there is some narrative provided in the Civil Engineering Report about the use of an existing well and its location, it is difficult to discern exactly where that well is located. The Sherwood Report describes that the Project "intends to leverage one of three existing groundwater wells onsite for water supply". The Report goes on to describe the approximate location of Well #1, although the Report is not clear that Well #1 is definitively the well that would supply the Project. If it is near the location suggested in the Utility Plan, that location may be within 1,500 feet of York Creek and would require a Tier 3 analysis. This analysis is especially significant with the proposed increase in groundwater pumping at the existing well. If the Project is determined to be appropriately within the 140-acre parcel, then the locations of all the wells on the parcel, their operation, water use, etc. would also need to be discussed and addressed.

The following comments are provided by City staff:

- The Initiative amends Policy PF 2.C of the Public Facilities and Services Element of the St. Helena 2040 General Plan to exempt the project from the requirement to connect to municipal urban services such as sewer, water, and storm drainage. It allows the project to use existing groundwater well(s) to meet the water demands of the proposed resort project provided "there is adequate water from existing on-site wells to provide potable water; emergency systems water

and irrigation water shall be supplied by recycled water and supplemented by on-site wells as needed. The WAP Overlay regulations established by the Initiative states that "Alternatively, such water may be provided by municipal water systems if permitted by the City (Section 17.21.060(G)(2))." In the event that water was to be provided by the City, the Project would have to comply with all City requirements related to new water connections, including but not limited to compliance with the City's water neutrality requirements.

V. REVIEW OF PROPONENT'S WORKFORCE HOUSING OBLIGATION & PROPOSAL

This section of the 9212 Report evaluates the Workforce Housing Obligation as presented in the Initiative and it provides a high-level critique of preliminary conceptual plans for a workforce housing project that were submitted to the City by the Initiative proponent on June 3, 2024.

A. Workforce Housing Obligation in Initiative

The Initiative establishes a new Overlay Zoning District in Chapter 17.21 of the Zoning Code entitled Section 17.21.060, "Winery and Planned Agritourism Overlay (WPA)." Subsection G "Other Uses, Standards, and Requirements" of the WPA Overlay regulations establishes a requirement for Workforce Housing, as follows:

> 5. **Workforce Housing.** An Applicant under this Section shall apply to the City for a permit to develop a minimum of fifty (50) units of rental workforce housing made available to rent at an affordable rent, adjusted for household size, to moderate-income households on a separate legal parcel within the City Limits ("Workforce Housing Obligation"). If the City approves any of the Applicant's proposed Workforce Housing Obligation, the City shall not apply any otherwise applicable affordable housing impact fee to the Project in accordance with applicable City regulations as contained in Chapter 17.30 of the St. Helena Municipal Code, as may be amended from time to time. If the City approves the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall cause construction of its Workforce Housing Obligation within 24 months of the City's approval of the Workforce Housing Obligation. If the City fails to approve the Workforce Housing Obligation prior to the certificate of occupancy on the Project, Applicant shall make a payment for the purpose of furthering the City's affordable housing goals pursuant to the requirements of St. Helena Municipal Code Section 17.30.020, as may be amended from time to time, to be paid to the City prior to issuance of the certificate of occupancy for the Project as the Project's sole obligation to provide affordable or workforce housing.

The Initiative also includes EDF (#49) which restates the Workforce Housing Obligation and establishes that the application for Workforce Housing must be made prior to issuance of a building permit for a project in the WPA Overlay.

While the resort will not need local planning approvals if the Initiative passes, the workforce housing component would be required to go through the planning approval process. The Initiative establishes an obligation for the proponent to submit an application for planning approvals for a workforce housing project of at least 50 units prior to receiving a building permit for the resort. It also includes an important caveat:

- If the application is not approved by the City by the time at which the resort obtains its certificate of occupancy (COO) - the proponent would not be required to construct the housing and, instead, can fulfill the Workforce Housing Obligation by paying a Housing Impact Fee in accordance with Section 17.30.020 of the St. Helena Municipal Code.

If, however, the housing project receives the required City approvals prior to issuance of the COO for the resort, then the Initiative requires that the housing project be constructed within 24 months of the City's approval.

The Initiative does not require:

- that the application that is submitted for the workforce housing project be deemed complete prior to issuance of the building permit for the resort.
- that the workforce housing project be located on a site that has General Plan and Zoning designations that allow multi-family residential uses.
- that the workforce housing project be designed in compliance with City development standards.
- that the proponent work diligently and expeditiously to address feedback received during the development review process.

The Initiative provides no incentives for the proponent to pursue approval of a workforce housing project in a timely manner, thus making the default option of "making a payment for the purpose of furthering the City's affordable housing goals" rather than constructing workforce housing readily available.

The City's 2023 fee schedule establishes Housing Impact fees of $3.80/sq. ft. for Lodging uses. The proposed WPA Overlay establishes a maximum building area of 105,000 sq. ft. of conditioned space which, if fully utilized, would yield an Affordable Housing Payment of $399,000. An updated fee of $7.00/sq. ft. is currently under review and would yield an Affordable Housing Payment of $735,000.

B. Fulton Lane Workforce Housing Project Description

On June 3, 2024, the Initiative proponent submitted a narrative description and concept plan for the proposed Fulton Lane Workforce Housing Project (Appendix C) to the City. The narrative states:

> "The Fulton Lane Middle-Income Workforce Housing Project ("Project") is located on the south side of Fulton Lane at the railroad tracks. The entrance will start at the west side of the railroad tracks on Fulton Lane, enter a parking area, and continue through the parking area over the tracks to the east side between the two apartment buildings which will be located on the east side of the tracks.
>
> The Project will consist of middle-income workforce housing units to support the labor force of the proposed St. Helena Resort, currently on the November ballot as the St. Helena Agritourism Initiative.
>
> The Project is to be comprised of two (2) 2-story buildings totaling sixty-five (65) units, which shall consist of forty-nine (49) studio units, twelve (12) 1-bedroom units, and four (4) 4-bedroom units."

The Fulton Lane housing project site is owned by the Napa Valley Wine Train. It is on the southeast side of Fulton Lane (APN 009-193-006) and is bisected by the railroad tracks. The property encompasses approximately 1.9 acres including the railroad right-of-way. (Note: The concept plan and the County Assessor's records indicate that the site area is 2.54 acres, however, that is inaccurate.)

The General Plan land use classification for the property is "Office and the Zoning map designates it "Business and Professional Office" (BPO).

As shown on the Site Plan (Appendix C), one vehicular access would be provided to the site off of Fulton Lane, to the west of the railroad tracks. The Fulton Lane driveway immediately accesses a double-loaded parking lot with 49 parking spaces. At the end of the parking lot, an internal driveway would cross the railroad tracks to access the two apartment buildings and additional parking on the east side of the tracks. The two buildings are separated by a single-loaded parking lot with 16 spaces. Building A is a two-story corridor building with 38 studio units, two four-bedroom "co-living" units; and eight one-bedroom units (total of 48 units). Building B would have 11 studio units, four one-bedroom units, and two four-bedroom co-living units (total of 17 units). In total, the plans include 65 units and 65 parking spaces. The studio units have a net floor area of 309 sq. ft.; the one-bedroom units are 485 sq. ft., and the four-bedroom co-living units are 1,240 sq. ft.

C. Fulton Lane Workforce Housing Project - Issues

1. Site Constraints

The Fulton Lane housing project site is constrained by its size and parcel configuration as well as the railroad tracks that bisect it longitudinally. Issues included in locating residential development in close proximity to rail lines include:

- keeping pedestrians off of the railroad tracks
- ensuring that the at-grade driveway crossing is safe
- noise levels related to trains, bells/whistles, signals, etc.
- vibration related to trains
- air quality impacts related to trains.

The Site Plan indicates that the apartment buildings would be setback 5 ft. from the edge of the rail corridor.

2. Necessary General Plan and Zoning Amendments

Multi-family dwellings are permitted in the BPO zoning district with a Conditional Use Permit, however, the residential uses are restricted to upper floors only (Section 17.18.020.A). If the project were an affordable housing project containing low- and/or very low-income units, the City would be required to grant a density bonus and the project would be eligible for a concession (such as a waiver of the requirement that units only occur on the upper floors). However, the affordability level specified in the Initiative is for "moderate-income households" and moderate-income rental housing is not eligible for a density bonus, concessions, and/or incentives. Therefore, the project site would need to be reclassified in the General Plan and on the Zoning map to High Density Residential (HR) in order for the project to proceed.

3. Issues Related to Consistency with Development Standards

The following table summarizes Development Standards for multi-family uses in the HR zoning district.

Development Standard	High Density Residential (HR) Zone
Density	Max 28 du/ac
Min. Lot Area	7,000
Min. Lot Width	45 ft
Lot Coverage	55%
Max. Height	42 ft/3 stories
Min. Front Setback	15 ft
Min. Street Side Setback	15 ft
Min. Interior Side Setback	10 ft
Min. Rear Setback	10 ft

Development Standard	High Density Residential (HR) Zone
Private Open Space for Multi-Family Development	Min. 60 sq ft per unit
Min. dimension for Private Open Space	6 ft
Common Usable Open Space for Multi-family Development	Min. 150 sq ft/lot
Min. dimension for Common Usable Open Space	15 ft
Max. paved/Hardscaped Area	30% of a front setback area
Landscaped Area	25% of lot area
Required Buffer Abutting Agricultural Use and Residential Uses	A landscaped buffer - minimum 15' width, with street trees at 30 ft on center
Required Play Areas for multi-family development with 15 or more dwelling units	Minimum 600 sq ft; visible from dwelling units; play equipment; fencing
Parking Requirements- Multi-family dwellings	Studio and 1 BR units - 1 space per unit *2 BR or more* - 1.5 spaces per unit *Guest parking* - 25% of total required spaces when 15 or more units constructed

Density. If the 1.9-acre parcel is rezoned to HR, the maximum allowable density of 28 dwelling units/acre would yield a maximum of 53 units. This is sufficient to meet the minimum of 50 units required by the Initiative but falls short of the 65 units shown on the Site Plan submitted by the proponents.

Setbacks. As shown on the Site Plan, the side setback along the vineyards is 10' which complies with the Interior Side Setback requirement but does not comply with the 15' setback required for a buffer between agricultural and residential uses.

Usable Open Space. The Site Plan does not address the requirement for 60 sq. ft. per unit of Private Open Space. The four co-living units each have a 50 sq. ft. balcony and a couple of the studio units have 50 sq. ft. balconies, none of which meet the Private Open Space requirements.

Required Play Area. A play area of at least 600 square feet would be required. Based on the Site Plan, the only possible locations are on the Fulton Avenue frontage or between the east parking lot and the adjacent vineyard. It would be challenging to define Common Outdoor Recreation Space which is visible from the primary living space of at least 50% of the units, but it may be possible to make findings to support a variance to the visibility requirement due to the configuration of the property.

Parking. As shown on the Site Plan, 65 parking spaces are proposed. The parking requirement for the proposed unit mix is 84 spaces (67 spaces for residents plus 17 spaces for guests).

At-Grade Rail Crossing. Crossings and setbacks from rail corridors are regulated by the Federal Department of Transportation (DOT), the Federal Railroad Administration (FRA) and the California Public Utilities Commission (CPUC). A new private crossing such as that proposed within the Workforce Housing project would be assigned a federal crossing identification number. At a minimum, stop signs and pavement striping would be required for the at-grade crossing.

Emergency Access Requirements. The workforce housing project on the Fulton Lane site would need to have emergency access from Fulton Lane adjacent to Building A. The length of the building exceeds the maximum 150' standards for Fire Department access. The Fire Chief also noted concerns about conflicts between the emergency vehicle access and the ad-grade rail crossing.

Sewer Infrastructure. The sanitary sewer in Fulton Lane is prone to sanitary sewer overflows. Capacity to serve the workforce housing project could be an issue and upgrades to existing facilities may be needed.

Stormwater Management. An application for an affordable housing project on this site would need to demonstrate compliance with the City's requirements for onsite stormwater management. The Site Plan shows a landscaped area to the west of the parking lot which is situated on the adjacent property that is owned by the City. This is not an acceptable location- stormwater must be managed on-site.

4. Affordable Housing Related Issues

Compliance with City's Inclusionary Housing Requirements. The City requires that at least 20 percent of all new dwelling units in a residential development project shall be "affordable units." The Code does not address whether or not the inclusionary requirements would apply to a "moderate-income" housing project. If it were to be applied, the inclusionary housing requirement would only apply to the four co-living units which are 1,240 sq. ft. in size (since units up to 850 sq. ft. in size are exempted). This would yield a requirement for a fraction (0.8) of a unit. Per the City code, the developer may elect to construct one unit which is affordable to a very low-income household, perform an alternative equivalent action, or pay a housing in-lieu fee.

Ineligible for Density Bonus, Incentives and Concessions. State Density Bonus law requires jurisdictions to provide a density bonus for housing projects which provide affordable housing. The amount of the density bonus is set on a sliding scale, based on the percentage of affordable housing units and the level of affordability. For moderate-income housing, the density bonus only applies to for sale units, not to rental units. Therefore, the housing project, as proposed, would not be eligible for a density bonus. Further, since it is not eligible for a density bonus, it is not eligible for any concessions or waivers of development standards.

Marketability of the Product Type. The following table presents the rent limits for moderate-income households based on household size (based on 2024 HCD Income Limits).

Household size	1 person household	2-person household	3-person household	4-person household
Moderate income cap	$108,850	$124,400	$139,950	$155,500

Household size	1 person household	2-person household	3-person household	4-person household
Affordable moderate-income rent (30% of household income)	$2,720/mo.	$3,100/mo.	$3,498/mo.	$3,885/mo.
Housing unit type	studio	1 bedroom apt	2-bedroom apt	2-3 bedroom apt
Unit Sizes in Fulton Lane Project	309 sq. ft.	485 sq. ft.	none proposed	none proposed

One potential issue is that moderate-income renters in St. Helena can afford larger units with more amenities than those proposed in the Fulton Lane project. As designed, the units may be more appropriately targeted to low- and very low-income households. In order to serve moderate-income renters, the project should be redesigned with larger units, fewer studio units, more 1- and 2-bedroom units, and site amenities. It is questionable whether there is a market at the moderate-income level for the co-living units.

As a point of comparison, June 10, 2024 rental listings (Trulia; Zillow) for apartments in St. Helena include the following:

- Studio; 420 sq. ft.; $1,645/mo (470 Bella Vista Ct. #C; St. Helena)
- 2 bd/1.5 ba; N/A sq. ft; $3,000/mo (1141 Oak Avenue; St. Helena)
- 2 bd/2.5 ba; 1,250 SF; $2,750/mo (204 Rosebud Ln. #A; St. Helena)
- 2 bd/2 ba; 980 sq. ft.; $2,750/mo (632 McCorkle Ave. #F; St. Helena)
- 3 bd/2 ba; 1,240 sq. ft; $3,100/mo (632 McCorkle Ave. #B; St. Helena)

An affordable housing complex in Calistoga that is under construction and includes on-site amenities is advertising rents for low-income households as follows:

- 1 bd/1ba/ 550 sq. ft.; $2,127/mo. (Lincoln Avenue Apartments; Calistoga)
- 2 bd/1ba/ 750 sq. ft.; $2,539/mo. (Lincoln Avenue Apartments; Calistoga)
- 3 bd/2ba/ 900 sq. ft.; $2,919/mo. (Lincoln Avenue Apartments; Calistoga)

Regulatory Agreements/Ensuring Long-term Affordability of the Units. The application for the project would be required to include an Inclusionary Housing Plan. An Affordable Housing Agreement for the entire project would be needed to ensure its long-term affordability in accordance with the Initiative.

Use of Housing by Resort Employees. The Initiative proponents have indicated that the Workforce Housing Obligation would help offset the housing demands of resort staff. The Narrative Description of the Fulton Lane Housing Project states:

> The Project will consist of middle-income workforce housing units to support the labor force of the proposed St. Helena Resort, currently on the November ballot as the St. Helena Agritourism Initiative.

The project website notes that an 8' wide public bicycle and pedestrian pathway would be constructed adjacent to the Napa Valley Wine Train tracks between the Charles Krug Winery property and Fulton Lane "to encourage alternative transportation to and from the workplace for future employees."

It should be noted that, despite these assertions, there is nothing in the Initiative that restricts the workforce housing units to resort employees. It is not clear from the proposal whether the workforce housing units are intended to be restricted to resort employees or intended to offset the housing demand created by the Project more generally. If the workforce housing units are restricted solely to resort employees, it would likely be subject to the State Employee Housing Act (Health & Safety Code Sec. 17000 et seq.), which requires additional oversight from HCD. Additionally, restricting the units to resort employees could raise fair housing issues that would need to be analyzed based on the specifics of the proposal.

Comments from Housing Authority, City of Napa. The proponent's workforce housing proposal was additionally reviewed by staff at the City of Napa Housing Authority. (The following comments have been lightly edited for clarity.)

- If this project is hoping to achieve the outcome of serving those that work for the proposed resort/hotel, the concept of moderate-income single occupancy units does not pair with the hospitality industry wages. We have rarely seen single individuals working in hospitality that are in the moderate-income range. When we see moderate-income households working in the hospitality sector, it is often in dual income households. More often than not this is a household of three or more individuals, which is not congruent with the studio/single bedroom concept. The recent Generation Housing report presented to the Napa County Board of Supervisors showed the biggest opportunity in rental housing is in the 3-bedroom, 4-bedroom, and larger size rentals.
- The proposed 4-bedroom co-living design has not been implemented in any housing projects that the City of Napa or Housing Authority has regulation authority over, so challenges with managing this kind of lease situation should be considered by the owner/property manager.

VI. REVIEW OF PROPONENT'S ECONOMIC & FISCAL IMPACT ANALYSIS

The *St. Helena Resort Economic and Fiscal Impact Analysis* ("Economic Report," see Appendix D) considers the economic and fiscal impacts of a proposed new resort project in St. Helena, California, and was prepared in April 2024 for Noble House Hotels & Resorts by Economic Forensics & Analytics, Inc. (EFA) located in Petaluma, CA. EFA is an independent research and consulting firm located in Sonoma County. EFA provides economic forecasting and economic impact analysis using the latest data available. EFA's president, Robert Eyler, holds a doctorate in economics from the University of California at Davis and is a known and respected local economist with a thorough understanding of Sonoma and Napa counties.

For the purposes of this summary "Economic Report" and parenthetical page number reference refers to the report provided by EFA and "City Comments" refers to the comments provided by the City of St. Helena and its consultant, Regional Governmental Services (RGS).

Table 4, pg. 19 and Table 6, pg. 21 of the Economic Report provides estimated State and Local Tax Revenues from Construction and Operations and Total Economic Impacts data utilizing a blend of sources including: IMPLAN, Noble House Hotels & Resorts, and City of St. Helena documents. The economic tool used for part of the analysis, IMPLAN ("Impact analysis for PLANning"), is a PC-based computer software package that automates the process of developing input-output models for regions within the United Staes. The IMPLAN model is well-respected as the industry standard for projecting economic impacts resulting from current or further economic activities often called "events."

Upon review of the Economic Report, staff did not encounter any known mathematical errors; however, the financial impact analysis addresses very broad economic impacts of the resort and does not identify the ongoing increased General Fund revenue streams for St. Helena alone.

The Noble House Project ("Project") contains two phases of economic impact: (1) the construction phase, and (2) the operations phase. The Economic Report assumes the construction phase will take an estimated 15-18 months from groundbreaking and that the operations phase will start two months after the construction phase concludes.

While there will be positive economic impacts during the construction phase and value-added impacts because of the resort, the focus of this review of the Economic Report will be on the ongoing direct revenue attributed to the operations phase as it relates to the City of St. Helena, specifically in: Sales Tax, Transient Occupancy Tax (TOT), and Property Tax. The areas specifically analyzed for comparison are found in Table 4 of the Economic Report (pg. 19), are noted as "(Resort)". All other categories in Table 4 have not been analyzed due to time constraints. A copy of Table 4 of the Economic Report is provided below for reference with the Resort estimated revenue highlighted in light blue.

Figure 1: Table 4 from Economic Report

Table 4: Estimated State and Local Tax Revenues from Construction (Const) and Operations

	Const Year 1	Const Year 2	Operations 1	Operations 2	Operations 3	Operations 4	Operations 5
Property Taxes (IMPLAN)	$248,400	$82,800	$208,500	$287,600	$362,100	$423,800	$454,400
Property Taxes (Resort)	$-	$730,400	$745,000	$759,900	$775,100	$790,600	$806,400
Sales Taxes (Resort)	$-	$-	$321,600	$497,500	$690,900	$802,400	$848,200
Sales Taxes (IMPLAN)	$179,100	$59,700	$38,500	$53,100	$66,900	$78,300	$84,000
TOT (Resort)	$-	$-	$1,425,900	$1,883,800	$2,268,100	$2,671,400	$2,882,600
Subtotal	$427,500	$872,900	$2,739,500	$3,481,900	$4,163,100	$4,766,500	$5,075,600
Employment Taxes	$548,400	$182,800	$60,100	$82,900	$104,400	$122,100	$130,900
Other Taxes and Fees	$540,700	$180,200	$506,700	$698,900	$880,000	$1,029,900	$1,104,200
Totals	**$1,516,600**	**$1,235,900**	**$3,306,400**	**$4,263,700**	**$5,147,500**	**$5,918,500**	**$6,310,700**
Subtotal Per Hotel Room	$-	$-	$52,700	$67,000	$80,100	$91,700	$97,600

Sources: IMPLAN®, City of St. Helena, Noble House Hotels and Resorts, Author's Calculations
Note: Property taxes are assumed to be 1.18% of the assessed value post-construction and increase by 2% per year over the years, as shown in Table 4. Additional TOT Revenues are estimated at 13% of room revenues. We assumed 52 rooms.

A. Comparison of General Fund Revenue Estimates (Regional vs. St. Helena-focused)

Table 1, below, provides a summary comparing EFA's estimated operations revenues to the City's estimated operations revenues that would flow directly to the City's General Fund through the resort as compared to Figure 1 above. It is important to note, the calculations provided by EFA are not incorrect, but represent the broader economic impact and do not narrowly focus on the City's General Fund.

Table 1: Summary of EFA and City of St. Helena Direct General Fund Revenue Estimates

	Operations Year 1	Operations Year 2	Operations Year 3	Operations Year 4	Operations Year 5	Operations 5-Year Average
ECONOMIC REPORT ESTIMATES*						
Property Taxes	745,000	759,900	775,100	790,600	806,400	775,400
Sales Taxes	321,600	497,500	690,900	802,400	848,200	632,120
TOT Escalator	1,425,900	1,883,800	2,268,100	2,671,400	2,882,600	2,226,360
ECONOMIC REPORT ESTIMATES	***2,492,500***	***3,141,200***	***3,734,100***	***4,264,400***	***4,537,200***	***3,633,880***
CITY ESTIMATES						
Business License Tax	623	623	623	623	623	623
Property Taxes	114,616	116,908	119,246	121,631	127,713	120,023
Sales Taxes	204,671	214,905	225,650	236,932	248,779	226,187
TOT	1,368,667	1,409,727	1,452,019	1,495,579	1,540,447	1,453,288
CITY ESTIMATES (General Fund)	***1,688,577***	***1,742,163***	***1,797,538***	***1,854,766***	***1,917,562***	***1,800,121***
DIFFERENCE	***(803,923)***	***(1,399,037)***	***(1,936,562)***	***(2,409,634)***	***(2,619,638)***	***(1,833,759)***

* Calculations are not incorrect, but represent a broader economic impact not narrowly focused on the City's General Fund

Overall, the resort will bring in additional local revenues for the City. The estimated direct cash flow to the City's General Fund in the first five years of operations is noted in the green line.

B. Direct Economic Impacts to St. Helena Community

As stated above, the Economic Report presented a much broader picture of the economic impacts of the project; however, there are areas which the City and its consultant felt the need to show the direct and practical impacts to the St. Helena community, in contrast to regional benefits, and to provide some clarifying points to the Economic Report narrative. These are addressed through the following sections contained in this report:

1. Nightly Hotel Occupancy and Average Daily Rates
2. Transient Occupancy Tax (TOT) Estimates
3. Best- and Worst-Case Scenario Occupancy/Rates
4. Property Taxes
5. Sales Taxes
6. Other Miscellaneous Items

1. Nightly Hotel Occupancy and Average Daily Rates

The Economic Impact Report states the resort will be composed of 52 rooms (with the ability to create 56 rooms) and operations beginning in 2027. The Average Daily Room Rate (ADR) is estimated to be $1,716 per night and the projected Occupancy Rate is 53.3%. While the City cannot speak to the room rate of the proposed development, as a comparison, the City and consultant utilized the following: (1) City of St. Helena FY 2023 Hotel/B&B actual Occupancy Percentage and ADR and (2) analytics from the 2020 Financing Civic Infrastructure Task Force final report (with CPI escalators applied to the ADR). Table 2 provides a comparison between the City's FY 2023 actuals, projections contained in the Financing Infrastructure Task Force Final Report, and the EFA reported 5-year average.

Table 2: Comparison of Actual and Estimated Occupancy and ADR

	Occupancy	ADR
City FY 2023 Actuals	56%	$ 525
Option 1*	80%	$ 648
Option 2*	70%	$ 1,415
Vineland Station*	70%	$ 914
Farmstead*	75%	$ 825
Vine Resort*	70%	$ 1,031
EFA Economic Report 5-Year Avg.	53%	$ 1,716

*From the Financing Infrastructure Task Force Final Report 2020 with CPI adjusted

2. Transient Occupancy Tax (TOT) Estimates

The Economic Report estimates TOT will be collected at a total rate of 15% which includes:

- TOT – 12%
- Measure E – 1%
- TID – 2%

Out of the 15% collected, the City retains 13% as noted in the Economic Report (pg.20). Of this amount 12% is for general governmental purposes (General Fund) and 1% is restricted to Affordable and

Workforce Housing. The Economic Report reflects the entire 13% not recognizing 1% is restricted and projects the following in TOT revenues:

- $1.42 million in Year 1 growing to $2.8 million in Year 5 (p.3 and p.19)
- Average of $2.57 million (p. 3 and p.6)

Table 3 provides the City's estimated annual revenues based on the information provided by EFA. Overall, the City's estimates for TOT are similar to the Economic Report; however, Table 3 breaks out the portion going to the City's General Fund and the portion reserved for affordable and workforce housing.

Table 3: City of St. Helena Estimated TOT based on EFA's Occupancy and ADR

	# of Rooms	Total Avail. Rooms	Occupancy	Rooms Rented	ADR	Annual Room Income	TOT 12%	Measure E 1%
Year 1	52	18,980	32.5%	6,169	1,849	$ 11,405,557	$ 1,368,667	$ 114,056
Year 5	52	18,980	71.5%	13,571	1,700	$ 23,070,190	$ 2,768,423	$ 230,702
5-Year Average	*52*	*18,980*	*55.3%*	*10,496*	*1,716*	*$ 18,011,033*	*$ 2,161,324*	*$ 180,110*
General Fund - Unrestricted								
Affordable Housing Trust Fund - Restricted, City Controls								

3. Best- and Worst-Case Scenario Occupancy/Rates – City Council Request

On May 28, 2024, City Council requested to have best- and worst-case scenarios included as part of the 9212 Report based on occupancy and ADR. While there were not best- and worst-case scenarios provided in the Economic Report, Table 4 provides a summary of ranges based on estimated TOT (12%) utilizing the five-year average ADR and occupancy rates provided by Noble House compared to various low/high scenarios based on the City's past 5-year average occupancy rate for hotels and B&Bs and a range of ADR from $600 to $1,200. Based on this table, TOT receipts could range from $693,985 to $2.2 million depending on the ADR and assuming a 50.8% average occupancy rate.

Table 4: Summary of TOT Revenue Rates

	# of Rooms	Total Avail. Rooms	Occupancy	Rooms Rented	ADR	Annual Room Income	TOT 12%	Measure E 1%
Economic Impact Report 5-Year Average	52	18,980	55.3%	10,496	1,716	$ 18,011,033	$ 2,161,324	$ 180,110
Updated Occupancy*	52	18,980	50.8%	9,639	1,716	$ 16,539,969	$ 1,984,796	$ 165,400
Updated Occupancy/ADR Low	52	18,980	50.8%	9,639	600	$ 5,783,206	$ 693,985	$ 57,832
Updated Occupancy/ADR High	52	18,980	50.8%	9,639	1,200	$ 11,566,412	$ 1,387,969	$ 115,664

*Based on the City's five-year average

4. Property Taxes

Property taxes will increase based on the change in Assessed Valuation (AV) of the property as determined by the County Assessor. This determination will generally be related to the square footage, the quality of the construction, and the construction costs. The Economic Report assumes the following regarding an increase in property taxes for the Resort:

- Property Tax Rate = 1.18%
- AV increase (post-construction) = $61.9 million
- Subsequent AV increase in years one through five = 2%

Based on these assumptions, the Economic Report anticipates an increase in property taxes beginning in Year 2 of construction of $730,400.

While, based on these assumptions, the amount projected to be collected is mathematically correct, it does not represent the amount that will be remitted by the County to the City's General Fund, which is estimated to be approximately $114,600.

Property taxes are collected by the Napa County Treasurer-Tax Collector's Office and remitted to the City by the Auditor-Controller's Office. The exact amount of the property taxes collected will vary each year based on many factors such as special district assessments or the amounts needed to pay for bonded indebtedness. The City's consultant reached out to the County of Napa, who confirmed the following tax rates for 2800 Main Street:

Table 5: FY 2024 Property Tax Rate for 2800 Main Street

00001	COUNTY GENERAL 1% TAX	7	1.000000
06250	NAPA VALLEY COLLEGE ELECTION 2002 BOND	7	0.018900
08500	CITY OF ST. HELENA 2022 SERIES 2023 GOB	7	0.010800
09405	SHUSD ELECTION 2010 BOND	7	0.021100
09465	SHUSD ELECTION 2012 BOND	7	0.019100

As noted in Table 5 above, the County levies an ad valorem property tax rate equal to one percent (1%) of the full assessed value. This base levy is combined with other levies collected for repayment of various bonds authorized by voters in Napa County. The County General 1% Tax is, after collection from tax payers, divided among several property tax participating local public agencies. The City of St. Helena receives 0.185163% of the one percent property tax levy, as noted in Table 6.

Table 6: County General 1% Tax Breakdown

Tax Code	Description	Prior Year Alloc	Incr Factor
TRA: 003-000	**Tax Increment: 415,593.94**		
10000	NAPA COUNTY GENERAL	0.00	0.353677
10800	FIRE NON-STRUCTURAL	0.00	0.012452
15300	ST HELENA CITY OF	0.00	0.185163
38500	MOSQUITO ABATEMENT	0.00	0.004774
42000	RESOURCE CONSERVATION	0.00	0.001084
43100	BAY AREA AIR QUALITY	0.00	0.003230
45800	ST HELENA UNIFIED SCH	0.00	0.308552
46500	NAPA VALLEY COMMUNITY COLLEGE	0.00	0.096902
49000	NAPA COUNTY OFFICE OF EDUCATION	0.00	0.034166
49999	E R A F	0.00	0.000000
TRA Totals:		**0.00**	**1.000000**

The Economic Report states that $730,400 in additional revenues will be collected because of the increased Assessed Valuation of the project (pg.10, Table 4 – Property Taxes (Resort)). The Economic Report reached this number through the following calculations:

Construction Value = $61.9 million x 1.18% = $730,420

The number provided by EFA appears to illustrate the total amount collected by the County for property taxes and does not show the direct impact to the City's General Fund. The direct impact increase to the City's General Fund is illustrated in Table 7.

Table 7: Property Tax Direct Impact to the General Fund

Construction Costs	Napa County General	Napa County General $	City of St. Helena	St. Helena General Fund Increase
61,900,000	1%	619,000	0.185163%	114,616

It should also be noted that it typically takes several months to have the new Assessed Valuation added to the County's Property Tax Roll, and it is unlikely the City will receive any benefit until Year 1 of its operation.

5. Sales Taxes

The Economic Report (pg. 3) estimates $38,500 to $84,000 in new sales tax revenues over the first five years. This amount is consistent with information found on pg. 19 of the Economic Report under the section, "Sales Taxes (IMPLAN)", but does not include "Sales Taxes (Resort)" which lists Operations Year 1 at $321,600 in additional revenues, increasing to $848,200 by Year 5 (pg. 19).

As noted earlier, the City is focusing on the Sales Tax (Resort) estimates. It is unclear from the Economic Report what estimated annual on- and off-premise spending per occupied room was used in their analysis. For a comparison estimate, the City utilized the 2020 Financing Infrastructure Task Force Analysis located on pg. 14 of their Final Report for an estimated sales tax calculation. Specifically, the City used the assumptions for Option 2 based on the ADR of $1,200, which is the closest estimate to the project. Option 2 provided for the following assumptions and is summarized in Table 8:

- Estimated on-premises purchase per occupied rooms night = $900
- Estimated off-premises purchase per occupied room night = $400
- City's sales tax rate = 1.5%

Table 8: St. Helena Projected Sales Tax Revenue

Rooms	52
Total Nights Available	365
Total Rooms Available	18,980
Occupancy	55.3%
Average Room Occupancy (# of rooms)	10,496
Estimated Purchases Per Occupied Room Night (on- and off-premise)	$ 1,300
Sales Tax	1.50%
TOTAL ESTIMATED SALES TAX ANNUALLY	***$ 204,671***
Total Annual Purchases	$ 13,644,722
On-premise - $900 / Off-premise - $400	

The City's analysis estimates $204,671 in additional sales tax annually for the City of St. Helena, which is lower than the range of $321,600 to $848,200 provided in the Economic Report; however, it is possible the Economic Report may have utilized the total sales tax rate collected (6.0% State + 0.75% County + 1.5% City = 8.25%) where only 1.5% goes directly to the City's General Fund.

On May 28, 2024, City Council requested an estimate of how the project may affect downtown businesses. The specific impacts to the downtown area are unknown and are difficult to project with certainty; however, as noted in Table 8, it is estimated there would be $400 per occupied room night for off-premises purchases, which equates to approximately $4.2 million per year in spending. It is assumed this would occur locally in St. Helena but may not be spent solely in the downtown area. Furthermore, the $4.2 million estimate does not include any indirect economic impacts from the resort that may be the result of the estimated 70 full-time equivalent workers employed at the resort.

6. Other Miscellaneous Items

In addition to the direct fiscal analysis, the following are points of clarification on various comments made in the Economic Report.

1. TOT Revenues as collateral
    a. p.3 of the Economic Report – States that TOT revenues can act as collateral to finance borrowing for infrastructure and other needs that may support this project and pay the principal and interest payments.
    b. p.20 of the Economic Report – States the City has increased borrowing capacity and can use TOT as collateral.

    City Comments: TOT revenues, like all General Fund tax revenues, may be used to pay debts including bonded indebtedness; however, it cannot be used as collateral as stated in the Economic Report.
2. Page 13 of the Economic Report states that Figure 10 (FY 2022-23) shows more expenditures towards public safety in FY 2022-23 as the budget expands with Measure E funds and sales tax revenues.

City Comments: The increase in Public Safety costs is not due to expanding Measure Eand sales tax revenues but was a result of the Fire Department expanding to a full-service department. Additionally, the TOT revenue expansion referenced as Measure E, is restricted for Affordable and Workforce Housing and is not included in the City's General Fund budget for any general purposes.

3. Property Taxes - Pages 14 and 15: Figure 11 and Figure 12. The Economic Report states that Property taxes are the most significant revenue contributor in FY 2022-23 (Figure 11), but notes that they are, "somewhat encumbered for local education and initiatives that involve parcel taxes".

City Comments:

a. The statement is correct that property taxes are the most significant revenue contributor in FY 2022-23 at 28%, with sales tax following at 26%.
b. The statement that property taxes are, "somewhat encumbered for local education and initiatives that involve parcel taxes" is also correct as it relates to the total amount of property taxes collected by Napa County Tax Collector (See Table 7); however, the percentages noted in Figures 11 and 12 of the Economic Report reference the actual amount of property taxes received by the City, none of which is encumbered for local education and initiatives.

APPENDICES

A. St. Helena Agritourism Initiative

B. Proponent's Environmental Assessment Report

C. Proponent's Workforce Housing Concept Plan

D. Proponent's Economic & Fiscal Impact Analysis

E. Peer Review Reports

1. **Air Quality & Greenhouse Gas Emissions**
2. **Biological Resources**
3. **Historic Resources**
4. **Archaeological Resources (CONFIDENTIAL/NOT ATTACHED)**
5. **Noise**
6. **Transportation**
7. **Water/Groundwater**

Appendix A. St. Helena Agritourism Initiative

See below for Link to St. Helena Resort Agritourism Initiative

Agritourism Initiative

Appendix B. Proponent's Environmental Assessment Report

See below for links to Proponent's Environmental Assessment Report and related appendices.

St. Helena Resort Environmental Assessment – May 2024

- Appendix A – Agritourism Initiative
- Appendix B – Fiscal Analysis
- Appendix C – AQ Modeling Outputs
- Appendix D – Biological Database Searches
- Appendix E – Cultural Resources Supporting Information
- Appendix F – Civil Engineering Report
- Appendix G – Phase I ESA
- Appendix H – Noise Calculation Sheets
- Appendix I – Transportation Impact Study

Appendix C. Proponent's Workforce Housing Concept Plan

Appendix C - Proponent's Workforce Housing Concept Plan

ST. HELENA RESORT
FULTON LANE SITE, ST. HELENA, CA

Middle-Income Workforce Housing Project

The Fulton Lane Middle-Income Workforce Housing Project ("Project") is located on the south side of Fulton Lane at the railroad tracks. The entrance will start at the west side of the railroad tracks on Fulton Lane, enter a parking area, and continue through the parking area over the tracks to the east side between the two apartment buildings which will be located on the east side of the tracks.

The Project will consist of middle-income workforce housing units to support the labor force of the proposed St. Helena Resort, currently on the November ballot as the St. Helena Agritourism Initiative.

The Project is to be comprised of two (2) 2-story buildings totaling sixty-five (65) units, which shall consist of forty-nine (49) studio units, twelve (12) 1-bedroom units, and four (4) 4-bedroom units.

Attachments included:

1. Fulton Lane Site Concept Package
2. Income-Limits-2023

NAPA VALLEY WINE TRAIN - FULTON LANE SITE ST. HELENA, CA

VICINITY MAP:



SHEET INDEX:

ARCHITECTURAL:

A1 TITLE SHEET
A2 SITE PLAN
A3 BUILDING PLANS
A4 TYPICAL UNIT PLANS

PROJECT DATA:

APN: 009-193-006-000

SITE AREA: 2.54 AC

PROPOSED DENSITY: 18.90 DUA

UNIT MIX

BUILDING A (2 STORIES):	
STUDIO UNITS	38
1-BED UNITS	8
4-BED UNITS	2
TOTAL	48
BUILDING B (2 STORIES):	
STUDIO UNITS	11
1-BED UNITS	4
4-BED UNITS	2
TOTAL	17
TOTAL:	
STUDIO UNITS	49
1-BED UNITS	12
4-BED UNITS	4
TOTAL	65

PARKING

SPACES PROVIDED: 65

TITLE SHEET

FULTON LANE SITE | ST. HELENA, CA

NAPA VALLEY WINE TRAIN

DAHLIN

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

JOB NO. 1096.014

DATE 03.21.2024

A1



SITE PLAN

0 20 40 80

FULTON LANE SITE | ST. HELENA, CA

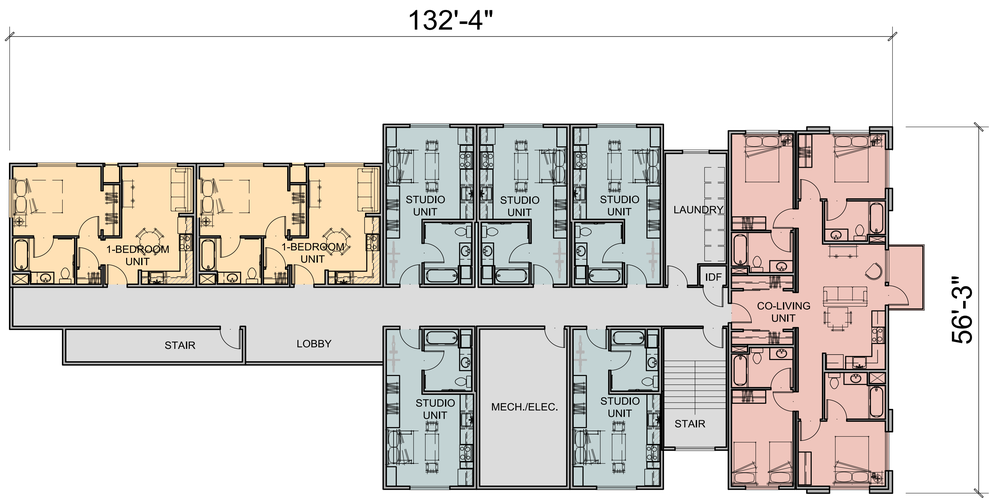
NAPA VALLEY WINE TRAIN

DAHLIN
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

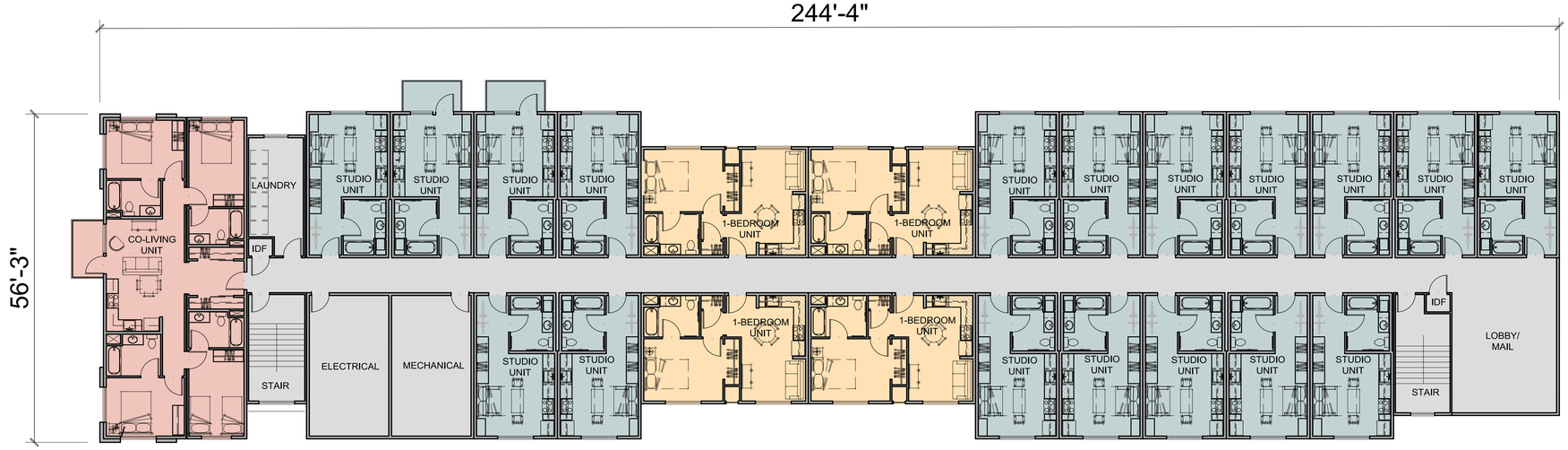
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DATE 03.21.2024

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A2



2 BUILDING B - GROUND FLOOR PLAN



1 BUILDING A - GROUND FLOOR PLAN

COLOR KEY:

- STUDIO UNIT
- 1-BEDROOM UNIT
- 4-BEDROOM UNIT

BUILDING PLANS

0 8 16 32

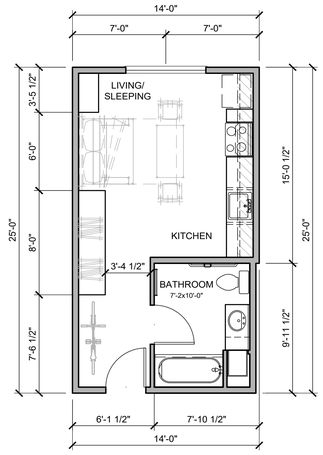
FULTON LANE SITE | ST. HELENA, CA

NAPA VALLEY WINE TRAIN

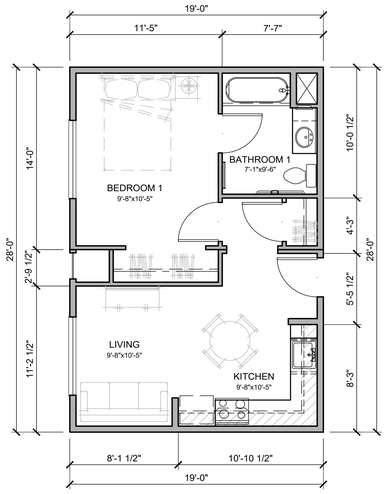
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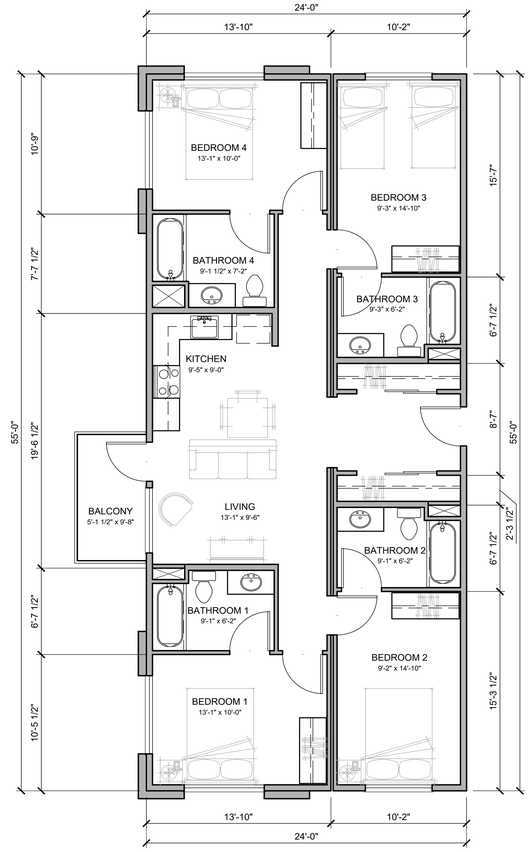
A3



TYPICAL STUDIO UNIT
QUEEN SIZE MURPHY BED & 1 BATH
GROSS AREA: 348 SQ. FT.
NET AREA: 309 SQ. FT.
BALCONY (WHERE OCCURS): 50 SQ. FT.



TYPICAL ONE BEDROOM UNIT
1 BEDROOM & 1 BATHROOM
GROSS AREA: 532 SQ. FT.
NET AREA: 485 SQ. FT.
NO BALCONY PROPOSED



TYPICAL SRO CLUSTER (4 SRO'S)
4 BEDROOM & 4 BATHROOM
GROSS AREA: 1320 SQ. FT.
NET AREA: 1240 SQ. FT.
BALCONY: 50 SQ. FT.

TYPICAL UNIT PLANS

0 4 8 16

FULTON LANE SITE | ST. HELENA, CA
NAPA VALLEY WINE TRAIN

DAHLIN

JOB NO. 1096.014
DATE 03.21.2024

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4

STATE OF CALIFORNIA - BUSINESS, CONSUMER SERVICES AND HOUSING AGENCY GAVIN NEWSOM, *Governor*

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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May 9, 2024

MEMORANDUM FOR: Interested Parties

FROM: Megan Kirkeby, Deputy Director
Division of Housing Policy Development

SUBJECT: **2024 State Income Limits**

Attached are briefing materials and 2024 State Income Limits that are now in effect, replacing the previous 2023 State Income Limits. Income limits reflect updated median income and household income levels for acutely low -, extremely low-, very low-, low-, and moderate-income households for California's 58 counties. The 2024 State Income Limits are on the Department of Housing and Community Development (HCD) website at https://www.hcd.ca.gov/grants-and-funding/income-limits/state-and-federal-income-rent-and-loan-value-limits.

State Income Limits apply to designated programs, are used to determine applicant eligibility (based on the level of household income) and may be used to calculate affordable housing costs for applicable housing assistance programs. Use of State Income Limits are subject to a particular program's definition of income, family, family size, effective dates, and other factors. In addition, definitions applicable to income categories, criteria, and geographic areas sometimes differ depending on the funding source and program, resulting in some programs using other income limits.

The attached briefing materials detail California's 2024 State Income Limits and were updated based on: (1) changes to income limits the U.S. Department of Housing and Urban Development (HUD) released on April 1, 2024, for its Public Housing, Section 8, Section 202, and Section 811 programs; and (2) adjustments HCD made based on State statutory provisions and its 2013 Hold Harmless (HH) Policy.

For questions concerning State Income Limits, please see the Questions and Answers on page 5 or contact StateIncomeLimits@hcd.ca.gov.

2024 State Income Limits Briefing Materials
California Code of Regulations, Title 25, Section 6932

Overview

The Department of Housing and Community Development (HCD), pursuant to Health & Safety Code Section 50093(c), must file updates to its State Income Limits with the Office of Administrative Law. HCD annually updates these income limits based on U.S. Department of Housing and Urban Development (HUD) revisions to the Public Housing and Section 8 Income Limits that HUD most recently released on April 1, 2024.

HUD annually updates its Public Housing and Section 8 Income Limits to reflect changes in median family income levels for different size households and income limits for extremely low-, very low-, and low-income households. HCD, pursuant to statutory provisions, makes the following additional revisions: (1) if necessary, increases a county's area median income to equal California's non-metropolitan median income, (2) adjusts Area Median Income (AMI) and household income category levels to not result in any year-over-year decrease for any year after 2009 pursuant to HCD's February 2013 Hold Harmless (HH) Policy. (HCD's HH Policy was implemented to replace HUD's HH Policy, discontinued in 2009, to ensure income limits and area median income levels do not fall below a prior year's highest level), and (3) determines income limits for California's acutely low-income and moderate-income categories.

Following are brief summaries of technical methodologies used by HUD and HCD in updating income limits for different household income categories. For additional information, please refer to HUD's briefing materials at https://www.huduser.gov/portal/datasets/il//il24/IncomeLimitsMethodology-FY24.pdf.

HUD Methodology

HUD Public Housing and Section 8 Income Limits begin with the production of median family incomes. HUD uses the Section 8 program's Fair Market Rent (FMR) area definitions in developing median incomes, which means developing median incomes for each metropolitan area, parts of some metropolitan areas, and each non-metropolitan county. The 2024 FMR area definitions for California are unchanged from last year. HUD calculates Income Limits for every FMR area with adjustments for family size and for areas with unusually high or low family income or housing-cost-to-income relationships.

Extremely Low-Income

In determining the extremely low-income limit, HUD uses the Federal Poverty Guidelines, published by the Department of Health and Human Services. The Federal Poverty Guidelines are a simplified version of the Federal Poverty Thresholds used for administrative purposes — for instance, determining financial eligibility for certain federal programs. HUD compares the appropriate poverty guideline with 60% of the very low-income limit and chooses the greater of the two as the extremely low-income limit. The value may not exceed the very low-income level.

Very Low-Income

The very low-income limits are the basis for the extremely low- and low-income limits. The very low-income limit typically reflects 50 percent of median family income (MFI), and HUD's MFI figure generally equals two times HUD's 4-person very low-income limit. However, HUD may adjust the very low-income limit for an area or county to account for conditions that warrant special considerations. As such, the very low-income limit may not always equal 50% MFI.

Low-Income

In general, most low-income limits represent the higher level of: (1) 80 percent of MFI or, (2) 80 percent of state non-metropolitan median family income. However, due to adjustments that HUD sometimes makes to the very low-income limit, strictly calculating low-income limits as 80 percent of MFI could

produce unintended anomalies inconsistent with statutory intent (e.g., very low-income limits being higher than low-income limits). Therefore, HUD's briefing materials specify that, with some exceptions, the low-income limit reflect 160 percent of the very low-income limit. HUD may apply additional adjustments to areas with unusually high or low housing-costs-to-income relationships and for other reasons. This can result in low-income limits exceeding MFI in certain counties.

Median Family Income/Area Median Income

HUD references and estimates the MFI in calculating the income limits. California law and State Income Limits reference AMI that, pursuant to Health & Safety Code section 50093(c), means the MFI of a geographic area of the State, as estimated annually by HUD for its Section 8 Program.

In estimating FY 2024 median family incomes, HUD uses median family income data (as opposed to median household income data) from the 2022 American Community Survey (ACS) as calculated by the Census Bureau. The Census Bureau produces two types of ACS estimates: the "one-year" data, which represent estimates as of 2022; and the "five-year" data, which represent estimates as of 2018-2022 (but are inflated to 2022 dollars). HUD requires special tabulations of the ACS to match its custom HMFA definitions described above.

HUD uses the 2022 ACS median family income data (as opposed to household income data) as the basis of FY 2024 Income Limits for all areas of California. HUD uses an inflation forecast from the Congressional Budget Office (CBO) in updating ACS estimates. For FY 2024, CBO has produced a forecast CPI of 310.683, which divided by annual 2022 of 292.613 is 1.062 (an increase of 6.2 percent).

For additional information on MFI's please see HUD's briefing materials at https://www.huduser.gov/portal/datasets/il/il24/Medians-Methodology-FY24.pdf.

Adjustment Calculations

HUD may apply adjustments to areas with unusually high or low family income, uneven housing-cost-to-income relationship, or other reasons. For example, HUD applies an increase if the four-person very low-income limit would otherwise be less than the amount at which 35 percent of it equals 85 percent of the annualized two-bedroom Section 8 FMR (or 40th percentile rent in 50th percentile FMR areas). The purpose is to increase the income limit for areas where rental-housing costs are unusually high in relation to the median income. In certain cases, HUD also applies an adjustment to the income limits based on the state non-metropolitan median family income level.

In addition, HUD restricts adjustments, so income limits do not increase more than five percent of the previous year's very low-income figure OR twice the increase in the national MFI as measured by the ACS with an absolute cap of 10 percent, whichever is greater. For 2024, the annualized change is measured by the ACS from 2021 to 2022. Twice this change is approximately 14.8 percent, which is greater than the 10 percent absolute cap. So, for FY 2024, the income limits "cap" is 10 percent. HUD first announced this methodology on January 10, 2024 in a Federal Register Notice. The cap and floor rules do not apply to the extremely low-income limits.

Please refer to HUD briefing materials for additional information on the adjustment calculations.

Income Limit Calculations for Household Sizes Other Than 4-Persons

The income limit statute requires adjustments for family size. The legislative history and conference committee report indicates that Congress intended that income limits should be higher for larger families and lower for smaller families. The same family size adjustments apply to all income limits, except extremely low-income limits, which are set at the poverty income threshold. They are as follows:

Number of Persons in Household:	1	2	3	4	5	6	7	8
Adjustments:	70%	80%	90%	Base	108%	116%	124%	132%

2024 State Income Limits Briefing Materials
California Code of Regulations, Title 25, Section 6932

Income Limit Calculations for Household Sizes Greater Than 8-Persons
For households of more than eight persons, refer to the formula at the end of the table for 2024 Income Limits. Due to the adjustments HUD can make to income limits in a given county, table data should be the only method used to determine program eligibility. Arithmetic calculations are applicable only when a household has more than eight members. New for FY 2024, family size-adjusted income limits are retested for compliance with the cap and floor rules. Please refer to HUD's briefing material for additional information on family size adjustments.

HCD Methodology

State law (see, e.g., Health & Safety Code section 50093) prescribes the methodology HCD uses to update the State Income Limits. HCD utilizes HUD's Public Housing and Section 8 Income Limits. HCD's methodology involves: (1) if necessary, increasing a county's median income established by HUD to equal California's non-metropolitan county median income determined by HUD, (2) applying HCD's HH Policy, in effect since 2013, to not allow decreases in AMI levels and household income category levels, (3) applying to the median income the same family size adjustments HUD applies to the income limits, (4) determining income limit levels applicable to California's acutely low-income households defined by law as household income not exceeding 15 percent of county AMI, and (5) determining income limit levels applicable to California's moderate-income households defined by law as household income not exceeding 120 percent of county AMI.

Area Median Income and Income Category Levels
HCD, pursuant to federal and State law, adjusts median income levels for all counties so they are not less than the non-metropolitan county median income established by HUD ($87,900 for 2024). Next, HCD applies its HH Policy to ensure AMI and income limits for all household income categories do not fall below any level achieved in the prior year. Health and Safety Code section 50093 requires HCD to adjust the AMI for family size in accordance with adjustment factors adopted by HUD and illustrated on the previous page. This establishes that the MFI published by HUD equals the four-person AMI for California counties.

Acutely low-Income Levels
Beginning in 2022, Health and Safety Code section 50063.5 established California's acutely low-income household levels. After calculating the 4-person area median income (AMI) level as previously described, HCD sets the maximum acutely low-income limit to equal 15 percent of the county's AMI, adjusted for family size.

Moderate-Income Levels
HCD is responsible for establishing California's moderate-income limit levels. After calculating the 4-person AMI level as previously described, HCD sets the maximum moderate-income limit to equal 120 percent of the county's AMI, adjusted for family size.

Applicability of California's Official State Income Limits
Applicability of the State Income Limits are subject to particular programs as program definitions of factors such as income, family, and household size vary. Some programs, such as Multifamily Tax Subsidy Projects (MTSPs), use different income limits. For MTSPs, separate income limits apply per provisions of the Housing and Economic Recovery Act (HERA) of 2008 (Public Law 110-289). Income limits for MTSPs are used to determine qualification levels as well as set maximum rental rates for projects funded with tax credits authorized under Section 42 of the Internal Revenue Code (Code). In addition, MTSP income limits apply to projects financed with tax-exempt housing bonds issued to provide qualified residential rental development under Section 142 of the Code. These income limits are available at http://www.huduser.org/datasets/mtsp.html.

2024 State Income Limits Briefing Materials
California Code of Regulations, Title 25, Section 6932

Questions and Answers

In Los Angeles, as well as several other counties in the state, why does the very low-income limit not equal 50% of AMI (or the low-income limit not equal 80% of AMI)?

There are many exceptions to the arithmetic calculation of income limits. These include adjustments for high housing cost relative to income, the application of state nonmetropolitan income limits in low-income areas, and national maximums in high-income areas. **In Los Angeles County, as well as several others, the magnitude of these adjustments results in the low-income limit exceeding AMI.** These exceptions are detailed in the FY 2024 Income Limits Methodology Document, https://www.huduser.gov/portal/datasets/il/il24/Medians-Methodology-FY24.pdf.

For further information on the exact adjustments made to an individual area of the country, please see HUD's FY 2024 Income Limits Documentation System. The documentation system is available at https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn. Once the area in question is selected, a summary of the area's median income, Very Low-Income, Extremely Low-Income, and Low-Income Limits are displayed. Detailed calculations are obtained by selecting the relevant links.

Why don't the income limits for my area reflect recent gains?

Although HUD uses the most recent data available concerning local area incomes, there is still a lag between when the data are collected and when the data are available for use. For example, FY 2024 Income Limits are calculated using 2018-2022 5-year American Community Survey (ACS) data, and one-year 2022 data where possible. This is a two-year lag, so more current trends in median family income levels are not available.

HUD estimates Median Family Income (MFI) annually for each metropolitan area and non-metropolitan county. The basis for HUD's median family incomes is data from the ACS, table B19113 - MEDIAN FAMILY INCOME IN THE PAST 12 MONTHS. A Consumer Price Index (CPI) forecast as published by the Bureau of Labor Statistics is used in the trend factor calculation to bring the 2021 ACS data forward to FY 2023.

For additional details concerning the use of the ACS in HUD's calculations of MFI, please see HUD's FY 2024 Median Family Income methodology document, at https://www.huduser.gov/portal/datasets/il/il23/Medians-Methodology-FY24.pdf

Additionally, full documentation of all calculations for MFIs is available in the FY 2024 Median Family Income and the FY 2024 Income Limits Documentation System. These systems are available at https://www.huduser.gov/portal/datasets/il/il2024/select_Geography.odn

Why didn't the income limits for my county change from last year?

HCD's 2013 Hold Harmless Policy likely prevented the income limits from decreasing from last year's levels and has maintained them despite a decrease in median income and/or income limits published by HUD.

Why do the income limits or area median income for my county not match what was published by HUD?

HCD adjusts each county's AMI to at least equal the state non-metropolitan county median income, as published by HUD. Further, HCD's 2013 Hold Harmless Policy prevents any decrease in income limits or median family income published by HUD to be applied to State Income Limits.

Section 6932. 2024 Income Limits

Number of Persons in Household:		1	2	3	4	5	6	7	8
Last page instructs how to use income limits to determine applicant eligibility and calculate affordable housing cost and rent									
Alameda County Area Median Income: $155,700	Acutely Low	16350	18700	21000	23350	25200	27100	28950	30800
	Extremely Low	32700	37400	42050	46700	50450	54200	57950	61650
	Very Low Income	54500	62300	70100	77850	84100	90350	96550	102800
	Low Income	84600	96650	108750	120800	130500	140150	149800	159500
	Median Income	109000	124550	140150	**155700**	168150	180600	193050	205500
	Moderate Income	130800	149500	168150	186850	201800	216750	231700	246650
Alpine County Area Median Income: $119,300	Acutely Low	12550	14300	16100	17900	19350	20750	22200	23650
	Extremely Low	22200	25400	28550	31700	36580	41960	47340	52720
	Very Low Income	37000	42250	47550	52850	57050	61300	65550	69750
	Low Income	59200	67650	76100	84550	91350	98100	104850	111650
	Median Income	83500	95450	107350	**119300**	128850	138400	147950	157500
	Moderate Income	100200	114500	128850	143150	154600	166050	177500	188950
Amador County Area Median Income: $101,900	Acutely Low	10700	12250	13750	15300	16500	17750	18950	20200
	Extremely Low	21200	24200	27250	31200	36580	41960	47340	52720
	Very Low Income	35300	40350	45400	50400	54450	58500	62500	66550
	Low Income	56450	64550	72600	80650	87150	93600	100050	106500
	Median Income	71350	81500	91700	**101900**	110050	118200	126350	134500
	Moderate Income	85600	97850	110050	122300	132100	141850	151650	161450
Butte County Area Median Income: $96,600	Acutely Low	10150	11600	13050	14500	15650	16800	18000	19150
	Extremely Low	19050	21800	25820	31200	36580	41960	47340	52720
	Very Low Income	31750	36300	40850	45350	49000	52600	56250	59850
	Low Income	50750	58000	65250	72500	78300	84100	89900	95700
	Median Income	67600	77300	86950	**96600**	104350	112050	119800	127500
	Moderate Income	81150	92700	104300	115900	125150	134450	143700	153000
Calaveras County Area Median Income: $96,200	Acutely Low	10100	11550	13000	14450	15600	16750	17900	19050
	Extremely Low	20050	22900	25820	31200	36580	41960	47340	52720
	Very Low Income	33400	38150	42900	47650	51500	55300	59100	62900
	Low Income	53400	61000	68650	76250	82350	88450	94550	100650
	Median Income	67350	76950	86600	**96200**	103900	111600	119300	127000
	Moderate Income	80800	92350	103900	115450	124700	133900	143150	152400
Colusa County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Contra Costa County Area Median Income: $155,700	Acutely Low	16350	18700	21000	23350	25200	27100	28950	30800
	Extremely Low	32700	37400	42050	46700	50450	54200	57950	61650
	Very Low Income	54500	62300	70100	77850	84100	90350	96550	102800
	Low Income	84600	96650	108750	120800	130500	140150	149800	159500
	Median Income	109000	124550	140150	**155700**	168150	180600	193050	205500
	Moderate Income	130800	149500	168150	186850	201800	216750	231700	246650

Number of Persons in Household:		1	2	3	4	5	6	7	8
Del Norte County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
El Dorado County Area Median Income: $113,900	Acutely Low	11950	13700	15400	17100	18450	19850	21200	22550
	Extremely Low	24750	28300	31850	35350	38200	41960	47340	52720
	Very Low Income	41300	47150	53050	58950	63650	68400	73100	77850
	Low Income	66050	75450	84900	94300	101850	109400	116950	124500
	Median Income	79750	91100	102500	**113900**	123000	132100	141250	150350
	Moderate Income	95700	109350	123050	136700	147650	158550	169500	180450
Fresno County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Glenn County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Humboldt County Area Median Income: $88,300	Acutely Low	9300	10600	11950	13250	14300	15350	16450	17500
	Extremely Low	18550	21200	25820	31200	36580	41960	47340	52720
	Very Low Income	30950	35350	39750	44150	47700	51250	54750	58300
	Low Income	49500	56550	63600	70650	76350	82000	87650	93300
	Median Income	61800	70650	79450	**88300**	95350	102450	109500	116550
	Moderate Income	74150	84750	95350	105950	114450	122900	131400	139850
Imperial County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Inyo County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250

Number of Persons in Household:		1	2	3	4	5	6	7	8
Kern County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Kings County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Lake County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Lassen County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Los Angeles County Area Median Income: $98,200	Acutely Low	10350	11800	13300	14750	15950	17100	18300	19450
	Extremely Low	29150	33300	37450	41600	44950	48300	51600	54950
	Very Low Income	48550	55450	62400	69350	74900	80450	86000	91550
	Low Income	77700	88800	99900	110950	119850	128750	137600	146500
	Median Income	68750	78550	88400	**98200**	106050	113900	121750	129600
	Moderate Income	82500	94300	106050	117850	127300	136700	146150	155550
Madera County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Marin County Area Median Income: $186,600	Acutely Low	19600	22400	25200	28000	30250	32500	34700	36950
	Extremely Low	41150	47000	52900	58750	63450	68150	72850	77550
	Very Low Income	68550	78350	88150	97900	105750	113600	121400	129250
	Low Income	109700	125350	141000	156650	169200	181750	194250	206800
	Median Income	130600	149300	167950	**186600**	201550	216450	231400	246300
	Moderate Income	156750	179100	201500	223900	241800	259700	277650	295550

Number of Persons in Household:		1	2	3	4	5	6	7	8
Mariposa County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Mendocino County Area Median Income: $90,400	Acutely Low	9500	10850	12200	13550	14650	15700	16800	17900
	Extremely Low	19000	21700	25820	31200	36580	41960	47340	52720
	Very Low Income	31650	36200	40700	45200	48850	52450	56050	59700
	Low Income	50650	57850	65100	72300	78100	83900	89700	95450
	Median Income	63300	72300	81350	**90400**	97650	104850	112100	119350
	Moderate Income	75950	86800	97650	108500	117200	125850	134550	143200
Merced County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Modoc County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Mono County Area Median Income: $105,900	Acutely Low	11150	12700	14300	15900	17150	18450	19700	21000
	Extremely Low	19650	22450	25820	31200	36580	41960	47340	52720
	Very Low Income	32700	37400	42050	46750	50450	54200	57950	61700
	Low Income	52350	59800	67300	74800	80750	86750	92750	98750
	Median Income	74150	84700	95300	**105900**	114350	122850	131300	139800
	Moderate Income	88950	101700	114400	127100	137250	147450	157600	167750
Monterey County Area Median Income: $103,200	Acutely Low	10850	12400	13950	15500	16750	18000	19200	20450
	Extremely Low	27800	31800	35750	39700	42900	46100	49250	52720
	Very Low Income	46350	53000	59600	66200	71500	76800	82100	87400
	Low Income	74150	84800	95400	105950	114450	122950	131400	139900
	Median Income	72250	82550	92900	**103200**	111450	119700	127950	136200
	Moderate Income	86700	99100	111450	123850	133750	143650	153550	163500
Napa County Area Median Income: $129,600	Acutely Low	13600	15550	17500	19450	21000	22550	24100	25650
	Extremely Low	30850	35250	39650	44050	47600	51100	54650	58150
	Very Low Income	51400	58700	66100	73400	79300	85150	91050	96900
	Low Income	82150	93900	105650	117350	126750	136150	145550	154900
	Median Income	90700	103700	116650	**129600**	139950	150350	160700	171050
	Moderate Income	108850	124400	139950	155500	167950	180400	192800	205250

Number of Persons in Household:		1	2	3	4	5	6	7	8
Nevada County Area Median Income: $112,500	Acutely Low	11850	13500	15200	16900	18250	19600	20950	22300
	Extremely Low	21900	25000	28150	31250	36580	41960	47340	52720
	Very Low Income	36500	41700	46900	52100	56300	60450	64650	68800
	Low Income	58350	66700	75050	83350	90050	96700	103400	110050
	Median Income	78750	90000	101250	**112500**	121500	130500	139500	148500
	Moderate Income	94500	108000	121500	135000	145800	156600	167400	178200
Orange County Area Median Income: $129,000	Acutely Low	13550	15500	17400	19350	20900	22450	24000	25550
	Extremely Low	33150	37900	42650	47350	51150	54950	58750	62550
	Very Low Income	55250	63100	71050	78900	85250	91550	97850	104150
	Low Income	88400	101000	113650	126250	136350	146450	156550	166650
	Median Income	90300	103200	116100	**129000**	139300	149650	159950	170300
	Moderate Income	108350	123850	139300	154800	167200	179550	191950	204350
Placer County Area Median Income: $113,900	Acutely Low	11950	13700	15400	17100	18450	19850	21200	22550
	Extremely Low	24750	28300	31850	35350	38200	41960	47340	52720
	Very Low Income	41300	47150	53050	58950	63650	68400	73100	77850
	Low Income	66050	75450	84900	94300	101850	109400	116950	124500
	Median Income	79750	91100	102500	**113900**	123000	132100	141250	150350
	Moderate Income	95700	109350	123050	136700	147650	158550	169500	180450
Plumas County Area Median Income: $92,400	Acutely Low	9700	11100	12450	13850	14950	16050	17150	18300
	Extremely Low	19400	22150	25820	31200	36580	41960	47340	52720
	Very Low Income	32250	36850	41450	46050	49750	53450	57150	60800
	Low Income	51600	59000	66350	73700	79600	85500	91400	97300
	Median Income	64700	73900	83150	**92400**	99800	107200	114600	121950
	Moderate Income	77650	88700	99800	110900	119750	128650	137500	146400
Riverside County Area Median Income: $97,500	Acutely Low	10250	11700	13200	14650	15800	17000	18150	19350
	Extremely Low	21550	24600	27700	31200	36580	41960	47340	52720
	Very Low Income	35900	41000	46100	51250	55350	59450	63550	67650
	Low Income	57400	65600	73800	82000	88600	95150	101650	108250
	Median Income	68250	78000	87750	**97500**	105300	113100	120900	128700
	Moderate Income	81900	93600	105300	117000	126350	135700	145100	154450
Sacramento County Area Median Income: $113,900	Acutely Low	11950	13700	15400	17100	18450	19850	21200	22550
	Extremely Low	24750	28300	31850	35350	38200	41960	47340	52720
	Very Low Income	41300	47150	53050	58950	63650	68400	73100	77850
	Low Income	66050	75450	84900	94300	101850	109400	116950	124500
	Median Income	79750	91100	102500	**113900**	123000	132100	141250	150350
	Moderate Income	95700	109350	123050	136700	147650	158550	169500	180450
San Benito County Area Median Income: $140,200	Acutely Low	14750	16850	18950	21050	22750	24400	26100	27800
	Extremely Low	25700	29400	33050	36700	39650	42600	47340	52720
	Very Low Income	42850	49000	55100	61200	66100	71000	75900	80800
	Low Income	68550	78350	88150	97950	105800	113600	121450	129300
	Median Income	98150	112150	126200	**140200**	151400	162650	173850	185050
	Moderate Income	117750	134600	151450	168250	181700	195150	208650	222100

Number of Persons in Household:		1	2	3	4	5	6	7	8
San Bernardino County Area Median Income: $97,500	Acutely Low	10250	11700	13200	14650	15800	17000	18150	19350
	Extremely Low	21550	24600	27700	31200	36580	41960	47340	52720
	Very Low Income	35900	41000	46100	51250	55350	59450	63550	67650
	Low Income	57400	65600	73800	82000	88600	95150	101650	108250
	Median Income	68250	78000	87750	**97500**	105300	113100	120900	128700
	Moderate Income	81900	93600	105300	117000	126350	135700	145100	154450
San Diego County Area Median Income: $119,500	Acutely Low	12550	14350	16150	17950	19400	20800	22250	23700
	Extremely Low	31850	36400	40950	45450	49100	52750	56400	60000
	Very Low Income	53050	60600	68200	75750	81850	87900	93950	100000
	Low Income	84900	97000	109150	121250	130950	140650	150350	160050
	Median Income	83650	95600	107550	**119500**	129050	138600	148200	157750
	Moderate Income	100400	114700	129050	143400	154850	166350	177800	189300
San Francisco County Area Median Income: $186,600	Acutely Low	19600	22400	25200	28000	30250	32500	34700	36950
	Extremely Low	41150	47000	52900	58750	63450	68150	72850	77550
	Very Low Income	68550	78350	88150	97900	105750	113600	121400	129250
	Low Income	109700	125350	141000	156650	169200	181750	194250	206800
	Median Income	130600	149300	167950	**186600**	201550	216450	231400	246300
	Moderate Income	156750	179100	201500	223900	241800	259700	277650	295550
San Joaquin County Area Median Income: $103,800	Acutely Low	10900	12450	14000	15550	16800	18050	19300	20550
	Extremely Low	20250	23150	26050	31200	36580	41960	47340	52720
	Very Low Income	33750	38600	43400	48200	52100	55950	59800	63650
	Low Income	54000	61700	69400	77100	83300	89450	95600	101800
	Median Income	72650	83050	93400	**103800**	112100	120400	128700	137000
	Moderate Income	87200	99650	112100	124550	134500	144500	154450	164400
San Luis Obispo County Area Median Income: $125,600	Acutely Low	13200	15100	16950	18850	20350	21850	23350	24900
	Extremely Low	26750	30600	34400	38200	41300	44350	47400	52720
	Very Low Income	44600	50950	57300	63650	68750	73850	78950	84050
	Low Income	71350	81550	91700	101900	110100	118250	126350	134500
	Median Income	87900	100500	113050	**125600**	135650	145700	155750	165800
	Moderate Income	105500	120550	135650	150700	162750	174800	186850	198900
San Mateo County Area Median Income: $186,600	Acutely Low	19600	22400	25200	28000	30250	32500	34700	36950
	Extremely Low	41150	47000	52900	58750	63450	68150	72850	77550
	Very Low Income	68550	78350	88150	97900	105750	113600	121400	129250
	Low Income	109700	125350	141000	156650	169200	181750	194250	206800
	Median Income	130600	149300	167950	**186600**	201550	216450	231400	246300
	Moderate Income	156750	179100	201500	223900	241800	259700	277650	295550
Santa Barbara County Area Median Income: $119,100	Acutely Low	12500	14300	16050	17850	19300	20700	22150	23550
	Extremely Low	34200	39050	43950	48800	52750	56650	60550	64450
	Very Low Income	56950	65050	73200	81300	87850	94350	100850	107350
	Low Income	91200	104250	117300	130350	140800	151250	161600	172050
	Median Income	83350	95300	107200	**119100**	128650	138150	147700	157200
	Moderate Income	100050	114300	128600	142900	154350	165750	177200	188650

Number of Persons in Household:		1	2	3	4	5	6	7	8
Santa Clara County Area Median Income: $184,300	Acutely Low	19350	22100	24900	27650	29850	32050	34300	36500
	Extremely Low	38750	44250	49800	55300	59750	64150	68600	73000
	Very Low Income	64550	73750	82950	92150	99550	106900	114300	121650
	Low Income	102300	116900	131500	146100	157800	169500	181200	192900
	Median Income	129000	147450	165850	**184300**	199050	213800	228550	243300
	Moderate Income	154800	176900	199050	221150	238850	256550	274250	291900
Santa Cruz County Area Median Income: $132,800	Acutely Low	13950	15900	17900	19900	21500	23100	24700	26250
	Extremely Low	38050	43500	48950	54350	58700	63050	67400	71750
	Very Low Income	63400	72450	81500	90550	97800	105050	112300	119550
	Low Income	101750	116250	130750	145300	156950	168550	180200	191800
	Median Income	92950	106250	119500	**132800**	143400	154050	164650	175300
	Moderate Income	111550	127500	143400	159350	172100	184850	197600	210350
Shasta County Area Median Income: $89,800	Acutely Low	9400	10750	12100	13450	14550	15600	16700	17750
	Extremely Low	18750	21400	25820	31200	36580	41960	47340	52720
	Very Low Income	31200	35650	40100	44550	48150	51700	55250	58850
	Low Income	49950	57050	64200	71300	77050	82750	88450	94150
	Median Income	62850	71850	80800	**89800**	97000	104150	111350	118550
	Moderate Income	75450	86200	97000	107750	116350	125000	133600	142250
Sierra County Area Median Income: $90,000	Acutely Low	9450	10800	12150	13500	14600	15650	16750	17800
	Extremely Low	18900	21600	25820	31200	36580	41960	47340	52720
	Very Low Income	31500	36000	40500	45000	48600	52200	55800	59400
	Low Income	50400	57600	64800	72000	77800	83550	89300	95050
	Median Income	63000	72000	81000	**90000**	97200	104400	111600	118800
	Moderate Income	75600	86400	97200	108000	116650	125300	133900	142550
Siskiyou County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Solano County Area Median Income: $113,200	Acutely Low	11900	13600	15300	17000	18350	19700	21100	22450
	Extremely Low	26450	30200	34000	37750	40800	43800	47340	52720
	Very Low Income	44050	50350	56650	62900	67950	73000	78000	83050
	Low Income	70450	80500	90550	100650	108700	116750	124850	132850
	Median Income	79250	90550	101900	**113200**	122250	131300	140350	149400
	Moderate Income	95100	108700	122250	135850	146700	157600	168450	179300
Sonoma County Area Median Income: $128,400	Acutely Low	13500	15400	17350	19250	20800	22350	23850	25400
	Extremely Low	29050	33200	37350	41500	44850	48150	51500	54800
	Very Low Income	48450	55350	62250	69150	74700	80250	85750	91300
	Low Income	77500	88600	99650	110700	119600	128450	137300	146150
	Median Income	89900	102700	115550	**128400**	138650	148950	159200	169500
	Moderate Income	107850	123300	138700	154100	166450	178750	191100	203400

Number of Persons in Household:		1	2	3	4	5	6	7	8
Stanislaus County Area Median Income: $92,600	Acutely Low	9750	11100	12500	13900	15000	16100	17250	18350
	Extremely Low	19150	21900	25820	31200	36580	41960	47340	52720
	Very Low Income	31900	36450	41000	45550	49200	52850	56500	60150
	Low Income	51050	58350	65650	72900	78750	84600	90400	96250
	Median Income	64800	74100	83350	**92600**	100000	107400	114800	122250
	Moderate Income	77750	88900	100000	111100	120000	128900	137750	146650
Sutter County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Tehama County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Trinity County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Tulare County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250
Tuolumne County Area Median Income: $97,700	Acutely Low	10250	11700	13200	14650	15800	17000	18150	19350
	Extremely Low	20350	23250	26150	31200	36580	41960	47340	52720
	Very Low Income	33900	38750	43600	48450	52350	56200	60100	63950
	Low Income	54250	62000	69750	77450	83650	89850	96050	102250
	Median Income	68400	78150	87950	**97700**	105500	113350	121150	128950
	Moderate Income	82100	93800	105550	117250	126650	136000	145400	154750
Ventura County Area Median Income: $125,600	Acutely Low	13200	15100	16950	18850	20350	21850	23350	24900
	Extremely Low	29550	33800	38000	42200	45600	49000	52350	55750
	Very Low Income	49250	56300	63350	70350	76000	81650	87250	92900
	Low Income	78800	90050	101300	112550	121600	130600	139600	148600
	Median Income	87900	100500	113050	**125600**	135650	145700	155750	165800
	Moderate Income	105500	120550	135650	150700	162750	174800	186850	198900

Number of Persons in Household:		1	2	3	4	5	6	7	8
Yolo County Area Median Income: $117,000	Acutely Low	12300	14050	15800	17550	18950	20350	21750	23150
	Extremely Low	24250	27700	31150	34600	37400	41960	47340	52720
	Very Low Income	40400	46150	51900	57650	62300	66900	71500	76100
	Low Income	64600	73800	83050	92250	99650	107050	114400	121800
	Median Income	81900	93600	105300	**117000**	126350	135700	145100	154450
	Moderate Income	98300	112300	126350	140400	151650	162850	174100	185350

Yuba County Area Median Income: $87,900	Acutely Low	9250	10550	11900	13200	14250	15300	16350	17400
	Extremely Low	18450	21100	25820	31200	36580	41960	47340	52720
	Very Low Income	30800	35200	39600	43950	47500	51000	54500	58050
	Low Income	49250	56250	63300	70300	75950	81550	87200	92800
	Median Income	61550	70300	79100	**87900**	94950	101950	109000	116050
	Moderate Income	73850	84400	94950	105500	113950	122400	130800	139250

Instructions:

Eligibility Determination:

Use household size income category figures in this chart.

Determine eligibililty based on actual number of persons in household and total of gross income for all persons.

Determination of Income Limit for Households Larger than Eight Persons:

Per person (PP) adjustment above 8: (1) multiply 4-person income limit by eight percent (8%),

(2) multiply result by number of persons in excess of eight,

(3) add the amount to the 8-person income limit, and (4) round to the nearest $50.

Nine Person Calculation - Example County

E X A M P L E	4 persons	8% PP Adj	+ 8 persons	=9 persons
Acutely Low Income	13,200	1056	17,400	18,450
Extremely Low Income	31,200	2496	52,720	55,200
Very Low Income	43,950	3516	58,050	61,550
Lower Income	70,300	5624	92,800	98,400
Moderate Income	105,500	8440	139,250	147,700

Ten Person Calculation - Example County

4 persons	8 person +	8% Adj x 2	=10 persons
13,200	17,400	2112	19,500
31,200	52,720	4992	57,700
43,950	58,050	7032	65,100
70,300	92,800	11248	104,050
105,500	139,250	16880	156,150

Calculation of Housing Cost and Rent:

Refer to Heath & Safety Code Sections 50052.5 and 50053. Use benchmark household size and multiply against applicable percentages defined in H&SC using Area Median Income identified in this chart.

Determination of Household Size:

For projects with no federal assistance, household size is set at number of bedrooms in unit plus one.

For projects with federal assistance, household size may be set by multiplying 1.5 by the number of bedrooms in unit.

HUD Income Limits release: 4/1/2024

HUD FY 2024 California median incomes:

State median income: $111,300

Metropolitan county median income: $111,900

Non-metropolitan county median income: $87,900

Note: Authority cited: Section 50093, Health and Safety Code. Reference: Sections 50063.5, 50079.5, 50093, 50105 and 50106, Health and Safety Code.

Appendix D. Proponent's Economic & Fiscal Impact Analysis

Appendix D - Proponent's Economic & Fiscal Impact Analysis



St. Helena Resort

Economic and Fiscal Impact Analysis

April 2024

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Executive Summary

This report considers the economic and fiscal impacts of a proposed new resort project in St. Helena, California. This project has two phases: augmented property taxes are gains for the City of St. Helena that connect the construction phase to the operations phase. The property is located just north of St. Helena's "downtown" area, providing easy access to shopping, restaurants, and other merchants in St. Helena and throughout Napa Valley. Sales tax, property tax, and transient occupancy tax revenues are critical fiscal impacts that increase revenues for the City of St. Helena once operations begin and are annual and ongoing.

The construction phase includes an estimated $71.1 million of onsite, hard-cost spending and administrative (soft-cost) expenses over 15 to 18 months. This spending brings materials into St. Helena, hires workers within and outside the city limits, and provides income to professional services firms and the city government. St. Helena's economy gains primarily from worker spending and materials purchased from local merchants as needed. Some fixtures, furniture, and equipment may also be sourced from St. Helena-based businesses and professional services. Our estimates suggest that 339 full-time equivalent workers related to construction are paid approximately $23.6 million in wages. The spending and jobs on-site support another five jobs and over $977,500 in additional incomes earned throughout St. Helena, including another $459,400 in wages and salaries for St. Helena residents. Those incomes, in sum, create approximately $570,000 in local tax revenues before the increase in the resort site's assessed value. The increase in property taxes for the City of St. Helena is approximately $730,400 due to property improvements. The property tax revenue gains continue into the operations phase.

Once construction ends, 52 new resort rooms will open, and overnight stays begin. Daily operations also have "multiplier" or additional effects on St. Helena's economy, as visitors come to the resort and then go to local restaurants, wineries, retailers, and other merchants as places to visit and to spend while in St. Helena. The estimated amount spent on overnight stays on the property drives our estimates of overall spending. Based on assumptions of an annual average of 55.3 percent occupancy and an average daily rate (ADR) of $1,716 over five years, the annual gains from years 1 to 5 are as follows in terms of core visitor spending based on overnight stays at the property and subsequent effects on the city economy:

- $10.7 million in value-added income in year 1 to over $23.4 million by year 5 for the resort and St. Helena merchants and employees;
- 100 jobs on site, another eight jobs in St. Helena supported once the resort has hired to full capacity and occupancy is at 55.3 percent occupancy;
- Of the value-added income, $5.6 million to $12.2 million in wages are paid to workers at the resort and beyond in St. Helena from years 1 to 5;

- Tax revenues for the City of St. Helena range from $3.02 million in year 1 to over $4.48 million in year 5 based on room revenue, spending at the resort and throughout St. Helena:
  - $208,000 to $454,000 annually in additional property taxes over the five years beyond the resort's change in assessed value described above;
  - These amounts do not include resort improvements to the property's value;
  - $38,500 to $84,000 in new sales tax revenues over the first five years; and
  - Transient occupancy tax (TOT) revenues of $1.42 million and growing to $2.88 million per year over the five years as occupancy rates rise and the resort establishes its market, an average of $2,568,900 per year at the estimated occupancy rate and ADR.

The growth of TOT revenues provides additional flexibility to the City of St. Helena in two ways. First, the extra revenues help increase the sources of funds available to city government directly (versus sales taxes or property taxes that are primarily for state, county, or other local uses). TOT revenues can act as collateral to finance borrowing for infrastructure and other needs that may support this project and pay the principal and interest payments. This resort provides jobs and revenues for city residents and businesses. The fiscal impact estimates show the resort generates an average of $38,897 per year **per annual equivalent resident at the resort** for the City of St. Helena, over 10 times the estimated cost of one new resident of St. Helena.

Introduction

Economic impact studies consider how a construction project, a new or growing business, or an industry may affect a regional economy. A "region" could be a small city, state, country, or group of countries. For this project, we look at the effects of a new resort being built and operated at 2800 Main Street in St. Helena, California. Noble House Hotels and Resorts commissioned this report.

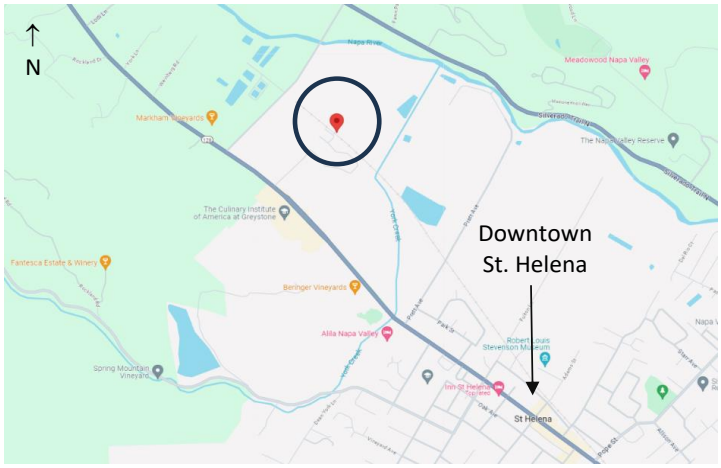
The economic impact estimates herein focus on the business revenues (and the portion that remains in St. Helena, later referred to as "value-add" incomes), wages, and jobs supported by the project's two phases: (1) construction and (2) operations. The construction phase provides income to St. Helena from workers' on-site spending their income within St. Helena's economy and the hard construction costs and administrative (soft) expenses, providing more revenues to local vendors and city government. Gains for the City of St. Helena (city government), except for property-tax gains due to the site's improvements after construction is completed, are also complete when construction ends. The operations phase has ongoing, annual economic and fiscal impacts. Workers on-site and visitors spending new to St. Helena from overnight stays at the resort drive daily economic gains due to operations. These gains become business revenues and value-added income after vendors are paid, wages are paid, and jobs are

supported within St. Helena. State and local tax revenues, including sales and transient occupancy tax (TOT) revenues, are derived from resort operations and subsequent "ripple" or multiplier effects. Because such gains are ongoing, annual changes are estimated, including costs to St. Helena to support the resort's operations.

The resort's fiscal impacts include fees paid to St. Helena's city government, property tax changes due to resort property being an improvement to the land (continuing gains from the construction phase), and gains from property transactions due to the resort's economic activity creating income for workers, vendors and city government related to resort operations. Our results include only state and local tax impacts, with estimates for St. Helena distinct from state or county-level gains.[1] We also consider ongoing municipal costs based on recent city budgets and new activity from this site. We start with an overview of the project, estimate assumptions, and report methodology. The economic and fiscal impact estimates are followed by a summary to conclude the report.

Project Overview

The project is known as St. Helena Resort as of March 2024. Noble House Hotels & Resorts is the developer. The property is planned for a specific portion of 2800 Main Street in St Helena, California (see map below). Access to the property would come from: (1) Deer Park Road, (2) from the Charles Krug Winery, and (3) from the Napa Valley Wine Train depot in St. Helena. The resort would be constructed adjacent to the northern terminus of the Wine Train's rail tracks. The proposal plans to develop approximately 10 acres of unused ground on the Charles Krug winery property, including a one-acre landscape area. The current design is for 52 rooms with the ability to create 56 rooms within the same building footprint. These rooms are in a two-story estate house with 14 guest rooms and 38 guest rooms spread out across 17 one-story villa buildings, two villa buildings with two stories each, and two rail car guest rooms. Additional planned amenities include an organic culinary garden and olive tree grove, meeting



Source: Google Maps

[1] The resort has future plans to add 50 housing units for on-site workers and may include additional workers for other St. Helena businesses to increase the local workforce available for job openings. To remain conservative we do not add the construction or occupancy impacts of these units to our analysis.

and event spaces, swimming pools, and an on-site spa and restaurant. The final design ultimately dictates the actual project costs. The economic and fiscal impacts come from this project's two phases: construction and resort operations.

Construction Phase

Once ground is broken, approximately 15 to 18 months are needed to complete the construction. This analysis assumes construction expenses are split between hard and soft costs. Hard costs relate to on-site project work, including what goes in each room and office (fixtures, furniture, equipment, or FF&E). Soft costs are administrative, design, and legal costs. We remain conservative by recognizing only a subset of the total cost estimates, as some spending will occur outside St. Helena. We identify costs used in the final economic impact estimates by an asterisk (*) in the list below; not all the costs will be spent inside St. Helena. We include the entire contingency fund in our hard-cost estimates.

- Hard Costs of $66.7 million over 16 months
  - Construction = $58.2 million*
  - Fixtures, Furniture and Equipment (FF&E) = $5.52 million
  - Other costs = $2.93 million
- Soft Costs of $15.53 million
  - Permits and Legal Costs = $1.99 million*
  - Design = $3.33 million
  - Project Management = $1.0 million*
  - Developer fees = $2.67 million*
  - Marketing for opening = $4.0 million*
  - Other Costs = $2.54 million
- Contingency costs for project = $3.33 million*
- Financing Costs = $9.09 million
- **Totals = $103.76 million (as of March 2024)**
  - **Total assigned to St. Helena for economic impact analysis based on estimated spending in St. Helena:**
    - **$61.5 million for hard costs (including contingency);**
    - **$9.66 million for soft costs.**

The operations phase begins once construction is complete. Once operations begin, the resort welcomes guests and begins to generate income. We assume the two phases are sequential; within two months of construction ending, the operations phase begins.

Operations Phase

Based on current forecasts for resort revenues, costs, and hiring levels, we use years 1 to 5 of operations to estimate the resort's economic and fiscal impacts once visitors begin to stay overnight. The list below summarizes the assumptions used in the calculations.

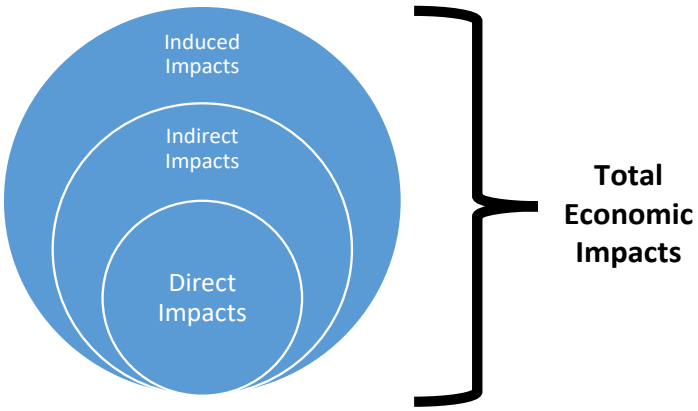
- Hiring will average 101 full-time equivalent (FTE) staff for years 1 to 5;
- The expected annual occupancy rates on average for years 1 to 5 is 55.3%;
    - The assumed range is between 32.5% in year 1 to 71.5% in year 5;
- The expected annual average daily room rate in current dollars is $1,716 for years 1 to 5;
    - The assumed range is between $1,849 in year 1 to $1,700 in year 5;
- Number of available rooms = 52 (18,350 hotel nights added to the local/regional inventory);
- Estimated operational expenses as a percentage of hotel revenues = 68.3%
    - Operational expenses suggest potential vendor revenues derived from the resort for St. Helena businesses;
- Expected transient occupancy tax (TOT) revenues = $2,568,900 per year, using 15% as the TOT rate (with 13% as the core rate for the City of St. Helena, as discussed below); and
- Year 1 is currently forecasted as 2027 to start operations.

The indirect and induced effects (the broader economic effects on the local economy, including additional taxable transactions) on St. Helena's city economy are based on the city's economic breadth and depth. As shown in the estimates below, the resort's hiring of workers, wages paid to these workers, vendor payments, and broader spending by overnight guests are critical ways this resort affects St. Helena's economy. These are the economic impacts.

Methodology

The levels of spending, wages, and revenues above help determine the starting point of "direct" economic impacts, as described below and estimated by the IMPLAN® model.[2]

Figure 1: Economic Impacts



Direct effects come from a business or a construction project generating revenue or costs and then paying vendors and workers as costs of operations. **Indirect** effects come from worker and vendor spending on various merchants, vendors, and employees, creating a second round of supported business revenues, jobs, wages, and tax revenues. This round of spending creates further **induced** effects. As affected employees and businesses spend on purchasing or producing goods and services within St. Helena's city limits (where taxable sales (including hotel stays that generate transient occupancy tax or TOT revenues) for the city government would apply), business revenues rise for grocery stores, marketing and public relations, personal services, restaurants, accountants, carpenters, and various other industries.

Estimated fiscal impacts come from various transactions and affect federal, state, county, and city finances. We show state and local tax revenues only to focus on those sources of funds directly related to city government. Costs to the City of St. Helena would be partially offset by fees paid during construction and ongoing revenues. Our analysis below considers the construction period and then five (5) years of operations.

An essential aspect of economic impact studies is what is retained in the local economy from

[2] Please see http://www.implan.com for more information on IMPLAN® and also the "Economic Impact Estimation" section in this report.

each project phase and ongoing revenues, wages, and taxes. Value-added revenues are those gains "added" to the local economy and not leaked away based on purchases elsewhere from incomes made locally. As shown below, wages and salaries of workers on-site are vital expenses during both phases that provide income to local residents. By economic necessity or choice, it is essential to consider how many on-site workers would live in St. Helena versus some other place (such as Santa Rosa or the city of Napa). The breadth of the local economy, in terms of industry mix, helps retain local gains versus leaking away to other areas.

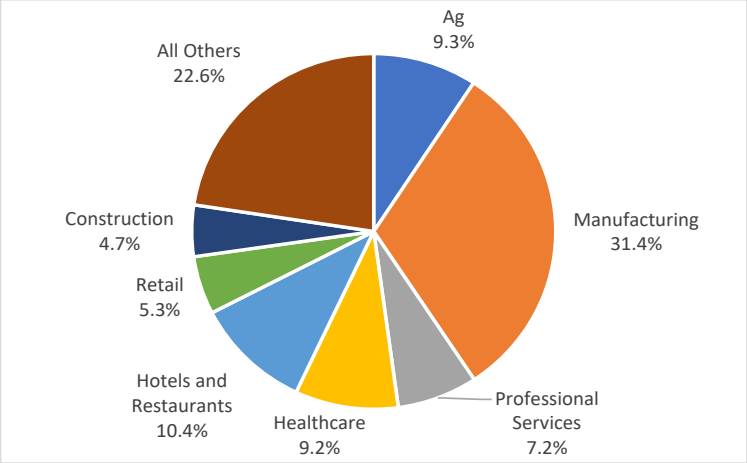
St. Helena as a City Economy

Northern Napa County employers are primarily in the wine industry (wineries and vineyards), restaurants, healthcare (St. Helena Hospital is a significant employer northeast of the city of St. Helena), and an array of professional services businesses (legal, accounting, architecture, etc.). In contrast to southern Napa Valley, "Up Valley" Napa County is more rural, with smaller towns (Calistoga, St. Helena, and Yountville). There are long-standing commute patterns into St. Helena from other places to work at St. Helena employers. Gains from the resort's daily operations partially remain in St. Helena versus other parts of Napa County and beyond based on where spending is done and vendor relationships exist. From 2010 to 2021 (the latest official data available on commute patterns), employers in St. Helena hired between 87 and 90 percent of local workers outside St. Helena. The more workers are local, the more their spending is retained at local merchants (grocery, medical and dental services, etc.).[3] In the estimates below, the indirect and induced gains from both project phases are small compared to the direct gains because St. Helena's economy is minuscule compared to the surrounding area.

In 2022, the latest data available and estimated for cities in California by the Census Bureau, the following data provide some perspectives. Figure 2 shows the mix of employers by their industry's proportion of total city employment for St. Helena. For the income generated by local businesses that remain in St. Helena (value-added income or gross city product, an analog to the national-level gross domestic product or GDP), Figure 3 shows the industry breadth in St. Helena. Notice that manufacturing, as related to the wine industry, dominates employment and value-added income in St. Helena. St. Helena employs approximately 6.75 percent of Napa County's total employed workers.

[3] See the Longitudinal Employment and Housing Database of the federal Census Bureau at http://lehd.ces.census.gov for more details and data.

Figure 2: St. Helena Industry Mix, Employment Levels, 2022, % of City Total

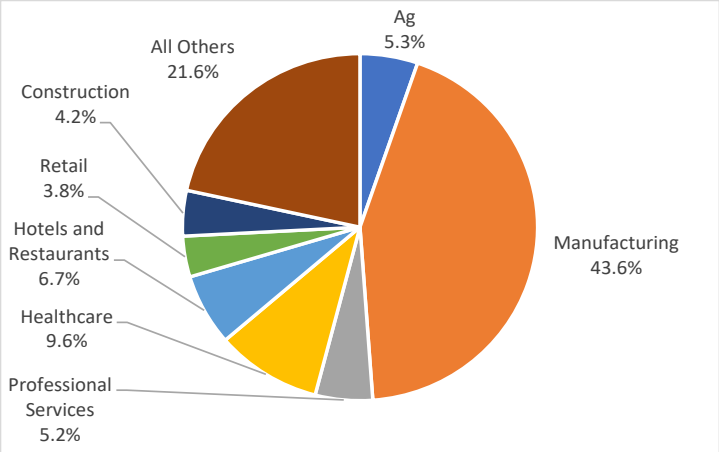


Sources: IMPLAN®, Census Bureau, and Author's Calculations

St. Helena's economic mix is essential to reducing "leakage" as more visitors come to town to enjoy this resort or as more jobs on site are offered. Leakages are lost business or government revenues in other areas because of local economic activity, creating gains for other areas where vendors or workers live.

The housing construction associated with the resort will provide additional economic benefits, which are not analyzed in this report. The resort's revenues are driven by visitors who stay overnight in St. Helena, a marketplace with voluminous regional competition.

Figure 3: St. Helena Industry Mix, Gross City Output, 2022 Dollars for 2022, % of City Total



Sources: IMPLAN®, Census Bureau, and Author's Calculations

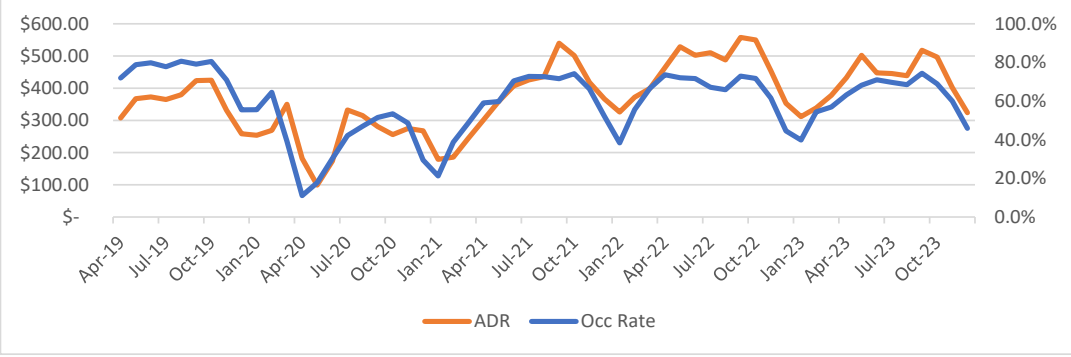
Recent Regional Performance of Overnight Stays: Napa County

Napa County has become synonymous with food and wine, and adults come to California for a European-style experience. St. Helena's location is close to many wineries in northern Napa County, including some along the Silverado Trail. St. Helena is a small center of restaurants, wineries, and retailers with a market focus on visitors. Visitors may come from points worldwide or surrounding counties throughout northern California.

Recent data on the larger overnight-stay market in Napa County is shown in Figure 4 below. These properties are broad in breadth, from budget hotels (Motel 6) to luxury resorts (Stanly Ranch and Silverado) in Napa County. The data also show typical tourism seasonality when comparing Napa County, Sonoma County, and San Francisco. A primary indicator of market strength is the estimated occupancy rate of available rooms based on the current number of hotel properties. The average daily rate (ADR) is another indicator of demand; an increase in ADR, the price offered for a room by an overnight stay property on average every day, suggests that hotel demand is rising. The supply of hotel rooms evolves slowly across a region, so demand generally drives a regional market for overnight stays versus a significant change in the number of new rooms. When occupancy rates and ADR are multiplied, revenue per available room (RevPAR) is the basis for a city economy's transient occupancy tax (TOT) revenues.

Figures 4 and 5 show occupancy rates and ADRs for Napa, Sonoma, and San Francisco counties. As a central air travel hub, San Francisco (SFO) has acted as a regional portal for international and national visitors to the Bay Area and, ultimately, Napa County. Sonoma County Airport (STS) acts as another regional portal. In some cases, resort patrons will come by their transportation, from driving to being flown by private plane.

Figure 4: Occupancy Rates (%) and ADR (Current $), Napa County, April 2019 to December 2023



Source: Smith Travel Research and Author's Calculations

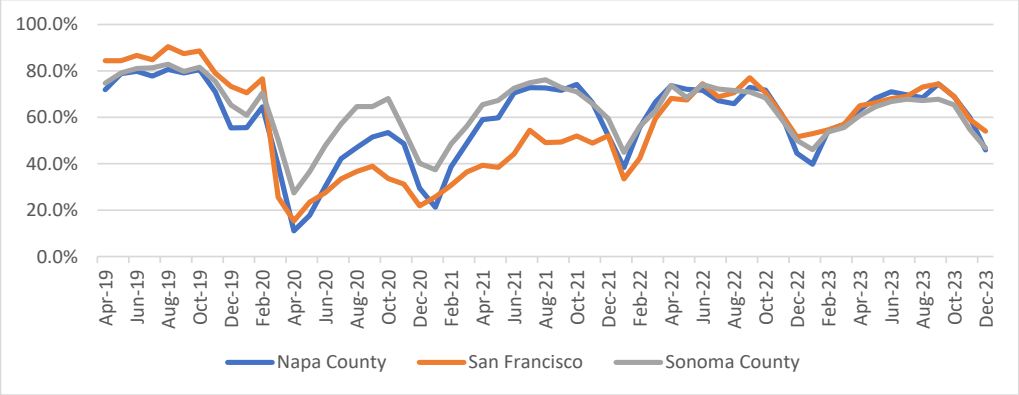
The volume of passengers and hotel choices in San Francisco create competition and

partnerships based on visitor desires. Notice, in all cases, the pandemic's effects on these counties' markets. Dean Runyan Associates provides data for all 58 counties in California in terms of economic impact from travel based on their estimates of overnight stays and per-person spending when on vacation.

For St. Helena, the city economy is driven by local wineries, restaurants, retail, vineyards, and health care. As a small city in a rural county, St. Helena provides a job market for residents in northern Napa County or adjacent counties (Lake or Sonoma counties). Tourism data shows that staying in St. Helena overnight has been tracked with Napa County overall (see Figure 8). Traveling to St. Helena, especially from outside Napa County, means passing through either the city of Napa and points south within Napa County, Sonoma, or Marin counties.

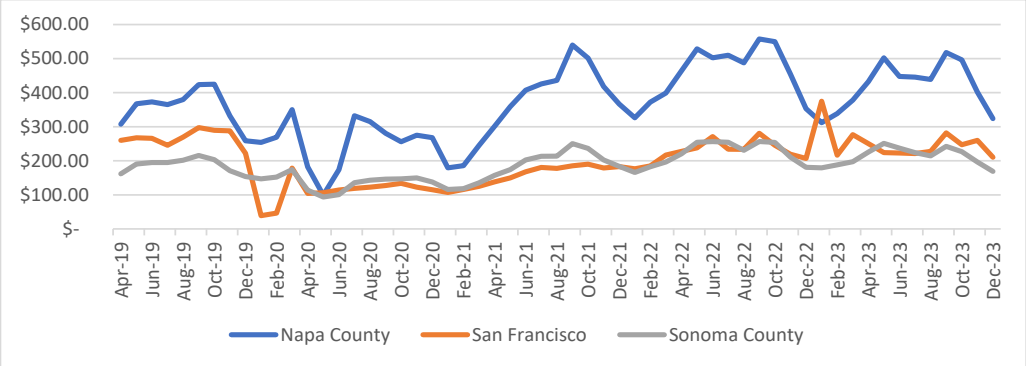
The resort provides another relatively large employer (101 employees would imply almost two percent more jobs in St. Helena once the resort is operational) and 10 percent more transient occupancy tax (TOT) revenues, as shown below. Sales tax and property tax revenue are additional tax gains from this resort's construction and operations. A key component of how this resort affects a local economy is through additional transient occupancy tax (TOT) revenues. The overnight stay revenues of city hoteliers in Figure 8 generate TOT revenues.

Figure 5: Occupancy Rates, Napa County, Sonoma County, and San Francisco, April 2019 to December 2023



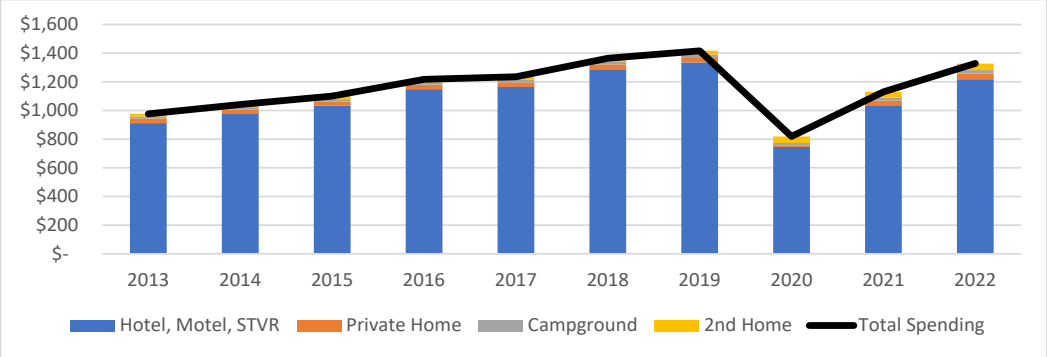
Source: Smith Travel Research and Author's Calculations

Figure 6: Average Daily Rates, Napa County, Sonoma County, and San Francisco, April 2019 to December 2023



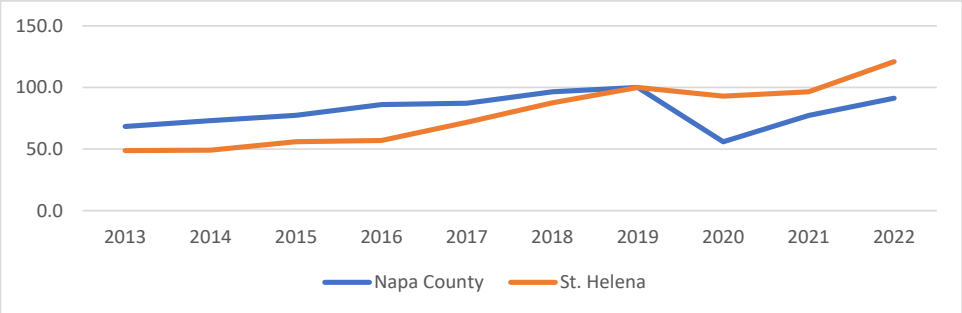
Source: Smith Travel Research and Author's Calculations

Figure 7: Traveler Data for Overnight Stay Spending in Napa County, 2013 to 2023 (est.), Current Dollars



Source: Dean Runyan Associates and Author's Calculations

Figure 8: Napa County and St. Helena Estimated Hotel Revenues in Current Dollars, 2013 to 2022, Index (2019 = 100)



Sources: City of St. Helena, Dean Runyan Associates, and author's calculations

Table 1 shows the progression of TOT tax revenues for St. Helena from fiscal year 2013-14 to 2022-23. Using the projected growth of TOT revenues to 2027, we show the estimated jump in TOT revenues when this resort starts operations. In Table 5, we consider how additional TOT revenues from this resort provide both borrowing capacity and the ability to pay off borrowing for the city in terms of new infrastructure or improvements.

Table 1: Transient Occupancy Tax (TOT) Revenues, Various TOT Rates
St. Helena, Fiscal Years 2012-13 to 2022-23, Current Dollars

Fiscal Year End	St. Helena TOT History
2013	$1,610,039
2014	$1,731,740
2015	$1,848,419
2016	$1,980,116
2017	$2,212,455
2018	$2,806,658
2019	$3,296,741
2020	$2,485,353
2021	$3,762,794
2022	$4,421,435
2023	$4,066,538

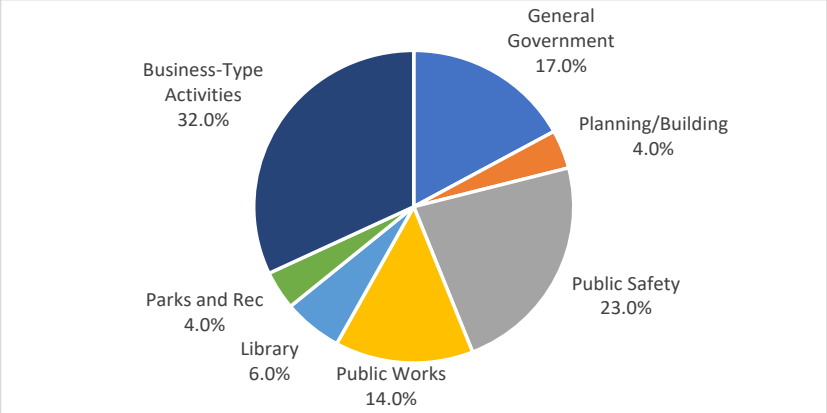
Source: City of St. Helena, Author's Calculations

St. Helena's Fiscal Budget: An Overview

Figure 9 shows the mix of significant city expenses in the 2019-20 fiscal year as a pre-pandemic benchmark compared to the latest fiscal year (2022-23) shown in Figure 10. These data are nominal and not inflation-adjusted. Notice the larger expenditures are for public safety (police and fire), public works (city infrastructure), and general government administration. There will be more expenditures toward public safety in 2022-23 as the budget expands with Measure E funds (from TOT) and sales tax revenues.

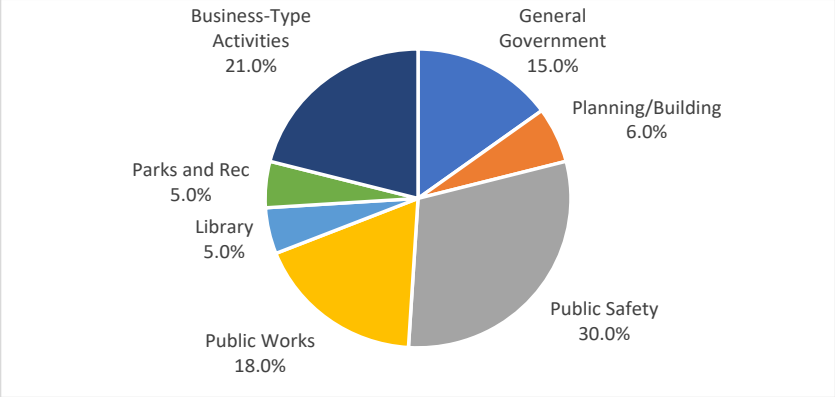
Based on St. Helena's population of 5,300 residents and recent budgets of approximately $20,000,000, we estimate the average municipal cost for the City of St. Helena to be $3,793 per resident or $8,723 per household (occupied housing unit). At full capacity (the most liberal estimate and not the basis of the financial projections below), the resort would have 52 rooms year-round that were occupied by approximately 104 equivalent "residents" (2 people per room night sold).

Figure 9: St. Helena City Expenses, 2019-20, Current Dollars, % of Total



Source: City of St. Helena, Author's Calculations

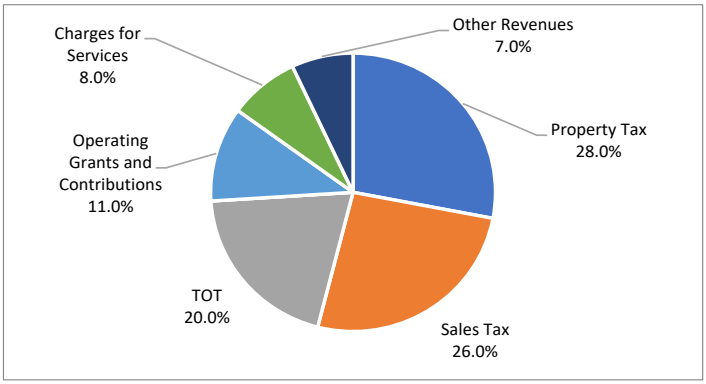
Figure 10: St. Helena City Expenses, 2022-23, Current Dollars, % of Total



Source: City of St. Helena, Author's Calculations

Figures 11 and 12 examine city revenue sources in fiscal years 2019-20 and 2022-23. St. Helena's revenues come primarily from sales and transient occupancy taxes (TOT), fees, intergovernmental transfers, and grants. Property taxes are the most significant revenue contributor in fiscal year 2022-23, but they are somewhat encumbered for local education and initiatives that involve parcel taxes. Sales taxes and TOT comprise approximately 46 percent of fund sources in the 2022-23 fiscal year.

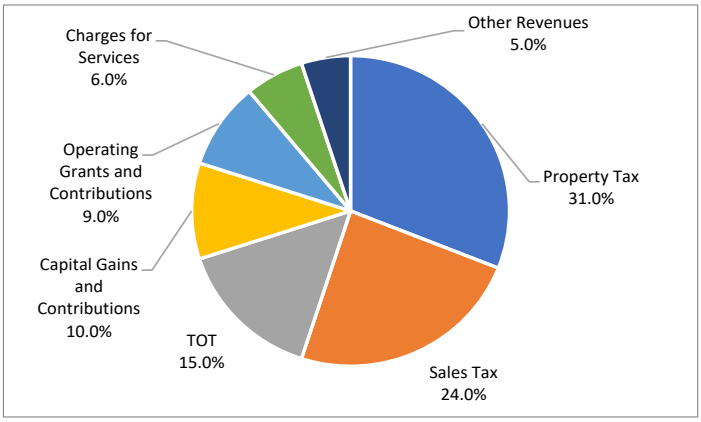
Figure 11: St. Helena Sources of Funds, Fiscal Year 2022-23



Source: City of St. Helena, Author's Calculations

In our fiscal impact estimates, we consider how daily employees and visitors to the resort may incur costs on the City of St. Helena as "new" to town. This is a conservative look at the cost of these additional people versus the current employment base or population to compare municipal costs to revenues generated by the resort's operations.

Figure 12: St. Helena Sources of Funds, Fiscal Year 2019-20



Source: City of St. Helena, Author's Calculations

As we see in the economic impact estimates, during the construction and operations phases, the resort generates property tax, sales tax, and TOT revenues that augment the City of St. Helena's sources of funds. Some of those gains come from the broader spending impacts estimated from visitors coming to St. Helena and staying overnight that would not take place without this resort expanding the rooms and amenities in St. Helena to attract overnight visitors and create multiple days of visitor spending per room sold.

Economic Impact Estimates

Based on the above assumptions, the economic impacts on St. Helena are shown in Tables 2 and 3 in summary form. Each table shows the amount of spending that remains in St. Helena, known as "value-add" income. For the construction phase, a certain amount of local hiring and use of local vendors across all project spending creates localized gains. Table 2 provides the "ripple" effects based on the methodology described above for the construction phase. The data in Tables 2 and 3 can also be seen as an algorithm if the assumptions change. For example, every $10 million in construction spending creates $8.4 million in local income for workers and St. Helena businesses, supporting 70 full-time equivalent workers.

Table 2: Construction Impacts
Incomes (Current Dollars) and Jobs (Number of Workers)

	Hard Costs	Soft Costs
	Annual Average	Annual Average
	Construction Period	
Applicable Spending (Direct Impacts)	**$61,500,000**	**$9,660,000**
Value Added	$51,662,200	$5,402,400
Wages	$20,845,000	$2,790,500
Jobs	316.0	23.0
Indirect Impacts		
Value Added	$398,100	$259,800
Wages	$162,400	$136,300
Jobs	3	2
Induced Impacts		
Value Added	$255,400	$64,200
Wages	$128,400	$32,300
Jobs	2	1
Totals		
Value Added Income	**$52,315,700**	**$5,726,400**
Wages	**$21,135,800**	**$2,959,100**
Jobs	**321.0**	**26.0**

For operations, the first five years show rising demand for the resort as a place to stay overnight to long-term average levels. Operations cannot begin until the construction phase ends. A daily flow of overnight visitors to the resort increases spending in St. Helena. Such spending creates more demand for an array of vendors. Similarly to the construction impacts, Table 3 shows the effects of having visitors on property and in St. Helena daily and throughout

the year. The value-added incomes, including wages and vendor payments, are generated and kept in St. Helena for local businesses. Table 3 summarizes how revenues generated by resort operations have broader economic impacts in St. Helena.

Additional spending that comes to St. Helena due to visitors staying overnight becomes regional spending throughout Napa County. Vendors from the City of Napa, American Canyon, and other parts of Napa County indirectly gain income and job support from resort operations. In the next section, we consider the fiscal impacts on the City of St. Helena's government and its sources of funds. Table 3 summarizes the estimated impacts of the first five years of resort operations.

Table 3: Operations Impacts
Incomes (Current Dollars) and Jobs (Number of Workers)

	Year				
	1	2	3	4	5
Resort Revenues	$15,316,000	$21,124,000	$26,597,000	$31,129,000	$33,375,000
Value Add	$10,749,800	$14,826,300	$18,667,600	$21,848,500	$23,424,900
Wages	$5,636,000	$7,773,300	$9,787,200	$11,454,900	$12,281,400
Jobs	93	99	101	104	106
Indirect					
Value Add	$125,700	$173,400	$218,400	$255,600	$274,000
Wages	$75,600	$104,300	$131,300	$153,700	$164,800
Jobs	1.5	1.6	1.6	1.6	1.7
Induced					
Value Add	$15,000	$20,700	$26,000	$30,400	$32,600
Wages	$7,500	$10,400	$13,100	$15,300	$16,500
Jobs	0.1	0.1	0.1	0.1	0.1
Totals					
Value Add	$10,890,500	$15,020,400	$18,912,000	$22,134,500	$23,731,500
Wages	$5,719,100	$7,888,000	$9,931,600	$11,623,900	$12,462,700
Jobs	94.6	100.7	102.7	105.7	107.8

Fiscal Impact Estimates

Our estimations of fiscal impacts are a blend of the IMPLAN® model's calculations based on the construction and operations spending and revenues, assumptions for the number of rooms sold annually, the resort's operations revenues beyond rooms sold (hotel stays are just one part of revenue and taxable sales generated), and the City of St. Helena data on its sources and uses of funds as a municipal government based on its financial reports.[4] Fiscal gains from the resort come from three primary sources for St. Helena:

- Sales tax revenues;
- Transient occupancy tax (TOT) revenues; and
- Property tax revenues.

Sales tax revenues come from the spending during the construction project at all levels based on taxable transactions. There may also be some use taxes, but sales taxes will be how the construction project provides retail tax revenues. The resort itself will have taxable transactions on-site. Enhanced spending within St. Helena, from retail sales to restaurant meals to local residents spending more at home because they work on-site, drives more sales and tax revenues. Every year, sales tax revenues start at zero; we assume the sales tax rate for the City of St. Helena is 8.25 percent, whereas the City of St. Helena retains 0.5 percent from the 8.25 percent or 6.06 percent of sales tax revenues generated within the city limits. For example, $1 million of taxable sales in St. Helena would generate $82,500 in sales tax revenue, of which $5,000 (0.5 percent of the taxable sales amount) would go to the City of St. Helena.

Transient occupancy tax (TOT) revenues depend on overnight stays at the resort and what is paid for each room when occupied. To be conservative, we only estimate additional TOT revenues from the resort and not indirect effects on other properties or short-term rentals because of events supported by the property's infrastructure. Some of that is captured as "Other Taxes and Fees" in Table 4. For example, corporate or other groups may have events centered on the resort, leading to additional hotel room demand beyond the resort.

TOT revenues depend on average daily rates (ADR) and occupancy rates; their product is revenue per available room or RevPAR. It is RevPAR that determines TOT. One difference between TOT and sales taxes is that the City of St. Helena keeps a more significant proportion of the TOT rate than sales taxes. The 15 percent TOT rate is 12 percent TOT for the City of St. Helena, 1% local Measure E (to help finance affordable and workforce housing efforts in the City of St. Helena), and 2% for the Napa Valley Tourism Improvement District (TID), providing

[4] See https://www.cityofsthelena.org/Archive.aspx?AMID=38 for several years of the City of St. Helena's financial reports and city budgets.

financing for the Visit Napa Valley organization to promote and market the entire region to potential visitors. In our summary, only 13% of the TOT is counted in the city-level fiscal impacts, which are those that stay in St. Helena directly; we assume no changes over the five years of operational estimates here. Every year, TOT revenues also start at zero.

Property tax revenues come from transactions related to property workers and vendors affected by the resort's operations. Initial changes in property tax revenues for the City of St. Helena come from the property's construction and how the construction spending generates income gains and property transactions that provide an increase in the assessed value of properties in St. Helena. Once operations begin, annual incomes for workers and vendors related to the property allow real-estate transactions that augment property tax revenues each year. In our analysis below, we show those estimates. In contrast to sales and TOT revenues, property taxes, once augmented, remain in terms of an increase in the assessed property values in St. Helena.

This resident equivalent translates to an estimated municipal cost of roughly $394,472 per year for the resort or $3,792 per St. Helena resident. Our fiscal impact estimates show the resort generates approximately $4,045,300 per year from the resort in years 1 to 5; this equates to an average revenue of $38,897 per equivalent resident annually based on 104 equivalent residents in the 52 rooms at the resort for the City of St. Helena. This means the average per equivalent resident annual revenue is over 10 times the municipality's annual cost per resident. Table 4 provides the estimates as a blend of the estimates from the IMPLAN® model and the construction and operational outcomes assumptions regarding taxable transactions. We show employment and other taxes and fees that construction and subsequent operations would generate at the local and state levels. To be conservative, we show only local fees and other taxes related to the resort.

Table 4: Estimated State and Local Tax Revenues from Construction (Const) and Operations

	Const	Const	Operations	Operations	Operations	Operations	Operations
	Year 1	Year 2	1	2	3	4	5
Property Taxes (IMPLAN)	$248,400	$82,800	$208,500	$287,600	$362,100	$423,800	$454,400
Property Taxes (Resort)	$-	$730,400	$745,000	$759,900	$775,100	$790,600	$806,400
Sales Taxes (Resort)	$-	$-	$321,600	$497,500	$690,900	$802,400	$848,200
Sales Taxes (IMPLAN)	$179,100	$59,700	$38,500	$53,100	$66,900	$78,300	$84,000
TOT (Resort)	$-	$-	$1,425,900	$1,883,800	$2,268,100	$2,671,400	$2,882,600
Subtotal	$427,500	$872,900	$2,739,500	$3,481,900	$4,163,100	$4,766,500	$5,075,600
Employment Taxes	$548,400	$182,800	$60,100	$82,900	$104,400	$122,100	$130,900
Other Taxes and Fees	$540,700	$180,200	$506,700	$698,900	$880,000	$1,029,900	$1,104,200
Totals	**$1,516,600**	**$1,235,900**	**$3,306,400**	**$4,263,700**	**$5,147,500**	**$5,918,500**	**$6,310,700**
Subtotal Per Hotel Room	$-	$-	$52,700	$67,000	$80,100	$91,700	$97,600

Sources: IMPLAN®, City of St. Helena, Noble House Hotels and Resorts, Author's Calculations
Note: Property taxes are assumed to be 1.18% of the assessed value post-construction and increase by 2% per year over the years, as shown in Table 4. Additional TOT Revenues are estimated at 13% of room revenues. We assumed 52 rooms.

Borrowing Capacity from TOT

Based on TOT revenues increasing, the City of St. Helena can borrow up to four (4) times the income to finance an additional infrastructure or municipal support needed for this resort. By Operations Year 4, this property will have over $10.0 million to the City of St. Helena's borrowing capacity from TOT alone. Much like an enhanced infrastructure financing district (EIFD) does with property taxes, the additional TOT generated from this property could be used to pay for the principal and interest of infrastructure debt. The property's existence acts as collateral for the TOT loan, where the projected revenues guide a lender on the ability to repay the loan. Table 5 shows the estimated change in TOT revenues as provided in Table 4 from 13 percent TOT and the amount of borrowing that could occur in years 1 to 5, with loan payments after year 5.

Table 5: Borrowing Capacity from Additional TOT Revenues from Resort Operations

City Borrowing Using Additional TOT	**Operations**	**Operations**	**Operations**	**Operations**	**Operations**
	Year 1	**Year 2**	**Year 3**	**Year 4**	**Year 5**
TOT (resort operations)	$1,425,900	$1,883,800	$2,268,100	$2,671,400	$2,882,600
Borrowing Capacity	$5,703,500	$7,535,100	$9,072,400	$10,685,700	$11,530,400

Sources: Author's Calculations using Table 4's Data

Conclusions

The economic effects of this resort's two phases, construction and operations, provide the City of St. Helena with increased tax revenues from additional economic activity. The construction phase starts with workers coming to the site and spending income at St. Helena's merchants. The project spending creates an enhanced value for the current property. The hard construction costs create those gains as the resort comes to life. After 15 to 18 months of building, the economic effects of construction end, except for the augmented property tax revenues. Those include new transactions due to workers in St. Helena being paid for the project and the property improvements.

Operations bring overnight visitors to St. Helena, which means more revenue for local businesses daily. We estimate approximately 101 workers on the property by year 5 of operations. Some of these workers will be housed in St. Helena. The visitor spending on and off property creates more income for those workers and more taxable transactions, including transient occupancy tax (TOT) revenues. Property and sales taxes are also increased based on the daily operations and broader economic activity throughout the city economy. Table 6 summarizes both phases' economic and fiscal impacts through year 5 of operations. The resort is estimated to generate revenue for the City of St. Helena 10 times the estimated cost.

Table 6: Total Economic Impacts, Current Dollars (Value-Added Income, Wages and Taxes) and Full-Time Equivalent Workers (Jobs)

	Construction	Construction	Operations	Operations	Operations	Operations	Operations
Year	1	2	1	2	3	4	5
Value Added Income	$43,531,575	$1,594,975	$15,456,700	$21,318,100	$26,841,400	$31,415,000	$33,681,600
Jobs	344	115	95	101	103	106	108
Wages	$18,071,175	$812,475	$5,719,100	$7,888,000	$9,931,600	$11,623,900	$12,462,700
Tax Revenues*	$427,500	$872,900	$2,739,500	$3,481,900	$4,163,100	$4,766,500	$5,075,600
Sales	$179,100	$59,700	$360,100	$550,600	$757,800	$880,700	$932,200
TOT	$-	$-	$1,425,900	$1,883,800	$2,268,100	$2,671,400	$2,882,600
Property	$248,400	$813,200	$953,500	$1,047,500	$1,137,200	$1,214,400	$1,260,800
Per new Resident**			$26,341	$33,480	$40,030	$45,832	$48,804
Per new Household**			$52,683	$66,960	$80,060	$91,663	$97,608

* These estimates of tax revenues are specific to St. Helena's portion of Table 4's estimates ("Subtotal")

** We assume 104 equivalent residents and 52 resort rooms/household equivalents over years 1 to 5.

About Economic Forensics and Analytics, Inc. (EFA)

Economic Forensics and Analytics, Inc. (EFA) is an independent research and consulting firm located in Sonoma County, California. Since 2000, EFA has provided clients with customized economic analysis at reasonable costs compared to competitors. We have a wide range of clientele in the private and public sectors across the United States and Canada. For government and businesses alike, EFA provides economic forecasting and economic impact analysis using the latest data and a proven method of describing the effects of decisions. EFA president Robert Eyler has a doctorate in economics from the University of California at Davis. See more at www.econforensics.com.

Appendix: Table A-1: Industry Detail for St. Helena

Industry in St. Helena	Employment	Gross Regional Product (GRP)
Agriculture	465	$35,561,800
Natural Resources	21	$2,656,900
Utilities	5	$4,195,700
Construction	235	$28,687,600
Food and Beverage Manu	1,433	$274,462,100
Light Manu	58	$8,105,900
Heavy/Advanced Manufacturing	90	$12,233,100
Wholesale	92	$28,130,600
Store Retail	152	$17,360,100
Non-Store Retail	114	$8,324,000
Transportation	12	$549,600
Logistics/Warehousing	20	$1,906,700
Information	1	$476,600
Financial Services	93	$17,186,400
Real Estate	258	$28,535,000
Professional Services	360	$35,313,300
Management Offices and Consulting	76	$11,017,400
Admin and Waste and Security	96	$5,059,800
Private Education	13	$638,500
Healthcare and Non-Profit Health	462	$65,238,200
Events, Entertainment and Fitness	75	$8,011,800
Hotels and Restaurants	524	$45,056,900
Other Personal Services	194	$15,423,400
Government	180	$21,583,300
Estimated Totals	**5,029**	**$675,714,700**

Sources: IMPLAN® and EFA

Appendix E. Peer Review Reports

1. **Air Quality & Greenhouse Gas Emissions**
2. **Biological Resources**
3. **Historic Resources**
4. **Archaeological Resources (CONFIDENTIAL/NOT ATTACHED)**
5. **Noise**
6. **Transportation**
7. **Water/Groundwater**

Appendix E - Peer Rview Reports
1. Air Quality

ILLINGWORTH & RODKIN, INC.
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REVIEW

Date: May 30, 2024

To: **Maya DeRosa**
Community Development Director
City of St. Helena
1088 College Avenue
St. Helena, CA 94574

Cc Linda Ruffing
North Coast Community Planning
707.272.2343
linda@nccplanning.com

From: James A. Reyff
Illingworth & Rodkin, Inc.
429 E. Cotati Ave
Cotati, CA 94931
jreyff@illingworthrodkin.com

RE: St. Helena Agritourism

SUBJECT: Peer Review of St. Helena Resort Project Environmental Assessment Report
Job#24-067

Illingworth & Rodkin, Inc. (I&R) peer reviewed the air quality and greenhouse gas (GHG) sections of the St. Helena Resort Project Environmental Assessment Report. The results of our review are described below.

Project Understanding Related to Air Quality and GHG

An Environmental Assessment Report was prepared to provide an analysis of the Agritourism Initiative's potential impacts upon the community and environment. The Agritourism Initiative would amend the City of St. Helena's General Plan and Zoning Ordinance to establish the Winery and Planned Agritourism Overlay (WPA Overlay), which can only be applied on up to 11 acres of large parcels in excess of 110 acres located within city limits but outside of the City's Urban Limit Line (ULL) with existing active agriculture and a winery and served by an existing railroad line. Specifically, the WPA Overlay would be applied to a certain property to facilitate the development of up to a 56-room maximum world-class resort (proposed project) on the property known as the Charles Krug Winery (winery) located at 2800 Main Street in the City of St. Helena. We

understand the air quality and GHG analyses that we reviewed addressed development of only the project at 2800 Main Street.

The proposed project would consist of up to 36 villas; six second-floor villa units; four estate house suites; one estate house junior suite; seven estate house rooms; and two guest rooms in refurbished, historic train cars facing the Napa Valley Wine Train tracks that bisect the larger winery property. A variety of public and visitor-serving amenities are also proposed as part of the resort project, from an organic culinary garden and olive tree grove to meeting and event spaces, swimming pools, and an on-site spa and restaurant. The Agritourism Initiative also includes 92 specific Environmental Design Features (EDFs) that address potential environmental issues, including aesthetics, air quality, biological resources, cultural and historic resources, energy efficiency, flooding, geology, contamination, noise, public services, traffic, utilities, water, water quality, and wastewater.

Construction of the proposed project is anticipated to start January 2026 and would be completed over the course of 18 months. An estimated 16,700 cubic yards (CY) of import soil would be required to meet the site grading scheme.

Summary of Air Quality Findings in the Environmental Assessment Report

The air quality analysis indicates that the construction emissions from all construction activities would be below the recommended thresholds of significance for reactive organic gases (ROG), nitrogen oxides (NOx), and exhaust particulate matter 10 micrometers or less in diameter (PM_{10}) and 2.5 micrometers or less in diameter ($PM_{2.5}$). However, to further reduce any potential construction emission impacts, the Agritourism Initiative would require development to implement EDF 15, which includes restrictions on construction vehicle idling, requiring various fugitive dust control measures, and conforming to applicable required State and federal emission standards for construction equipment.

Operational emissions would include area, energy, and mobile sources. Operation of the proposed project would be well under the Bay Area Air Quality Management District's (BAAQMD's) daily threshold for operation emissions. The Agritourism Initiative would require development to implement EDF 16, which would incorporate various sustainable design elements and guidelines to promote energy efficiency and other conservation measures.

The air quality analysis found less-than-significant impacts with respect to localized carbon monoxide concentrations or health risks. No odor analysis was provided.

Summary of GHG Findings in the Environmental Assessment Report

The proposed project would generate approximately 699 metric tons of carbon dioxide equivalents (MT CO2e) during construction. During operations, the proposed project would generate approximately 1,693.3 MT CO2e per year after the inclusion of 23.3 MT CO2e per year from project construction. There are no quantified thresholds used to judge the significance of these emissions. In an effort to reduce GHG emissions, the proposed project has been designed to be all electric and energy efficient. The assessment finds that the Vehicle Miles Traveled (VMT) in the region would unlikely change as a result of the proposed project.

The Agritourism Initiative includes two EDFs related to air quality and two EDFs related to energy

which would indirectly reduce the effects of GHGs. Note that most emissions are the result of traffic, followed by energy use.

Summary of Traffic Findings in the Environmental Assessment Report Related to Air Quality

The proposed project is expected to generate an average of 576 trips per weekday including adjustments for internalization. Weekend daily trips were not provided. Based on the location and characteristics of the proposed project, the total VMT in the region would be unlikely to change as a result of the proposed project and, in fact, could reduce slightly if future guests are comprised of people who were already intending to visit the area. Additionally, employee VMT is not considered significant. However, to further reduce employee VMT and support the City's trip reduction and climate policies, Transportation Demand Measures (TDM) were recommended. These may include carpool incentives, active transportation incentives, subsidized transit passes, guaranteed ride home, bicycle trip-end facilities, and a designated transportation coordinator. Required EDF 66 includes TDM measures that would be included, such as rideshare/carpool/vanpool promotion and support; education and information on alternative transportation modes, including railway; and a designated TDM coordinator.

Air Quality Peer Review

The air quality analysis was mostly based on use of the CalEEMod recommended by BAAQMD in their latest CEQA Air Quality Guidelines. This is the appropriate model to use for this type of land use. The primary inputs to the model included:

- Hotel with 56.0 rooms and 99,606 sf of floor space on 257,492 sf landscaped area on 7.26 acres
- Quality Restaurant with 5.39 thousand sf on 0 acres (assumed to be covered in the Hotel acreage) Note traffic study describes restaurant as having 150 seats.
- Parking lot with 141 thousand sf on 3.24 acres

The CalEEMod construction modeling was appropriately based on default conditions, given that construction details are not available. It appears that emissions associated with the hauling of 16,700 CY of import material were not included. However, this would add only a small amount of emissions that would not affect the results of the analysis that found emissions to be less than significant.

We identified two <u>minor</u> issues with the CalEEMod operational modeling:

> Page 68 of the Environmental Assessment states that the "project would be all electric design," however, the CalEEMod modeling provided in Appendix C (26/50) shows 192 metric tons are associated with natural gas usage. If the project is committed to "all electric" with no natural gas infrastructure, then this is simply a slight overestimate in project emissions. Otherwise, this influences the findings for GHG, discussed below.
>
> The modeling used the traffic study for mobile emissions, with daily trip generation as input represent all days of the week. The traffic study only provided weekday average daily trips but predicted peak hour trips for both weekday and weekend. Weekend peak-hour trips were much greater than weekday. For this reason, the operational traffic emissions

may be slightly underestimated if weekend daily trip generation is greater. This should be checked, however, the effect one way or another would not alter the conclusions.

The analysis did not include a quantified health risk assessment and we would agree that one is not necessary for the following reasons:

- Sensitive receptors are located at least 200 feet from most construction.
- EDF 15 will require diesel-powered construction equipment be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type.

Based on reduced emissions through implementation of EDF 15 and the separation distance, construction emissions should not lead to significant health risks.

The air quality study did not address odors. It appears the project would include on-site wastewater treatment and reuse of reclaimed wastewater (page 83 of the Environmental Assessment). There is no description of this treatment equipment or process. This potential source of odors should be identified and assessed in the air quality analysis. We do not anticipate the odor assessment to lead to any significant impacts.

Greenhouse Gas Emissions

The prediction of GHG emissions was based on CalEEMod modeling. Comments regarding natural gas use and traffic inputs apply to this portion of the assessment. The Environmental Assessment uses the latest project GHG thresholds recommended in the 2022 BAAQQMD CEQA Air Quality Guidelines, which are qualitative in general. Therefore, the prediction of GHG emissions is not a factor in assessing the significance of the project emissions.

Since St. Helena does not have a current GHG reduction plan that addresses future GHG reduction goals , the assessment GHG emissions is based on evaluation of design elements in Criterion A of BAAQMD's 2022 GHG Significance thresholds[1]. There are three issues to be aware of:

1. All electric design. To meet BAAQMD thresholds, the *project will not include natural gas appliances or natural gas plumbing (in both residential and nonresidential development)*. As discussed above, the CalEEMod modeling indicates natural gas usage. The City should obtain assurances that the project will not include natural gas appliances or plumbing.

2. VMT impact. BAAQMD thresholds require that a *project will achieve a reduction in project-generated vehicle miles traveled (VMT) below the regional average consistent with the current version of the California Climate Change Scoping Plan (currently 15 percent) or meet a locally adopted Senate Bill 743 VMT target that reflects the recommendations provided in the Governor's Office of Planning and Research's Technical Advisory*. Projects that are exempt from the VMT analysis generally meet this requirement. It appears that no such VMT analysis has been conducted to demonstrate that the VMT requirement is exempt or is below the BAAQMD/SB 743 target.

[1] Defined by BAAQMD as a local GHG reduction strategy that meets the criteria under State CEQA Guidelines Section 15183.5(b)

3. EV Parking. The BAAQMD GHG thresholds require that projects *achieve compliance with off-street electric vehicle requirements in the most recently adopted version of CALGreen Tier 2.* The Environmental Assessment, without any explanation, states that *the proposed project is only required to comply with CALGreen's mandatory level of EV charging infrastructure. Therefore, the proposed project would not be consistent with this element.* The City will have to impose appropriate EV charging requirements upon the Project that are consistent with CALGreen Tier 2 to make a less-than-significant finding for this impact.

Appendix E - Peer Review Reports
2. Biological Resources

June 3, 2024

Attn: Maya DeRosa
City of St. Helena
1088 College Avenue
St. Helena, CA 94574
MDeRosa@cityofsthelena.org

Subject: Peer review of Biological Resources assessment - St. Helena Resort Project, St. Helena, California

Ms. DeRosa:

This letter provides a peer review by WRA, Inc. (WRA) of the Biological Resources portion (section 6.2.3) of the Environmental Assessment Report (EAR) for the St. Helena Resort Project, by First Carbon Solutions (2024). The proposed project (Project) is a hotel and resort on the greater Charles Krug Winery property located at 2800 Main Street (APN 009-010-022-000) in the City of St. Helena (City), Napa County, California. The context of the EAR includes the St. Helena Agritourism Initiative, a voter-sponsored initiative that if approved would amend the City's General Plan and Zoning Ordinance to allow for winery-related development on certain larger, outlying parcels (greater than 110 acres) within the City's limits that meet other specific criteria. The EAR also includes Environmental Design Features (EDFs) from the Agritourism Initiative that are designed to address potential environmental issues, including related to biological resources; specific EDFs are also referenced herein when warranted.

No dedicated field work (site visit) occurred in support of this peer review. The information provided herein is based on the materials provided, publicly available information, and WRA's professional biological resources experience; the latter includes many vineyard and winery-related projects in Napa County.

AUTHOR QUALIFICATIONS

I (Jason Yakich; author) have over 16 years of biological consulting experience performing general biological assessments, wildlife habitat assessments, breeding bird and other avian surveys, and protocol-level surveys for several special-status wildlife species. I have prepared and overseen a variety of general biological and technical reports with a geographic focus on the North Bay counties and North Coast. This includes over 45 vineyard and/or winery-related projects in Napa County since 2017 (many ongoing). I received a Bachelor of Arts in Biology from U.C. Santa Cruz and a Master of Science in Biology from San Francisco State University.

PROJECT DESCRIPTION

The Project involves development of hotel and resort facility within up to 11 acres within the central-western portion of the greater 140-acre Charles Krug Winery property (Project Area). The

facility would include an estate house, up to 54 guest rooms within several single- and two-story villas, two guest rooms located in historic train cars, and various other amenities (some public) including but not limited to an on-site spa, restaurant, culinary garden, and a vineyard. The Project Area mostly consists of open, disturbed (fallow) land with a gravel substrate and/or ruderal (disturbance-oriented) vegetation.

PEER REVIEW

Overall, the biological resources portion of the EAR is adequate in its presentation of the Project Area and its environs. The Project Area has a history of disturbance and modification and was at least partially dedicated to agriculture by 1940 (Napa County 2024). More recent uses (since 1993) include vineyards (and possibly other crop production) and vehicle/equipment staging and storage (Google Earth 2024, Napa County 2024). The Project Area has been graded and/or otherwise disturbed multiple times, with the bulk of its area hosting a gravel (artificial) substrate or otherwise subject to substrate and vegetation maintenance. This history of modification precludes the potential for sensitive vegetation communities and special-status plants to occur on-site.

Adjacent land covers are also disturbed and modified, and include vineyard blocks, roads, and the Charles Krug Winery facility to the east and southeast. Several coast live oak (*Quercus agrifolia*) trees are present along the northeastern boundary of the Project Area, and oaks and other trees are present along a linear drainage ditch on the northwestern boundary along Deer Park Road.

Aquatic Resources

Sensitive aquatic resources are those protected by one or more federal, state, and/or local regulations; common aquatic features subject to such protections include streams and wetlands (including seasonal wetlands). A review of existing aerial photography indicates that no stream is present within or adjacent to the Project Area (though see references to streams within the greater property below).

The EAR does reference a “potential wetland…within ruderal vegetation toward the northern end of the site” (p. 56) but provides no mapping and few details, other than the observation of standing water and some associated facultative plant species (those likely to occur in wetlands) during a site visit in the month of February. Based on a review of aerial photography, no clear signature of a potential wetland is consistently visible (over multiple years), so the specific location of the subject feature is uncertain. The EAR concludes that a formal wetland delineation should be performed within the Project Area to determine if any features potentially jurisdictional to the U.S. Army Corps of Engineers (Corps) and/or state Regional Water Quality Control Board (RWQCB) are present. If any such features would be necessarily impacted to accommodate the Project, regulatory permits would be needed from the Corps and/or RWQCB, ultimately dependent on the jurisdictional assessment of the subject feature(s) in accordance with EDF 31 (Wetlands and Waters).[1] WRA concurs with the EAR regarding the need for an aquatic resources delineation, and stresses that the delineation should consider the history of

[1] *Note that a jurisdictional determination would be ultimately provided by the Corps and/or RWQCB.*

modification in the Project Area and how this may affect a jurisdictional determination if any potential wetland features are present.[2]

The EAR also states that "the adjacent drainage ditches appear to have a direct hydrological connection to the Napa River" (p. 56). As per aerial photography, a linear drainage ditch is present along the northwestern boundary of the Project Area adjacent to Deer Park Road, and hydrologically connected to a ditch along Highway 128 (Main Street). Aerial photography suggests that the subject ditch connects directly to (drains into) the Napa River, approximately 0.24 mile to the northeast of the Project Area, though the ditch's alignment is partially obscured by trees/vegetation and thus this connectivity is speculative. The ditch, including the section adjacent to the Project Area, also hosts associated oaks and other trees and shrubbery, which has increased in extent and density since at least 1993 (Google Earth 2024). If involved in Project review, the California Department of Fish and Wildlife (CDFW) could claim regulatory authority over the vegetation along the ditch if the subject vegetation is classified as "riparian."

The Napa River is Waters of the U.S. and State and thus jurisdictional to the Corps and RWQCB, as well as to CDFW. The EAR notes that the ditch in question may be subject to indirect and temporary impacts during construction, which could impact the Napa River (e.g., sediment discharges during construction), and references EDF 31 as the means to address such impacts. WRA recommends assessing the ditch system and its associated vegetation as a component of the aquatic resources delineation, including how to best preclude any adverse impacts if such is relevant. Note that as described in the EAR and shown in visual renderings, the Project will avoid the ditch system; the renderings also suggest that associated trees/vegetation along the ditch will be left intact. WRA recommends complete avoidance of the ditch and its immediate vicinity via the largest feasible setback, which would likely preclude involvement of the Corps and RWQCB as regards the ditch. Avoidance should also be clearly specified in the final description and plans for the Project. The Project will also presumably require a SWPPP as part of its grading authorization, providing additional measures and monitoring to ensure that incidental impacts to the ditch are avoided; these measures should also be specified in the final project description.

Also discussed in the EAR is York Creek, a tributary to the Napa River present along the southern boundary of a portion of the greater Krug Winery property. Along the Napa River, York Creek supports a run of federal listed steelhead (*Oncorhynchus mykiss irideus*; central California coast ESU [evolutionary significant unit]; CDFW 2024, other sources) and is otherwise considered sensitive. York Creek is located approximately 1,090 feet (0.2 mile) from the Project Area at its closest point, a setback more than sufficient to preclude both construction and operational impacts to the creek. The Project will also rely on water withdrawal from wells located within the greater winery property, but as per the EAR all such wells will be greater than 500 feet from both the Napa River and York Creek, which will avoid impacts to the hydrology and aquatic habitat of both streams. While assessing this conclusion is beyond the scope of this peer review, EDF 80 requires preparation of a groundwater report by a qualified hydrologist prior to issuance of a grading permit. The groundwater report and analysis should address the use of on-site wells and how such may affect the hydrology of York Creek and the Napa River, providing

[2] *It is WRA's understanding that no wetland mitigation banks currently service Napa County. As such if compensatory mitigation for wetland loss is needed (via the regulatory permitting process), the creation and/or enhancement of wetland acreage in the vicinity of the Project Area would likely be required.*

measures to ensure that no adverse impacts to the hydrology of these streams occurs as a result of the Project.

Special-status Species

Plants

As outlined above, the Project Area has been used for agricultural and other purposes and subject to disturbance for decades. Although special-status plants are not referenced in the EAR, the disturbed nature of the Project indicates that such species are highly unlikely or have no potential to occur there or otherwise be impacted by the Project.

Wildlife

The disturbed conditions (including on surrounding lands) and resulting lack of suitable habitats also greatly limit the potential for special-status wildlife to occur within the Project Area. The EAR references two special-status wildlife species (pp. 56-57): 1) white-tailed kite (*Elanus leucurus*; state Fully Protected Species), assessed as having potential to nest in trees within or adjacent to the Project Area; and 2) Townsend's big-eared bat (*Corynorhinus townsendiii*; state Species of Special Concern), which may roost within the trees. The EAR references EDF 20s (Nesting Birds) and 21 (Roosting Bats), respectively, to address any potential impacts to these species. WRA agrees with both the assessment regarding white-tailed kite and the suitability of EDF 20 to address this species. Townsend's big-eared bat, however, roosts in caves, mines or secluded portions of buildings (also those abandoned or otherwise underutilized) and is unlikely to use the subject trees for roosting.[3] Other bat species do have some potential to roost in the trees if suitable cavities/hollows are present, including pallid bat (*Antrozous pallidus*; state Species of Special Concern) as well as some non-status species. While EDF 21 is nonetheless generally suitable to avoid or otherwise minimize any potential impacts to bat roosts (if such are present), the stipulated default buffer of 500 feet is larger than what is typically recommended in such situations (e.g., CEQA mitigation measures). WRA recommends that EDF 21 be revised as follows:

> *Bats, including pallid bats: If feasible, vegetation (including tree) removal and/or construction initiation shall be conducted between September 1 and March 31. If vegetation removal and/or construction activities is to occur during the general maternity roosting season (April 1 through August 31), a qualified biologist shall conduct a habitat assessment and preconstruction survey (if needed)of trees within and adjacent to the Project Area no more than seven days before vegetation removal or construction activities begin. If no suitable roosting habitat for bats is found, then no further study is warranted. If an active bat roost is found, a non-disturbance buffer with a 150-foot radius shall be established around the roost unless a smaller buffer zone is approved by CDFW. Construction may resume once the maternity roost is no longer active or as approved by the qualified biologist. If the roost of a special-status species is to be necessarily removed or otherwise impacted, coordination with CDFW shall occur. Irrespective of time of year, all felled trees with potential bat roosts should remain on the ground for at least 24 hours prior to chipping, off-site removal, or other processing to allow any bats present within the felled trees to escape.*

[3] *EDF 21 itself mentions pallid bat, so perhaps this was the intended species to include in the EAR text.*

Additionally, while other special-status wildlife species are unlikely to occur within or adjacent to the Project Area, a summary table outlining which habitat elements are absent or other factors specific to each species known from the vicinity should be created. Such tables are typical of full California Environmental Quality Act (CEQA) documents for projects of this scale, even for highly disturbed sites.

Bird Nesting – General

As implied in the EIR, native bird species with baseline legal protections under the federal Migratory Bird Treaty Act and California Fish and Game Code have the potential to nest within or adjacent to the Project Area. Primary nesting substrates would be in trees and larger shrubs, though nesting on the ground or low in ruderal vegetation cannot be ruled out if the site is left generally undisturbed. WRA recommends that EDF 20 be revised as follows:

> *Birds, including but not limited to raptors such as white-tailed kite: If feasible, vegetation removal and/or construction shall be conducted between September 1 and January 31. If vegetation removal and/or construction activities is to occur during the nesting season (February 1 through August 31), a qualified biologist shall conduct a preconstruction survey no more than seven days before vegetation removal or construction activities begin. If an active nest (one with eggs or young) is found, a non-disturbance buffer shall be established around the nest and remain in place so long as the nest is active. Buffers will have a minimum radius of 500 feet for raptors and special-status species, and 150 feet for other birds. Buffers may be reduced in size if on-site observations by the biologist indicate that the reduction will not result in impacts to the nest or breeding success. Buffers may be removed once all young birds have left the nest or as approved by the qualified biologist.*

SUMMARY

The Biological Resources section (6.2.3) of the EAR provides generally sufficient documentation of conditions at the Project Area and potential biological resources constraints for the Project. The following summarizes WRA's peer review, including recommendations.

Aquatic Resources

- An aquatic resources delineation of the Project Area should be performed, including the jurisdictional status (federal and state) of any potential wetland features present. Regulatory authorizations for any necessary impacts to aquatic features should be obtained from the Corps and/or RWQCB (as warranted), in accordance with EDF 31.
- The Project should completely avoid the drainage ditch (including directly associated vegetation) along Deer Park Road, and clearly state and demonstrate this avoidance in project descriptions and plans.
- Current plans show that York Creek (on the eastern boundary of the greater Krug Winery property) is being sufficiently avoided by the Project. The hydrology study required by EDF 80 should include an assessment of on-site well use in the context of avoiding any adverse hydrological impacts to the York Creek and the Napa River.

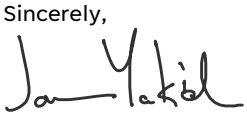
Special-status Species

- Given the highly disturbed and modified nature of the Project Area, all special-status plant species known from the vicinity are unlikely or have no potential to be present there.

- Few special-status wildlife species have the potential to be present within or in close enough proximity to be impacted by the Project. Nonetheless, it is recommended that an occurrence potential table for special-status wildlife species known from the vicinity be developed and included in environmental documentation for the Project.
- Regarding avoidance of impacts to nesting birds and bat roosts, WRA recommends that EDFs 20 and 21 be respectively revised as outlined herein.

Please contact me with any questions.

Sincerely,



Jason Yakich
Senior Biologist
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Ec: Linda Ruffing, North Coast Community Planning

REFERENCES

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Appendix E - Peer Review Reports
3. Historic Resources

June 4, 2024

Maya DeRosa, AICP
Community Development Director
City of St. Helena, Community Development Department

RE: Historic Built Environment Peer Review of the St. Helena Resort Project Environmental Assessment Report and Elements of the Cultural Resources Supporting Information within Appendix E for the Proposed Project within the Charles Krug Winery Property at 2800 Main Street, St Helena, Napa County.

Ms. DeRosa,

Evans & De Shazo, Inc. (EDS) completed a historic built environment peer review of the St. Helena Resort Project Environmental Assessment Report (EA), completed by First Carbon Solutions (FCS) on May 15, 2024,[1] and elements of the documentation within the "Cultural Resources Supporting Information" of Appendix E of the EA, submitted to the City in support of the voter-sponsored initiative known as the St. Helena Agritourism Initiative (Agritourism Initiative), not subject to review under the California Environmental Quality Act (CEQA). The proposed St Helena Resort Project (detailed below) is within an 11-acre portion of the 137.80-acre Charles Krug Winery property at 2800 Main Street, St Helena, Napa County, within Assessor Parcel Number (APN) 009-010-022 (Property). The Charles Krug Winery is currently listed on the National Register of Historic Places Historic Places (NRHP; National Register #74000543; 1974), and the Charles Krug Winery Building is listed as a California State Historical Landmark (# 563).

At the request of the City of St. Helena, the historic built environment peer review was conducted by EDS Principal Architectural Historian Stacey De Shazo, M.A. ("peer reviewer"), who exceeds the Secretary of Interior's qualification standards in Architectural History and History. The peer review was completed to provide guidance and recommendations to the City of St. Helena and the City Council, as needed.

St. Helena Agritourism Initiative Background

The St Helena Resort Project was proposed via a voter-sponsored initiative pursuant to Section 9200 et seq. of the California Election Code laws that would allow for approval of a 56-room maximum resort facility within the Charles Krug Winery Property by the St. Helena City Council, without review under CEQA. The voter-sponsored initiative (aka ballot measure), titled the "St. Helena Agritourism Initiative" (Agritourism Initiative), contains text changes necessary to amend the City's General Plan, Zoning Ordinance, and Municipal Code to create a Winery and Planned Agritourism (WPA) Overlay Zone, which would facilitate the development of a 56-room resort hotel and agritourism facility (proposed project). Recently, the Agritourism Initiative ballot measure received enough voter support to qualify to be presented to the St. Helena City Council for further action. If the ballot measure is approved by the City Council, the Agritourism Initiative would amend the City of St. Helena's General Plan and Zoning Ordinance to establish the WPA Overlay, which can only be applied on up to 11 acres of parcels in excess

[1] First Carbon Solutions, "St. Helena Resort Project Environmental Assessment Report," May 15, 2024.

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of 110 acres located within city limits but outside of the City's Urban Limit Line (ULL) with existing active agriculture and a winery and served by an existing railroad line. Specifically, the WPA Overlay would be applied to the Property to facilitate the development of the St. Helena Resort Project within the Charles Krug Winery Property, a 56-room maximum resort with 36 villas, six second-floor villa units; four estate house suites; one estate house junior suite; seven estate house rooms; and two guest rooms in refurbished, historic train cars facing the Napa Valley Wine Train tracks that bisect the larger winery property. As well as various public and visitor-serving amenities, such as an organic culinary garden and olive tree grove for meeting and event spaces, swimming pools, and an on-site spa and restaurant.

In addition, the Agritourism Initiative would introduce 92 specific Environmental Design Features (EDFs) addressing potential environmental issues, including aesthetics, air quality, biological resources, cultural and historic resources, energy efficiency, flooding, geology, contamination, noise, public services, traffic, utilities, water, water quality, and wastewater. The Agritourism Initiative requires the proposed project to adhere to and implement the EDFs.

Charles Krug Winery Historical Status

To begin the peer review, EDS has provided the following section detailing the **current historical status** of the previously documented built environment resources within the Charles Krug Winery Property.

Charles Krug Winery

- **1957**: The Charles Krug Winery building was listed as a California State Historical Landmark (# 563).
- **1974**: The Charles Krug Winery Property was listed on the NRHP (National Register #74000543). The listing includes the 1874 Winery Building (Redwood Cellar) and the 1881 Stable Building (the Oak House or Carriage House), known as the Winery Complex. Although the 1974 listing did not fully document the Property, the Statement of Significance on the NRHP form states, "The Charles Krug Winery and its surrounding vineyards are living reminders of a man and his accomplishments which form an integral part of the cultural and commercial heritage of California."[2] Although the listing is unclear, the "Winery Complex" was listed under Criterion B at the state level for its association with Charles Krug within a period of significance from 1861 to 1892.
- **2007**: The Charles Krug Winery was part of a Historic Property Tax Credit project that included seismic strengthening and rehabilitation of the 1874 Winery Building (Redwood Cellar) and alterations to the 1881 Stable Building (Oak House or the Carriage House). As part of the certification process, and only for the purpose of the rehabilitation project, the California Office of Historic Preservation (OHP) requested that the applicant provide supplemental documentation of the Property, including information on previously undocumented buildings within the Property, including a "Storage Shed, Tasting and Retail Room, Boiler House, Restroom Building, Barbecue Pavilion, Winery Operations Facility, Scale Facility, Hopers, and the three dwellings." Information about these buildings was provided as part of the tax credit application for association with

[2] National Register of Historic Places, "Charles Krug Winery," (National Register #74000543), 1974.

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Charles Krug but was not evaluated for individual eligibility and was not part of an amendment to the Charles Krug Winery National Register listing. The tax credit application also included updated photographs of the Property provided to the OHP and NPS.

EDS Comments

- The 1874 Winery Building (Redwood Cellar) and the 1881 Stable Building (aka the Oak House or Carriage House) within the Charles Krug Wine Property are listed on the NRHP and the California Register of Historical Resources (CRHR) for association with Charles Krug; however, the other current built environment resources, including three houses, a stone shed, production/warehouse/office, tasting room, shop, shed, toilets (page 125 of Appendix E), vineyards, and other elements within the Charles Krug Winery Property have not been documented or evaluated for listing on the NRHP or the CRHR.[3] In addition, EDS suggests that the Property may also be eligible for its association with the Mondavi family, specifically Cesare, Peter, and Robert Mondavi, who, according to the supplemental documentation provided in 2007 by Architectural Resources Group (ARG) to the NPS as part of a Historic Property Tax Credit project (Pages 65-222 of Appendix E), "revitalized the site, renovated the main buildings, and established the "C.K. Mondavi" label. The Mondavi family brought innovation to the winery, experimenting with cold fermentation, focusing on Cabernet Sauvignon varietals, and introducing French oak for aging. The Mondavi family did things first at the Krug Winery that were to catch on in other places and become industry standards, such as developing winery tourism as early as 1949 with regular guided tours and a visitor center. The Mondavi's published a wine newsletter, possibly the first in California. The family and their award-winning wines were instrumental in the growth of the wine industry in California."

Napa Valley Railroad/Southern Pacific Railroad Historical Status

- A portion of the Napa Valley Railroad/Southern Pacific Railroad (P-28-000966) is located within the Property. The Napa Valley Railroad/Southern Pacific Railroad line has been the subject of numerous surveys, and the line is recommended as not eligible for listing on the NRHR; however, the rail line has not been evaluated for listing on the CRHR.[4]

EDS Comments

- EDS suggests that the Napa Valley Railroad/Southern Pacific Railroad section within the Property may be eligible for its association with the Charles Krug Winery or the Mondavi Family as part of a potential district. As such, if a Historic Resources Evaluation (HRE) of the Property is completed before the approval of the Agritourism Initiative, the section of the Napa Valley Railroad/Southern Pacific Railroad within the Property should be evaluated to determine if this section of the rail line is individually eligible or as part of a district, for its association with the Charles Krug Winery, or

[3] Although there is information about these built resources within the Historic Property Tax Credit project, they were not documented or evaluated.

[4] Department of Parks and Recreation (DPR) 523 forms, "Napa Valley-Southern Pacific RR" (P-28-000996).

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the Mondavi family.

General Comments

- The EA does not appear to have been written with the assistance of a professional, qualified architectural historian who is needed to advise on potential impacts to historic built environment resources.

EDS Review of the First Carbon Solutions Environment Assessment and Appendix E

Although the Agritourism Initiative is not subject to review under the CEQA, the FCS EA and Appendix E contain information regarding historic built environment cultural resources within the Property. The following section focuses on reviewing the EA and Appendix E and provides recommendations related to the known historic built environment resources within the Property.

EA: Table 3; Page 3

> "Development under the Agritourism Initiative would result in the following potential impacts to cultural resources: (1) The removal of a minimal number of historic vineyard rows associated with the National Register of Historic Places (NRHP) listed Charles Krug Winery; (2) Potential viewshed impacts to the Charles Krug Winery; (3) Modifications to the Napa Valley Wine Train/Southern Pacific Railroad Tracks on the project site; (4) Potential impacts to an Indigenous archaeological resource. The Agritourism Initiative includes seven EDFs which are specifically intended to protect historic, cultural, and tribal Cultural Resources (TCRs) and requires the preparation of an Archaeological Treatment, Testing, and Curation Plan to assess the potential for presence of archaeological, paleontological and TCRs. allowing for the development of the proposed St Helena Resort Project (detailed below) within the Charles Krug Winery."

EDS Comments

In Table 3, FCS lists potential impacts on historic built environment cultural resources, including the following "elements."

- Historic vineyard rows associated with the National Register-listed Charles Krug Winery
- Charles Krug Winery "viewshed"
- Napa Valley Wine Train/Southern Pacific Railroad Tracks

EDS Review: Historic Vineyard

- The term "historic vineyard" is only used once in the EA within Table 3, and no details explain this reference within the EA or Appendix E. In addition, Page 58 of the EA states the "vineyard has been surveyed and documented (Appendix E)." EDS reviewed Appendix E and could not find that the term "historic vineyards" or any existing or previously existing vineyards within the Property had been surveyed or documented as part of a survey by a qualified architectural historian. Neither the National Register documentation nor any other documentation of the Property provides any evidence that an architectural historian recently surveyed the built environment

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resources within the Property. As such, impacts as a result of the Agritourism Initiative cannot be accessed based on the current documentation within the EA or Appendix E.

EDS Recommendations:

EDS recommends that an HRE of the Charles Krug Winery Property is completed prior to moving forward with the approval of the Agritourism Initiative, as the demolition of "historic vineyards" or a reduction of the vineyard within the Property could significantly impact its integrity, including its feeling, setting, and association.

EDS Review: Charles Krug Winery "viewshed"

- Although the EA clearly states that there could be impacts to the Charles Krug Winery "viewshed" (EA pages 3, 58, 59, and 63) as a result of the Agritourism Initiative that would allow for the construction of the St. Helena Resort Project, the term "viewshed" is not used in accessing impacts to historic built environment resources. In addition, the statement on Page 58 of the EA that "The Agritourism Initiative would not directly impact the buildings listed in the NRHP and CRHR. It is currently assumed that any potential impacts to these buildings would be related to the viewshed" may be misleading. Although the two buildings listed on the NRHP/CRHR may not be directly impacted, the other buildings, vineyards, and various built environment elements, including roads, fencing, and other elements, have not been evaluated for the NRHP or the CRHR. As such, direct or indirect impacts cannot be accessed based on the current documentation with the EA or Appendix E.

EDS Recommendations:

It appears that the term "viewshed" within the EA refers to the setting of the Property, which is the larger area or environment in which the National Register-listed Charles Krug Winery Property is located. As such, EDS recommends that the EA clarify the term "viewshed."

EDS also recommends that an HRE of the Krug Winery Property be completed prior to moving forward with the Agritourism Initiative, as the demolition of any "historic vineyards," the reduction of the vineyards, and changes to the setting of the Property, including roads, setbacks, fencing, and views, and introduction of new building can significantly affect the integrity of the historic property/historical resource.

In addition, EDS recommends that a qualified architectural historian complete a Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards) review to provide guidance to historic property owners, architects, contractors, and the City of St. Helena (project reviewers) prior to the beginning of any work within the National Register-listed Property.

Additional Comments:

- EA; Page 58: FCS states the "Winery Buildings" are "Potentially Eligible for State Historical Landmark"; however, the 1874 Charles Krug Winery Building (Redwood Cellar) is a listed landmark (#563).
- EA: Section 6.2.4, Page 58: Although the EA states a "cultural resource pedestrian survey of the

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project site was completed on February 22, 2024"; however, it does not appear that a qualified architectural historian participated in the survey and that the vineyards were documented or evaluated.

Conclusion and Recommendations

The current documentation of the Charles Krug Winery Property lacks complete documentation and evaluation of the built environment resources within the Property. In addition, it does not appear that the association with the Mondavi family has been considered part of the Property's significance. This is extremely important to address before the approval of the Agritourism Initiative, particularly given the importance of the Mondavi family to the wine industry in Napa Valley. As such, EDS recommends that the City of St. Helena consider requiring the completion of an HRE and DPR 523 forms and a Standards review to determine if there will be any impacts to historic properties/historical resources.

Thank you for the opportunity to complete this review.

Sincerely,



Stacey De Shazo, M.A. Principal Architectural Historian
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Appendix E - Peer Review
Reports 5. Noise

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Date: May 30, 2024

To: **Maya DeRosa**
Community Development Director
City of St. Helena
1088 College Avenue
St. Helena, CA 94574

Cc Linda Ruffing
North Coast Community Planning
707.272.2343
linda@nccplanning.com

From: Paul R. Donavan, ScD
Illingworth & Rodkin, Inc.
429 E. Cotati Ave
Cotati, CA 94931
pdonavan@illingworthrodkin.com

RE: St. Helena Agritourism

SUBJECT: Peer Review of St. Helena Resort Project Environmental Assessment Report Regarding Noise

Illingworth & Rodkin, Inc. (I&R) peer reviewed the noise section of the St. Helena Resort Project Environmental Assessment Report. The results of our review are described below.

Project Understanding Related to Noise

An Environmental Assessment Report was prepared to provide an analysis of the Agritourism Initiative's potential impacts upon the community and environment. The Agritourism Initiative would amend the City of St. Helena's General Plan and Zoning Ordinance to establish the Winery and Planned Agritourism Overlay (WPA Overlay), which can only be applied on up to 11 acres of large parcels in excess of 110 acres located within city limits but outside of the City's Urban Limit Line (ULL) with existing active agriculture and a winery and served by an existing railroad line. Specifically, the WPA Overlay would be applied to a certain property to facilitate the development of up to a 56-room maximum world-class resort (proposed project) on the property known as the Charles Krug Winery (winery) located at 2800 Main Street in the City of St. Helena. I&R reviewed Section 6.2.9 – Noise and the corresponding Appendix H: Noise Calculations Sheets pertaining to the proposed project at 2800 Main Street in St. Helena, California.

The proposed project would consist of up to 36 villas; six second-floor villa units; four estate house suites; one estate house junior suite; seven estate house rooms; and two guest rooms in refurbished, historic train cars facing the Napa Valley Wine Train tracks that bisect the larger winery property. A variety of public and visitor-serving amenities are also proposed as part of the resort project, from an organic culinary garden and olive tree grove to meeting and event spaces, swimming pools, and an on-site spa and restaurant. The Agritourism Initiative also includes 92 specific Environmental Design Features (EDFs) that address potential environmental issues, including aesthetics, air quality, biological resources, cultural and historic resources, energy efficiency, flooding, geology, contamination, noise, public services, traffic, utilities, water, water quality, and wastewater. Two of these address noise management.

Construction of the proposed project is anticipated to start January 2026 and would be completed over the course of 18 months. An estimated 16,700 cubic yards (CY) of import soil would be required to meet the site grading scheme.

Summary of Noise Findings in the Environmental Assessment Report

The Noise Section, 6.2.9, is divided into areas that consider Construction Noise Impacts, Operational/Stationary Sources Noise Impact, Operational/Mobile Source Noise Impacts, Short-term Vibration Impacts, Operational Vibration Impacts, and Airport Noise Impacts. The Operational/Stationary Source Noise Impacts are further subdivided into Mechanical Equipment Operations and Parking Lot Activities. The analysis identifies two EDFs that shall be implemented if the project is approved. The first (EDF 47) is that the construction contractors shall be required to provide and implement a Noise Management Plan to reduce construction noise at off-site residences to the extent feasible. The second (EDF 48) addresses operational issues to be included in a noise management plan. These include restricting the time in which specific operations can only be performed to 7:00 a.m. to 10:00 p.m. and equipping noise-generating equipment with noise control devices, using haul routes that avoid noise sensitive land uses, locating staging areas and construction material storage away from adjacent residences, and using noise reducing measures for pile driving activities. Vibration levels were assessed for construction activities and found to be well below the levels that could create structural damage to the existing structures on the property. Operational vibration levels were found to be lower than that detectible for persons in the project vicinity. Noise from the Napa County Airport 23 miles south of the project may produce audible levels when overflying the project site, however, not above acceptable standards.

Noise Peer Review

Construction Noise
A number of issues regarding the prediction of construction noise levels should be clarified. First, it appears that the calculation in pages 70 and 71 were based on the Federal Highway Roadway Construction Noise Model, RCNM. If this is so, it should be stated. In the example on page 71, it appears that the five multiple pieces of equipment were one of each type yielding the L_{eq} value of 51 dB overall. It might be helpful to site these as a range: five graders would produce 53 dBA, while five front end loaders or backhoes would produce 46 dBA, however, this would not affect the conclusion. In regard to interior noise for the residences on the southwest side of the project area, it could be noted that State Route 29 (SR 29) lies in between the project site and the residences. A simple calculation of the daytime roadway traffic noise levels could help to reinforce that the construction noise is not expected to be an issue in the interior of these dwellings.

Operational/Stationary Source Noise Impacts
It appears that the stated expected interior noise due to mechanical equipment is based approximately on an average of the 45 to 60 dBA source levels. Based on our experience, assuming a 25 dB exterior to interior noise reduction is typical. With that amount of noise reduction, the interior levels would be expected to range from about 15 dBA to 30 dBA. If this were compared to SR 29 traffic noise levels, the conclusion of the mechanical equipment being "less than perceptible" may be further supported.

Parking Lot Noise
The estimated source levels are expressed as L_{max} however, the estimated interior levels are expressed as L_{eq}. Issues such as door slams and possible horn honks are basically impulsive. Assuming the worst case of 70 dBA L_{max} at 50 feet, the impulsive noise levels would still be only about 15 dBA L_{max} on the interior and 40 dBA L_{max} on the exterior for the worst case. The L_{eq} levels would even be substantially lower. It may be worthwhile to note this in the discussion.

Operational/Mobile Source Noise Impacts
No issues or concerns were noted for this section.

Short-term Construction Vibration Impacts
A reference for the source level of a small vibratory roller should be provided. It should be noted as to whether or not the winery building is deemed to be a historic structure as lower threshold levels may be appropriate; however, the assessment would not be affected.

Operational Vibration Impacts
No issues or concerns were noted for this section.

Airport Noise Impacts
No issues or concerns were noted for this section.

General Comments
Throughout the Noise section, many noise levels are cited without any references. This should be addressed by the proper references, or at least citing the source in the write-up itself. Also it is assumed that the RCNM was used for the calculations and should be stated if that is the case.

Submitted by



Paul R. Donavan, Sc.D.
Principal
Illingworth & Rodkin, Inc.

KITTELSON & ASSOCIATES
155 Grand Avenue, Suite 505
Oakland, CA 94612
P 510.839.1742

TECHNICAL MEMORANDUM

May 22, 2024 Project# 21900

To: Paul Wade, P.E.
Coastland Civil Engineering
1400 Neotomas Avenue
Santa Rosa, CA 95405

From: Aaron Elias, T.E.

RE: Krug Resort TIS Review

This technical memorandum documents Kittelson & Associates, Inc. review of a transportation impact study (TIS) performed by W-Trans and dated April 16, 2024 for a resort project proposed to be located at 2800 Main Street in St. Helena, CA. The proposed project would construct a 56-room resort with a 150-seat restaurant. Based on our review of the TIS, Kittelson had the following comments for W-Trans:

- Executive Summary (4th Paragraph)
  - Queueing is not a CEQA impact. Kittelson recommends not using "less-than-significant" or "significant" language to describe non-CEQA issues. This is a minor language issue and no updates to the TIS are recommended unless it is updated for other reasons.
- Study Areas and Periods, Page 4, Final Paragraph
  - Text notes traffic counts were collected on Friday, January 26th and Saturday, January 27th between 4 and 6 PM. Typical traffic counts are collected for a midweek day between 4-6 PM and on weekends sometime during the midday period. The text provides no documentation for why a Friday was collected between 4-6 PM rather than a typical midweek day or why Saturday 4-6 was collected rather than midday. Please provide additional documentation such as 7-day tube counts or other studies for why the counts collected represent peak conditions in St Helena rather than the use of typical midweek PM and Saturday midday counts.
- Collision History, Page 5, Final Paragraph
  - The text notes that half the collisions were broadside collisions and one was head on with a conclusion that all involved different types of movements and "Therefore, due to lack of similarity between the collisions, no remedial action is suggested." It is unclear how half the collisions at a "T" intersection could be broadsides and there be a lack of similarity between them. The broadsides most certainly all occurred with vehicles turning into and out of Deer Park Road so they are all in fact related to the unsignalized control of the intersection. Additionally, it is recommended the last sentence of the paragraph be removed. The statement "within normal safety parameters" is not backed up by any facts and is not typical term. Kittelson suggests the section be rewritten to focus on the known facts. Focus should then be on whether these collisions meet the safety signal warrant. Are there enough collisions that trigger the safety warrant. If not, simply state the number of collisions is not sufficient to meet safety warrants for the installation of a traffic signal per the MUTCD.

- Trip Generation, Page 6, 2nd Paragraph
    - Please provide additional documentation for why 25% of restaurant patrons are assumed to come from the hotel.
- Trip Distribution, Page 8, Table
    - The overall trip distribution seems a little off. The travel time between the project site and SR 12 south of Napa is about the same whether you take SR 29 or Silverado Trail yet almost all of the southbound traffic is assumed to take Silverado Trail. I would anticipate something closer to 60/40 or 50/50. While the TIS states a sign will direct people to Silverado Trail, most people will use their GPS which based on the travel time is just as likely to send people to SR 29 as Silverado Trail. Is there any additional documentation you can add to the TIS on why Silverado Trail is so much more preferred than SR 29?
- VMT Section, Pages 12-14
    - Kittelson disagrees with the method used to screen out the Hotel and Restaurant Customer VMT. The point of the retail screenings is that retail less than 50,000 square feet is normally serving locals in the vicinity of the project. Hotel guests by definition are non-locals. Converting the hotel daily trip generation into an equivalent retail square footage to show the hotel is a local serving use will potentially open the project up to litigation. Kittelson suggests removing the section on Hotel and Restaurant customer VMT and only includes the calculations for employee VMT. Employee VMT is the only thing the hotel can really control anyway, and customer trips are likely coming to St Helena whether the hotel is built or not. It is cleaner to just analyze the project for its effect on employee VMT.
- Existing Plus Project Conditions, Page 22
    - LOS for two-way stop controlled intersections is traditionally reported for the worst approach. Just because the overall intersection shows acceptable does not mean the two-way stop controlled intersection operates well. Since the westbound approach is failing today and the project makes it worse, the St Helena criteria for looking at whether signalization is warranted should be performed. Please perform a peak hour signal warrant analysis both with and without the project under existing and future conditions to determine whether the signal warrants are met.
- Parking, Page 25
    - Please include a copy of the project's parking agreement with Charles Krug Winery to provide up to 50 off-site parking spaces.

Appendix E - Peer Review Reports
7. Water/Groundwater

COASTLAND | DCCM

Memorandum

Date: June 7, 2024

To: Joseph Leach, Public Works Director/City Engineer

From: Paul W. Wade, Consulting Civil Engineer

Subject: St. Helena Resort – Comments on the Sherwood Infrastructure Report

Sections 3.0 Water and 3.2 Water Demands

Section 3.0 states in part:
The Project is located in a California Statewide Groundwater Elevation Monitoring (CASGEM) High Priority Basin which requires a local Groundwater Sustainability Agency (GSA). Napa County's Groundwater Management Ordinance (GMO) implements these GSA requirements, which generally cover approval of water supply systems, wells, and conservation. In accordance with the GMO, the Project will be a steward of local water resources by demonstrating a water use scheme with no net impact on the aquifer.

Section 3.2 states in part:
The Project is located in the Napa Valley Floor groundwater area which is allocated 0.3 acre-feet per acre per year of new groundwater withdrawals. One acre-foot is equivalent to 325,851 gallons. Because the Nobel House Hotel will repurpose previously permitted groundwater extraction, the 140-acre parcel will demonstrate a net water usage not exceeding 13.7 MGY (37,500 GPD) for no net increase in groundwater use.

Comments:
This last sentence seems to be misconstruing the maximum annual allowance for new groundwater withdrawals with the concept of no net increase. The existing Krug Winery extraction rates are provided in Table 3 and total 11,921 GPD or 4.35 MGY (process plus vineyard irrigation; domestic is supplied by a City service). The proposed increased extraction rate is 30,300 GPD or 11.06 MGY. While this is less than the 0.3 acre-feet per year allocated for new groundwater withdrawals, it is clearly an increase in groundwater

use. The interpretation of the County's Groundwater Management Ordinance needs to be carefully reviewed as it relates to this proposed increased groundwater use.

In addition, it seems likely that the resort site will be separated from the greater 140-acre winery site through a land division. This raises the question of whether the groundwater allocation from the remaining larger winery parcel can be shared with the resort property. Again, the County's Groundwater Management Ordinance needs to be carefully reviewed to see if it addresses shared groundwater allocations.

Finally, there is no mention of how groundwater use will be monitored or enforced. However, if a new well is developed or an existing well is expanded, it would be subject to St. Helena Municipal Code 13.16 which requires metering of the well production, monthly groundwater level monitoring and annual reporting to the City.

Section 9.2 FEMA Floodplain

Comment:
This section acknowledges that a small wedge of land at the northern corner of the resort site falls within a Regulatory Floodway as shown on the FEMA Flood insurance Rate Map (FIRM) and goes on to state that Project development will remain outside of the floodway. However, this ignores the two new access driveways north of the Project site that will cross through the Floodway.

Appendix E - Peer Review Reports
7.b. - Water/Groundwater

COASTLAND | DCCM

Memorandum

Date: June 7, 2024

To: Joseph Leach, Public Works Director/City Engineer

From: Paul W. Wade, Consulting Civil Engineer

Subject: St. Helena Resort – Comments on the Agritourism Initiative and EDFs

St. Helena Agritourism Initiative

- Section 2.A.8 states that the Winery and Planned Agritourism Overlay (EDF Overlay) will be applied to 11 acres within the larger 140-acre winery site as depicted on Exhibit A. Exhibit A should be accompanied by a metes and bounds legal description of the subject property.
- Some of the exhibits indicate "property lines around the 11-acre WPA Overlay Property. Would dividing this from the larger Winery Property invalidate the application of the land use overlay to large parcels in excess of 110-acres? It should be made clear whether there will be a land division is anticipated with the development of the resort.
- Section 2.G.1 should state that SHMC 16.32.160 requiring connection to the City's sanitary sewer system will not apply.
- Section 2.G.2 should state that SHMC 16.32.150 requiring connection to the City's water system will not apply.
- Section 2.G should state whether SHMC 16.32.060.C.2 requiring improvement of lot frontages with curbs and sidewalks will apply to the SR 29 and Deer Park Road frontages.

Initiative Exhibit C, Environmental Design Features (EDFs)

EDF 50: Project water lines and hydrants shall be sized and located so as to meet the fire flow requirements established by the Fire Department.
Comment: This should also include any necessary water storage and pumping facilities.

EDF 55: No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
Comment: This should be clarified to only apply to building construction and not site grading and utility improvements.

EDF 70: In the event the City of St. Helena installs a traffic signal at SR 29/Deer Park Road, the Project Applicant shall pay its proportional share of the cost of the signal at the time the signal is constructed by the City.
Comment: The methodology for determining "proportional share" should be defined.

EDF 73 Prior to issuance of a Certificate of Occupancy, the Applicant shall pay traffic impact fees based on the City's Master Fee Schedule, and the fee will assume all square footage calculated at the lodging rate.
Comment: Is it acceptable to the City for the lodging rate to apply to the restaurant and spa square footages? Do the traffic impact fee rates in the City's Master Fee Schedule supersede the rates in SHMC 3.32.100.B.2?

EDF 75: Prior to occupancy, Applicant shall construct, to the extent not previously constructed, a minimum 8-foot wide paved bicycle and pedestrian trail, which shall be open to the public, along the railway and within the property rights of the railway operator, between the Project site and Fulton Lane, provided that such obligation to construct is subject to issuance or any required permits, with reasonable and feasible conditions, from any federal and/or state agency with jurisdiction over construction affecting jurisdictional waters.
Comment: The trail should be extended northwest through the Project site to connect to Deer Park Road.

EDF 76: Prior to the issuance of a Certificate of Occupancy, the Applicant shall underground on-site utility lines per the applicable requirements of the St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of the Applicant. Due to the economic and engineering infeasibility of undergrounding any regional serving overhead power lines, any such existing lines may remain on overhead power poles.
Comment: This should be clarified as to whether it applies to the existing overhead utilities along the greater winery site's frontage along SR 29.

EDF 80.c: The Project with existing groundwater uses on the Winery Property will not annually exceed 0.3 acre-ft/acre of groundwater extraction from the Project well(s).
Comment: It is assumed that the 0.3 acre-ft/acre/year figure comes from Napa County's Groundwater Management Ordinance. However, it needs to be determined whether the acreage of the greater winery/vineyard property can be included if the resort property is divided from winery property.

EDF 86: Prior to the issuance of a Certificate of Occupancy, a Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all

storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted by the Applicant's engineer for review and approval by the City Engineer. Once approved, the property owner shall comply with the Post Construction Stormwater Operations Maintenance Plan BMPs.

Comment: This should include entering into a Post Construction Stormwater Operations and Maintenance Agreement with the City.

Elections Code Section 9212 Report

Evaluation of the St. Helena Agritourism Initiative

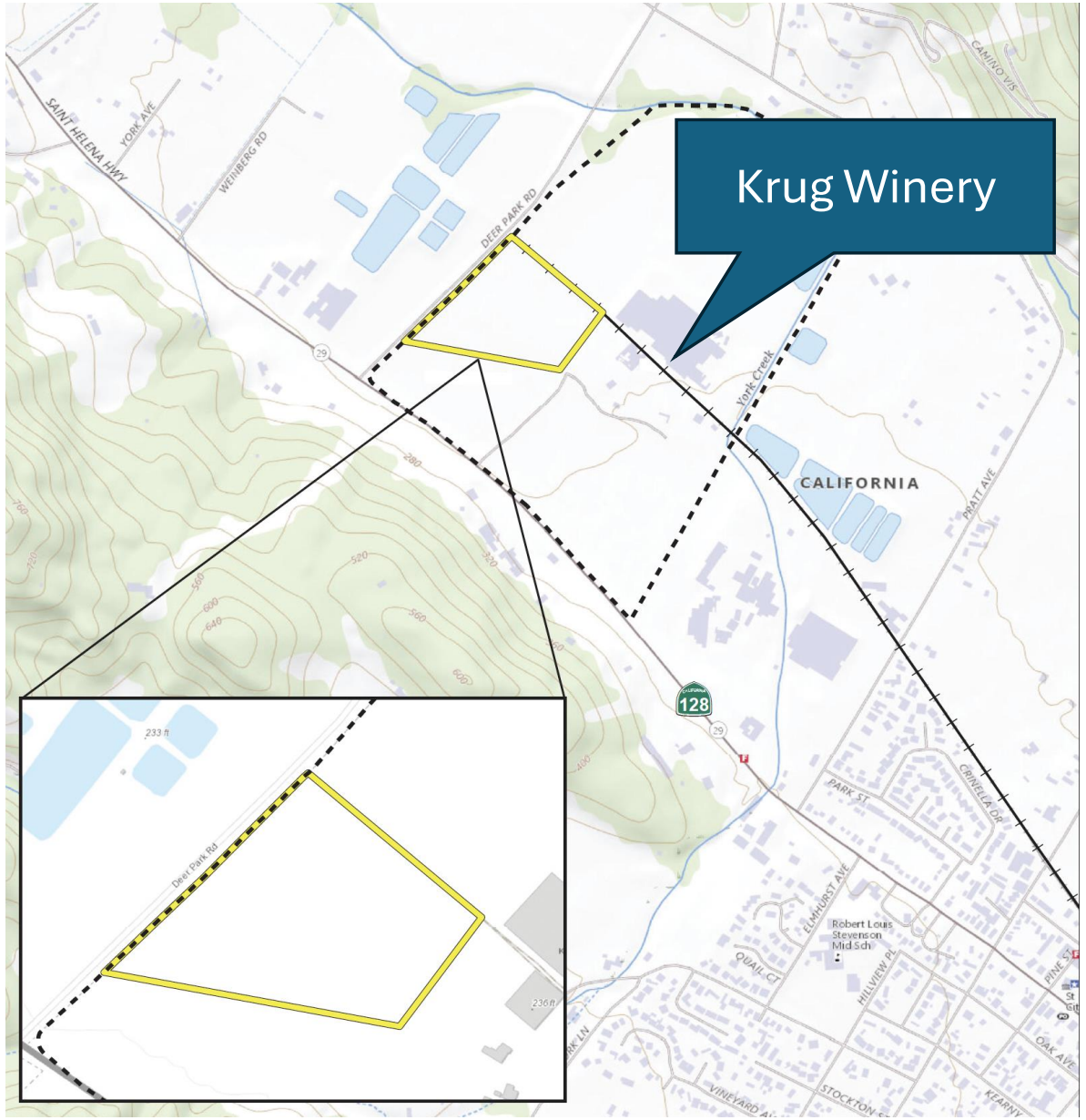
City Council of St. Helena – June 25, 2024

Presenter: Maya DeRosa, Community Development Director

Presentation Outline

- Overview of St. Helena Agritourism Initiative
- Overview of St. Helena Resort Project
- Summary of 9212 Report Findings
- Review of Council Options For Action

St. Helena Agritourism Initiative

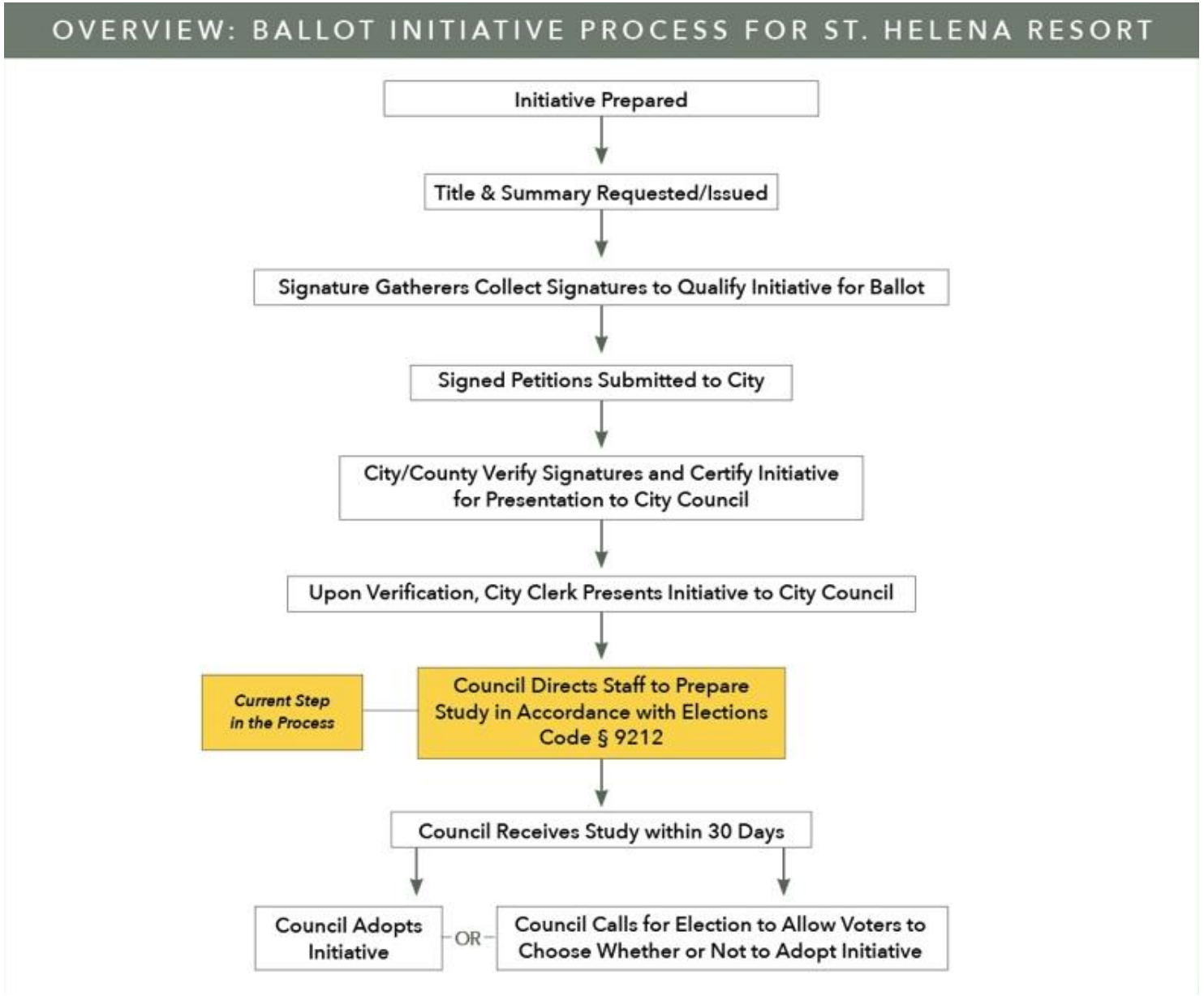


Legend

Winery Property

WPA Property

Initiative Process & Background



Overview of Initiative

- **Zoning Amendments:** Creates WPA Overlay
- **General Plan Amendments:**
  - Modify definition of Agriculture land use classification
  - Allow Large Parcel Agritourism Facilities within WPA Overlay
  - Exempt projects in WPA Overlay from requirement to hook up to City water and sewer
- **Environmental Design Features:** 92 requirements written into Initiative; many of which must be satisfied prior to issuance of permits. Similar to EIR mitigation measures
- **Other Regulatory & Permitting Requirements:** Regulatory and permitting requirements of other agencies (e.g., Napa County, Caltrans, Water Board, CDFW, etc.) would continue to apply

St. Helena Resort Project Overview



What is a 9212 Report?

Evaluates impact of proposed Initiative to inform City Council and the community

- Authorized by Elections Code 9212(a)
- Examines fiscal, land use, infrastructure, business, and housing impacts
- The 9212 Report for this project includes peer review of the proponents' Environmental Assessment Report, (including their Traffic Study, Civil Engineering Report) as well as their Economic & Fiscal Analysis and the conceptual plans for an associated Workforce Housing project

General Plan Consistency Analysis

Consistencies:

- Supports workforce housing
- Promotes upscale, visitor-serving uses
- Encourages car-free tourism and rail corridor use
- Includes bicycle and pedestrian improvements

General Plan Consistency Analysis

Potential Inconsistencies*:

- Allows development outside Urban Limit Line
- Converts Prime Farmland to urban uses
- Lacks buffer requirements for agricultural land
- No permanent farmland protection
- Uncertainty about whether use of existing on-site wells will be permitted by County

**if the project were proposed through the normal entitlement process*

Consistency with Zoning Code

Permitted Uses:

- Hotel/resort (56 rooms), spa, restaurant, bar, meeting spaces
- Train station/depot (2,500 sq. ft.)
- Conditional Use Permit not required

Design Review Exemption:

- No design review required for permitted uses

Design Standards:

- 45' height limit, 50% building coverage, 0.3 FAR, 105,000 sq. ft. maximum area
- Requirement for cohesive design with all sides treated, compatibility with site character

Consistency with Zoning Code

Landscaping:

- Setbacks per Chapter 17.25 of Zoning Code, minimum of 20% of property landscaped, recycled water irrigation

Parking:

- Proposed Overlay requires minimum 77 spaces, joint-use parking allowed
- Based on 56 guest rooms and an estimated 100 employees, yields a requirement for 89 parking spaces. The proposed minimum of 77 parking spaces would not meet the parking standards in the Code.
- Additional parking required for restaurants and bars
- Electric vehicle charging stations required

Impacts on Housing

Housing Impact:

- No existing or planned housing on the 11-acre site

Workforce Housing Obligation:

- Proposal requires construction of 50 moderate-income units off site or payment of Affordable Housing Fee

Indirect Housing Demand:

- Project may increase housing demand due to 100 new employees

Regional Housing Needs:

- Site not designated for RHNA; no impact on City's regional housing needs

Impacts on Agricultural Lands & Open Space

Conversion of Agricultural Land:

- 11 acres of Prime Farmland converted to resort use
- Located outside the Urban Limit Line

Open Space Provisions:

- 20% of the site for landscaping (EDF 12)
- 8’ wide bicycle/pedestrian trail along rail line (EDF 75)

Buffer Requirement:

- One-acre landscape buffer between project and agricultural activities, mentioned in EAR, but not required by Initiative

Impacts on Traffic Congestion

Projected Traffic Conditions:

- SR 29/Deer Park Road continues to operate at Level of Service (LOS) F
- Silverado Trail/Deer Park Road intersection would operate unacceptably at LOS F during weekday peak hour

EDF Requirements:

- Applicant to share cost of SR 29/Deer Park Road signal (EDF 70)
- Applicant to cover costs for Silverado Trail/Deer Park Road signal changes (EDF 71)

Traffic Management:

- EDFs include several measures to minimize traffic impacts (EDFs 61-75)

Impacts on Downtown Business Districts

Positive Economic Impact:

- Expected boost to local businesses during and after construction

Construction Phase:

- $71.1 million project cost
- 339 full-time equivalent construction workers
- $23.6 million in wages to construction workers

Impacts on Downtown Business Districts

Operational Phase:

- $10.7 million in value-added income in year 1 to over $23.4 million by year 5 for the resort and St. Helena merchants and employees
- $5.6 million to $12.2 million in wages are paid to workers at the resort and beyond in St. Helena from years 1 to 5
  - “Multiplier effect”: Visitor spending at local restaurants, wineries, and retailers

Peer Review: Introduction

Peer Review Process:

- City staff and/or qualified specialists consulted for analysis

Detailed Information:

- Full summaries of the EAR findings, relevant EDFs, and peer reviews are available in 9212 Report

Peer Review: Air Quality, GHG Emissions, Noise

Noise:

- The peer review analysis generally concurs with the EAR's conclusions – with EDFs, no significant impacts.

Air Quality:

- The peer review analysis generally concurs with the EAR's conclusions – with EDFs, no significant impacts.

Greenhouse Gas Emissions:

- The peer review report raises questions regarding inputs in the modeling and notes that the project did not include a Vehicle Miles Traveled (VMT) analysis.

Peer Review: Biological Resources & Transportation

Biological Resources:

- The peer review concurs with the need for additional studies and, possibly, permits from resource agencies to ensure no impacts to wetlands and aquatic resources.

Transportation

- The peer review of the proponent's Traffic Impact Study presents questions regarding the methodology and assumptions and recommends that additional traffic signal warrant analysis be conducted at the SR 29/Deer Park Road intersection.

Peer Review: Historic & Cultural Resources

Historic Resources:

- The peer review recommends that a Historic Resource Evaluation (HRE) of the Charles Krug Winery Property and a Standards for the Treatment of Historic Properties review should be completed.

Archaeological Resources:

- The peer review found that EDF 26 does not follow State law standards that would apply if this project were subject to CEQA and, as written, is not sufficient to reduce Project-related impacts on archaeological resources or Tribal cultural resources to a less-than-significant level.
- A Cultural Resources Management Plan (CRMP) should be prepared because the property contains a Native American resource, is a State Historical Landmark, and is listed on the National Register of Historic Places (NRHP).

Utilities Site Plan

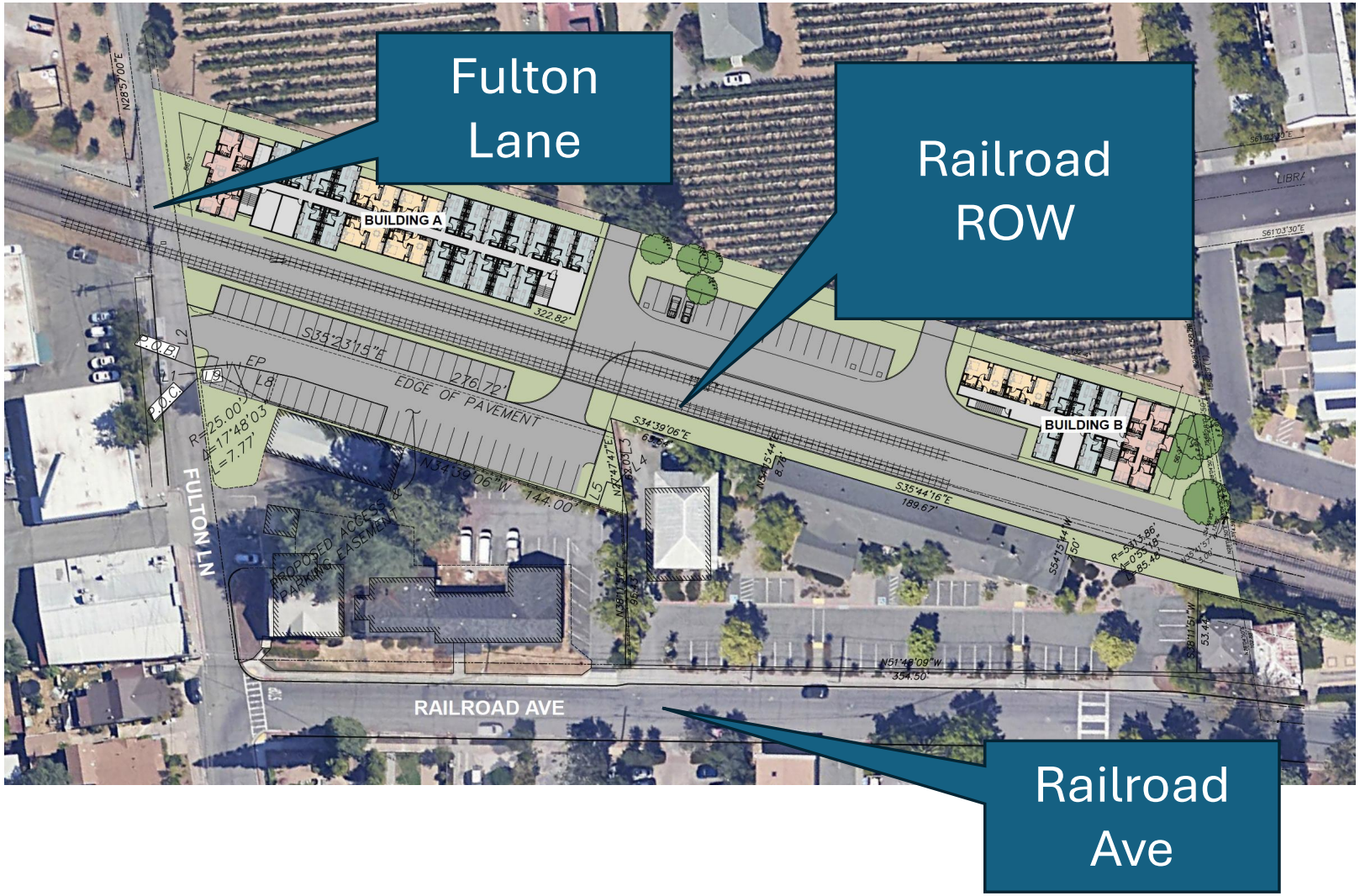


Peer Review: Civil Engineering & Utilities

Civil Engineering & Utilities:

- Peer review found that the project has not demonstrated the feasibility of using on-site wells.
- If water were to be provided by the City, the project would have to comply with all City requirements related to new water connections, including but not limited to compliance with the City's water neutrality requirements.
- Future subdivision to establish a separate 11-acre resort parcel could affect groundwater allocation assumptions.

Workforce Housing Concept Plan



Review of Workforce Housing Obligation & Proposal

- Site constraints pose serious challenges for the proponent's workforce housing concept
- The Initiative provides no incentives for proponent to pursue workforce housing project in a timely manner, making default option of "making a payment for the purpose of furthering the City's affordable housing goals" readily available.
- If $7/per square foot Affordable Housing Hotel Impact Fee that is currently under review by the City is passed, it would yield an Affordable Housing Payment of approximately $735,000 for the resort project.

Review of Fiscal & Economic Impact Analysis

Fiscal & Economic Impact:

- The City's review does not dispute the numbers or analysis in the report
- The peer review presents refined revenue estimates that are specific to the City of St. Helena rather than regional.
- These estimates suggest the project would generate revenue increases to the City's General Fund of nearly $1.8 million per year on average for the first five years of operations
    - Increased revenue from property taxes, sales taxes, and transient occupancy taxes (TOT).

Alternative Actions & Council Considerations

Options:

- Adopt the Initiative without alteration; **or**
- Take action to submit the Initiative to the voters at the next general election (November 5, 2024)

To: St. Helena City Council Members

From: Thomas Belt

Subject: Noble House Petition for an Agritourism Hotel Development

I am writing to ask City Council members to allow the Noble House Initiative to be placed on the November ballot to enable St. Helena residents the opportunity to vote on the proposed initiative. This city council decision will allow voters the time to familiarize themselves with the City's review of the Noble House environmental documents and also provide for a more informed decision by city residents.

Respectfully,

Thomas and Margot Belt

From: Pat Dell
To: Cindy Tzafopoulos
Subject: [External] Public Comment on Noble House development
Date: Wednesday, June 19, 2024 5:20:32 PM

Please forward to all CC members. Thank you. Pat Dell

Dear Mayor Dohring, Vice-Mayor Hall and City Council members,
This coming Tuesday, June 25th, 2024 you have the opportunity to set a precedent on how decisions are made in St. Helena. The Noble House development on the Charles Krug property may be a dandy hotel and resort. However, allowing them to circumvent CEQA by your exclusive vote would create an atmosphere in which developers could use this precedent to change the face of this lovely small but sophisticated town. I am not opposed to hotels but not this way. I fully support the real estate transfer tax which, as has been pointed out, will offer financial relief in the near future. Hotels take much longer and possibly don't get built after being approved. This resort must be on the November ballot to let the voters decidE. Pat Dell - St. Helena voter.

Cindy Tzafopoulos

From: Alan Galbraith <agalbraith94574@gmail.com>
Sent: Friday, June 21, 2024 2:06 PM
To: Cindy Tzafopoulos
Subject: [External] Public Comment, June 25, 2024 City Council Meeting, Item 12.1 (Noble House Project)

This pubic comment raises a legal issue pertaining to the use of on-site groundwater wells for the hotel project.

The Election Code Section 9212 Report, page 48, under Monitoring and Enforcement, states: "if a new well is developed or an existing well is expanded, then it would be subject to St. Helena Municipal Code 13.16 which requires metering of the well production, monthly groundwater level monitoring and reporting to the City." The Initiative Measure, page 7, section 5G.2., entitled Water, exempts the on-site wells from the requirements of code section 13.16.060 ("modification or reconstruction , , , shall not require a permit").

The legal question: Can an Initiative Measure, if passed, override an otherwise valid legal requirement in a municipal code?

This is an important issue. The policy goal behind the monitoring and enforcement provisions of section 13.16 was to enhance knowledge of local groundwater conditions. An exemption is not in the public interest.

Alan Galbraith

Sent from my iPad

From: Jack Glasso
To: Public Comment
Subject: [External] Noble House/Krug project
Date: Friday, June 14, 2024 6:37:00 PM

Put it to a vote by citizen of St Helena not the City Counsel.
John Galasso
St Helena resident

From: Les Breckenridge
To: Public Comment
Subject: [External] Noble House
Date: Friday, June 14, 2024 5:22:32 PM

The city has managed to squash just about everything ever put before it that would eliminate the need to try and find other means (taxes) to fund the city. It obviously has an abhorrence to any type of hotel. Yountville has become a thriving community, why, hotels. Calistoga is going the same direction. Saint Helena, Oh, let's come up with any ole reason to continue to put Saint Helena in the no win column. Go for it. Les B
Sent from my iPhone

Charles Krug
PETER MONDAVI SR. FAMILY ESTATE

June 21, 2024

Letter of Support for the St. Helena Agritourism Initiative

Via Electronic Mail
contactcitycouncil@cityofsthelena.org

ATTN: St. Helena City Council
Mayor Paul Dohring
Vice Mayor Eric Hall
Councilmember Anna Chouteau
Councilmember Patrick Kenealy
Councilmember Billy Summers
1088 College Avenue
St. Helena, California 94574

Mayor Dohring and Members of the St. Helena City Council,

We have been asked to confirm our support of the Noble House project on our Charles Krug winery site. On behalf of the Peter Mondavi Sr. Family, we submit this letter for our entire family and confirm our unified support of the St. Helena Agritourism Initiative and St. Helena Resort project.

Through our work and interactions with the initiative sponsors, the Colee Family and Noble House Hotels & Resorts, we've been impressed with their commitment to build a quality project, and their passion to make the vision behind the St. Helena Resort a reality through the initiative before you today.

We know the initiative sponsors have been an active and engaged presence in our community, as they have been from the outset of this project with our family. Please know that they have the full backing of Charles Krug and our families in this endeavor.

Sincerely,

Marc C. Mondavi

Marc Mondavi, Co-Proprietor
Charles Krug Winery
2800 Main Street
St. Helena, California 94574

Peter Mondavi Jr., Co-Proprietor
Charles Krug Winery
2800 Main Street
St. Helena, California 94574

From: Nancy J Brandl
To: Public Comment
Subject: [External] nobel house initiative
Date: Tuesday, June 18, 2024 7:49:05 AM

All City Council Members,

I urge you to vote against the proposal to forgo putting the Nobel House Initiative on the November ballot.

The citizens of St Helena deserve a chance to make our opinion known.

Please vote to give us that chance.

Sincerely,
Nancy Parrish Brandl
St Helena Resident

From:	Tim Hall
To:	Public Comment; Paul Dohring; Eric Hall; Anna Chouteau; Billy Summers
Cc:	Tim Hall
Subject:	[External] Against City Council Passing Noble House Agritourism Initiative Without Putting on Ballot
Date:	Tuesday, June 18, 2024 7:43:57 PM

As owner of 657 Pratt Ave. I am against the City Council passing the initiative which would effectively eliminate a vote by the residents, and require a thorough, independent analysis of the impacts of the project that a CEQA would provide and not the developer's own analysis submitted that does not provide enough time to read, analyze and independently verify its estimates and conclusions. This smacks of an end run by the developers of the public review and vote.

Approval by the City Council would constitute a dangerous precedent that will be exploited by future development projects and their attorneys. We have been down this road before where unwise decisions have created a precedent that has come back to bite the City (and drain our budget from lawsuits and attorney fees).

Please vote NO on the initiative and allow for a thorough review and voice by the citizenry of St. Helena at the ballot box.

Thank you,

Timothy Hall

From: Christine Sekino
To: Public Comment
Subject: [External] Charles Krug development
Date: Friday, June 14, 2024 2:13:36 PM

Sent from my iPhone
Both my husband and I are extremely concerned about the new hotel and spa development being proposed by Charles Krug. This will only have negative impact on the residents in this area. Increased traffic that may result in the the slow down of those of us evacuating fires, increased depletion of the aquifer. I understand that St Helena likes the tax benefits but at the cost of turning the valley into a wine Disneyland.

From: susan kenward
To: Public Comment; Paul Dohring; Anna Chouteau; Eric Hall; Billy Summers; Patrick Kenealy
Subject: [External] Agritourism Initiative vote
Date: Monday, June 24, 2024 8:40:02 AM

City Council
City of St. Helena

June 24st, 2024

Dear Council members,

I have attached a copy of the opinion piece we submitted to the *St. Helena STAR*. Rather than repeat all of our points, I encourage you to read the attached document.

https://napavalleyregister.com/news/community/star/opinion/letter-let-the-people-vote/article_75747e5e-273f-11ef-96c4-9ba3f34cdf28.html

On June 25th, you can decide whether to adopt the Noble House St. Helena Resort Agritourism Initiative as presented and bypass the voters and endorse this huge project without the vote of the citizens OR to put it on the November ballot and let the citizens vote. Council members and voters alike need more time to process this vast trove of data. Approving the project on June 25 shortens what's already a truncated review process.

I want to re-emphasize that Noble House deliberately chose this Initiative which escapes public input and scrutiny, controls their entitlement process and subverts CEQA review. So, if the Council will vote to put this on the ballot in November, we will work to objectively analyze this project and provide the voters with reliable, unbiased information on the Noble House narrative and the project's impact.

I quote the St. Helena STAR: "Politics aside, putting the initiative on the ballot is just the right thing to do. It buys another four months for the vetting, review and analysis that tend to make projects better." STAR Editorial Board June 21, 2024

Sincerely,

Susan Kenward, Gayle Davies, Pat Dell, Sue & Dick Wollack, Vallie & Tom Farrell, Tom Belt, Richard Siefield, Linda & Gary Rose, Connie Wilson, Arlene & Richard Corseiti

From: Cindy Tzafopoulos
To: Erika Opp
Subject: FW: Public Comment on Noble House Developement
Date: Monday, June 24, 2024 9:53:58 AM

FYI – please save and upload.

From: gdkistner@comcast.net <gdkistner@comcast.net>
Sent: Sunday, June 23, 2024 4:54 PM
To: Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>; ctzafopouloos@cityofsthelena.org
Subject: [External] Public Comment on Noble House Developement

Hi Cindy,
Please forward to all City Council Members

Mayor Doring, Vice Mayor Hall and Council Members,

You will set an extremely bad precedent if you approve The Noble House Development without following our Cities established processes for making decisions, including honoring our General Plan, Zoning Code, and St Helena residents right to make Public Comments. Even worse if you approve this it allows the Applicant to avoid the state's ACEQUA process.

I am not opposed to approving hotels but only if the decision is made by following our normal decision making process.

Please either deny the project or put it on the ballot and allow St. Helena's Citizens to vote.

Thank you,
Grace D. Kistner
St, Helena Resident



Dear City Council,

Please consider putting the hotel project at Krug Winery on the ballot.

It is only right that the citizens get to vote on this very, very important matter.

Liat Farland
707-963-3151

215C-377NP

From: Cindy Tzafopoulos
To: Erika Opp
Subject: FW: [External] 12.1 SH Agritourism Initiative
Date: Tuesday, June 25, 2024 12:29:10 PM

From: Leslie Stanton <lesliestan@gmail.com>
Sent: Monday, June 24, 2024 5:47 PM
To: Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>
Subject: [External] 12.1 SH Agritourism Initiative

Hello Council - Please allow more time for study and public input on the Noble House/Krug plan. This plan and the initiative seems like a sneaky way to circumvent much scrutiny. Voters put their trust in you to make decisions so please be trustworthy, and have it placed on the ballot. Many of the people who signed the initiative were told that they were signing to have it put on the ballot. Do that. Thank you, Leslie Stanton

From:	Water Audit California
To:	Public Comment
Subject:	Fwd: [External] City of St. Helena City Council Meeting June 25, 2024 Agenda Item 12.1
Date:	Tuesday, June 25, 2024 1:53:56 PM
Attachments:	EDR 009-010-022 Charles Krug Winery 2012 WCR E12-00131 w DWR No. e0145099.pdf DWR Well Completion Reports - Well Completion Reports - California Open Data.pdf EDR 009-010-022 Charles Krug Winery 2012 Well E12-00131.pdf EDR 009-010-022 Charles Krug Winery 2005 WCR E05-0656 DWR No. 0913058.pdf EDR 009-010-022 Charles Krug Winery 2005 Well E05-0656.pdf

To whom it may concern:

The initiative is inadequate for summary adoption. Water Audit California urges that it be put on the ballot and thereby opened to public scrutiny, and ratification or rejection. It is internally inconsistent, in part asserting that water will be supplied by three existing onsite wells. Indicative of the problem, the agenda states the well data is attached, but when one follows links to the supporting documents the information is REDACTED (color and caps in original). In other locations, for example in the peer review section, it is asserted that water will be supplied by the City's existing potable water system, which *prima facie* does not have adequate capacity or infrastructure. LSCE states that it cannot determine any well locations, and our researchers have been unable locate more than two. Wells located within the federal flood zone, and notes on one state expressly that it is not consructed to withstand inundation.

Water supply resiliency is a threshold of significance for land use change or development projects, and a water supply cannot be founded on an illegal act. This prerequisite to a project cannot be avoided or circumvented, and if given the opportunity will likely be rejected by well informed electors.

Under Cal. Const., art. XI, § 7, a county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general state laws. If otherwise valid local legislation conflicts with state law, it is preempted by such law and is void. A conflict exists if the local legislation duplicates, contradicts, or enters an area fully occupied by general law, either expressly or by legislative implication. (O'Connell v. City of Stockton (2007) 41 Cal.4th 1061, 1062.)

“In most cases, when a court finds that an agency has violated CEQA in approving a project, it issues a writ of mandate requiring the agency to set aside its CEQA determination, to set aside the project approvals, and to take specific corrective action before it considers reapproving the project. See, *e.g., Nelson v County of Kern* (2010) 190 [Cal.App.4th] 252, 285.” (2 Kostka, *supra*, § 23.124, p. 23-140.) This usual remedy of setting aside a project approval has been applied by our Supreme Court in cases where the project was a local ordinance. (See *Friends of Sierra Madre v. City of Sierra Madre* (2001) 25 Cal.4th 165, 196 [where local ordinance was approved by voters without CEQA compliance, the appropriate relief was invalidation of the ordinance]; *No Oil, Inc. v. City of Los Angeles* (1974) 13 Cal.3d 68, 88 [city had not made required CEQA determinations before adopting ordinances creating oil drilling districts; Supreme Court stated “superior court shall set aside the ordinances”].)

The usual remedy also has been applied by the Courts of Appeal. (See *Save Our Big Trees v. City of Santa Cruz* (2015) 241 Cal.App.4th 694, 712–713 [failure to comply with CEQA; trial court directed to issue writ of mandate directing city to set aside ordinance and resolution]; *Center for Sierra Nevada Conservation v. County of El Dorado* (2012) 202 Cal.App.4th 1156, 1185 [further environmental review required by CEQA; trial court directed to issue writ of mandate directing county to set aside negative declaration and related ordinance].) (King & Gardiner Farms, LLC v. County of Kern (2020) 45 Cal.App.5th 814, 896.)

Under Cal. Const., art. XI, § 7, a county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general state laws. If otherwise valid local legislation conflicts with state law, it is preempted by such law and is void. A conflict exists if the local legislation duplicates, contradicts, or enters an area fully occupied by general law, either expressly or by legislative implication. (O'Connell v. City of Stockton (2007) 41 Cal.4th 1061, 1062.)

A county or city may make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws. Local legislation in conflict with general law is void. Conflicts exist if the ordinance conflicts, contradicts, or enters an area fully occupied by, general law, either expressly or by legislative implication. (People v. Minor (2002) 96 Cal.App.4th 29, 32.)

The procedures for municipal voter initiatives are found in Elec. Code, § 9200 et seq. Under Elec. Code, § 9214, when a local body receives an initiative petition signed by at least 15 percent of the city's registered voters, it must: (1) adopt the initiative, without alteration, within 10 days after the petition is presented; (2) immediately submit the initiative to a vote at a special election; or (3) order a report pursuant to Elec. Code, § 9212. The report may examine the proposed initiative's effects on land use, infrastructure, and any other matters the legislative body requests be included. § 9212, subd. (a)(8). If ordered, the report must be prepared and presented within 30 days after the petition was certified as satisfying the signature requirement. § 9212, subd. (b). Within 10 days after receiving the report, the legislative body must either adopt the ordinance or order an election pursuant to § 9214, subd. (b). § 9214, subd. (c). (Tuolumne Jobs & Small Business Alliance v. Superior Court (2014) 59 Cal.4th 1029, 1030 [175 Cal.Rptr.3d 601, 330 P.3d 912].)

Field preemption generally exists where the Legislature has comprehensively regulated an area, leaving no room for additional local action. (See, e.g., *American Financial Services Assn. v. City of Oakland* (2005) 34 Cal.4th 1239, 1252–1257; *O'Connell, supra*, 41 Cal.4th 1061, 1068–1074.) (T-Mobile West LLC v. City and County of San Francisco (2019) 6 Cal.5th 1107, 1122.)

The proposed project is largely within an identified flood zone under the regulatory jurisdiction of the US Army Corp of Engineers, and may implicate the interests of NOAA Fisheries and the U.S. Fish & Wildlife Service. The supremacy clause of the United States Constitution, which supports the doctrine of federal preemption, provides that the laws of the United States shall be the supreme law of the land. (U.S. Const., art. VI, cl. 2.) The supremacy clause invalidates state laws that interfere with, or are contrary to, federal law. State laws may be preempted by federal regulations as well as federal statutes.

For the purposes of the supremacy clause, the constitutionality of local ordinances is analyzed in the same way as that of statewide laws. Similarly, state law may preempt local legislation when a local ordinance conflicts with or contradicts state law, or attempts to legislate in a field that is fully occupied by state law. (Citizens to Enforce CEQA v. City of Rohnert Park (2005) 131 Cal.App.4th 1594, 1595-1596.)

The proposed project is within the zone of presumptive interference defined by the Napa County Water Availability Analysis which prima facie defines the standard of inquiry of potential injury to the public trust implicated by the close proximity of the Napa River and York Creek. When the legislature has made clear its intent that one public body or official is to exercise a specified discretionary power, the power is in the nature of a public trust and may not be exercised by others in the absence of statutory authorization. (Bagley v. Manhattan Beach (1976) 18 Cal.3d 22, 24.)

A city ordinance proposed by initiative must constitute such legislation as the legislative body of the city has the power to enact under the law granting, defining and limiting the powers of such body. (Bagley v. Manhattan Beach (1976) 18 Cal.3d 22, 24.) In short, an initiative cannot do what the city council cannot.

When the Legislature has made clear its intent that one public body or official is to exercise a specified discretionary power, the power is in the nature of a public trust and may not be exercised by others in the absence of statutory authorization. (Pacifica Firefighters Assn. v. City of Pacifica (2022) 76 Cal.App.5th 758, 758.)

For the foregoing reasons Water Audit California respectfully requests that the Noble House/Krug/Mondavi/St Helena Resort not be summarily approved, but as the best alternative available under the law be placed on the November 2024 ballot for voter consideration.

Respectfully,

William McKinnon
General Counsel
Water Audit California

WATER AUDIT CALIFORNIA - *A California Public Benefit Corporation*
952 School Street #316, Napa, CA 94559 / phone: (707) 681-5111

009-010-022

ORIGINAL
File with DWR

Page 1 of 1

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet

No. e0145099

DWR USE ONLY — DO NOT FILL IN
STATE WELL NO/STATION NO
LATITUDE LONGITUDE
APN/TRS/OTHER

Owner's Well No. 1-2012
Date Work Began 3/29/2012, Ended 5/1/2012
Local Permit Agency Napa County Environmental Mgmt
Permit No E12-00131 Permit Date 3/26/2012

GEOLOGIC LOG

ORIENTATION (✓) ✓ VERTICAL — HORIZONTAL — ANGLE — (SPECIFY)
DRILLING METHOD ROTARY FLUID BENTONITE

DEPTH FROM SURFACE Ft	to Ft	DESCRIPTION *Describe material, grain, size, color, etc*
0	6	BROWN CLAY WITH EMBEDDED GRAVEL
6	18	LARGE GRAVELS WITH SAND
18	40	MEDIUM GRAVELS WITH SAND
40	80	GRAY, BROWN CLAY
80	110	SAND & GRAVEL
110	130	BROWN CLAY WITH EMBEDDED GRAVEL
130	230	SAND & GRAVEL
230	250	TAN, GREEN SANDY CLAY
250	280	SAND & GRAVEL
280	345	GRAY, BROWN SANDY ASH
345	410	MIXED COLORED VOLCANIC SANDS
410	460	VOLCANIC SANDS WITH ASH STRINGERS
460	480	BLACK, TAN VOLCANIC SANDS
480	650	80% MIXED SANDS / 20% TAN ASH
650	670	GREEN VOLCANIC ASH
670	715	80% MIXED SANDS / 20% BROWN ASH
715	730	BROWN, GRAY VOLCANIC SAND
730	735	BROWN, TAN VOLCANIC ASH
735	765	BLACK, GREEN MIXED VOLCANICS
765	780	GREEN VOLCANIC ASH
		CONTINUED CASING LAYOUT
328	408	SCREEN PVC 10" SDR-17 032 SLOT
408	448	BLANK PVC 10" SDR-17
448	528	SCREEN PVC 10" SDR-17 032 SLOT
528	548	BLANK PVC 10" SDR-17
548	648	SCREEN PVC 10" SDR-17 032 SLOT
648	668	BLANK PVC 10" SDR-17
668	768	SCREEN PVC 10" SDR-17 032 SLOT
768	778	BLANK PVC 10" SDR-17

RECEIVED JUN 26 2012 DEPT. OF ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING 780 (Feet)
TOTAL DEPTH OF COMPLETED WELL 778 (Feet)

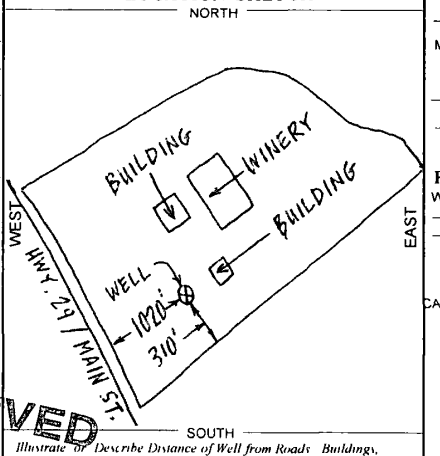
WELL OWNER

Name Charles Krug Winery
Mailing Address P.O. Box 191
St Helena CA 94574
CITY STATE ZIP

WELL LOCATION

Address 2800 Main Street
City St Helena CA
County Napa
APN Book 009 Page 010 Parcel 022
Township ____ Range ____ Section ____
Latitude ____ DEG MIN SEC ____ DEG MIN SEC

LOCATION SKETCH



Illustrate or Describe Distance of Well from Roads Buildings, Fences, Rivers, etc and attach a map Use additional paper if necessary **PLEASE BE ACCURATE & COMPLETE**

ACTIVITY (✓)

✓ NEW WELL
MODIFICATION/REPAIR
— Deepen
— Other (Specify)
— DESTROY (Describe Procedures and Materials Under "GEOLOGIC LOG")

PLANNED USES (✓)

WATER SUPPLY
✓ Domestic ✓ Public
✓ Irrigation — Industrial
MONITORING —
TEST WELL —
CATHODIC PROTECTION —
HEAT EXCHANGE —
DIRECT PUSH —
INJECTION —
VAPOR EXTRACTION —
SPARGING —
REMEDIATION —
OTHER (SPECIFY) —

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER N/A (Ft) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 32 (Ft) & DATE MEASURED 5/1/2012
ESTIMATED YIELD 500 (GPM) & TEST TYPE AIR LIFT
TEST LENGTH 4 (Hrs) TOTAL DRAWDOWN N/A (Ft)
May not be representative of a well's long-term yield

1

CASING (S)

DEPTH FROM SURFACE Ft	to Ft	BORE-HOLE DIA (Inches)	TYPE (✓) BLANK	SCREEN	CONDUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	780	18								
0	128		✓				PVC F480	10	SDR-17	
128	228			✓			PVC F480	10	SDR-17	032
228	248		✓				PVC F480	10	SDR-17	
248	288			✓			PVC F480	10	SDR-17	032
288	328		✓				PVC F480	10	SDR-17	

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft	to Ft	TYPE CEMENT (✓)	BENTONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	59	✓			10 SK SAND
59	778			✓	#6 SAND

ATTACHMENTS (✓)

— Geologic Log
— Well Construction Diagram
— Geophysical Log(s)
— Soil/Water Chemical Analysis
— Other
ATTACH ADDITIONAL INFORMATION, IF IT EXISTS

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief
NAME HUCKFELDT WELL DRILLING, INC
(PERSON, FIRM OR CORPORATION) (TYPED OR PRINTED)
ADDRESS 2110 Penny Lane Napa CA 94559
CITY STATE ZIP
Signed ____ 05/23/12 439-746
WELL DRILLER/AUTHORIZED REPRESENTATIVE DATE SIGNED C-57 LICENSE NUMBER

DWR 188 REV 11-97

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

Hide/Unhide Columns | Export

Show 10 entries

Showing 1 to 2 of 2 entries (filtered from 1,077,336 total entries)

Search: 2800 st helena

_id	WCRNUMBER	LEGACYLOGNUMBER	REGIONOFFICE	COUNTYNAME	LOCALP
416398	WCR2005-000688	0913058	DWR North Central Region Office	Napa	Napa Co Building Services
423709	WCR2012-002037	e0145099	DWR North Central Region Office	Napa	Napa Co Building Services

Showing 1 to 2 of 2 entries (filtered from 1,077,336 total entries)

Previous 1 Next

009-010-022

QUADRUPLICATE
For Local Requirements

Page ___ of ___
Owner's Well No. ___
Date Work Began 8/18/05, Ended 9/9/05
Local Permit Agency Napa
Permit No. 305-0656 Permit Date 8/18/05

STATE OF CALIFORNIA
WELL COMPLETION REPORT
Refer to Instruction Pamphlet
No. 0913058

DWR USE ONLY — DO NOT FILL IN
STATE WELL NO./STATION NO.
LATITUDE LONGITUDE
APN/TRS/OTHER

GEOLOGIC LOG

ORIENTATION (✓) X VERTICAL ___ HORIZONTAL ___ ANGLE ___ (SPECIFY)
DRILLING METHOD ___ mud FLUID bentonite

DEPTH FROM SURFACE Ft.	to Ft.	DESCRIPTION *Describe material, grain size, color, etc.*
0	3	topsoil
3	20	gray sandy clay black red brown rock
20	30	black gray white brown rock stringers gray clay
30	50	red brown black white rock stringers gray clay
50	70	green black red brown white gray rock fract
70	90	black red lt green gray rock fract
90	110	black gray red & green rock fract
110	130	black gray green rock & gray clay
130	150	gray green black & red rock fract
150	170	black red rock stringer grays sandy clay
170	190	sandy gray clay black & gray rock
190	210	gray black red rock
210	230	gray sandy clay black & gray rock
230	290	gray black rock gray sandy clay
290	310	brown tan & black rock
310	330	brown black gray tan stringers brown soil
330	350	black brown gray red rock
350	370	gray&brown rock stringer black&red
370	410	lt gray brown rock
410	430	black&brown rock
430	450	red black lt gray
450	470	lt gray & black rock
470	490	black lt gray & tan rock
490	510	lt tan brown & black rock
510	530	brown & black rock
530	550	brown rock
550	570	brown&black stringers brown clay
570	590	dk&lt brown&black rock
590	610	black brown stringers brown clay

RECEIVED
FEB 22 2006
DEPT. OF ENVIRONMENTAL MANAGEMENT

TOTAL DEPTH OF BORING ___ (Feet)
TOTAL DEPTH OF COMPLETED WELL 600 (Feet)

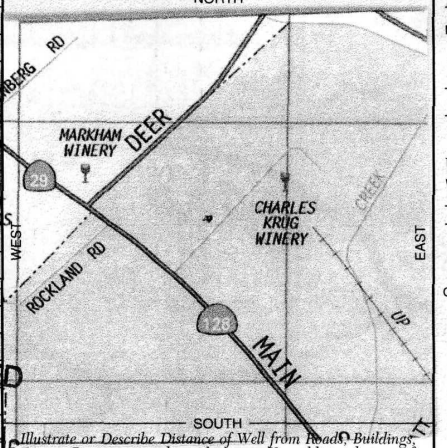
WELL OWNER

Name McLean & Williams Inc.
Mailing Address P.O. Box 191
CITY St. Helena, CA 94574-0191 STATE ZIP

WELL LOCATION

Address 2000 St. Helena Hwy, South
City St. Helena
County Napa
APN Book 009 Page 010 Parcel 022
Township ___ Range ___ Section ___
Lat ___ DEG. ___ MIN. ___ SEC. N Long ___ DEG. ___ MIN. ___ SEC. W

LOCATION SKETCH



Illustrate or Describe Distance of Well from Roads, Buildings, Fences, Rivers, etc. and attach a map. Use additional paper if necessary. ***PLEASE BE ACCURATE & COMPLETE.***

ACTIVITY (✓)

X NEW WELL
MODIFICATION/REPAIR
___ Deepen
___ Other (Specify)
___ DESTROY *(Describe Procedures and Materials Under "GEOLOGIC LOG")*

USES (✓)
WATER SUPPLY
___ Domestic X Public
___ Irrigation ___ Industrial
MONITORING ___
TEST WELL ___
CATHODIC PROTECTION ___
HEAT EXCHANGE ___
DIRECT PUSH ___
INJECTION ___
VAPOR EXTRACTION ___
SPARGING ___
REMEDIATION ___
OTHER (SPECIFY) ___

WATER LEVEL & YIELD OF COMPLETED WELL

DEPTH TO FIRST WATER ___ (Ft.) BELOW SURFACE
DEPTH OF STATIC WATER LEVEL 27 (Ft.) & DATE MEASURED 8/18/05
ESTIMATED YIELD * 300 (GPM) & TEST TYPE air
TEST LENGTH 5 (Hrs.) TOTAL DRAWDOWN 580 (Ft.)
** May not be representative of a well's long-term yield.*

CASING (S)

DEPTH FROM SURFACE Ft.	to Ft.	BORE-HOLE DIA. (Inches)	TYPE (✓) BLANK	SCREEN	CON-DUCTOR	FILL PIPE	MATERIAL / GRADE	INTERNAL DIAMETER (Inches)	GAUGE OR WALL THICKNESS	SLOT SIZE IF ANY (Inches)
0	185	18"	X				F480	12"	200	
185	200	12 1/4	X				F480	12"	200	
200	560	12 1/4		X			F480	12"	200	0.32
560	580	12 1/4	X				F480	12"	200	
580	600	12 1/4		X			F480	12"	200	0.32

ANNULAR MATERIAL

DEPTH FROM SURFACE Ft.	to Ft.	TYPE CE-MENT (✓)	BEN-TONITE (✓)	FILL (✓)	FILTER PACK (TYPE/SIZE)
0	185				Grout
185	600				#6 sand pack

ATTACHMENTS (✓)

___ Geologic Log
___ Well Construction Diagram
___ Geophysical Log(s)
___ Soil/Water Chemical Analyses
___ Other ___

ATTACH ADDITIONAL INFORMATION, IF IT EXISTS.

CERTIFICATION STATEMENT

I, the undersigned, certify that this report is complete and accurate to the best of my knowledge and belief.

NAME McLean & Williams, Inc.
(PERSON, FIRM, OR CORPORATION) (TYPED OR PRINTED)
ADDRESS 878 El Centro Ave., Napa, CA 94558 CITY STATE ZIP
Signed ___ C-57 LICENSED WATER WELL CONTRACTOR
DATE SIGNED 2/1/06
C-57 LICENSE NUMBER 396352

DWR 188 REV. 05-03

IF ADDITIONAL SPACE IS NEEDED, USE NEXT CONSECUTIVELY NUMBERED FORM

NAPA COUNTY

DEPARTMENT OF Environmental Management
1195 THIRD STREET ROOM 101 NAPA, CALIFORNIA 94559
PHONE 707-253-4471 FAX 707-253-4545 www co napa ca us

TRENT CAVE, R.E.H.S.
Director of Environmental Management

WELL PERMIT

Permit Number.	**E05-0656**		
Status.	**ISSUED**	Applied.	08/10/2005
Comp Type·	EMWELLS - CLASS I	Issued Date:	08/18/2005
Fee:	$273 00	Permit Expires On:	08/18/2007
Site Address:	**2800 ST HELENA HWY STH**	**Parcel Number:**	009-010-022-000
Owner:	**C MONDAVI AND SONS INC**	Phone:	
Address·	PO BOX 191 ST HELENA CA 94574-0191		
Applicant:	**MCLEAN & WILLIAMS INC**	Phone:	**255-6450**

Type of Project: **Class 1 well**

Prosposed Use:

Private Y Public: Y Geothermal: Other
Well to serve this parcel only? Y If no APN#
Well located in flood zone? Y

Water Supply:

All set backs required by code met: Y
Haz-Mat site. Y
Ground Water Permit required N
Emergency exemption Granted·

Specifications:

Casing Diameter:12 in Boring diameter:18 in. Annular seal. 3 in
Method: pump Material: bentonite/concrete
Minimum seal depth 50 ft. (or in to first imperious layer, whichever is deeper):

Worker's Compensation Coverage:

( ) A certificate of current Worker's Comp. Insurance Coverage is on file with this office (or filed with this application).
( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California.

I the undersigned, hereby assume fully all risks associated with providing incorrect information as to the location of the septic systems I acknowledge that the County of Napa will issue a well permit in reliance upon information contained in this application and, on behalf of myself, heirs, administrators and/or assigns, I hereby fully release the County, its elected officials, officers and employees from any and all claims and liability whether actual or potential, known or unknown, that may arise in connection with the information provided in the application.

Licensed Driller Signature· Mailed Date: 8/18/05

Staff Signature. Date: 8/18/05

NAPA COUNTY

DEPARTMENT OF Environmental Management
1195 THIRD STREET ROOM 101 NAPA, CALIFORNIA 94559
PHONE 707-253-4471 FAX 707-253-4545 www.co.napa.ca us

TRENT CAVE, R.E.H.S.
Director of Environmental Management

CONDITIONS/INSPECTIONS

Type: EMWELLS SubType: CLASS I

Owner:	C MONDAVI AND SONS INC		Permit Number:	**E05-0656**
	STH ST HELENA HWY	STH	Status:	**PENDING**
Parcel No:	**009-010-022-000**		Applied Date:	**08/10/2005**
Applicant:	**MCLEAN & WILLIAMS INC**		Issue Date:	

Conditions

1: Well Permit will not be finaled until Well Log is received
2: Call (253-4135) at least 24 hours in advance during normal business hours, to schedule inspection requests.
3: A copy of the State of California Well Completion Report must be submitted within 60 days of well completion.
4: Permits are issued only to licensed well drillers. A copy of the well driller's license (C-57) must be on file with DEM.
5: If a claim is to be submitted for a refund, per County Code, a 25% processing fee wil be retained. Such claims must be made within one year of the date on the receipt.
6: The applicant shall comply with the ~~Department of Public Works "Conditions of Approval National Pollution Discharge Elimination System Requirements", a copy of which was provided at the time of permit issuance. Failure to comply with the NPDES requirements will result in a stop-work order.~~ Copy of St Helena Stormwater Regulations

Inspections

Item: 00670 E-Construction Inspection

Inspected by: **Date:** 9/21/05

Setback to 132'

APPROVED CITY OF ST HELENA

By _____

Date 10/6/05

NO CONDITIONS
MAP ATTACHED
NO CITY FACILITIES
WELL WILL BE IN
FEMA ZONE AE · 100YR FP

E05-0656

COUNTY of NAPA

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

TRENT CAVE, R.E.H.S.
Director

WELL CONSTRUCTION APPLICATION

PROPERTY OWNER INFORMATION:

Name: Charles Krug
Address: 2800 St. Helena Hwy
APN: 009-010-022
Phone #: 967-2284 - Jim Reed

WELL DRILLER INFORMATION:

Company Name: McLean & Williams, Inc
Contact Person: Gonzalo Salinas
Address: 898 El Centro Ave, Napa
Phone #: 707-255-6450

TYPE OF PERMIT (circle one): Class IA (Class IB) Class II Deepening Reconstruction Other: _____

PROPOSED USE (circle one): (Private) Public

Well to serve this parcel only (check one)? ☒ Yes ☐ No

If "No," list other APN(s): _____

SETBACKS TO WELL:

Sewer Line: 150 feet
Septic Tank: 150+ feet
Disposal Field: _____ feet

RECEIVED
AUG 10 2005
DEPT. OF
ENVIRONMENTAL MANAGEMENT

WELL SPECIFICATIONS:

Casing Diameter: 12" inches
Boring Diameter: 16" inches
Annular Seal: 3" inches
Minimum Seal Depth: 50' feet

Sealing Material: Bentonite/Concrete
Sealing Method: _____

A map of the well location shall be attached to this application. The map shall include the distance from the well to property lines, sewage disposal systems, structures, etc., and shall include all other pertinent information specific to this well.

RECEIVED

AUG 10 2005

DEPT OF
ENVIRONMENTAL MANAGEMENT

ORS CERTIFICATE

xamined for conformance
of the Land Surveyors

of January 1975.

R. Hamilton
County Surveyor

RECEIVED

AUG 10 2005

DEPT. OF
ENVIRONMENTAL MANAGEMENT

LANDS OF
C. MONDAVI & SONS
278 O.R. 478, N.C.R.
& 638 O.R. 700, N.C.R.
137.80 Acres.

LANDS OF ST. HELENA WINE CELLARS

DEER PARK ROAD (Width Varies)

Boundary line of Town of St. Helena

Existing Centerline of the Napa River

SEE DETAIL "B"

SEE DETAIL "B"

SEE DETAIL "C"

Southern Pacific R. R.

1220'

675'

1321.15

50.19

57.07

N 44° 26' 48" E 1266.74

N 53° 14' 14" E 61.39

N 44° 26' 48" E (R2 and West) 1278.67

Δ = 95° 14' 17"
R = 50
L = 83.11

S 50° 35' 29" E 152.12

S 56° 27' 28" E 160.60

Fd 1" inside diameter iron pipe w/tag R.C.E. 15442 per 17 R.S. 81 (map no. 2115) N.C.R.

10 R.S. 25 (Map No. 571) N.C.R.

LANDS OF VAROZZA

Conc. Mon. w/ steel pin

LANDS OF MAUS

A Tradition of Stewardship
A Commitment to Service

Environmental Management

1195 Third Street, Suite 101
Napa CA 94559
www countyofnapa org

Main 707 253 4471

Steve Lederer
Director

WELL PERMIT

Application Type:	Environmental / EM Permits / Water Wells / Class I	**Applied Date:**	3/19/2012
Permit Number:	E12-00131	**Issued Date:**	3/26/2012
Parcel Number:	009-010-022-000	**Expiration Date:**	3/26/2014

Site Address:

Owner:	C MONDAVI AND SONS INC	**Phone:**	() -
Address:	DBA CHARLES KRUG WINERY, PO BOX 191, SAINT HELENA CA 94574-0191		
Applicant:	DON HUCKFELDT	**Phone.**	(707) 255-7923
Business Name:			

Project Type: Environmental / EM Permits / Water Wells / Class I

Proposed Use:

Use:	Private	**Name of Public Water System:**	
Well To Service This Parcel Only?:	Yes		

Water Supply:

All Setbacks Required By Code?:	Greater Than 100	**Hazmat Site Within 1500 feet?:**	No
Ground Water Permit Required?:	No	**Hazmat Site Number and Name.**	
Emergency Exemption Granted?:	No	**Well Located in Flood Zone?:**	No
Reason For Emergency Exemption:			

Specifications:

Casing Diameter:	10 In	**Method of Seal Placement:**	pump
Boring Diameter:	18 In	**Minimum Seal Depth:**	50 Ft
Annular Seal:	4 In	**Material:**	Concrete

TO PERMITEE.

Any work performed or operations conducted under the auspices of this permit constitutes acceptance of all conditions, inspections and comments contained in the this permit, and the incorporation of all requirements as set forth in the permit application

Staff Signature _____ Date 3/26/12

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Main 707 253 4471

Steve Lederer
Director

WELL PERMIT

CONDITIONS/INSPECTIONS/COMMENTS

Application Type:	Environmental / EM Permits / Water Wells / Class I	**Applied Date:**	3/19/2012
Permit Number:	E12-00131	**Issued Date:**	3/26/2012
Parcel Number:	009-010-022-000	**Expiration Date:**	3/26/2014
Owner:	C MONDAVI AND SONS INC	**Phone:**	() -
Applicant:	DON HUCKFELDT	**Phone:**	(707) 255-7923

Conditions:

Code	Condition
EM-11	The applicant shall comply with the Department of Public Works "Conditions of Approval-National Polution Discharge Elimination System Requirements", a copy of which was provided at the time of permit issuance Failure to comply with the NPDES requirements will result in a stop-work order
EM-2	A copy of the State of California Well Completion Report must be submitted within 60 days of well completion

VOP 6/26/12

Inspections: **Inspected By:** **Date:**

Inspection Type		
Construction Inspection	SF, RS	5/1/12
Environmental Management Final	V	6/30/12 DP

Comments:

Date	Comment
3/19/2012	Call 253-4135 at least 24 hours in advance during normal business hours to schedule inspection requests Inspections are taken on a first-come-first-served basis so if you need a specific date and time be sure to call well in advance Environmental Management's inspection must be obtained prior to covering any portion of the system Any deviation from these permit specifications without prior approval from the Department of Environmental Management will be cause for stopping work until the changes are fully justified and approved Well permits are issued only to licensed well drillers A copy of the well driller's license (C-57) must be on file with DEM If a claim is to be submitted for a refund, per County Code, a 25% processing fee will be retained Such claims must be made within one year of the date on the receipt If this well will at any point serve a public water system, the siting, construction, capacity testing and additional requirements must comply with Title 22 California Code of Regulations (CCR), Chapter 16, California Waterworks Standards This office may deny an application for a water supply permit if the well does not meet the above noted requirements

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www co napa ca us

Steven Lederer
Director

WELL CONSTRUCTION APPLICATION

PROPERTY OWNER INFORMATION		WELL DRILLER INFORMATION	
Name:	Charles Krug Winery	Company Name:	Huckfeldt Well Drilling
Address:	2800 Main Street St. Helena	Contact person:	Don Huckfeldt
APN:	009-010-022	Address:	2110 Penny Lane Napa
Phone #:	967-2284	Phone:	255-7923

TYPE OF PERMIT (circle one): (Class 1A) Class 1B Class II Deepening
Reconstruction Other:_____

PROPOSED USE (circle one): Private Public

Well to serve this parcel only: (Y)/ N Well Located in MST Groundwater Basin: Y /(N)
If no, list other APN(s):_____ Well Located in Floodplain: Y (N)

CITY OF ST. HELENA
APPROVED
By _____
Date 3/21/12

SETBACKS TO WELL:

Sewer Line:	_____	feet
Septic Tank:	220'	feet
Disposal Field:	_____	feet

WELL SPECIFICATIONS:

Casing Diameter: 10 inches
Boring Diameter: 18 inches
Annular Seal: 3 inches
Minimum Seal Depth: 50 feet

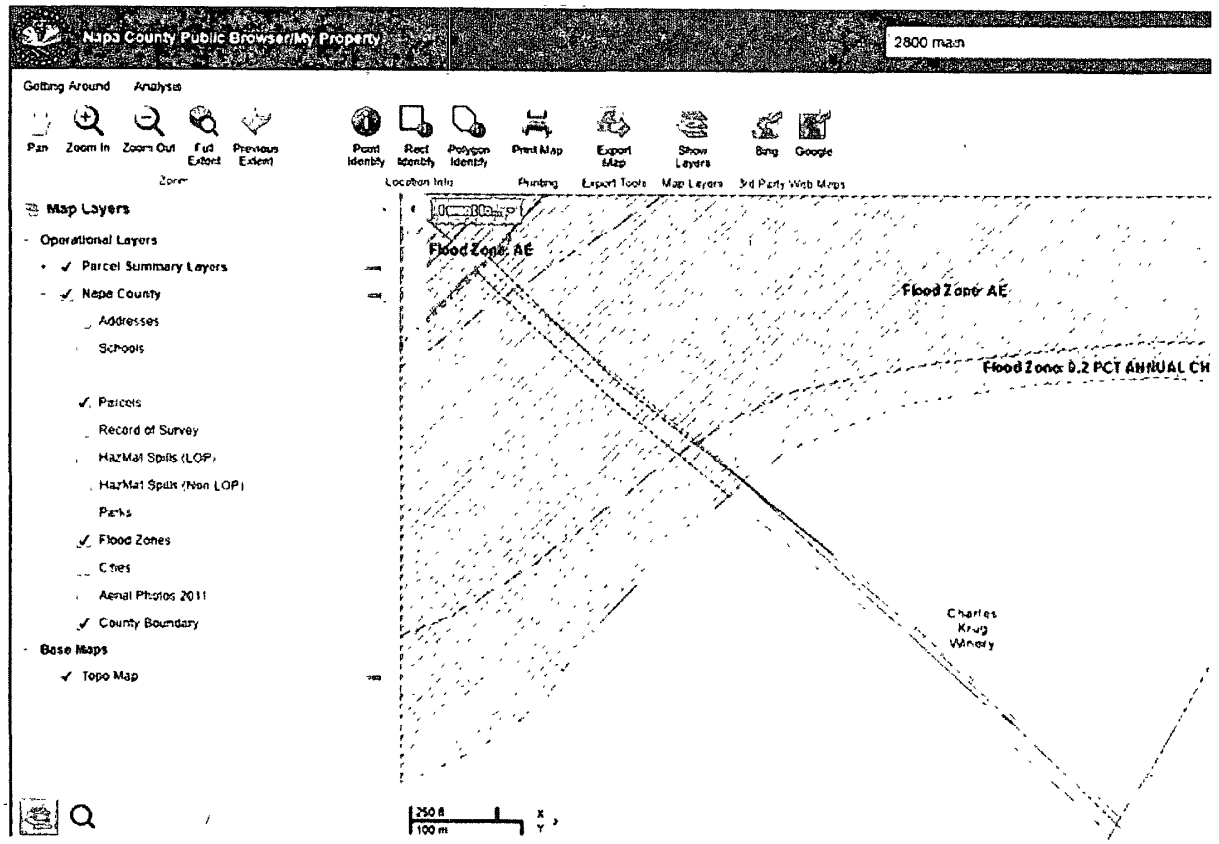
Sealing Material: concrete
Sealing Method: pump

A MAP OF THE WELL LOCATION SHALL BE ATTACHED TO THIS APPLICATION. THE MAP SHALL INCLUDE THE DISTANCE FROM THE WELL TO PROPERTY LINES, SEWAGE DISPOSAL SYSTEMS, STRUCTURES, ETC AND SHALL INCLUDE ALL OTHER PERTINENT INFORMATION SPECIFIC TO THIS WELL.

Debra Hight

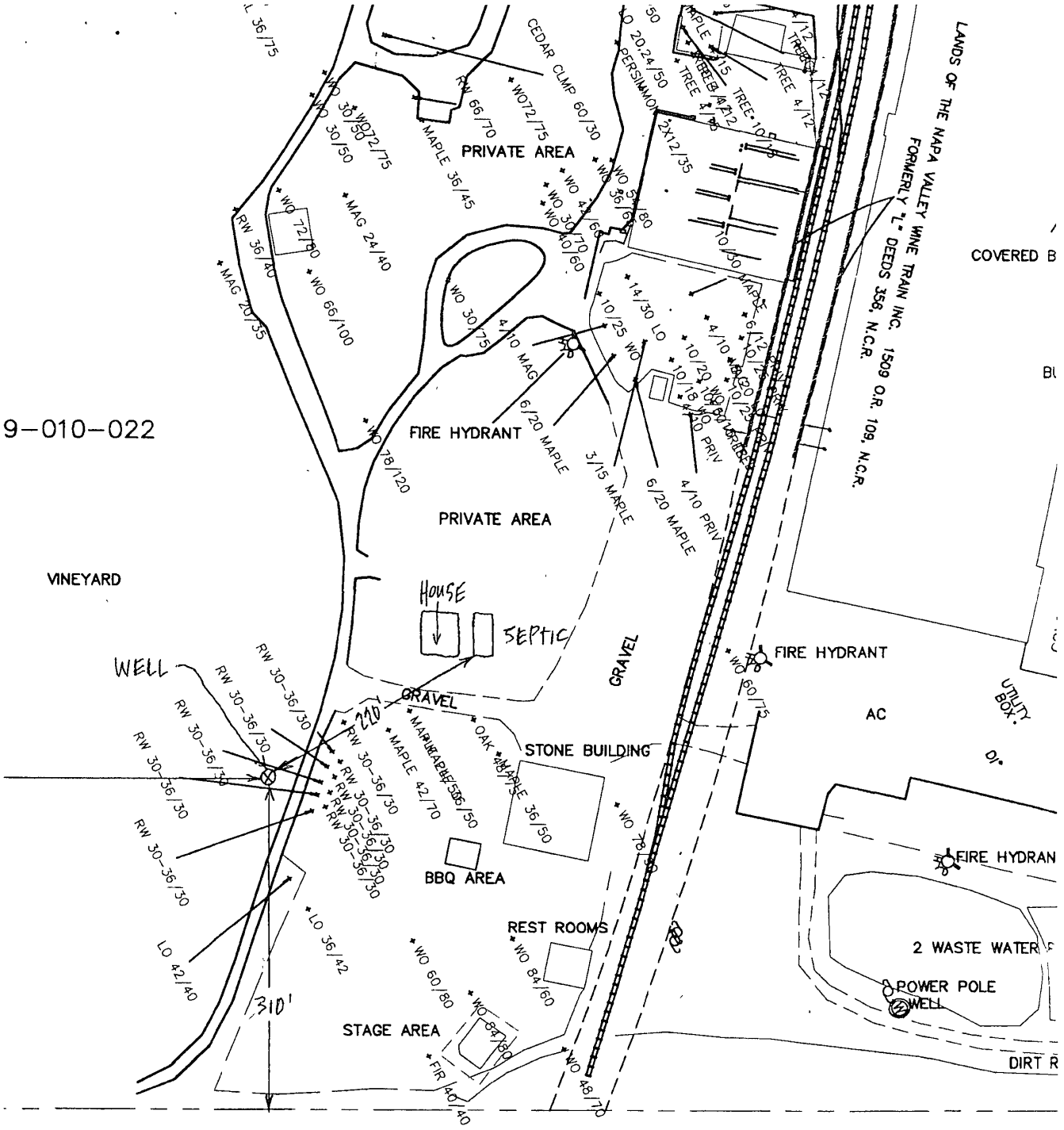
From: Debra Hight
Sent: Wednesday, March 21, 2012 1:52 PM
To: 'Don Huckfeldt'
Subject: Krug

Just so you know for the future, there are areas all the way out to 29 like Krug that are in the flood plain. This spot is far enough away not to require extra flood cert for the well, but you should look in the future and provide this sort of depiction with the application.



Regards,

Debra Hight, PE, LEED AP
Asst Director of Public Works
City of St. Helena
1480 Main Street
St. Helena CA 94574
707-968-2658
707-260-9801 cell
707-967-2806 FAX
debrah@ci st-helena ca us
www ci st-helena ca us


9-010-022
PRIVATE AREA
FIRE HYDRANT
PRIVATE AREA
VINEYARD
House
SEPTIC
WELL
GRAVEL
GRAVEL
STONE BUILDING
BBQ AREA
REST ROOMS
STAGE AREA
310'
220
LANDS OF THE NAPA VALLEY WINE TRAIN INC.
FORMERLY "L" DEEDS 358, N.C.R. 1509 O.R. 109, N.C.R.
FIRE HYDRANT
AC
UTILITY BOX
FIRE HYDRAN
2 WASTE WATER
POWER POLE
WELL
DIRT R
COVERED B
BU

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Environmental Management

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Napa CA 94559
www countyofnapa org

Main 707 253 4471

Steve Lederer
Director

APPLICATION
THIS IS NOT A PERMIT

Application Type:	Environmental / EM Permits / Water Wells / Class I		
Permit Number:	E12-00131	**Parcel Number:**	009-010-022-000
Situs Address:		**Applied Date:**	3/19/2012
Owner:	C MONDAVI AND SONS INC	**Phone:**	(707) 255-7923
Applicant:	DON HUCKFELDT	**Phone:**	(707) 255-7923

Worker's Compensation Coverage:

( ) A Certificate of current Worker's Compensation Insurance Coverage is on file with this office (or filed with this application)
( ) I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Worker's Compensation laws of California

By executing this application, the undersigned agrees to comply with all conditions, inspections and comments of the issued permit and all federal, state and county code requirements applicable to this permit Furthermore, I understand that the Department of Environmental Management in no way guarantees trouble-free operation of the system, and that future repair may be necessary

Owner or Authorized Agent Signature _____ Date 3/19/12

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Environmental Management

1195 Third St , Suite 101
Napa, CA 94559
www co napa ca us

Steven Lederer
Director

WELL CONSTRUCTION APPLICATION

PROPERTY OWNER INFORMATION		WELL DRILLER INFORMATION	
Name: Charles Krug Winery		Company Name:	Huckfeldt Well Drilling
Address:2800 Main Street St. Helena		Contact person:	Don Huckfeldt
APN: 009-010-022		Address:	2110 Penny Lane Napa
Phone #:967-2284		Phone:	255-7923

TYPE OF PERMIT (circle one): (Class 1A) Class 1B Class II Deepening
Reconstruction Other:_____

PROPOSED USE (circle one): Private Public

Well to serve this parcel only: (Y)/ N Well Located in MST Groundwater Basin: Y (N)
If no, list other APN(s):_____ Well Located in Floodplain: Y (N)

SETBACKS TO WELL:

Sewer Line:	_____	feet
Septic Tank:	220'	feet
Disposal Field:	_____	feet

WELL SPECIFICATIONS:

Casing Diameter:	10 inches	Sealing Material:	concrete
Boring Diameter:	18 inches		
Annular Seal:	3 inches	Sealing Method:	pump
Minimum Seal Depth:	50 feet		

A MAP OF THE WELL LOCATION SHALL BE ATTACHED TO THIS APPLICATION. THE MAP SHALL INCLUDE THE DISTANCE FROM THE WELL TO PROPERTY LINES, SEWAGE DISPOSAL SYSTEMS, STRUCTURES, ETC AND SHALL INCLUDE ALL OTHER PERTINENT INFORMATION SPECIFIC TO THIS WELL.

C.\Documents and Settings\Don\Desktop\WELL CONSTRUCTION APPLICATION doc1

Agenda Report to the City Council

Agenda Section: NEW BUSINESS

Department: Administration

DATE:	June 25, 2024
FROM:	Cindy Tzafopoulos, City Clerk
SUBJECT:	Approval of a resolution appointing applicants to the Active Transportation & Sustainability Committee, Active Transportation Sustainability Committee to NVTA, Parks and Recreation Commission, Library Board of Trustees and Planning Commission and consider leaving the recruitment open for the unfilled terms of office until filled.
RECOMMENDED ACTION:	Staff recommends adopting a resolution appointing applicants to the following committees: Active Transportation Sustainability Committee to NVTA Active Transportation Sustainability Committee Library Board of Trustees Parks & Recreation Committee Planning Commission
PREVIOUS COUNCIL ACTION:	
STATEMENT OF THE PURPOSE:	To fill expiring terms of office.
FINANCIAL IMPACT:	There is no fiscal impact.

BACKGROUND:

In April, the City Clerk advertised a recruitment seeking applicants from the community to fill expiring Board, Committee and Commission terms of office. The Board, Committee and Commissions that have expiring terms include the Active Transportation & Sustainability Committee, Parks and Recreation Commission, Planning Commission and Library Board of Trustees.

DISCUSSION:

The recruitment seeking applicants from the community to fill expiring and/or vacant Board, Committee and Commission terms of office concluded on June 13, 2024. The City received a total of nineteen applications.

Per City Council Rules of Procedure appointments shall be made by interview and the Mayor shall nominate applicants with the appointments subject to approval by the majority of Council. The City Council convened an applicant interview meeting on June 20, 2024 at 4:00 pm in the main conference room at City Hall.

The following lists the names of the individuals who have applied for various boards and committees.

Active Transportation & Sustainability Committee to the NVTA

One opening

Two applications received from Glenn Smith and Natalia Ramirez Guzman.

Active Transportation & Sustainability Committee

Four regular openings and two alternate openings

Foure applications were received from Glenn Smith, Natalia Ramirez Guzmàn, Coral Posert and Richard Seiferheld.

Library Board of Trustees

Four openings and one opening with an expiring term June 30, 2025

Five applications were received from Alexandra Haslip, Dana Johnson, Deborah Boeschen, John (Jack) Stuart and Michelle Deasy.

Parks and Recreation Commission

Three openings

Eight applications were received from Christopher Smith, Denise Nelson, Donna Hinds, Doug Boeschen, John Thompson, Julie Jenanyan, Cheryl Rainville and Stephanie Smithers.

Planning Commission

Two openings

Two applications were received from Autumn Anderson and Sue Furdek

Should Council decide not to appoint someone from the current applicants, staff would re-advertise the recruitment.

GOAL:

Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

Appointments Resolution
Library Board of Trustees Application - John (_Jack_) Stuart
Library Board of Trustees Application - Michelle Deasy
Parks and Recreation Commission Application - Christopher Smith
Parks and Recreation Commission Application - Denise Nelson
Parks and Recreation Commission Application - Donna Hinds
Parks and Recreation Commission Application - Doug Boeschen
Parks and Recreation Commission Application - John Thompson
Parks and Recreation Commission Application - Julie Jenanyan
Parks and Recreation Commission Application - Stephanie Smithers
Planning Commission Application - Autumn Anderson
Planning Commission Application - Sue Furdek
Active Transportation Advisory Committee to NVTA and City ATSC Application - Glenn Smith
Active Transportation Advisory Committee to NVTA and City ATSC Application - Natalia Ramirez Guzmàn
Active Transportation and Sustainability Committee Application - Coral Posert
Active Transportation and Sustainability Committee Application - Richard Seiferheld
Library Board of Trustees Application - Alexandra Haslip
Library Board of Trustees Application - Dana Johnson
Library Board of Trustees Application - Deborah Boeschen
Parks and Recreation Commission Application - Cheryl Rainville

CITY OF ST. HELENA

RESOLUTION NO. 2024-

Appointing applicants to the Active Transportation & Sustainability Committee to NVTA, Active Transportation & Sustainability Committee, Parks and Recreation Commission, Library Board of Trustee and Planning Commission

RECITALS

A. There are expiring terms on the Active Transportation & Sustainability Committee to NVTA, Active Transportation & Sustainability Committee, Parks and Recreation Commission, Library Board of Trustee and Planning Commission; and

B. Applications have been received from community members for the openings. Per City Council Rules of Procedure appointments shall be made by interview and the Mayor shall nominate applicants with the appointments subject to approval by the majority of Council; and

C. The recruitment concluded on June 13, 2024. An applicant interview meeting is scheduled to be held On June 20, 2024 at 4:00 p.m.

RESOLUTION

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

Active Transportation & Sustainability Committee to NVTA

1. _____, is appointed to the St. Helena Active Transportation & Sustainability Committee to NVTA filling a two year term expiring on June 30, 2026; and

Active Transportation & Sustainability Committee

2. _____, _____, _____, and _____ are appointed to the St. Helena Active Transportation & Sustainability Committee filling a two year term expiring on June 30, 2026, and leaving the recruitment open until the vacant alternate positions are filled; and

Library Board of Trustees

3. _____, _____, _____ and _____ are appointed to the St. Helena Library Board of Trustees filling a two year term expiring on June 30, 2026, and _____, is appointed to fill a vacant position that expires on June 30, 2025; and

Parks and Recreation Commission

4. _____, _____ and _____ are appointed to the Parks and Recreation Commission filling a two year term expiring on June 30, 2026; and

Planning Commission

5. _____, and _____ are appointed to the Parks and Recreation Commission filling a four year term expiring on June 30, 2028; and

Approved at a Regular Meeting of the St. Helena City Council on June 25, 2024, by the following vote:

Mayor Dohring: _____
Vice Mayor Hall : _____
Council Member Chouteau: _____
Council Member Summers: _____
Council Member Kenealy: _____

APPROVED: ATTEST:

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

City of St. Helena

CA-24-021

COMMISSION/COMMITTEE APPLICATION

Received Date: June 9, 2024
Application Type: Library Board of Trustees

NAME:	John ("Jack") Stuart
ADDRESS:	22 Crane Avenue, Saint Helena, CA, 94574
PHONE:	(707) 260-5565
EMAIL ADDRESS:	jstuartwine@gmail.com
LENGTH OF RESIDENCY:	41 years
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	To help sustain and improve the library, an important institution of our community. Little Saint Helena is fortunate to have its own library, and I'd like it to stay that way.
EDUCATIONAL BACKGROUND:	Public schools in Saratoga, California; A.B. English, Stanford University, 1968; Graduate Masters Program, Enology & Viticulture, U.C. Davis, 1976-1978
OTHER RELEVANT EXPERIENCE:	Friends & Foundation, Saint Helena Public Library (see below)
COMMUNITY INVOLVEMENT:	Friends + Foundation, Saint Helena Public Library, member 2013-2019; Land Trust of Napa County, board and committee member 2006 to present; Napa Valley Vintners, board member
REFERENCE 1:	Paul Dohring 1830 Spring Mountain Court (707) 942-1298 pdohring@cityofsthelena.org
REFERENCE 2:	Anna Chouteau 1100 Paulson Court (707) 968-1865 achouteau@gmail.com
REFERENCE 3:	Maria Criscione Stel 1115 Chiles Avenue (707) 363-3002

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes, a few times when I was on Friends & Foundation board

What is your understanding of the role and responsibility of this Commission?

To advise library leadership and the city council regarding the stewardship of the institution and to be ambassadors for the library in our community, and by specifically, to attend meetings, communicate regularly, engage in discussions and decisions, participate in projects or other work, and always keep our purpose in

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mind.

What would be your goal(s) as a Commissioner?

To do the above with interest, imagination, reasoning and teamwork.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Design Review Committee, 1980s; Revenue Task Force, 2015, Water Rates Task Force, 2016; Library, City Hall, and Recreation Task Force, 2019

Is there anything else you would like us to consider when reviewing your application?

Nope!

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

John ("Jack") Stuart | June 10, 2024

THIS DOCUMENT AND ALL ATTACHMENTS ARE AVAILABLE FOR PUBLIC INSPECTION

City of St. Helena

CA-24-009

COMMISSION/COMMITTEE APPLICATION

Received Date: May 22, 2024
Application Type: Library Board of Trustees

NAME:	Michelle Deasy
ADDRESS:	702 McCorkle Avenue, St. Helena, CA, 94574
PHONE:	4155770915
EMAIL ADDRESS:	michellecdeasy@gmail.com
LENGTH OF RESIDENCY:	5 years
EMPLOYER:	QA Commons
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	I am applying for the opportunity to meaningfully support the educational, cultural, and social enrichment of all St. Helenans. I hope to contribute to equitable access to information and resources and foster a vibrant and inclusive environment in our town. I love libraries. I chose my college, in part, due to the "feel" of the A.D. White Library. Earlier this year, when taking one of St. Helena's U10 soccer teams to watch the Cal/Stanford game, we stopped in at the Doe Library (also one of the country's most beautiful). I was struck by the looks of awe and fascination in our group of young boys. I see libraries serving as sanctuaries that offer boundless opportunities for learning, exploration, and connection - and can inspire hopes and dreams. I am also very interested in "the future of public libraries," which I believe lies in their evolution into dynamic community hubs that offer a wide range of services beyond traditional book lending. Already, we are seeing libraries transform into multifunctional spaces offering services and resources such as digital literacy training, maker spaces, and flexible meeting areas for collaboration and events.
EDUCATIONAL BACKGROUND:	BS, Rural Sociology, Cornell University, 1994 MA, Demography, UC Berkeley 2003 Design Futures Training Certificate, Institute for the Future, 2019 Higher Education Teaching Certificate, Harvard BOK, 2024
OTHER RELEVANT EXPERIENCE:	I have 25 years of experience in the non-profit, corporate, and higher education realms. (My resume is attached.) Currently, I lead a small, national nonprofit organization dedicated to ensuring today's learners are prepared for the rapidly changing world of work. We work with colleges, universities, workforce programs, and carceral institutions to develop "employability" skills in their students.
COMMUNITY INVOLVEMENT:	Employed by QA Commons (501c3) Formerly employed by the RP Group (501c3) Former Board Member, Mural Music & Arts Project (501c3) Former Board Member, Presidio YMCA (501c3)

THIS DOCUMENT AND ALL ATTACHMENTS ARE AVAILABLE FOR PUBLIC INSPECTION

Former Board Member, South End Rowing Club (501c3)
Former Board Member, Cornell Track Association (501c3)

REFERENCE 1: Name: Doug Boeschen
Address: 3242 Silverado Trail N
Phone Number(s):7078156141
Email: doug@boeschenvineyards.com

REFERENCE 2: Name: Matt Demcuck
Address: 1000 Brown St Apt 14
Phone Number(s): 707.975.7076
Email: matthew@demchuk.com

REFERENCE 3: Name: Kristen Knight
Address: 706 McCorkle Avenue
Phone Number(s): 707.290.3637
Email: kritknight@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No. (I am sorry to have to answer no. I intended to attend on May 8th, but was sidelined with a short-term medical issue.)

What is your understanding of the role and responsibility of this Commission?

As per the statement on the city's website, the Library Board of Trustees' role and responsibility is to make and enforce all regulations for the library's administration, subject to approval by the City Council; purchase books and publications for the library; maintain inter-library lending; and establish conditions for nonresident lending; administer any trust created for the library; and receive and dispose of gifts and bequests.

I believe there may also be opportunities to advocate for library services within the community, collaborate with library staff on strategic planning, represent the interests of library patrons and stakeholders in decision-making processes, engage in community outreach initiatives, and serve as a liaison between the library board and other community organizations.

What would be your goal(s) as a Commissioner?

My goals would focus on advocating for equitable access to lifelong learning, empowering city residents to pursue their passions, explore new interests, acquire valuable skills, and improve their overall well-being.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Parks & Recreation Commission, 2020 to 2024 (term ending 6/30/24)

Is there anything else you would like us to consider when reviewing your application?

I would be excited to meet and collaborate with fellow commissioners and other community stakeholders if selected. One of the things I have enjoyed most about serving on the Parks & Recreation Commission has been learning more about our community and hearing new perspectives on challenges and opportunities facing the city.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which

I have submitted this application.

☒ I AGREE

Michelle Deasy | May 23, 2024

THIS DOCUMENT AND ALL ATTACHMENTS ARE AVAILABLE FOR PUBLIC INSPECTION

MICHELLE DEASY

mcd1@cornell.edu | St. Helena, CA |415.577.0915

Profile

Thoughtful leader with a breadth of experience in the non-profit and corporate realms. Specialties in education and workforce. Able to connect with high-level stakeholders. Passionate about issues of social equity.

Professional Experience

The Quality Assurance Commons (QA Commons) – Washington, DC / Remote May 2019 – present

Non-profit organization dedicated to ensuring today's students are prepared to succeed in the rapidly changing workforce by focusing on the topic of Employability Skills.

Executive Director (full-time, Jan 2024 - present)

- Leading the organization's strategy, operations, project, and funding efforts.

Vice President (part-time, April 2021 - Dec 2023)

- Developed and led Employability projects with universities, community colleges, and carceral institutions.
- Invited to speak at conferences and webinars across the country and internationally.

Director, Operations & Planning (full-time, May 2019 - July 2021)

- Brought services to market in two states, transitioned from a fiscally sponsored project of the National Center for Higher Education Management Systems (NCHEMS) to a 501(c)3, and began to scale nationally.
- Managed a $1.7 million grant from Lumina Foundation.

Clutch Social Strategy – St. Helena, CA / Remote March 2021 – present
Principal

Strategy and operations for small- to mid-sized education and social impact organizations.

- As a subcontractor to **WorkEd Consulting**, led a Labor Market & Career Pathways project for an Oregon community college and served as a qualitative researcher on a Regional Talent Pipeline Initiative for a Virginia workforce development board. Co-wrote a $495,000 winning DOL Critical Jobs grant.
- Provided guidance and implemented a strategy to secure funding to the **Go Green Initiative**. Wrote and co-wrote over $1.2 million in winning grants from federal and philanthropic funders.
- Led development for the **National Association for Media Literacy Education** and **KidNuz**.

The RP Group – San Rafael, CA / Remote Sept 2016 – May 2019
Director, Organizational Strategy

Non-profit organization focusing on research for student equity-based policy and practice within the California Community Colleges. (Promoted from Corporate Secretary)

- Re-shaped operations by championing the concept of in-house backoffice vs. outside management service provider. Proposed to board and executed, reducing annualized administrative costs by over 65%. Included implementation of new accounting, banking, HR, IT and legal infrastructure.
- Built from scratch the RP Group's FY2017-18 budget of $5.5m, collaborating with department directors. Accurate within 2%, allowing for informed decisions and investments.
- Led the RP Group management team in a collaborative process of creating and monitoring key performance indicators, ensuring organizational goals were met and keeping the board abreast of progress.

Professional Experience, continued

Atlas Capital Advisors – San Francisco, CA — Apr 2012 – Sept 2016
Managing Director

Merrill Lynch/Bank of America – San Francisco, CA — May 2006 – Apr 2012
Senior Financial Advisor

Oracle Corporation – Redwood Shores, CA — Aug 1996 – Aug 1999
Account Representative; Direct Response Rep; Oracle OpenWorld Coordinator

Board Leadership

Strategic planning, fundraising, policy & procedure, and special projects with mission-oriented organizations.

- **City of St. Helena** – St. Helena, CA — 2020 – present
  Commission Chair, Parks & Recreation; Open Space, Equity, and Strategic Plan Committees
- **Cornell Track Asociation** – Ithaca, NY — 2012 – 2018
  Executive Committee member; Secretary & Head of Nominating Committee
- **Mural Music & Arts Project** – East Palo Alto, CA — 2004 – 2015
  Board of Directors; Treasurer
- **South End Rowing Club** – San Francisco, CA — 2011
  Board of Directors; Swim Commissioner
- **Presidio YMCA** – San Francisco, CA — 2005 – 2010
  Board of Directors

Formal Education

- **University of California, Berkeley** – Berkeley, CA — 2002 – 2003
  M.A., Demography
  Quantitative study of the causes and consequences of population change
  Conducted original research using SPSS, R, S-Plus and other statistical computing packages
- **Cornell University** – Ithaca, NY — 1990 – 1994
  B.S. with Honors, Rural Sociology (now Global Development)
  Concentration in Social Indicators, Data Management and Analysis
  Dean's List, Alpha Kappa Delta International Honor Society

Continuing Education

- **Harvard BOK Center for Teaching & Learning** – Boston, MA / Remote — Feb 2024
  Higher Education Teaching Certificate
- **Institute for the Future** — Dec 2019
  Design Futures Certificate

City of St. Helena

CA-24-016

COMMISSION/COMMITTEE APPLICATION

Received Date: June 7, 2024
Application Type: Parks and Recreation Commission

NAME:	Christopher Smith
ADDRESS:	1171 Starr Avenue, Saint Helena, California, 94574
PHONE:	4156027759
EMAIL ADDRESS:	christopher.smith777@gmail.com
LENGTH OF RESIDENCY:	Saint Helena
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	I love living in Saint Helena and would like to contribute to keeping it a fun, lively, and healthy environment.
EDUCATIONAL BACKGROUND:	BS - Hotel Management MBA - Entrepreneurial Studies and Health care administration
OTHER RELEVANT EXPERIENCE:	Assisted neighbors and city in getting the pickleball courts built.
COMMUNITY INVOLVEMENT:	Extensive work in the non-profit sector of providing health care housing to children and adults dealing with life threatening illnesses.
REFERENCE 1:	Name:Jim Anderson Address:1775 Scott Street - Saint Helena Phone Number(s):707 363 4440 Email: jimanderson4@me.com
REFERENCE 2:	Name: Elaine Lund Address: 1166 Hudson Ave - Saint Helena Phone Number(s): 415 726 8500 Email: echanlund@yahoo.com
REFERENCE 3:	Name:Michelle Deasy Address: 702 McCorkle - Saint Helena Phone Number(s):415 577 0915 Email: michellecdeasy@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes

What is your understanding of the role and responsibility of this Commission?

Aid and assist with strategic vision, gaining community input, and actively participating in tasks to help the city employees when necessary.

What would be your goal(s) as a Commissioner?

Beautify the parks, foster and further develop the robust activities offered by Park and Rec. - Ensure the community has clean, safe, fun and beautiful parks to enjoy and meet other neighbors. Support park and

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rec's efforts offering activities for all ages.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

no

Is there anything else you would like us to consider when reviewing your application?

I'm a passionate, friendly, motivated individual who truly values and works towards creating community.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Christopher Smith _____ June 7, 2024

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City of St. Helena

CA-24-012

COMMISSION/COMMITTEE APPLICATION

Received Date: June 2, 2024
Application Type: Parks and Recreation Commission

NAME:	Denise Nelson
ADDRESS:	59 Laguna Seca Court, Saint Helena, CA, 94574
PHONE:	16503463490
EMAIL ADDRESS:	denisenelson10@comcast.net
LENGTH OF RESIDENCY:	2 years
EMPLOYER:	self
EMPLOYMENT STATUS:	Part-time
REASON FOR APPLYING:	To have a positive impact on my community through service
EDUCATIONAL BACKGROUND:	Carlmont 1975, various business courses and vocational classes on an ongoing basis
OTHER RELEVANT EXPERIENCE:	Please see attached resume
COMMUNITY INVOLVEMENT:	An active member of the Yountville Kiwanis with a goal of fundraising for scholarships
REFERENCE 1:	Name:Ann Nevero Address:58 Laguna Seca CT Phone Number(s):4083945926 Email: Ann@nieman.org
REFERENCE 2:	Name:Mary West Address:3 Laguna Seca CT Phone Number(s):7072277127 Email: artsy101@comcast
REFERENCE 3:	Name:Maryam Malek Address:1025 Crinella CT Phone Number(s):4159992293 Email: QBMIMSF@gmail.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

To act as a citizen advisory committee regarding programs, services, facilities, and development

What would be your goal(s) as a Commissioner?

I believe Park & Rec is vital in our city, for not just the infrastructure provided, but in its capacity to keep the residents connected in a positive manner through programs and events. My goal is to provide my time, experience, and ideas to help facilitate that to some small degree.

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Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

Please see attached letter of reference

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Denise Nelson | June 2, 2024

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Town of Yountville
"The Heart of the Napa Valley"

May 29, 2024

To Whom it May Concern,

I am writing to recommend Denise Nelson for a position on your Parks and Recreation Commission. Denise has been teaching various arts and crafts classes for us for over 6 years. Denise has also volunteered in various capacities with the Town as well including during the Yountville Days Parade, Egg Hunt, Halloween Carnival and more. Denise not only teaches classes but provides an environment for participants to get to know each other and form long lasting bonds that benefit their lives outside of class time.

My direct experience working with Denise in various capacities has been that she is helpful, shares ideas, is friendly and fun to be around. Denise is well versed in what it takes to offer inclusive and interesting parks and programming for communities. I believe she would be an asset on the St. Helena Parks and Recreation Commission Board.

Denise's unique talents, interests and her clear love for her "new" home city of St. Helena would make her a great fit on your board. Yountville's loss is St. Helena's gain!

Please fee free to reach out with any questions.

Sincerely,

Samantha Holland
Parks and Recreation Director

Town of Yountville • 6550 Yount Street • Yountville • California • 94599
Telephone (707) 944-8851 • FAX (707) 944-9619

Denise Nelson

59 Laguna Seca Court
Saint Helena, Ca 94574
650-346-3490
DeniseNelson10@comcast.net

Profile

Productive team member with a demonstrated ability to individually succeed. Strong communication and supervisory skills with an emphasis on performance management, coaching, training, customer service, and sales.

Experience

Independent Contractor 2018 - Present

Conducting weekly classes for the Yountville Park and Recreation program with an emphasis on community connection as well the skills taught.

Self Employed/Social Media Influencer/Affiliate 8/2015 - 2020

Conducted workshops for arts as a contracted teacher at various locations in the Bay Area contracting direct with brick and mortar studios. Created and managed 2 private social media groups of 160,000+ members for selling and support of font and graphic design license. With a working knowledge of FTC guidelines for social media, managed engagement and brand awareness for increased sales, maintained day to day social media marketing.

General Manager/Buyer, Perfect Edge Cutlery, San Mateo, 5/2011 - 7/2015

Responsible for the hiring, training, and development of staff. Accountable for daily planning, directing. accounting of retail outlet POS system. Responsible for product procurement, pricing negotiations and purchasing analysis. Directly responsible for written marketing material, ads, promotional flyers. As GM, oversee all guest relations, dealing with in store customers, contractors, wholesalers, and mobile units, as well as overseeing back office functions such as billing, reporting. Successfully implemented events for community exposure and sales.

Columnist, San Mateo Patch/AOL, San Mateo, 4/2011 - 12/2013

Author of the paid weekly column “My San Mateo” published Mondays via AOL & San Mateo Patch exploring local issues or events in the community.

Owner, The Perfect Ten, San Mateo, CA 1991-2010

Responsible for the development and maintenance of a strong client base through effective marketing, customer service, and community education. Accountable for all product procurement, price point analysis, merchandising, and sales success. Successful supervision of three independent contractors including sub-lease negotiations, training, and performance management. Responsible for all tax preparation and licensing requirements for state, federal, city, and health agencies.

Credit Supervisor, Provident Central Credit Union, Burlingame, CA 1983-1991

Responsible for the hiring, training, development, and supervision of staff of 24 within the Consumer Lending Division and Loan Call Center Departments. Coordinated the daily operations of consumer lending from loan sales through credit analysis and student loan servicing. Developed, implemented and monitored operating procedures for the centralization of consumer lending. Developed and administered a comprehensive training guide for departmental procedures including lending regulations and laws, judgmental credit analysis, auto leasing, California Student Loans , system interpretation and use. Prepared and managed administrative reporting including performance appraisals, federal reporting. Initiated and conducted training workshops in lending and related products. Responsible for credit granting of loans over the credit limits of staff loan officers.

Community Service

As Director/President of the 25th Avenue Merchant’s Association successfully implemented a committee structure for goal attainment. Was responsible for written publications, marketing ads, interfacing with the City of San Mateo. Coordinated the homeless jobs program for 25th Avenue. Currently a member of the Yountville Kiwanis.

City of St. Helena

CA-24-014

COMMISSION/COMMITTEE APPLICATION

Received Date: June 5, 2024
Application Type: Parks and Recreation Commission

NAME:	Donna Hinds
ADDRESS:	1106 Chiles Ave, Saint Helena, CA, 94574
PHONE:	7077994844
EMAIL ADDRESS:	donna@donnahinds.com
LENGTH OF RESIDENCY:	8 years
EMPLOYER:	Coldwell Banker Brokers of the Valley
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	I love Saint Helena and want to do my part to make the town the best it can be. I have served on Parks and Recreation previously and really enjoyed working on this committee.
EDUCATIONAL BACKGROUND:	University of Texas, BBA, University of Houston J.D.
OTHER RELEVANT EXPERIENCE:	I have worked on various boards and committees included the St. Helena Parks and Rec Commission; I am very organized; Completed Napa Valley Master Gardeners Program
COMMUNITY INVOLVEMENT:	St. Helena Ad Hoc Revenue Task Force, St. Helena Active Transportation Commission, St. Helena Parks and Recreation Commission, St Helena Chamber of Commerce Committees and current member, Various school committees when my children were young, former HOA President of Magnolia Oaks
REFERENCE 1:	Name: Jim Anderson Address: 1775 Scott St Phone Number(s): 707-363-4440 Email: jim@cypress-grp.com
REFERENCE 2:	Name: Jeff Green Address:2000 Howell Mountain Rd Phone Number(s): Email: jgreen@stifel.com
REFERENCE 3:	Name: Oliver Caldwell Address: 235 Crane Ave Phone Number(s): 415-999-9272 Email: oliver@caldwellsnyder.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes, many

What is your understanding of the role and responsibility of this Commission?

Evaluate, discuss and make recommendations regarding park facilities and recreational events and activities.

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Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

I served on the Active Transportation Commission (2014-2017); I served on the Parks and Recreation Commission (2016-2017) (Served as Vice Chair); Chair of the St Helena Ad Hoc Revenue Task Force (2016)

Is there anything else you would like us to consider when reviewing your application?

See Attached Resume

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Donna Hinds June 5, 2024

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COLDWELL BANKER
BROKERS OF THE VALLEY

Donna Hinds * Broker Associate

Donna Hinds is dedicated to giving her clients personalized attention and professionalism throughout the entire process of buying or selling properties. Having practiced law (including real estate law) for over 15 years, together with her business background and residential construction/development business, Donna has skills and experience that will benefit clients in various phases of their transactions. Donna is passionate about real estate and studies the market constantly to maintain knowledge of current listings and market conditions. Donna's negotiating skills, knowledge of the market, strong work ethic and dedication will ensure that your transaction is smooth and successful. Donna is also a licensed real estate Broker.

AWARDS: (top selling awards yearly since 2017)
2022-23 • President's International Premier: Top 1% of Coldwell Banker agents worldwide
2021 • President's Elite Award; Top 3% of Coldwell Banker agents worldwide
2020 • International President's Circle Award; Top producing 6% of Coldwell Banker agents worldwide

COMMUNITY INVOLVEMENT:
• Vice Chair of Parks and Recreation Commission of the City of Saint Helena; (2016 - 2019)
• Member of Active Transportation Commission of the City of Saint Helena; (2014 - 2017)
• Member of the Saint Helena Renaissance Foundation; (2014 - 2016)
• Master Gardener of Napa County; (2014 - 2019)
• Member of the Active Transportation Commission of the County of Napa; (2014 - 2016)
• Meadowood ladies tennis team; (2014 - 2018)
• Crane Park Bocce League; (2014 - current)
• Yountville Bocce League; (2021- current)
• Savvy Saints Investment Club; (2016 - current)
• Saint Helena Book Club; (2019 - current)
• Chair of the Ad Hoc Revenue Task Force for the City of Saint Helena; (2016)
• Numerous school, social club and professional committees (2000-2014)

EDUCATION:
1982 Bachelor of Business Administration – University of Texas
1986 Doctor of Jurisprudence – University of Houston

PERSONAL:
Donna's hobbies include gardening, home decorating/remodeling, cooking, bocce, yoga, cycling and reading.

Donna Hinds • www.donnahinds.com • 707-799-4844 • donna@donnahinds.com

City of St. Helena

CA-24-013

COMMISSION/COMMITTEE APPLICATION

Received Date: June 5, 2024
Application Type: Parks and Recreation Commission

NAME:	Doug Boeschen
ADDRESS:	1903 Vineyard Ave., St. Helena, CA, 94574
PHONE:	707 815 6141
EMAIL ADDRESS:	doug@boeschenvineyards.com
LENGTH OF RESIDENCY:	19 years
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	I would like to continue the work of the past two years on the Commission, particularly in the areas of equitable recreation, access to public facilities, and facilitating cross-organizational cooperation and integration.
EDUCATIONAL BACKGROUND:	Stanford University: Bachelor of Arts 1992 International Relations Stanford University: Master of Arts 1993 International Policy UC Davis: Bachelor of Science 2005 Viticulture and Enology
OTHER RELEVANT EXPERIENCE:	Board of Directors, Black Butte Ranch homeowners association Board of Directors, UpValley Family Centers Commissioner, St. Helena Parks and Recreation Department Coach of 18 teams Kindergarten-High School: soccer, baseball, track and field, basketball. Current Assistant Coach, Justin Siena High School track and field team Former member Stanford University track and field team Former Washington state high school high hurdle champion
COMMUNITY INVOLVEMENT:	Board of Directors: UpValley Family Centers Volunteer Tutor: St. Helena Elementary School (7 years) Member: Hand In Hand Domestic Employer lobbying organization Volunteer: Immigration Institute of the Bay Area: Citizenship application and tutoring Labor rights activist: in partnership with Jobs with Justice North Bay
REFERENCE 1:	Name: Dave Jahns Address: St. Helena Community Services Phone Number(s): Email: djahns@cityofsthelena.org
REFERENCE 2:	Name: Jenny Ocon Address: UpValley Family Centers Phone Number(s): Email: jocon@upvalleyfamilycenters.org
REFERENCE 3:	Name: John Harrington Address: St Helena High School

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Phone Number(s):
Email: harringtonfamilysite@me.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes

What is your understanding of the role and responsibility of this Commission?

To advise the professional staff. To act as liason to the community. To represent the community's interests in areas of parks and recreation.

What would be your goal(s) as a Commissioner?

Continue to enhance equitable recreation opportunities in St. Helena, Codify public access to recreational facilities, Help to integrated local departments, businesses and organizations.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Yes - Parks and Recreation (2 years)

Is there anything else you would like us to consider when reviewing your application?

I am bilingual in spanish and english.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Doug Boeschen June 5, 2024

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City of St. Helena

CA-24-019

COMMISSION/COMMITTEE APPLICATION

Received Date: June 7, 2024
Application Type: Parks and Recreation Commission

NAME:	John Thompson
ADDRESS:	1626 Tainter Street, St Helena, CA, 94574
PHONE:	7072252383
EMAIL ADDRESS:	johnkthompson@bigpond.com
LENGTH OF RESIDENCY:	Almost 1 year and a further 18 months in 2016/17
EMPLOYER:	Oldstreet Consulting - Principal
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	St. Helena is an incredible place to call home. My wife and I first experienced its charm in 2016, and now we're back for good! The vibrant community, with its diversity and friendliness, truly defines St. Helena. I'm passionate about the outdoors, and I see a clear opportunity to contribute by joining the Parks and Recreation Commission. Giving back to our community and ensuring that residents continue to enjoy this wonderful place motivates me. My extensive global travels, living in England, India, Australia and the United States, have given me a unique perspective, which I believe can benefit discussions related to our city's parks, recreational facilities, open spaces, and programs. Throughout my corporate career, I've honed my listening skills and maintained a proactive attitude, promoting ideas and awareness which will bring value to any discussion brought before the Commission. So, why the Parks and Recreation Commission? Simple. I'm committed to enhancing our community's well-being. By serving on the commission, I aim to contribute my time, expertise, and fresh insights. I'm impressed by St Helena's recreational programing from the Autumn Harvest Festival through to the Bocce League, and I'm excited about the upcoming opening of the Vine Trail – there is so much to contribute to. Let's continue the great work so far in St Helena, where green spaces thrive, families play, and memories flourish. Serving on this commission would be an honor.
EDUCATIONAL BACKGROUND:	BEng (Hons) Electronic Engineering 1993
OTHER RELEVANT EXPERIENCE:	As a seasoned senior executive with a track record of advising and influencing strategy, I bring a wealth of experience to the Commission. Throughout my corporate career, I've collaborated with consumers, boards, and fellow executives, shaping visions, and driving results. The great outdoors has always been my sanctuary, from state forests to local parks, I've fished, explored trails, jogged through open spaces, cycled, and reveled

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	in sports and recreational facilities. This firsthand experience gives me a unique perspective on how to maximize enjoyment in our parks and recreational spaces and programs.
COMMUNITY INVOLVEMENT:	I am a member of the St Helena Odd Fellows lodge.
REFERENCE 1:	Name: Brent Randol Address:1791 Sulphur Springs Avenue, St Helena Phone Number(s):7074813319 Email: brentrandol@comcast.net
REFERENCE 2:	Name: Candace Westgate Address:1010 Allison Avenue, St Helena Phone Number(s):7078152668 Email: ctwestgate@gmail.com
REFERENCE 3:	Name: Elaine Honig Address: 1248 Stockton Street, St Helena Phone Number(s):7074792055 Email: elaine@studio4forty.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No

What is your understanding of the role and responsibility of this Commission?

I understand the role of a Parks and Recreation Commission member to include:

Advisory: Providing recommendations to the City Council regarding parks, recreational facilities, and open spaces.
Community Engagement: Interacting with residents, gathering input, and addressing community needs related to parks. At the same time actively promoting St Helena's park, open spaces, and recreational facilities.
Policy: Assist in shaping policies and initiatives to enhance local parks and recreational opportunities.
Regular Meetings: Focus on improving recreational experiences and promoting public use of park facilities.

What would be your goal(s) as a Commissioner?

My goal for serving on the commission is to contribute to this amazing community. I'd like to use my experience in a positive way to ensure the residents of St Helena, and anyone passing through our wonderful city, understand the opportunities they have from our parks and recreation areas, enhancing our community's overall well-being.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

I feel it's important to emphasize, one of my core competencies which is Collaboration and Teamwork and my ability to foster positive relationships. This may be a significant advantage managing the relationship between, Council, Commission, fellow commissioners, city officials and most importantly our residents. I also feel my experience advising boards and shaping visions positions me well to contribute to the long-term planning and development of St. Helena's parks and recreational spaces.

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☒ I AGREE

John Kennneth Thompson

June 8, 2024

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City of St. Helena

CA-24-017

COMMISSION/COMMITTEE APPLICATION

Received Date: June 7, 2024
Application Type: Parks and Recreation Commission

NAME:	Julie Jenanyan
ADDRESS:	1727 Vineyard Avenue, Saint Helena, CA, 94574
PHONE:	707-337-3549
EMAIL ADDRESS:	jjenanyan@gmail.com
LENGTH OF RESIDENCY:	33 years
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	As the chair of the upcoming Napa Valley Pickleball Classic and an avid pickleball player, I have gotten to know both Dave Jahns and Kevin McLeod, have enjoyed working with them, and want to support the Parks and Rec department in general. I also have a vested interest in our community and all of its parks and recreation programs. St. Helena is a gem and it is up to all of us to contribute to maintaining its beauty and vibrancy.
EDUCATIONAL BACKGROUND:	BA in Psychology and Business, University of San Diego, 1984
COMMUNITY INVOLVEMENT:	Chair, 2024 Napa Valley Pickleball Classic (Benefitting UpValley Family Center) Chair, 2018 St. Helena Soroptimists Crab Feed
REFERENCE 1:	Name: Jim Anderson Address:1775 Scott Street Phone Number(s): (707) 363-4440 Email: jim@cypress-grp.com
REFERENCE 2:	Name: Doug Boeschen Address:1903 Vineyard Avenue Phone Number(s): (707) 815-6141 Email: doug@boeschenvineyards.com
REFERENCE 3:	Name: Susan Duryea Address:1759 Crinella Drive Phone Number(s): (707) 287-5176 Email: susanmduryea@comcast.net

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes

What is your understanding of the role and responsibility of this Commission?

To support the Parks & Rec department and to facilitate the maintenance and optimal use of all park facilities and recreational programs in St. Helena.

What would be your goal(s) as a Commissioner?

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I want to help ensure that all of our city's park facilities and recreational programs continue to be available and accessible to everyone in our community.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Julie Ann Jenanyan

June 7, 2024

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City of St. Helena

CA-24-011

COMMISSION/COMMITTEE APPLICATION

Received Date: May 25, 2024
Application Type: Parks and Recreation Commission

NAME:	Stephanie Smithers
ADDRESS:	, St. Helena, ,
PHONE:	909-786-9208
EMAIL ADDRESS:	stephasmithers@gmail.com
LENGTH OF RESIDENCY:	10 years
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	Passionate about City's parks and recreation services. I'm invested in supporting the Parks & Recreation department through volunteerism and serving on the commission.
EDUCATIONAL BACKGROUND:	BS in Recreation, Park and Nonprofit Management - 2012
OTHER RELEVANT EXPERIENCE:	- Certified Parks & Recreation Professional through NRPA - Volunteered in numerous park clean ups - Previously employed in municipal recreation departments - Well experienced in fundraising
COMMUNITY INVOLVEMENT:	Board member with Napa Valley Vine Trail Employed by Napa Firewise
REFERENCE 1:	Name: Andre Pichly Address: Placerville, CA Phone Number(s): 916-206-9977 Email: apichly2@csus.edu
REFERENCE 2:	Name: Brent Randol Address: 1791 Sulphur Springs Phone Number(s): 707-481-3310 Email: brentrandol@comcast.net
REFERENCE 3:	Name: Darrell Quirici Address: 850 Fulton, St. Helena, CA Phone Number(s): 707-480-0334 Email: dbquirici@att.net

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes

What is your understanding of the role and responsibility of this Commission?

Commissioners support city staff, review policy, advise on programs and services, as well as advise city council and executive staff. The commission works to help support City Council goals with a focus on parks and

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recreation while also providing recommendations to staff about it's parks, services, and any needs that may fall within the Parks & Recreation department.

What would be your goal(s) as a Commissioner?

I'd like to support city staff in a future parks master plan.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Stephanie Smithers | May 25, 2024

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S T E P H A N I E S M I T H E R S
St Helena, CA 94574 | E: Stephasmithers@mail.com

PROFESSIONAL SUMMARY

Highly motivated Marketing Communications professional with 10+ years of experience crafting engaging content and managing communications for non-profit organizations, government agencies, and small businesses. Proven ability to develop and execute strategic marketing campaigns that increase public awareness and engagement. Engaged Napa Valley local with experience in emergency communications including wildfires. Adept at presenting information, facilitating public meetings, and leading groups to achieve shared goals.

EXPERIENCE

April 2021 – Current | **Visit St. Helena** *Vice President & Chief Strategy Officer*

- Increased client retention by 6% through improved communication and systems.
- Manage over 260 accounts, collaborating with C and D level executives across corporations and small businesses.
- Oversee business development strategies including growing client list by 30% in under two years.
- Oversee email marketing and successfully Increased average email open rate by 33%.
- Develop creative for digital ads, webpage banners, social media content.
- Manage social channels (Instagram, Facebook, Pinterest) and strategy.
- Coordinate social media partnerships, giveaways to increase followers/email subscribers, and content creators.
- Spearhead educational initiatives, creating, facilitating, and leading virtual and in-person learning opportunities.
- Oversee press and media, including writing press releases, live TV appearances, and media inquiries.
- Work closely with elected officials and community stakeholders.

2020 – April 2021 | **City of St. Helena** *Public Information Officer (EOC)*

- Responded to public and media inquiries during local emergencies, contributing to communication strategy during incidents like LNU and Glass Fire.
- Wrote and disseminated daily press releases, both informational and educational.
- Served as liaison with other community/government agencies such as, CALFIRE, Napa County, local Chamber, Napa Valley COAD, and Napa County Sheriff.
- Oversaw social media channels and content creation.
- Increased Facebook following by 59% and average post reach by 1342%.
- Implemented strategies to support local businesses, including initiatives like outdoor dining, temporary use permits, and bi-weekly virtual forums.
- Aided in securing a federal grant to support businesses during COVID emergency.
- Digest complex information and re-write to share with the public.

2017 – 2020 **City of St. Helena** *Recreation Supervisor*

- Raised over $89,000 for community special events in 2019.

• Oversaw the City's largest holiday special event, increasing downtown foot traffic by 615% over two years.
• Recruited, hired, and supervised part-time, contractual, and volunteer employees.
• Planned, implemented, and coordinated recreation and leisure activities.
• Developed presentations for the community, City management, and elected officials.
• Organized events, community programs, and opportunities for residents to engage and recreate.
• Developed marketing material for programs and events.

2011 – 2017 **Health Spa Napa Valley** *Operations Director*
• Developed and implemented operational systems, achieving short and long-term goals.
• Managed an operating budget of $2.5 Million
• Led a team of 50+, resolving employee turnover from 65% in 2014 to 20% in 2017.
• Increased membership sales by 30%

SKILLS:
• **Writing:** Press releases, website content, social media posts, print collateral, reports, email marketing content, and newsletters.
• **Social Media Management:** Experience in most social platforms like Instagram, Facebook, Twitter, Pinterest, and TikTok. Skilled in content creation, influencer marketing, social media collaborations, and community engagement.
• **Content Creation:** Able to develop engaging content for various channels, including blog posts, marketing materials, low-fi social content and video, logos, fliers, and other minor graphic design.
• **Public Speaking:** Confident in presenting information to diverse audiences, media appearances, virtual meetings, and networking events.
• **Software Proficiency:** Microsoft Word, Excel, PowerPoint, Canva, Mailchimp, Asana, Google Drive, Dropbox, Salesforce, MS Teams, Sprout Social, Meta Business Suite, AI Prompts, Outlook and Google Calendar

References Available Upon Request

City of St. Helena

CA-24-007

COMMISSION/COMMITTEE APPLICATION

Received Date: May 14, 2024
Application Type: Planning Commission

NAME:	Autumn Anderson
ADDRESS:	950 Crane Ave, Saint Helena, CA, 94574
PHONE:	7073639692
ALTERNATIVE PHONE:	7073639692
EMAIL ADDRESS:	anderson.autumnd@gmail.com
LENGTH OF RESIDENCY:	Saint Helena
EMPLOYER:	Self
EMPLOYMENT STATUS:	Other
REASON FOR APPLYING:	I am applying for reappointment for the opportunity to continue serving my community.
EDUCATIONAL BACKGROUND:	Certified Travel Advisor, FORA travel, 2024 Digital Marketing, Digital Marketing Institute, 2020 Winemaking & Viticulture, Napa Valley college, 2014 Wine Analysis, UC Davis Extension, 2012 Adobe Applications, Santa Rosa JC, 2009
OTHER RELEVANT EXPERIENCE:	I'm a 7th generation Napa Valley native with a career spanning marketing, winemaking and hospitality. I have over 20 years of experience relevant to the local industry and economy.
COMMUNITY INVOLVEMENT:	COSH Parks and Rec, 2017-2019 COSH Planning Commission, 2019 - current
REFERENCE 1:	Name:Lester Hardy Address:St. Helena Phone Number(s):707-480-8093 Email:
REFERENCE 2:	Name: Jeff Feeney Address: St. Helena Phone Number(s):707-580-5678 Email:
REFERENCE 3:	Name: Annette Smith Address:St, Helena Phone Number(s):707-738-3792 Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

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Yes

What is your understanding of the role and responsibility of this Commission?

The role of a city planning commission is to help determine how urban areas develop. It manages land use by zoning, reviews and approves development projects and plans, and also involves the public in planning processes. The commission advises city council and helps ensure that development is sustainable and in compliance with zoning laws. This helps achieve a balance between economic growth and environmental preservation and societal needs.

What would be your goal(s) as a Commissioner?

If I am reappointed to the commission, my goal would be to carry out the commission's duties as best as I could, to assist in economic growth and environmental preservation and the greater needs of the community.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

COSH Parks and Rec, 2017-2019
COSH Planning Commission, 2019 - current

Is there anything else you would like us to consider when reviewing your application?

I am applying to be reappointed to the city planning commission, having served a partial 1.5-year term followed by a full 4-year term. As another commissioner departs after a longer tenure next year, I am now positioned, if reappointed to a second 4-year term, to become the most tenured member of the commission. I believe there is great value in the historical perspective I'm able to bring to the commission. I have been enriched by my experience, and while I have gained much, I have much more to contribute, and would be honored and grateful for the opportunity to continue serving.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Autumn Dawn Anderson _____ May 14, 2024

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City of St. Helena

CA-24-023

COMMISSION/COMMITTEE APPLICATION

Received Date: June 10, 2024
Application Type: Planning Commission

NAME:	Sue Furdek
ADDRESS:	1861 Spring Mountain Road, Saint Helena, CA, 94574
PHONE:	707-738-9330
EMAIL ADDRESS:	sue@eonianwines.com
LENGTH OF RESIDENCY:	Saint Helena
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	To make a meaningful contribution to my community by using my leadership, communication, consensus building, problem solving, and analytical skills.
EDUCATIONAL BACKGROUND:	1983-1985: San Francisco State University: Bachelor of Science in Business, Marketing, Magna Cum Laude 1980-83: University of California, Santa Barbara; Major in Economics, Minor in Communications, Varsity Soccer Team
OTHER RELEVANT EXPERIENCE:	I've spent my entire career as a marketing, communications, and business development professional in leadership roles in fast-paced industries and companies both very large (international) and smaller (family owned, including with Warren Winiarski at Stag's Leap Wine Cellars. I mention that only because we all just learned of this legendary man's passing.) I am skilled at analyzing a lot of data or a complex situation, I excel at problem solving and finding win-win solutions whenever possible, while being respectful and considering many points of view.
COMMUNITY INVOLVEMENT:	St Helena Community Academy - Class 1, 2023 St Helena Transfer Tax Citizens Committee, 2024 Citizens for Yes on Measure (charter city) and (RPTT), Chair, 2024 Nimbus Arts Board of Directors, Secretary, Since March 2019 Nimbus Arts Sponsorship Committee Chair since 2018 Nimbus Arts Live Auction Committee Chair since 2023
REFERENCE 1:	Name:Grace Kistner Address:San Juan Court, St Helena CA Phone Number(s): 707-799-7095 Email: gdkistner@comcast.net
REFERENCE 2:	Name: Dana Johnson Address: 2294 Boysen Lane, St Helena CA Phone Number(s): 707-738-8942 Email: danaelisejohnson@gmail.com
REFERENCE 3:	Name: Oliver Caldwell Address: 235 South Crane Ave, St Helena CA Phone Number(s): 415-999-9272

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Email: oliver@caldwellsnyder.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No. I have had no personal business before the commission but I do follow many of the issues before it by watching videos of select meetings or reading articles in the Star.

What is your understanding of the role and responsibility of this Commission?

To decide on land-use and development issues important to the future and well-being of the community. The ability to analyze challenging issues and resolve difficult situations.

What would be your goal(s) as a Commissioner?

To be respected by the community as a good listener and problem solver. Someone who is fair-minded and can clearly explain why I've arrived at a decision.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

St Helena Transfer Tax Citizens Committee, 2024 (past)
Citizens for Yes on Measure (charter city) and (RPTT), Chair, 2024 (current)

Is there anything else you would like us to consider when reviewing your application?

It would be an honor and privilege to be of service to my community :)

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Sue Furdek June 10, 2024

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SUE FURDEK

1861 Spring Mountain Road, St. Helena, CA 94574
(c) 707-738-9330 | sue@eonianwines.com

SUMMARY

A passionate, strategic, and creative marketing, ecommerce, communications, and business development professional with a successful track record for developing new brands and reviving old ones.

Qualifications include: P&L responsibility / budget development and tracking / strategic planning / brand positioning, messaging, and voice / brand identity development /marketing and public relations long term plan development, analysis & execution / new product development / packaging design and development / website design and content development / channel and pricing strategies / trade, press and collector relations /wholesale and direct-to-consumer program development / copywriting / collateral development / event production and management / partnership development / project management / brand ambassadorship / corporate and brand spokesperson / internal and external brand champion.

EXPERIENCE

3/2018-12/2023 **Keto-Mojo (Napa, CA)**

Startup in the health and wellness space which took on big pharma and became the #1 blood glucose and ketone meter in the US within its first two years.

Director of Ecommerce & Marketing

Reporting to the Founder, responsible for all ecommerce platforms, sales, marketing, market expansions, and content development.

- Created four Shopify ecommerce platforms to serve sales in 30 countries.
- Developed robust Wordpress content site with over 1000 pages of content including hundreds of recipes developed by our proprietary culinary team.

1/2016-2/2018 **STUDIO 4forty (St. Helena, CA)**

The fastest growing event fundraising group in the U.S., with two event concepts: Wine Women & Shoes and Farm to Table(aux)

Director of Marketing & Business Development

Reporting to the President and Founder, responsible for sales, marketing, and public relations.

- Sold 10 new events to nonprofits in 2016 (above goal). Developed all new sales materials and analytics.
- Led and managed the development and launch of a new company name/identity and second event series.
- Managed the development of 3 new website, wrote all the copy for two.
- Launched a PR campaign: hired and managed PR consultant
- Updated and developed all marketing and sales materials for nonprofit, winery, and corporate sponsorship partners.

11/2014-5/2015 **Clos Du Val (Napa, CA)**

An iconic Napa Valley winery estate which gained recognition at the famed Judgment of Paris Tasting in 1976. Family-owned, with 350 acres of estate vineyards.

Director of Marketing

Reporting to the President and CEO, responsible for marketing and public relations strategy, plan development, and execution at a time of critical change to revitalize the business. Managed PR agency, numerous creative consultants, and one employee.

- Realigned products, portfolio architecture, and pricing to maximize brand equity and profitability for future brand repositioning and relaunch.
- Created new branding and wine club material establishing a new, more sophisticated look and feel for the brand.
- Redesigned packaging for the top tier wine and created new packaging for DTC only wines.
- Created library wine program and policies including inventory management, release schedule, and pricing.
- Pitched and placed community-oriented feature story in the Napa Valley Register to build the winery's local profile.
- Oversaw winery relationship with trade organizations: NVVA, Stags Leap Winegrowers, Carneros Wine Alliance.

8/2013- 11/2014 **Jackson Family Wines (Oakville, CA)**

Family -owned and ranked among the top 10 US wine companies, with over 30 wineries in California, France, Chile, Italy and Australia.

Sr. Marketing Manager, Artisan Brands

Cardinale, Lokoya, La Jota, Mt. Brave, Galerie

Responsible for brand plan development and execution, supporting growth in all channels (3-tier, DTC, and international) on brands ranging in price point from $30-$350. Managed a creative agency and one employee.

- Shipments up 65%, depletions up 62% across brands in my first fiscal year.
- Cardinale: Rolled out new brand identify in collateral, web, DTC. Developed partnership with luxury travel club Inspirato.

- Lokoya: Created all new brand material and style guide. Developed partnership with luxury brand Swiss watchmaker Ulysses Nardin.
- La Jota: Developed all new collateral, brand standards and style guide. Created successful on-premise waistaff trade incentive program in key markets utilizing library wine inventory.
- Mt. Brave: Developed high-end on-premise by-the-glass pour plan for sales utilizing Coravin wine systems. Developed and launched social media campaign.
- Galerie: Designed packaging and launch materials/plan for new Cabernet products.

2012 - 2020 **EONIAN Wines (St. Helena, CA)**

Proprietor

Co-founded a small boutique Napa Valley wine brand with my husband Wayne Donaldson - a well-known and highly regarded winemaker in the US and Australia - to capture the love of two countries and the grape varieties that brought them fame. EONIAN is a blend of Napa Valley Syrah and Cabernet Sauvignon.

9/2007- 11/2012 **STE. MICHELLE WINE ESTATES (Napa, CA)**

One of the top 10 premium wine companies in the U.S. with estates in Washington, Oregon and California.

Director of Marketing, CA Brands

Stag's Leap Wine Cellars, Conn Creek Winery, Antica Napa Valley, Hawk Crest, Villa Mt. Eden

Reporting to VP Marketing, led portfolio and brand strategy and managed profitability for brands spanning super-premium to ultra-luxury price points with volumes up to 120,000 cases. Responsible for brand building, new product development and launch, channel strategy, allocations, pricing, packaging, collateral & POS development, consumer & trade promotion, website redesigns, direct to consumer and digital initiatives, strategic partnerships, and research. Supervised one Brand Manager.

- Stag's Leap Wine Cellars: Restored image and business vitality to venerable but dusty Napa Valley brand resulting in a 48% increase in volume and 22% increase in profitability. Developed new product tier resulting in highly successful launch with annual sales of 10,000 cases and product selling out in the first year.
- Conn Creek Winery: Comprehensive brand repositioning, packaging, and pricing overhaul that breathed new energy and sales velocity into declining brand. Grew volume 73%. Created revolutionary AVA Barrel Blending Room & Experience which won the "Innovative Wine Tourism Experience" award in 2011 from the Great Wine Capitals Global Network.
- Villa Mt. Eden: Comprehensive brand repositioning, packaging, and pricing overhaul to eliminate portfolio redundancies. Was still being rolled out in 2012.
- Antica Napa Valley: Took nascent luxury wine brand in crowded Napa Cabernet competitive set from 1,400 cases in 2007 to 6,700 cases.

12/2005- 9/2007 **STAG'S LEAP WINE CELLARS - (Napa, CA)**

World renowned winery recognized for Cabernet Sauvignon and for bringing international recognition to California winemaking and the Napa Valley when it won the now legendary 1976 Paris Tasting.

Director of Marketing & Communications

Reporting to owner and proprietor, responsible for corporate and brand marketing, packaging, collateral & POS, promotion, new product development, corporate communications, media relations, and consumer and trade events. Supervised a Marketing & Communications Coordinator and Creative Services Manager.

- Enhanced company-wide branding and communications materials.
- Capitalized on 30th anniversary of the Paris Tasting to secure cover and feature articles in prestigious publications including San Francisco Chronicle, LA Times, Decanter Magazine, as well as coverage in TV, radio, and documentaries.
- Developed wine collector initiatives and managed relationships resulting in record prices paid for the winery's Premiere Napa Valley and Auction Napa Valley auction lots.

12/2000-11/2005 **DOMAINE CHANDON, INC - (Yountville, CA)**

Napa Valley's leading producer of sparkling wine and one of the most highly visited destinations in Napa Valley. Owned by LVMH—the world's leading luxury goods company.

Director, Public & Community Relations

Reporting to VP Marketing, responsible for media relations, corporate communications, company branding and messaging, consumer events, sponsorships, and PR agency relationships for promoting sparkling and varietal wine brands, the Visitor Center, and the Restaurant to consumers and the trade. Supervised a PR Manager. Hired and managed public relations agency.

- Achieved highest-ever press coverage in the consecutive years of 2003 and 2004, delivering over $1.4 million in advertising equivalency each year. Secured placements in high profile lifestyle publications including Gourmet, Food & Wine, Bon Appetit, In Style, and Sunset magazine as well as national TV and local TV and radio.
- A key member of the marketing team that revamped brand strategy and consumer marketing programs for Chandon sparkling wines which resulted in consecutive years of double-digit sales growth in 2003 and 2004, outpacing the category.

- Initiated first-ever comprehensive PR plans for the Restaurant at Domaine Chandon resulting in the chef being named a San Francisco Chronicle's Rising Star Chef in 2005.
- Developed new company-wide messaging points and led extensive media training with executive team and winemaking spokespersons.
- Conducted multi-market press tour for launch of Domaine Chandon varietal wine brand.

6/1999-9/2000 **WINESHOPPER.COM (San Francisco & Napa, CA)**

E-commerce startup backed by $46 million in funding from Amazon.com and Kleiner Perkins Caufield & Byers (eventually became wine.com).

Director of Advertising & Promotion

Reporting to VP Marketing, developed and managed the second largest budget in the company. Responsible for establishing and developing the brand look, feel, and personality across all advertising, promotions, events, and collateral material to multiple channels including consumers, producers, wholesalers, retailers, and regulators. Managed staff of three. Hired and managed advertising, design, and research agencies.

- Developed brand logo, letterhead system, shipping box, gift box, trade advertising campaign, consumer advertising campaign, event booth, premiums, and collateral (brochures, newsletters, etc.)
- Set advertising and media plan objectives and strategies. Managed the development and execution of a multi-million dollar advertising campaign to consumers and trade.
- Managed the design and development of all research including an ongoing national Attitude & Usage study.
- Established an events and promotions department. Set the strategic direction for participation in events. Managed the design and development of an event booth and event booth materials.
- Negotiated strategic corporate partnerships (alongside business development and editorial) with Food & Wine, The New York Times Group, Wine & Spirits, among others.
- Developed business systems for the marketing department. Worked cross functionally to identify and develop business requirements for site features and functionality.

7/1997–6/1999 **DETAILS MAGAZINE – CONDÉ NAST PUBLICATIONS (San Francisco, CA)**

A men's lifestyle magazine by one of the country's largest and privately held publishing companies.

Northwest Advertising Manager

Reporting to the Publisher, responsible for managing, developing, and growing the Northwest territory by establishing key industry relationships, customizing promotional programs, preparing all presentation materials, analyzing research data and developing research tools.

- Grew revenue by 69% to make it the second largest territory (next to New York) in the country.
- Named *Sales Person of the Year* in 1998. Earned awards for *Best Save* and *Most Up*.
- Key new business wins in technology, apparel, and spirits categories including Microsoft, Dockers, and Skyy Vodka.

5/1996-7/1997 **HARPER'S MAGAZINE (San Francisco, CA)**

One of the country's oldest magazines with coverage of politics, culture, and literature.

West Coast Advertising Manager

Reporting to the Publisher, responsible for managing, developing, and growing the West Coast region by finding creative ways to overcome the magazine's small circulation and lack of syndicated research.

- Grew revenue over 25% versus the previous year.
- Grew billings against current accounts by 50%.
- Developed category presentations for the national sales force. Designed and developed media kit materials. Helped establish research tools.

11/85-5/96 **HAL RINEY & PARTNERS (San Francisco, CA)**

One of the largest independently owned advertising agencies on the West Coast with offices in San Francisco, Chicago, New York.

Vice President, Associate Media Director

Reporting to Sr. VP, Media Director, responsible for the strategic direction and management of clients' advertising and media strategies, media plans, testing, tracking, and research needs. Led, trained, and supervised teams of planners in the development, presentation, and implementation of national and regional media plans and promotional programs with budgets up to $30 million.

- Media Futures task force member: identifying and recommending strategies for emerging media.
- Frequent guest speaker at client seminars and conferences.
- Developed the agency's first media training program and manual.
- Managed a staff of up to 11 team members.
- Promoted from starting position as Assistant Media Planner.

Key clients included: Saturn Cars (General Motors), Clinique, Alamo Rent A Car, Stroh Brewery, Swanson Frozen Foods, TCI (Tele-Communications Inc), Security Pacific Bank, Gallo (Bartles & Jaymes), PBS, Spectrum Foods (Restaurant Group).

EDUCATION

San Francisco State University
- **B.S. Business, Marketing**, **Magna Cum Laude** (1983-1985)

University of California, Santa Barbara
- Majored in Economics, minor in Communications (1980-1983)
- Varsity Soccer Team

VOLUNTEERING

Nimbus Arts Board Secretary (Mar 2019 – present)
- Napa Valley Community Arts Nonprofit

The Ketogenic Foundation Board Member (Sept 2018 - Jul 2023)
- Public charity dedicated to fostering ketogenic education and clinical research.

City of St. Helena

CA-24-025

COMMISSION/COMMITTEE APPLICATION

Received Date: June 12, 2024

Application Type: Active Transportation Advisory Committee to NVTA

NAME:	Glenn Smith
ADDRESS:	1730 Dean York Ln., St. Helena, CA, 94574
PHONE:	7073207612
EMAIL ADDRESS:	glenn@smith-carr.com
LENGTH OF RESIDENCY:	St. Helena
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	I would like to be reappointed and remain on the City's ATSC and also be considered for the City's representative on the ATSC to NVTA. I would like to be the conduit that shares vital information from the City to the NVTA. I value the service these committees provides to the City administration and City Council.
EDUCATIONAL BACKGROUND:	(High School, College, Professional, Vocational, or other Schools Attended. Please include Major or Field of Study, Dates attended, Degree and date of Degree) Undergraduate degree--UC Berkeley--Economics Graduate Master, Business Administration--Ohio State Certifications from Wharton School, University of Pennsylvania; Stanford and Harvard business seminars
OTHER RELEVANT EXPERIENCE:	Consultant with Watson Wyatt (an International human resources consultancy) and west coast practice leader in health care cost management
COMMUNITY INVOLVEMENT:	Serviced for the past 8+ years on ATSC Board membership on Marin Community Foundation and Marin AIDS Project Certified member of Univ. of California Master Gardeners and Board member and officer of Marin and Napa Chapters Served on Blue Zones' Built Environment Committee
REFERENCE 1:	Name: Michael Caldorola Address:1761 Vineyard Ave., St. Helena Phone Number(s): 415-652-4423 Email: mimmo524@gmail.com
REFERENCE 2:	Name: Richard Seiferheld Address:2020 Birch St., St. Helena Phone Number(s): 707-695-0915 Email: seiferheld@me.com
REFERENCE 3:	Name: Pat Dell Address: Vineyard Valley, St. Helena Phone Number(s):707-799-9043 Email: priscillajdell@gmail.com

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GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes

What is your understanding of the role and responsibility of this Commission?

To review programs and projects of interest to the City Council and brought to the committee by City administration; to advise the city administration on community interests effected by proposals; to identify issues for he city administration and Council that are of interest to the community

What would be your goal(s) as a Commissioner?

To fully participate in meetings through preparation and objectively contribute to the best advice to city administration on proposal formulation to support Council for their decision making.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Yes, the ATSC
Served on SHAPE Committee

Is there anything else you would like us to consider when reviewing your application?

I've served on this Committee for many years including a year as acting Chair Person. I value this opportunity to contribute to the community and have active connection to City operations

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Glenn Smith

June 12, 2024

THIS DOCUMENT AND ALL ATTACHMENTS ARE AVAILABLE FOR PUBLIC INSPECTION

City of St. Helena

CA-24-006

COMMISSION/COMMITTEE APPLICATION

Received Date: April 24, 2024

Application Type: Active Transportation Advisory Committee to NVTA

NAME:	Natalia Ramirez Guzmàn
ADDRESS:	1103 Pope St, Apt E, Saint Helena, CA, 94574
PHONE:	7076995510
EMAIL ADDRESS:	ramirezguz@sonoma.edu
LENGTH OF RESIDENCY:	Saint Helena
EMPLOYMENT STATUS:	Unemployed
REASON FOR APPLYING:	I would also like to be considered for the City's ATSC and also be considered for the City's representative on the ATSC to NVTA. I would like to be the conduit that shares vital information from the City to the NVTA. I am a member of the St. Helena Community Academy as well as the Paso Adelante Committee hosted by the Napa Valley Grape Growers, and I serve on the board of the Napa Valley College Estate & Winery.
EDUCATIONAL BACKGROUND:	I am a first generation student at Sonoma State University, I attended Napa High School. I currently working on obtaining my Bachelor's of Science degree in Business Administration with a concentration in Wine Business Strategies as well as pursuing a certification in ASL
REFERENCE 1:	Name:Jill Durfee Address: Phone Number(s):707-460-7666 Email:
REFERENCE 2:	Name: Address: Phone Number(s): Email:
REFERENCE 3:	Name: Address: Phone Number(s): Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No, but I am a member of the St. Helena Community Academy

What is your understanding of the role and responsibility of this Commission?

The community! By bringing up voices that are not heard and making a difference, as well as using the opportunity to grow personally, we are able to make a difference.

What would be your goal(s) as a Commissioner?

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Advocating on behalf of the Gen Z community and the younger generation, as well as Farmworkers, and making diversity a priority here!

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Natalia R. Guzman | April 24, 2024

THIS DOCUMENT AND ALL ATTACHMENTS ARE AVAILABLE FOR PUBLIC INSPECTION

Natalia R. Guzmàn

Napa, California, United States

nataliarguz@outlook.com 7076995510

linkedin.com/in/natalia-r-guzm%C3%A0n-146a30247

Summary

As a wine enthusiast and a first-generation college student, I am pursuing a Bachelor of Science Degree in Business Administration with a concentration in Wine Business Strategies at Sonoma State University. My education has equipped me with the fundamentals of wine production, distribution, and supply chain, as well as the business and legal aspects of the wine industry.

I have also applied my knowledge and skills in various internships and jobs at reputable wineries, where I have demonstrated my hospitality, communication, and interpersonal skills. Most recently, I worked as a Sales and Marketing Representative Intern at Napa Valley College Winery Estate, where I developed and managed marketing campaigns, newsletters, social media, and wine club communications. Previously, I provided informative and engaging wine tastings, tours, and customer service to a diverse range of guests, achieving a 95% satisfaction rating and generating repeat business, as a Wine Specialist at Frog's Leap Winery and as a Guest Experience Associate at Foley Family Wines.

My goal is to contribute to the growth and success of wine businesses while offering memorable and enjoyable experiences to customers. I am always eager to learn new things, explore new opportunities, and create a homely environment for others. With my education, experience, and skills, I am confident that I can add value to any wine-related organization!

Experience

Sales & Marketing Representative Internship

Napa Valley College

Dec 2022 - May 2023 (6 months)

NVC Winery Estate

•Developing and managing marketing calendars, newsletters, monthly emails, and social media.
•Managing Wine Club Communications (Club Releases, Shipments, and Account Updates on Winedirect,Vinoshipper, Square)
•Responsible for managing campus events related to the Napa Valley College Winery Estate

Wine Specialist

Frog's Leap Winery

Mar 2022 - Jan 2023 (11 months)

•Extensive knowledge of International wines, vintages, and characters. As well as detailed knowledge of Frogs Leap House wines.
•In my discussions with guests, I provide information about the History and Sustainability practices behind Frogs Leap wine making styles.
•With guest, I provide information about Frogs Leap events and products during wine tastings. I also highlighted the benefits of wine clubs.

Concierge & Wine Educator
Foley Family Wines
May 2021 - Jan 2022 (9 months)
•Assisted with the daily organization and management of the reservation platform. (Tock)
•Assisted with reservations and winery information via telephone and email.
•Provided assistance with wine inventory, wine buffing, and maintaining the winery's appearance for guests.
•I operated and closed the winery on my own, managed reservations, inventory, wine club, hosted guests, and explained to them the background of Bill Foley and the Rutherford Appellation.

Summer Internship
Napa Valley Grapegrowers
Jun 2018 - Aug 2018 (3 months)
Field's of Opportunity - Summer Mentor Program

Wineries:

•Pine Ridge Winery, 5901 (Silverado Trail) / Gustavo Avina
•Walsh Vineyards Management, 1125 (Golden Gate Dr) / Rolando Sanchez
•Yount Mill Vineyards/Napa Wine Company / Sarah Meyer
•Silverado Farming Company, 390 (Taylor St)/ Arnulfo Solorio

Experiences:

Vineyard: learned various skills in vineyard management including (canopying, harvesting, graphing)
Equipment: learned about and to recognize all of the equipment used in vineyard & winery operations
Cellar: worked in the cellar and performed cleaning and sanitizing fermentation tanks
Office: received comprehensive safety training

Education

Sonoma State University
Bachelor of Science - BS, Business Administration Concentration in Wine Business Strategy’s
Aug 2023 - May 2025
•The French Language Wine Business Program

Napa Valley College
Associate of Science - AS, Business Administration, Management and Operations
2022 - 2023

Napa Valley College
Associate of Science - AS, Wine Marketing & Sales
2019 - 2022

Napa High School
GED
Aug 2016 - Jun 2019

California State Polytechnic University-Pomona
Jan 2024 - May 2024

Licenses & Certifications

Certificate of Achievement- Wine Marketing & Sales - Napa Valley College

Fundamentals of Digital Marketing - Google Digital Garage
SLMZGMVVF

Wines of Georgia Course - Napa Valley Wine Academy
73495414

Skills

Public Relations • Direct to Consumer Marketing • Knowledge Acquisition • Fostering inclusivity • Account Management • Product Knowledge • Product Service • Negotiation • Office Administration • Winemaking

City of St. Helena

CA-24-020

COMMISSION/COMMITTEE APPLICATION

Received Date: June 9, 2024

Application Type: Active Transportation and Sustainability Committee

NAME:	Coral Posert
ADDRESS:	1140 Victoria Drive, St. Helena, CA, 94574
PHONE:	9252120485
EMAIL ADDRESS:	coralcobley@msn.com
LENGTH OF RESIDENCY:	St. Helena
EMPLOYER:	Dentist Ole Health
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	Seeking to contribute to the City of St Helena government
EDUCATIONAL BACKGROUND:	UC San Diego BA in Biology 1982 UCLA School of Dentistry 1987
COMMUNITY INVOLVEMENT:	Active in the City of Orinda Educational Foundation (EFO) 2000-2010
REFERENCE 1:	Name: Antonio Castellucci Address: 1115 Victoria Drive, St Helena, 94574 Phone Number(s): 415-948-4595 Email: antoniocastellucci@yahoo.com
REFERENCE 2:	Name: Peter Hicks Address: 1321 Orchard Napa, CA 94558 Phone Number(s): 707-320-3005 Email: pthomashicks@gmail.com
REFERENCE 3:	Name: Mason Revelette Address: 1500 South Whitehall Lane, St Helena, 94574 Phone Number(s): 615-838-2320 Email: kathryn@revelettewines.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes

What is your understanding of the role and responsibility of this Commission?

Gather information and act in an advisory capacity to the City Council

What would be your goal(s) as a Commissioner?

Identify areas of need for the City of St Helena and implement plans to address them.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

No

Is there anything else you would like us to consider when reviewing your application?

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I have been a small business owner (dental offices) in three different cities. I currently work for a non-profit healthcare organization (Ole Health). I am very interested in participating in the planning of the next segment of the VinTrail from St Helena to Yountville.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Coral Posert | June 9, 2024

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City of St. Helena

CA-24-024

COMMISSION/COMMITTEE APPLICATION

Received Date: June 10, 2024

Application Type: Active Transportation and Sustainability Committee

NAME:	Richard Seiferheld
ADDRESS:	2020 Birch Ave., St. Helena, CA, 94574
PHONE:	7076950915
EMAIL ADDRESS:	seiferheld@me.com
LENGTH OF RESIDENCY:	St. Helena
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	I am a long time St. Helena resident, now a retired real estate professional, and have time to actively engage and contribute to the improvement and well being of our City.
EDUCATIONAL BACKGROUND:	Moses Brown School 1957; Cornell University 1961 (BA); NYU Business School 1963; UC Berkley 1972; Napa Community College 1982-84
OTHER RELEVANT EXPERIENCE:	Back ground in real estate, finance and environmental organizations
COMMUNITY INVOLVEMENT:	Active with Land Trust of Napa County (BOT) 30+yrs; Former BOT Stonebridge Housing ; Volunteer coordinator for CDFW 2013 to present;Active BOT Mennen Environmental Foundation; Advisory Committee to Napa Regional Parks & Open Space district. ad hoc committee member with SH Parks & Rec for walking paths in the City
REFERENCE 1:	Name: Maury Robertson Address: 1475 Main Street St. Helena CA Phone Number(s):(707) 227-9559 Email:Maury@riandahouse.org
REFERENCE 2:	Name: David Duncan Address:1715 Dean York Lane St. Helena CA Phone Number(s): (707) 287-3909 Email: david@silveroak.com
REFERENCE 3:	Name:William Densberger Address:1508 Main Street St. Helena CA Phone Number(s):(707) 483-7889 Email: will.densberger@evrealestate.com

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

no

What is your understanding of the role and responsibility of this Commission?

To advise Public Works on community traffic and transportation; explore policy and/or programs to improve

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and enhance a sustainable and healthy community environment.

What would be your goal(s) as a Commissioner?

To both introduce and vet new ideas that will enhance the quality of life for SH citizens as well a provide feedback to City staff on issues that fall under the prevue of this committee.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

ad hoc walking paths committee recommending formalization of pedestrian walkways

---

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Richard Seiferheld | June 10, 2024

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City of St. Helena

CA-24-015

COMMISSION/COMMITTEE APPLICATION

Received Date: June 5, 2024
Application Type: Library Board of Trustees

NAME:	Alexandra Haslip
ADDRESS:	1655 SYLVANER AVE,, SAINT HELENA, CA, 94574-2341
PHONE:	7073341113
ALTERNATIVE PHONE:	707-967-0876
EMAIL ADDRESS:	ahaslip@comcast.net
LENGTH OF RESIDENCY:	50 years
EMPLOYER:	private tech company
EMPLOYMENT STATUS:	Retired
REASON FOR APPLYING:	This is a re-apply. Already serving on Board. I & my family love the Library and would like to continue to serve it and the community.
EDUCATIONAL BACKGROUND:	Graduate of UC-Berkeley in anthropology & archaeology
COMMUNITY INVOLVEMENT:	SH Beautification Foundation, SH Public Schools Foundation, White Barn Board .....
REFERENCE 1:	Name: Address: See previously submitted application Phone Number(s): Email:
REFERENCE 2:	Name: Address: Phone Number(s): Email:
REFERENCE 3:	Name: Address: Phone Number(s): Email:

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

yes

What is your understanding of the role and responsibility of this Commission?

Help keep the library a vibrant, welcoming place for the people of St.Helena. To help keep the budget on track and assist the staff in doing its wonderful work.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Library Board 5 years ?

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I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Alexandra Haslip

May 6, 2024

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City of St. Helena

CA-24-010

COMMISSION/COMMITTEE APPLICATION

Received Date: May 24, 2024
Application Type: Library Board of Trustees

NAME:	Dana Johnson
ADDRESS:	2294 Boyson Lane, Saint Helena, CA, 94574
PHONE:	7077388942
EMAIL ADDRESS:	danaelisejohnson@gmail.com
LENGTH OF RESIDENCY:	Saint Helena
EMPLOYER:	Nimbus Arts Board of Directors President
EMPLOYMENT STATUS:	Other
REASON FOR APPLYING:	I'm interested in supporting the mission of the St Helena Library and in finding ways to integrate the library with other community organizations and resources.
EDUCATIONAL BACKGROUND:	I have a BS degree from Lewis and Clark College in a self-designed major of Community Arts. I also have an MLIS degree from the University of Washington School of Library and Information Science.
OTHER RELEVANT EXPERIENCE:	I was a Librarian and Professor of Online Reference Services at Western Washington University from 1986-1989. I then worked for Bibliographic Retrieval Services (BRS) as a database designer from 1988 -1992 and then worked for Ovid Technologies as VP of Software Development from 1992-1998.
COMMUNITY INVOLVEMENT:	I am the co-founder and Board President of Nimbus Arts, which will be celebrating its 20th anniversary next year.
REFERENCE 1:	Name:Anne Cottrell Address:1752 Scott Street Phone Number(s):707-696-1166 Email: Anne.l.cottrell@gmail.com
REFERENCE 2:	Name:Deb Claymon Boeschen Address:1903 Vineyard Ave Phone Number(s):415-516-0070 Email: deborahclaymon@gmail.com
REFERENCE 3:	Name:Stephanie Gamble Address:1801 Scott Street Phone Number(s):707-696-7140 Email: 707-696-7140

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

I have not.

What is your understanding of the role and responsibility of this Commission?

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I understand that I need to work with my fellow commissioners to consider the range of challenges and responsibilities facing the library and provide advice, counsel and feedback in order to support and assist the library in moving forward with both the mission of the library and with integrating the library with other city services.

What would be your goal(s) as a Commissioner?

To provide advocacy and counsel that will strengthen and improve the library's capacity to engage and serve the St Helena community, especially during this time of leadership transition.

:

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

I do not, though I served briefly on an advisory committee assisting the city with considering the issues related to how to implement a real estate transfer tax.

Is there anything else you would like us to consider when reviewing your application?

I think it is important to have a person on the Board with a degree in Library Science.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Dana Johnson _____ May 24, 2024

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City of St. Helena

CA-24-018

COMMISSION/COMMITTEE APPLICATION

Received Date: June 8, 2024
Application Type: Library Board of Trustees

NAME:	Deborah Boeschen
ADDRESS:	1903 VINEYARD AVE, Saint Helena, CA, 94574
PHONE:	4155160070
EMAIL ADDRESS:	deborahclaymon@gmail.com
LENGTH OF RESIDENCY:	18
EMPLOYER:	Self
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	Continuing my service on the board
EDUCATIONAL BACKGROUND:	MA Northwestern University BA Stanford University Yale Writer's Workshop
OTHER RELEVANT EXPERIENCE:	25+ years in journalism, media work and education
COMMUNITY INVOLVEMENT:	Scholarship Chair, Napa Valley Community Foundation, 6 years AVID tutor, RLS Middle School, 2 years St. Helena Farmers Market to Food Pantry, Volunteer Coordinator, 4 years Other significant community volunteership and leadership
REFERENCE 1:	Name: Loraine Stuart Address: Phone Number(s): Email: loraine.a.stuart@gmail.com
REFERENCE 2:	Name: Jenny Ocon, UpValley Family Centers Address: Phone Number(s): Email: jocon@upvalleyfamilycenters.org
REFERENCE 3:	Name: John Harrington, teacher Address: Phone Number(s): Email: johncharrington@comcast.net

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

Yes

What is your understanding of the role and responsibility of this Commission?

I am chair the sub-committee clarifying the roles and responsibilities of this commission. Our redefined vision is to advise and advocate for the St. Helena Library to the director of the library and the St. Helena City

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Council, and for members to serve as positive ambassadors to the community on behalf of the library.

What would be your goal(s) as a Commissioner?

To revitalize this commission in a positive direction; to help in the transition with new organizational structure and new leadership at the library.

Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

Yes, I serve currently on this commission.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Deborah Claymon Boeschen | June 8, 2024

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City of St. Helena

CA-24-027

COMMISSION/COMMITTEE APPLICATION

Received Date: June 15, 2024
Application Type: Parks and Recreation Commission

NAME:	Cheryl Rainville
ADDRESS:	1734 Vineyard Avenue, Saint Helena, CA, 94574
PHONE:	707-318-3984
EMAIL ADDRESS:	casanrain@gmail.com
LENGTH OF RESIDENCY:	16 years
EMPLOYER:	Napa Valley Unified School District
EMPLOYMENT STATUS:	Employed
REASON FOR APPLYING:	I would like to be more involved in my community.
EDUCATIONAL BACKGROUND:	Sonoma State University 2001 Bachelors Degree - Liberal Arts Sonoma State University 2003 Teaching Credential Program Touro University 2015 Masters Degree - Educational Technology
COMMUNITY INVOLVEMENT:	I have been a volunteer Coach for Girls on the Run for 4 seasons. I happily serve on jury duty when served.
REFERENCE 1:	Name: Michelle Murre Address: 613 Harvest Lane, Saint Helena Phone Number(s): (917) 664-3333 Email: Sassymichelle@gmail.com
REFERENCE 2:	Name: Claudia Schmidt Address: 1939 Vineyard Avenue, Saint Helena Phone Number(s): (707) 480-9571 Email: claudia@claudiaschmidtlandscaped
REFERENCE 3:	Name: Michele Michell Address: 1662 Adams Street, Saint Helena Phone Number(s): (917) 494-9762 Email: michele.mitchell@filmat11.tv

GENERAL QUESTIONS:

Have you ever attended a meeting of the Commission to which you are applying?

No but I have attended many other commission meetings in my life time.

What is your understanding of the role and responsibility of this Commission?

My understanding is to attend all meetings, listen, participate, and make unbiased comments and votes during the meetings. I am to notify the committee if there is any conflicts of interest immediately.

What would be your goal(s) as a Commissioner?

My goal is to hear what our community wants and needs, then determine the best routes to accommodate them within reason and budget.

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Have you previously served, or do you currently serve, on a St. Helena Commission or Committee? If yes, which one(s) and for what period of time?

no

Is there anything else you would like us to consider when reviewing your application?

I am a homeowner in Saint Helena and have been living here for 16 years. I am vested in this community because I will be living here for 20+ more years.

I agree that all of the information contained in my responses to the questions on this application are true and accurate to the best of my knowledge. I further agree that, by checking the box below and submitting this application, online or otherwise, I am affixing my digital signature to this form as of the date submitted. I also agree that if appointed, I will serve on the Commission/Committee for which I have submitted this application.

☒ I AGREE

Cheryl Rainville June 15, 2024

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From: Cindy Tzafopoulos
To: Erika Opp
Subject: FW: [External] Appointment of candidate to the Planning Commission
Date: Monday, June 24, 2024 11:28:19 AM

From: Pat Dell <priscillajdell@gmail.com>
Sent: Friday, June 21, 2024 5:48 PM
To: Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>
Subject: [External] Appointment of candidate to the Planning Commission

Cindy, Please distribute to Mayor Dohring, Vice-Mayor Hall and all City Council members.

Dear Mayor Dohring, Vice-Mayor Hall and City Council Members,

I have known Sue Furdek for several years. I have found her to be actively interested and subsequently knowledgeable about matters affecting the City of St. Helena. I have seen her in situations where she was unselflish in her actions to help an elderly neighbor in St. Helena needing help when evacuation was necessary. So, she is an energetic, knowledgeable applicant who will be a real benefit to our City. Pat Dell

From: Cindy Tzafopoulos
To: Erika Opp
Subject: FW: PC Recommendation / Sue Furdek
Date: Monday, June 24, 2024 10:02:38 AM

From: Oliver Caldwell <oliver@caldwellsnyder.com>
Sent: Sunday, June 23, 2024 8:17 AM
To: Paul Dohring <PDohring@cityofsthelena.org>; Eric Hall <EHall@cityofsthelena.org>; Anna Chouteau <AChouteau@cityofsthelena.org>; Billy Summers <BSummers@cityofsthelena.org>; Patrick Kenealy <pkenealy@cityofsthelena.org>
Cc: Anil Comelo <AComelo@cityofsthelena.org>; Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>
Subject: [External] PC Recommendation / Sue Furdek

Dear Mayor and Council,

Of all the locals I've known in town for forty years, I can't personally identify a stronger candidate for the PC than Sue Furdek.

She's intelligent and most simpatico! We worked together on various community advocacy projects and I was always impressed how she engaged our groups with charm, insight and determination to make things happen.

If you want to get a full objective analysis of an issue, you call Sue. If you want to get a project done effectively, you call Sue. If you want to have planning commissioner who can make the most equitable judgment call between an individual rights vs the community rights, you appoint Sue.

She is a thoughtful community member with relationships that extend to non-profits, business owners and the wine industry. Everyone who knows her, grants her the utmost respect.

Thank you for your consideration,

Oliver Caldwell
St. Helena

From: Cindy Tzafopoulos
To: Erika Opp
Subject: FW: [External] Sue Furdek for Planning Commission
Date: Monday, June 24, 2024 1:26:48 PM

From: Jim Anderson <jim@cypress-grp.com>
Sent: Monday, June 24, 2024 12:54 PM
To: Paul Dohring <PDohring@cityofsthelena.org>; Eric Hall <EHall@cityofsthelena.org>; Anna Chouteau <AChouteau@cityofsthelena.org>; Billy Summers <BSummers@cityofsthelena.org>; Patrick Kenealy <pkenealy@cityofsthelena.org>
Cc: Anil Comelo <AComelo@cityofsthelena.org>; Cindy Tzafopoulos <ctzafopoulos@cityofsthelena.org>
Subject: [External] Sue Furdek for Planning Commission

Good afternoon ~

I am writing to endorse Sue Furdek for planning commission.

I have known Sue for 20 years and consider her fearless, capable and competent mixed with that rare talent to get things done.We are fortunate to have someone of her caliber that has so many great attributes and is willing to dedicate her time an energy to our town. She has my enthusiastic support.

Jim Anderson

THE CYPRESS GROUP
Jim Anderson, Partner
707.963.8455
www.cypress-grp.com

Agenda Report to the City Council

Agenda Section: NEW BUSINESS

Department: Administration

DATE:	June 25, 2024
FROM:	Cindy Tzafopoulos, City Clerk
SUBJECT:	Approval of a Resolution of the City Council of the City of St. Helena, State of California, Calling and Giving Notice of a General Municipal Election and consider Ballot Measures A1, A2 and B to be Held on Tuesday, November 5, 2024; Requesting the Consolidation by the Napa County Supervisors for the Statewide General Election and that Napa County Provide Election Services with full Reimbursement by the City of St. Helena
RECOMMENDED ACTION:	Approve the resolution.
PREVIOUS COUNCIL ACTION:	N/A
STATEMENT OF THE PURPOSE:	To call for the November 5, 2024 General Municipal Election.
FINANCIAL IMPACT:	There is no additional financial impact.

DISCUSSION:

The City's General Municipal elections are held in November of even-numbered years, concurrent with the statewide elections. A Mayor and two members of the City Council will be elected in the November 5, 2024 election:

For Mayor	Full term of two years
For (2) Members of the City Council	Full term of four years

The City Council desires to submit to the voters at the election questions relating to Ballot Measures A1, A2 and B:

Ballot Measure A1

"To enhance local control over funding essential City services and generate funds that must stay local, shall the City of St. Helena Charter be adopted to establish St. Helena as a charter city with the ability to adopt local funding measures subject to voter approval, such as an increased real property transfer tax that could fund needed infrastructure improvements and public safety services throughout the City?"

Ballot Measure A2

"To fund essential City services including repairing local streets/potholes, downtown sidewalks/infrastructure, maintaining emergency/fire response/evacuation routes, for general government use, shall St. Helena adopt a measure establishing a graduated real property transfer tax ranging from 1.5% - 3% of purchase price on sales over $1,000,000 to be paid only by property buyers/sellers generating approximately $5,300,000 annually until ended by voters, all funds staying in St. Helena/cannot be taken by the state, be adopted?"

Ballot Measure B

"Shall a measure to amend the St. Helena General Plan 2040, the St. Helena Zoning Map, and the St. Helena Municipal Code to create a Winery and Planned Agritrourism Overlay to allow resort hotel development on certain large winery property within the City, be adopted?"

As provided in the California Elections Code, the attached resolution is presented for adoption in preparation of the election. The resolution is presented to call the election and to request the Napa County Board of Supervisors to consolidate the election with the Statewide General Election. Once adopted, certified copy of the resolution will be forwarded to the County Board of Supervisors and the Napa County Registrar of Voters' Office.

The appropriate election notice will be published (Attachment 1) and the nomination period for Mayor and City Council candidates begins on Monday July 15, 2024 and will run through Friday August 9, 2024. In the event that one of the incumbents has not filed by August 9th, the nomination period will be extended to August 14th.

The costs to consolidate the General Municipal Election with the General Election will be reimbursed to Napa County Elections Division after the final election results are confirmed and certified. Total estimated costs for the election have been budgeted for $60,000 in the City Clerk's FY 2023-24 adopted budget (estimated breakdown $15,000 per measure (3) and $15,000 for the general election).

GOAL:

Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

Attachment 1 - NOTICE OF ELECTION-c1
Attachment 2 - Calling for the November 5 2024 General Municipal Election-c1

CITY OF ST. HELENA
NOTICE OF ELECTION

NOTICE IS HEREBY GIVEN, that pursuant to § 10224.5 of the Elections Code of the State of California, relating to the General Municipal Election will be held in the City of St. Helena on Tuesday, November 5, 2024 for the following Officers and ballot measures:

For Mayor	Full term of two years
For (2) Members of the City Council	Full term of four years

Ballot Measure A1

"To enhance local control over funding essential City services and generate funds that must stay local, shall the City of St. Helena Charter be adopted to establish St. Helena as a charter city with the ability to adopt local funding measures subject to voter approval, such as an increased real property transfer tax that could fund needed infrastructure improvements and public safety services throughout the City?"	**YES**
	NO

Ballot Measure A2

"To fund essential City services including repairing local streets/potholes, downtown sidewalks/infrastructure, maintaining emergency/fire response/evacuation routes, for general government use, shall St. Helena adopt a measure establishing a graduated real property transfer tax ranging from 1.5% - 3% of purchase price on sales over $1,000,000 to be paid only by property buyers/sellers generating approximately $5,300,000 annually until ended by voters, all funds staying in St. Helena/cannot be taken by the state, be adopted?"	**YES**
	NO

Ballot Measure B

"Shall a measure to amend the St. Helena General Plan 2040, the St. Helena Zoning Map, and the St. Helena Municipal Code to create a Winery and Planned Agritrourism Overlay to allow resort hotel development on certain large winery property within the City, be adopted?"	**YES**
	NO

The nomination period for these offices begins on Monday, July 15, 2024, at 9:00 a.m. and closes on Friday, August 9, 2024, at 5:00 p.m., unless an incumbent does not file, then the nomination period for that office is extended to Wednesday, August

14, 2024, at 5:00 p.m.

All interested candidates must be at least 18 years of age and registered voters of the City of St. Helena at the time the nomination papers are issued. If no one, or only one person, is nominated for an elective office, appointment to the elective office may be made as prescribed by Elections Code §10229.

Candidate Manuals and Nomination Papers shall be obtained by appointment only. To schedule an appointment please contact Cindy Tzafopoulos, City Clerk/Election Official at 707-312-1257 or ctzafopoulos@cityofsthelena.org.

The November 5, 2024, General Election will be conducted as an all-mail ballot election. Ballot drop box and vote center locations will be open until 8:00 p.m. on election day. Please consult the City website for locations.

For further information please visit the City's website at: Link (https://cityofsthelena.org/203/General-Information-for-Potential-City-C)

Cindy Tzafopoulos
City Clerk/Elections Official
June 26, 2024

RESOLUTION NO. 2024-

Resolution of the City Council of the City of St. Helena, State of California, Calling and Giving Notice of a General Municipal Election to be Held on Tuesday, November 5, 2024; Requesting the Consolidation by the Napa County Supervisors for the Statewide General Election and Ballot Measures A1, A2 and B and that Napa County Provide Election Services with full Reimbursement by the City of St. Helena

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on November 5, 2024, for the election of Municipal Officers; and

WHEREAS, the City Council also desires to submit to the voters at the election a questions relating to Ballot Measures A1, A2 and B; and

WHEREAS, in the course of conducting a General Municipal Election on November 5, 2024, it is necessary for the City to request services of Napa County as set forth in this resolution; and

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ST. HELENA, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:

1. That the City Clerk is authorized, instructed and directed to coordinate with the County of Napa Registrar-Recorder/County Clerk to procure and furnish any and all official notices.

2. Pursuant to California Elections Code Division 10, Part 3 (Sections 10400, et seq.), the City Council hereby requests that the Board of Supervisors of Napa County (“Board of Supervisors”) consolidate the City’s General Municipal Election with the statewide general election on November 5, 2024. The offices to be voted upon at the Consolidated General Municipal Election will be the Mayor for a two year term and two members of City Council, each for a four year term. The City hereby acknowledges that the Consolidated General Municipal Election will be held and conducted in the manner prescribed in California Elections Code section 10418. The City Council hereby requests that the Board of Supervisors authorize and direct the Napa County Elections Department to take any and all steps necessary for the holding of the Consolidated General Municipal Election.

3. That the City Council, pursuant to its right and authority, does order submitted to the voters at the General Municipal Election the following questions:

   Ballot Measure A1

"To enhance local control over funding essential City services and generate funds that must stay local, shall the City of St. Helena Charter be adopted to establish St. Helena as a charter city with the ability to adopt local funding measures subject to voter approval, such as an increased real property transfer tax that could fund needed infrastructure improvements and public safety services throughout the City?"	**YES**
	NO

Ballot Measure A2

"To fund essential City services including repairing local streets/potholes, downtown sidewalks/infrastructure, maintaining emergency/fire response/evacuation routes, for general government use, shall St. Helena adopt a measure establishing a graduated real property transfer tax ranging from 1.5% **-** 3% of purchase price on sales over $1,000,000 to be paid only by property buyers/sellers generating approximately $5,300,000 annually until ended by voters, all funds staying in St. Helena/cannot be taken by the state, be adopted?"	**YES**
	NO

Ballot Measure B

"Shall a measure to amend the St. Helena General Plan 2040, the St. Helena Zoning Map, and the St. Helena Municipal Code to create a Winery and Planned Agritrourism Overlay to allow resort hotel development on certain large winery property within the City, be adopted?"	**YES**
	NO

4. That the proposed complete text of each of the measures (Ordinances) submitted to the voters is attached as Exhibit A, B and C, respectively.

5. Pursuant to California Elections Code section 10002, the City Council hereby requests that the Board of Supervisors authorize and direct the Napa County Elections Department to provide such services as may be necessary to properly and lawfully hold and conduct a Consolidated General Municipal Election in the City on November 5, 2024, including, but not restricted to, furnishing indexes and election equipment, appointing precinct workers and officials, instructing workers and officials, addressing sample ballots for the Consolidated General Municipal Election, issuing vote-by-mail ballots, issuing absentee ballots, establishing and providing early voting, conducting central counting and official canvass, and

performing such other acts as may be required, or directed by the City Clerk, subsequent to acceptance of nomination materials by the City Clerk.

6. The City Clerk is hereby authorized and directed to reimburse the County for services performed in accordance with this resolution, when the work is completed and upon presentation to the City of a properly approved bill subject to the approval by the City Clerk.

7. The City Clerk is hereby authorized and directed to coordinate with the Napa County Registrar of Voters to procure and furnish the procurement of any and all official ballots, notices, printed matter and all supplies, equipment, paraphernalia that may be necessary in order to properly and lawfully conduct the Consolidated General Municipal Election. The ballots to be used at the election shall be in form and content as required by law.

8. In all particulars not recited in this Resolution, the General Municipal Election shall be held and conducted as provided by law for holding municipal elections.

9. This resolution provides notice of the time and place of holding the General Municipal Election, and the City Clerk is authorized, instructed and directed to give further or additional notice of the General Municipal Election in time, form, and manner as required by law.

10. The City Clerk is directed to forward a certified copy of this Resolution without delay to the Napa County Board of Supervisors and to the County Registrar of Voters.

11. This Resolution shall take effect immediately upon its adoption.

PASSED, APPROVED and **ADOPTED** at a regular meeting of the City Council of the City of St. Helena held on the 25th of June, 2024 by the following vote:

Mayor Dohring: _____
Vice Mayor Hall: _____
Council Member Chouteau: _____
Council Member Kenealy: _____
Council Member Summers: _____

APPROVED: ATTEST:

_____ _____ _____
Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk/Elections Official

Agenda Report to the City Council

Agenda Section: NEW BUSINESS

Department: Public Works

DATE:	June 25, 2024
FROM:	Eric Janzen, Assistant Public Works Director
SUBJECT:	Consideration and adoption of a Resolution of the City Council of the City of St. Helena authorizing payment of $330,000 to Pacific Gas & Electric Company for services rendered related to the realignment of overhead power lines associated with the Farmstead Development Project and authorize the City Manager to enter into a supplemental agreement with Long Meadow Ranch for reimbursement.
RECOMMENDED ACTION:	Adopt the attached Resolution.
PREVIOUS COUNCIL ACTION:	October 13, 2020 - City Council adopted a resolution approving the Initial Study and Mitigated Negative Declaration (IS/MND) for the Long Meadow Ranch Lodging project and ordinance accepting the LMR Development Agreement for same.
STATEMENT OF THE PURPOSE:	Authorization to issue payment to PG&E in the amount of $330,000 for services rendered in support of the Long Meadow Ranch Lodging project and for the City Manager to enter into a supplemental agreement with Long Meadow Ranch (LMR/Farmstead) to reimburse these funds.
FINANCIAL IMPACT:	Approval of the resolution will result in the expenditure of $330,000 from the General Fund reserves to compensate PG&E for engineering design and project management associated with the Long Meadow Ranch Lodging project also known as the "Farmstead Project". Staff is recommending increasing budget appropriations in FY 2024-25 from the General Fund reserves in the amount of $330,000. The City will enter into a supplemental agreement with LMR/Farmstead to reimburse these funds.

BACKGROUND:

The LMR Development Agreement includes provisions for offsite improvements to Mills Lane. Among these improvements is the realignment of 60kV overhead electrical utility lines owned by PG&E. The City agreed to share the cost of utility realignment and serve as the "applicant" for this phase of the project.

City Staff submitted an application to PG&E to realign the overhead utilities in 2021. PG&E provided engineering and design work resulting in 100% plans for realigning the overhead 60kV utility and provide project management services. PG&E did not collect funds from either the City or LMR in advance to performing this work.

On March 22, 2024, City staff, Ted Hall and PG&E met to discuss the project and PG&E's expenses. Mr. Hall reported that he was still moving forward with the project, would have funding by June 30th and be able to issue the first payment for the PG&E work by July 31st with an "80% probability". PG&E agreed to issue an invoice for the expenses in anticipation of payment. Since the City is the "applicant" for this first phase of the project, the invoice would be sent to the City.

On May 17, 2024, the City received a preliminary notice that PG&E's expenditures up to this date was $330,000.00 and that PG&E sought payment for work completed.

DISCUSSION:
The City is the "applicant" for the purpose of realigning the 60kV overhead electrical utility lines (the "60kV project") and is responsible for compensating PG&E for engineering and project management work completed up to now. LMR is responsible for part of this cost in accordance with the Development Agreement with the City. The agreement requires LMR to pay all costs as they are incurred and be refunded a percentage of these costs from TOT (transient occupancy tax) revenue after the hotel opens.

Due to delays in the project, LMR has not issued any progress payments to the City. The City proceeded in good faith to advance the realignment of the "60kV project" which is a critical first step for the remainder of the Farmstead Project.

Design work on the "60kV Project" was completed in 2022 and PG&E was ready to proceed with construction as early as Spring 2023. PG&E submitted a cost estimate for design and construction in December 2022. This estimate was provided to Mr. Hall who, at that time, indicated that he would need additional time to fund this phase of the project. Without payment, PG&E was not able to schedule work to begin.

City staff and PG&E agreed to "pause" on the project up to the end of 2023. On March 22, 2024, Ted Hall had not yet secured funding for this first phase of the project and requested an additional delay to July 31, 2024. PG&E was willing to grant this extension if payment for their work performed was received and agreed to provide an invoice to the City.

ENVIRONMENTAL REVIEW:
On October 13, 2020, the City Council adopted a resolution approving the Initial Study and Mitigated Negative Declaration (IS/MND) for the "Farmstead Project".

GOAL:

Goal 1: Strengthen Financial Sustainability
Goal 5: Enhance Quality of Life
Goal 8: Implement Capital Improvement Plans (CIP) Projects Miscellaneous/Other

DOCUMENTS ATTACHMENTS:

Exhibit B.PRELIMINARY NOTICE.PG&E 60KV RELOCATION.20240517133152
Exhibit A.Resolution.Farmstead.2024.revised

Pacific Gas and Electric Company

Brad Harris
Land Management
bgh2@pge.com
707-322-5669

May 17, 2024

Mr. Eric Janzen
Assistant Director of Public Works
City of Saint Helena
1527 Railroad Avenue
Saint Helena, CA 95474

RE: Mills Lane Realignment Project, Saint Helena, Napa County

Dear Mr. Janzen:

This letter is to memorialize the status of the Mills Lane realignment project in Saint Helena. The letter also an Engineering Advance (EA) Invoice (enclosed), for the amount of $330,000.00. That specified amount will reimburse PG&E for the work on the project already completed by PG&E, including (but not limited to) electric transmission design, land rights review, project management and environmental issues. The letter also reiterates that the project has been put on "pause" by PG&E and the company will not continue with any further work until the entire EA amount is paid.

Once the money has been paid, if you wish to move forward with the relocation project, the developer will be required to enter into an agreement with PG&E, including paying PG&E the total estimated cost (including ITCC), less the advance deposit, prior to the actual relocation of PG&E's electric transmission facilities. The new agreement will also need to include estimated costs of PG&E's remaining work and an Income Tax Component of Contributions (ITCC), which is currently 24% of the project costs.

To pay the EA invoice amount, please remove the top portion of the invoice and attach it to a check in the amount of $330,000.00 and mail to:

PG&E
NEBS Payment Processing
PO Box 997300
Sacramento, CA 95899-7300

Please make reference to **invoice number 8296608-6 on your check.** No work will continue until we receive the Engineering Advance payment.

Should you have any questions or comments, I can be reached at 707-322-5669.

Sincerely

Brad Harris

Brad Harris
Land Agent

Enclosure

Non-Energy Invoice

99950008296608600330000000033000000

Invoice Number	Invoice Date	Amount Due	Amount Enclosed
0008296608-6	05/11/2024	$ 330,000.00	

The City of Saint Helena
1527 Railroad Ave
SAINT HELENA CA 94574

PG&E
Box 997300
Sacramento, CA
95899-7300

Please return this portion with your payment. Thank you. *

When Making Inquiries or Address Changes,
Please Contact :

Customer Fund Management
For inquiries, call 1-800-422-0436, between the hours of 7:00 AM and 3:30 PM, Monday thru Friday. Calls received after business hours will be returned the following business day.

Customer Number
3076478

Invoice Number
0008296608-6

LAND AGENT CONTACT: PATRICIA MUNRO - (831) 784-3504

LOCATION:
Overhead electric transmission facilities along Mills Lane, near Silverado Substation on the Fulton-Calistoga 60kV line in Saint Helena, CA. Napa County

DESCRIPTION:
Agency contemplates construction of a road widening project along Mills Ln. in St. Helena, Napa County, California, which will necessitate the rearrangement of PG&E's Transmission facilities.

Description	Quantity	Unit Factor	Amount
Reference Number: 74046204			
ENGINEERING ADVANCE	1	EA	330,000.00
	Line Item Subtotal		330,000.00
	AMOUNT NOW DUE $		**330,000.00**

NOTE : This invoice reflects current charges only.
Any past due amounts will be billed separately.

CITY OF ST. HELENA

RESOLUTION NO. 2024-

Resolution of the City Council of the City of St. Helena Authorizing Payment of $330,000 to Pacific Gas & Electric Company for Services Rendered Related to the Realignment of Overhead Power Lines Associated with the Farmstead Development Project and Authorize the City Manager to Enter into a Supplemental Agreement with Long Meadow Ranch for Reimbursement.

WHEREAS, On October 13, 2020, the City Council adopted a resolution approving the Initial Study and Mitigated Negative Declaration (IS/MND) for the Long Meadow Ranch (LMR) Lodging project and ordinance accepting the LMR Development Agreement for same; and

WHEREAS, the LMR Development Agreement includes provisions for offsite improvements to Mills Lane to which the City is a party and serves as the "applicant" for work performed by PG&E; and

WHEREAS, PG&E has incurred expenses totaling $330,000 related to the project and is seeking compensation for this work prior to July 31, 2024; and

WHEREAS, LMR cannot secure private funding to pay these expenses prior to July 31, 2024; and

WHEREAS, the City, in its role as "applicant" for this phase of the project, is responsible for compensating PG&E regardless of LMR funding; and

WHEREAS, there is a public benefit for the City to meet its obligations as described in the LMR Development Agreement.

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. Authorize transfer of $330,000 from General Fund to CIP project R20-02 - Mills Lane Storm Drain Project Expense Account: 741-5014-3110.

SECTION 3. Authorize payment of $330,000 from Account 741-5014-3110 to PG&E for services rendered.

SECTION 4. Authorize the City Manager to enter into a supplemental agreement with LMR/Farmstead for reimbursement of $330,000.

Approved at a Regular Meeting of the St. Helena City Council on June 25th, 2024, by the following vote:

Mayor Paul Dohring: _____

Vice Mayor Eric Hall: _____

Council Member Anna Chouteau: _____

Council Member Patrick Kenealy: _____

Council Member Billy Summers: _____

APPROVED: ATTEST:

_____ _____

Paul Jamison Dohring, Mayor Cindy Tzafopoulos, City Clerk