



June 17, 2022

Kirsty Shelton  
Planning & Building Director  
Town of Yountville  
6550 Yount Street  
Yountville, CA 94599

RE: Request for Consent to Riparian Corridor Restoration & Approval of Activity Plan  
Southern Creekbank Setback along Hopper Creek | 6630 Jefferson Street, Yountville, CA 94599

Dear Kirsty,

As you know, our firm owns the residential property at 6630 Jefferson Street in Yountville (the "Subject Property") and have received approval from the ZDRB and Town Council for the redevelopment of the property with a single-family home and an accessory dwelling unit and have a pending building permit application under review by your department for construction of the project.

As part of our pre-construction planning and design process, we engaged the services of Prunuski & Chatham Inc. ("PCI") to advise us on the potential restoration of the southern bank of Hopper Creek. I am writing to request Town Council's approval of the recommended activity plan that was designed by PCI that requires work within the Creekside Setback to enhance the vitality of the riparian corridor and mitigate further erosion along the southern bank of Hopper Creek adjacent to the Subject Property.

## OVERVIEW

After several site visits to the subject property, PCI's recommended Activity Plan concentrates on the following work:

- Removal of 40+ years of accumulated debris in the Creekside Setback (including old metal bedframes, household trash, various patches of asphalt and poured concrete, and concrete foundations/slabs of former and existing auxiliary structures).
- Removal of make-shift chain link fence erosion control and non-conforming drainpipes flowing storm water runoff from the Subject Property directly into the bank of Hopper Creek.
- Removal of non-native invasive plant species.
- Removal of dead plants and trees that pose a fire risk and are inhibiting the growth and vitality of native plants in the Creekside setback, such as the specimen Buckeye on the southern creekbank.
- Replanting Riparian Corridor with native species in nutrient-rich soil and the installation of a Water Efficient Landscape Irrigation System to successfully establish new plantings, along with soil and slope protection.
- Installation of new trees and deep-rooted plants to assist with the stabilization of the creekbank and mitigate further erosion.
- Supplemental limbing of large trees on the southern creekbank by a certified arborist to mitigate further erosion of creekbank and to reduce the risk of the trees "toppling" in the future.

The proposed work is to be performed within two areas (Work Area A and Work Area B) along the southern bank of Hopper Creek, most of which is situated within the Creekside Setback depicted on Exhibit A. Work Area A is situated within the Creek Street right-of-way owned by the Town of Yountville and Work Area B is located within boundaries of the Subject Property. In addition to the additional planting, "Bioretention Area #2" will be located within the Creekside Setback to accommodate the storm water run-off from the pool deck, accessory dwelling unit/garage, and auxiliary building as depicted on the Conceptual Landscape Plan on Exhibit B.

Blue Oak Partners, LLC  
6514 Washington Street, Unit #3807, Yountville, CA 94599  
Telephone: (312) 519-7100 [www.blueoakpartners.com](http://www.blueoakpartners.com)

Based on PCI's recommendation, this scope of work should begin in the Fall of 2022 and be completed in Spring of 2023. Depending upon success rate of invasive plant removal and native replanting, minor supplemental work may be required in 2023.

### **PCI's DETAILED RECCOMENDATIONS**

#### Invasive Removal

- Vinca is extensive throughout the steep streambank and on the top of bank. This shallowly rooted species will be removed by hand or with hand tools. Plant parts break easily, so soil needs to be moistened first (e.g., by sprinklers if no adequate rainfall) to ensure that all stem and root matter can be removed without breaking and leaving fragments behind.
- English ivy and Cape/German ivy occur in limited patches on the stream bank. These will be pulled up by hand, ensuring that no fragments of root or stem remain. Rootstocks will be dug out or cut at least 2" below the ground surface. Any runners that cannot be pulled out of trees will be clipped, leaving them to die in place.
- Bamboo occurs in several clumps along the top of bank. These will be removed, including all root matter, with a small excavator or Bobcat. Contractor will ensure that no soil or debris moves into the creek in this process; installation of silt fence may be needed. Any resulting voids on the top of bank from bamboo removal locations will be filled with weed-free topsoil and compacted to no more than 85-87%, to provide a suitable soil layer for planting.
- All wild plum and privet trees will be removed; these occur both on top of bank and on-stream bank. Cut these to the ground. On top of bank, dig roots out by hand or with small excavator. Any plants on streambank may require repeated cutting to avoid excavation in streambank.
- Italian arum (lords and ladies), growing on top of bank, will be removed as feasible by digging out all plant parts.
- All removed plant parts, except woody stems of plums and privets, will be disposed of in the landfill. Plum and privet stems can be chipped and retained on site if desired.

#### Debris Removal & Tree Limbing

- Removal of accumulated debris in the Creekside setback (including old metal bedframes and household trash) will be removed by hand.
- Removal of various patches of asphalt and poured concrete, and concrete foundations/slabs of former and existing auxiliary structures shall be removed with a small excavator. Contractor will ensure that no soil or debris moves into the creek in this process; installation of silt fence may be needed. Any resulting voids within the Creekside Setback will be filled with weed-free, nutrient rich topsoil and compacted to no more than 85-87%, to provide a suitable soil layer for planting.
- Supplemental limbing of large trees on the southern creekbank to increase safety and mitigate erosion shall be performed by a certified arborist.

#### Soil/Slope Protection and Follow-up:

- Where invasive removal leaves bare soil, install plantings as indicated on PCI's planting plan. If installed in spring and irrigated until the rainy season, plants are expected to establish before the next rainy season and provide bank and soil protection.
- Revisit site monthly to check for invasive species resprouting. Removal areas can be watered to encourage prompter re-sprouting of remaining plant fragments. Ensure that any watering does not lead to erosion or runoff into creek. If manual removal has not been effective, follow-up herbicide use can be considered but may require permitting if used below top of bank.

The other item for consideration by the Town Council is to consent to the location of a portion of a bioretention area in the Creekside Setback within the Subject Property. A bioretention facility collects storm water run-off from impervious surfaces and collects the stormwater in a shallow basin until it dissipates through the permeable material at the bottom of the basin (see illustration on Exhibit C). The civil engineering design for the 6630 Jefferson Street Project provides for the installation two bioretention areas due to the more than three (3) feet of grade change from the high elevation of 110.09' in front of the lot on Jefferson Street to a low point on the rear of the lot of 106.96'. Bioretention Area #1 receives the stormwater run-off from the downspouts of the main house and associated porches and is located within the Subject Property outside of the Creekside Setback. Bioretention Area #2 receives the stormwater run-off from the pool deck and patio as well as the downspouts of the Accessory Dwelling Unit and Auxiliary

Structure. Bioretention Area #2 is located partially within the Creekside Setback and partially outside of it adjacent to the pool. The addition of these two bioretention areas allows for the termination of the non-compliant drainpipe that currently flow stormwater directly into Hopper Creek which has caused a significant amount of erosion of the creekbank. Please note that the entirety of the bioretention facility in the original 6630 Jefferson "lot-split" development plan that was approved by the ZDRB and Town Council was situated within the Creekside Setback.

After you have had an opportunity to review the proposed Activity Plan, PCI and Blue Oak Partners, LLC would be happy to schedule a call with you and your staff to discuss this letter in further detail in advance of the submittal of the consent request to the Town Council should you so desire. Please advise as to next steps at your earliest convenience.

Sincerely,

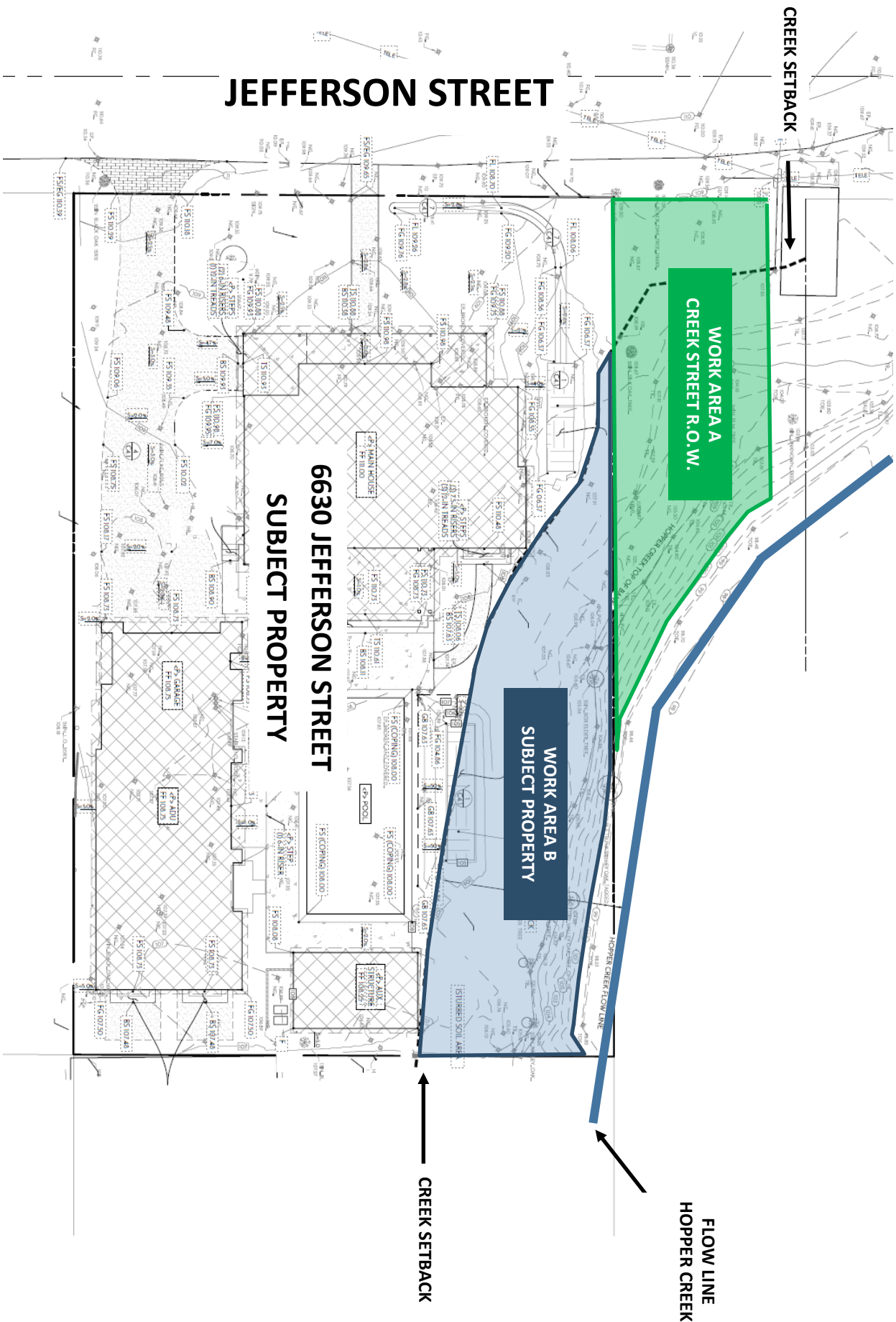
A handwritten signature in blue ink, appearing to read "Rick Claes".

Rick Claes

A handwritten signature in blue ink, appearing to read "Traci Sanderson".

Traci Sanderson

**EXHIBIT A | ACTIVITY PLAN WORK AREA**



# EXHIBIT B | Conceptual Landscape Plan

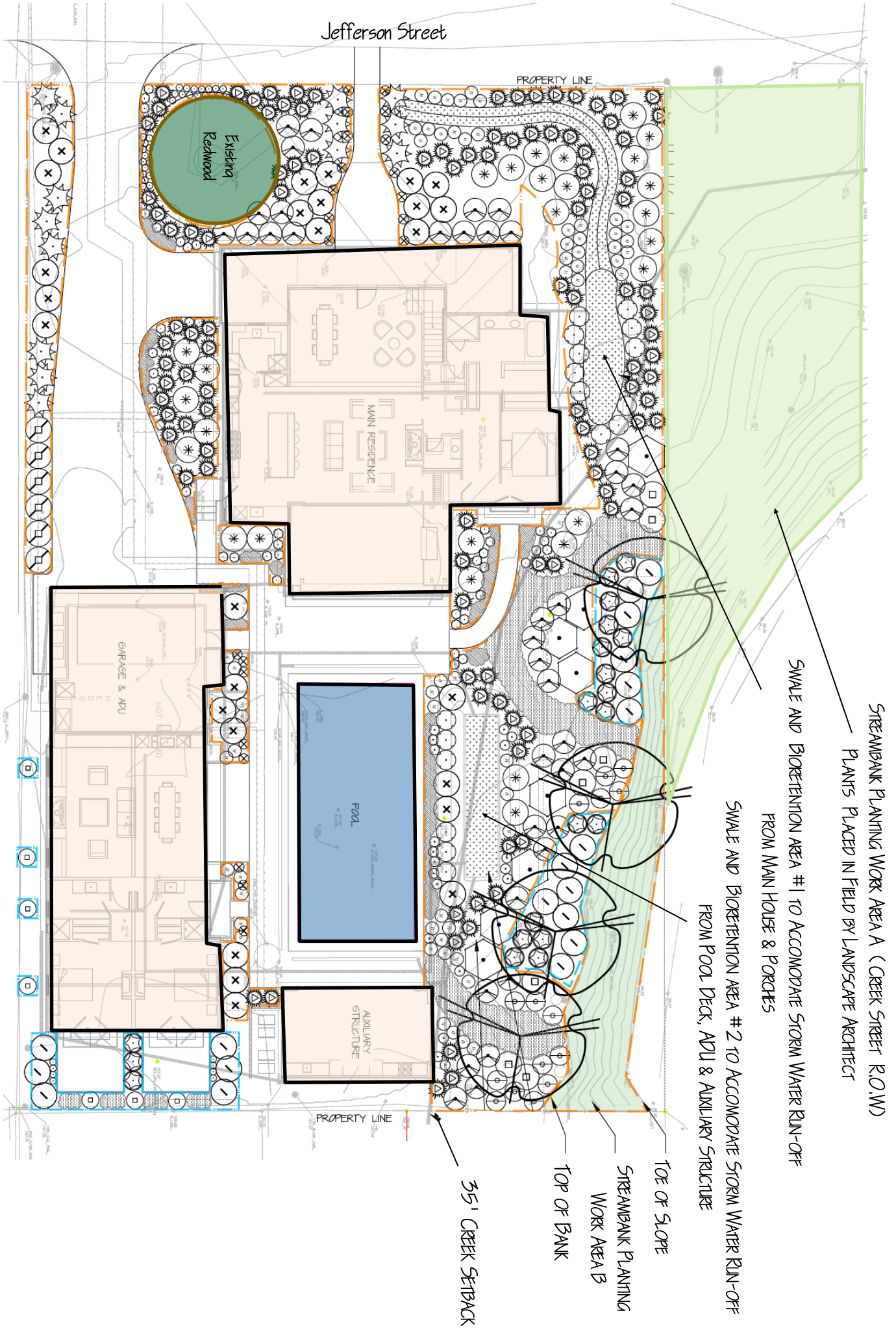




EXHIBIT C | LOCATION OF BIORETENTION AREA #2 IN CREEKSIDE SETBACK

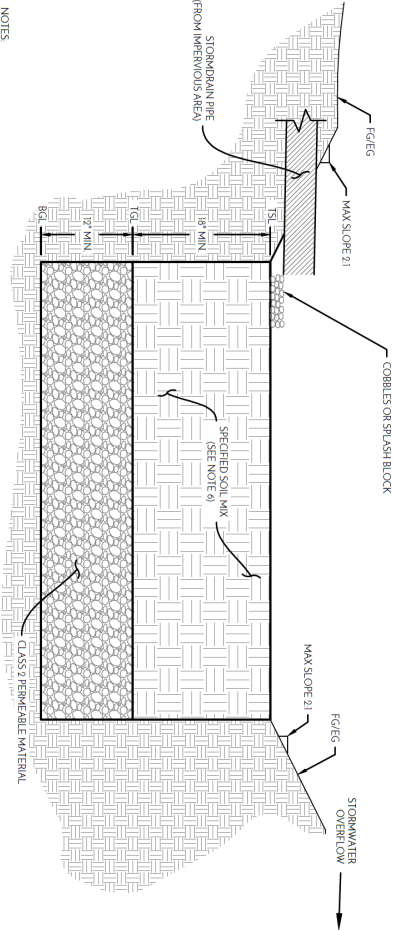
BIORETENTION AREAS

Civil Engineering design for the 6630 Jefferson Street Project provides for the installation of two “bioretention areas” to receive storm water run-off from impervious surfaces. A bioretention area collects and retains storm water in a shallow basin until it dissipates through the permeable material on the bottom of the basin.

**Bioretention Area #1** receives the storm water run-off from the downspouts of the Main Residence and associated Porches and is located outside of the Creekside Setback

**Bioretention Area #2** receives the storm water run-off from the pool deck/patio and the downspouts of the Accessory Dwelling Unit and Auxiliary Building—a portion of Bioretention Area #2 is located inside of the Hopper Creek Setback.

**Note:** On the original lot split plan for 6630 Jefferson approved by ZDRB and Town Council, the entirety of the bioretention area was located within the Creekside Setback.



- NOTES
1. FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
  2. FACILITIES LOCATED IN AREAS OF HIGH GROUNDWATER, HIGHLY INFILTRATIVE SOILS, OR WHERE CONNECTION OF THE UNDERDRAIN TO A SURFACE DRAIN OR SURFACE STORM DRAIN ARE NOT FEASIBLE SHALL BE DESIGNED TO PREVENT GROUNDWATER CONTAMINATION.
  3. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
  4. MAINTAIN BCL, TQ, TS, AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS.
  5. CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DRAIN INLET.
  6. REDUCED SOIL MIX (AS SPECIFIED ON THE PLANS) (VOLUME BASIS). SOIL SHALL BE CAPABLE OF ACHIEVING A LONG-TERM IN-PLACE INFILTRATION RATE OF AT LEAST 7 INCHES PER HOUR. SOIL SHALL ALSO SUPPORT 1 VEGARDUS T-6 PLANT GROWTH.

