



# Town of Yountville

6550 Yount Street  
Yountville, CA 94599

## Staff Report

**Agenda Item #:** {{section.number}}A

---

## Yountville Town Council Staff Report

**DATE:** July 19, 2022

**TO:** Mayor and Town Council

**FROM:** Kirsty Shelton, Planning & Building Director

**PREPARED BY:** Kirsty Shelton, Planning & Building Director

**SUBJECT:**

Consider Adoption of Resolution Number 22-4138 Making Determinations Under Section 17.76.020(E) of The Yountville Municipal Code to Authorize Riparian Corridor Restoration and Stormwater Retention Development Within the Hopper Creek Setback Located at 6630 Jefferson Street and Within the Hopper Creek Setback Within the Town Right of Way.

**DISCUSSION/BACKGROUND**

Hopper Creek is a seasonal blue-line creek that runs through town. Hopper Creek setback is defined as measuring 35 feet from the center line of the creek and not less than 10 feet from the creekbank. The subject property is a large 15,325 sq. ft. parcel (.352 acres) located on the eastern side of Jefferson Street with Hopper Creek bordering the property to the north. The subject property is within the Old Town Historic Zoning District, and because of the proximity to the creek, it is also within the Hopper Creekside Overlay.

The subject property received approval from the Zoning, Design and Review Board (ZDRB) on March 8, 2022, for the retention/remodeling of the historic home and the construction of a detached garage and accessory dwelling unit. In May, the property owners Mr. Claes and Mrs. Sanderson, approached the Town about doing substantial restoration of the vegetation within the creek setback. They stated that after consultation and direction from their environmental consultant and landscape architect Prunuski and Chatham, Incorporated (PCI), the creek setback needed substantial work to protect erosion and to support the native plants as required by their ZDRB approval. PCI has a quality reputation for local waterway restoration work.

The Creekside Overlay within the Zoning Chapter of the Municipal Code, specifically Section 17.176.020, states that no building or structure shall be erected, constructed, or placed within the Hopper Creek setback and that it is prohibited to deposit, excavate, or remove any material within the Hopper Creek setback area. The proposal, attached as Exhibit A, proposed both removal of debris and soil within the setback and the adding of new soil materials.

Drainage concerns were raised pertaining to one of the previously approved bioretention areas due to sloping of the property. The sloping of the parcel would have resulted in the need for pumps to move water runoff to that bioretention area. Therefore, the bioretention area has been moved into the creek setback. It was the opinion of the Town Engineer and Public Works director that this did not raise any concerns and would not anticipate the relocation to result in an increase chance of flooding.

Section 17.126.020.E states the Town Council may waive the conditions only if it will not increase the danger of flooding and that the following findings that the proposed project meets the purpose of the Hopper Creekside Overlay. Stated below are the findings, which are included within the proposed attached Resolution.

**17.76.010 Purpose and application of Hopper Creekside Overlay.**

*The overlay designation C, Creekside Overlay, is intended to promote the following:*

*(A) to protect private and public lands from flood damage caused by deposits of debris and other materials collected by flood waters.*

Staff has consulted with the John Ferons, Town Engineer and Public Works Director, who did not find the proposal within Exhibit A would increase flooding.

*(B) to protect the riparian cover and wildlife habitat extending along the creek by preventing erosion of the creek's banks and siltation of the creek's waters.*

The proposed restoration intends to protect and enhance the riparian cover and wildlife habitat. Furthermore, the planned increase in bank stabilization would help to prevent current and future erosion.

*(C) to preserve the existing natural and visual character of Hopper Creek and its environments; and*

The proposed restoration work intends to bring the portion of the creek back to a healthier state by removing non-native invasive species and debris and replanting with native and riparian plants. Therefore, the proposed project will not only preserve the native landscape and environmental of the local area, but improve it.

*(D) to promote the broader social, economic, and environmental well-being of the Town.*

The proposed restoration work will benefit the environment by providing native plants and restoration of the creek to benefit the overall natural cycle.

**ATTACHMENTS**

Draft Resolution

Exhibit 1 – Proposal

Exhibit 2 – Notice of ZDRB Action

**ENVIRONMENTAL REVIEW**

Categorically Exempt per California Environmental Quality Act (CEQA) Guideline; Class 4, Minor Alterations to Land

**FISCAL IMPACT**

Is there a Fiscal Impact? No

Is it Currently Budgeted? N/A

Where is it Budgeted? N/A

Is it Mandatory or Discretionary? Discretionary

Is there a Staff Resource Impact? Yes

**STRATEGIC PLAN GOAL**

Is item Identified in Strategic Plan? Yes

If yes, Identify Strategic Goal and Objective. **Quality of Life:** The Town enhances the livability of Yountville by providing well-maintained public facilities, parks, and trails, and quality programs and events.

Briefly Explain Relationship to Strategic Plan Goal and Objective. Removing non-native vegetation and restoring the riparian corridor will provide an environmental benefit for the surrounding area.

### **RECOMMENDATION**

Receive staff report and direct questions to staff.

Receive the applicant's presentation.

Conduct public comment.

Conduct Council discussion

Adopt Resolution 22-4138 Making Determinations Under Section 17.76.020(E) of The Yountville Municipal Code to Authorize Riparian Corridor Restoration and Stormwater Retention Development Within the Hopper Creek Setback Located at 6630 Jefferson Street and Within the Hopper Creek Setback Within the Town Right of Way.