



City of St. Helena

VIA CERTIFIED MAIL, RETURN RECEIPT REQUESTED

March 28, 2024

Kristine Raymond

[REDACTED]  
St. Helena, CA 94574

Sean P. Welch  
Nielsen Merksamer Parrinello Gross & Leoni LLP  
2350 Kerner Blvd. Suite 250  
San Rafael, CA 94901

RE: Notice of Intention to Circulate Petition Regarding the St. Helena Agritourism Initiative—  
Ballot Title & Summary

Dear Ms. Raymond and Mr. Welch:

This letter is in response to the letter received by the Office of the City Clerk of Saint Helena on March 13, 2024, regarding a notice of intention to circulate a petition for the proposed measure outlined above. The letter contained a request for a ballot title and summary to be prepared by the City Attorney as outlined in Elections Code section 9203. Enclosed is the title and summary prepared by the City Attorney.

If you have any questions, please feel free to contact me.

Sincerely,

 Cindy Tzafopoulos  
City Clerk/Election Official  
City of Saint Helena

Attachment: Ballot Title & Summary

cc: Honorable Mayor and City Council  
Anil Comelo, City Manager  
Ethan Walsh, City Attorney

## Initiative Measure to be Submitted Directly to the Voters

The City Attorney has prepared the following title and summary of the chief purpose and points of the proposed measure, pursuant to California Elections Code Section 9203.

### **BALLOT TITLE:**

The St. Helena Agritourism Initiative

### **BALLOT SUMMARY:**

This Initiative measure, if approved by a majority of the voters voting on the measure, would amend the General Plan and Zoning Code of the City of St. Helena ("City") to permit development of a hotel of up to 56 rooms and related public and visitor-serving amenities, including meeting and event spaces, swimming pools, and an on-site spa and restaurant on a site no larger than 11 acres (the "Project"). The amendments to the General Plan and Zoning Code would allow the Project to be developed on large parcels in excess of 110-acres with existing active agriculture and a winery, that are served by an existing railroad line. The Initiative is intended to apply to a specific site, located at 2800 Main Street, which is within the City limits, but outside the City's existing Urban Limit Line.

The proposed amendments to the General Plan exclude the Project from the definition of "urban development" (which is prohibited outside the Urban Limit Line), and provide that the Project does not require the extension of City sewer or water service, or storm drainage infrastructure, if the Project meets specified criteria for onsite wastewater treatment, providing adequate water from existing on-site wells, and emergency water systems.

The proposed amendments to the Zoning Code establish a new Winery and Planned Agritourism Overlay (the "WPA") for the Project. The WPA establishes permitted uses for the Project, including a hotel, resort, or similar use, along with accessory uses including but limited to spa, restaurant and bar, up to 11,000 square feet for meeting rooms and related spaces or similar uses, as well as a train station or depot of up to 2,500 square feet for passenger and guest use, if associated with the hotel.

The Initiative generally provides that design review is not required for permitted uses in the WPA, but establishes specific development standards that would apply to the Project, including maximum floor to area ratio, building height, building lot coverage and building area, as well as minimum standards for lot width and setbacks. The WPA requires a minimum of 77 parking spaces for the Project, which may be located on the Project site or an adjoining parcel. Additionally, the WPA establishes "environmental design features" that are intended to avoid or minimize environmental effects of development.

The Initiative includes a "Workforce Housing Obligation," which requires the Project applicant to seek approval of a minimum of 50 units of affordable rental housing for moderate income households, located on a separate legal parcel within the City. If the City approves the proposed housing prior to certificate of occupancy for the Project, then the applicant would have to complete construction of the housing within two years of the City's approval. If the City does not approve the housing proposal prior to issuance of a certificate of occupancy for the Project, then the applicant would have to pay the City's affordable housing impact fee, but would not be required to construct the affordable housing.

/s/ Ethan Walsh, City Attorney  
March 27, 2024