

GRANT REGULATIONS SECTION 497.7 (D)

Summary Of Proposed Property Acquisition Rights

(Please refer to the attached map for parcel locations)

Parcel #1: APN # 025 110 049

(1) Property Identification:

Identified in Project Plan as “Terrace A”, this property encompasses 16.67 acres of agriculturally zoned property within the unincorporated area of Napa County, just outside of the St Helena City Limits and Sphere of Influence.

(2) Property Owner:

Owner: HMS Vineyards, LLC
C/o Pacific Union Corporate Services
P.O. Box 29069
San Francisco, CA 94126

(3) Property Rights to be acquired:

Fee title

(4) Evidence that affected landowners are willing participants in proposed real property transactions:

Recent discussions with local property owner representatives indicate a willingness to negotiate

(5) Justification of proposed acquisition of fee interest to protect or enhance flood protection corridor or floodplain while preserving or enhancing agricultural use:

- a. Property to be purchased in fee title for flood protection corridor and flood plain enhancement. Property acquisition and proposed riparian improvements are consistent with urban stream setback policies now in place and currently being developed on a county wide watershed basis.
- b. Alternatives will be considered to fee title purchase i.e. conservation easements. All attempts will be made to negotiate with willing sellers for the purchase of this property or to explore other alternatives if necessary.
- c. Final disposition of Property: will remain in open space for riparian corridor with vehicle and pedestrian access to the Silverado Trail.
- d. County property tax revenues may be affected minimally since this property is not currently a producing vineyard.

Parcel #2: APN # 009 030 005

(1) Property Identification:

This parcel is located to the northwest, adjacent to Vineyard Valley Mobile home park. It is currently zoned medium density residential. "Terrace B" will be developed on the parcel, expanding the riparian corridor and floodplain setbacks. The parcel is approximately 15.5 acres of which 4.9 acres would be used to relocate 29 VVMHP homes and approximately 3.4 acres would be utilized for Terrace B. The remainder would likely remain as open space.

(2) Property Owner

Joseph & Marjorie Miller
1171 Ragatz Lane
Napa, CA 94558

(3) Property Rights to be Acquired:

Fee title

(4) Evidence that affected landowners are willing participants in proposed real property transactions:

Initial discussions have taken place with the property owners. A letter is attached from the owner of interest who has an option on the property indicated his interest in selling the property to the City for the flood control project.

(5) Justification of proposed acquisition of fee interest to protect or enhance flood protection corridor or floodplain while preserving or enhancing agricultural use

- a. Purchase of this property would allow for relocation of Vineyard Valley homes and implementation of setbacks and flood corridor protection. Setbacks conform to City and County setback policies to preserve and enhance river watershed.
- b. Alternatives will be considered to fee title purchase. All attempts will be made to negotiate with willing sellers for the purchase of this property or to explore other alternatives if necessary
- c. Property would be utilized as described above and remain in City ownership.
- d. There would be no effect on County Property tax revenues as this parcel is located within the City limits.

Parcel #3: APN# 009-030-020

(1) Property Identification:

This parcel is 17 acres and currently zoned for medium density residential development. It is directly adjacent to Hunts Grove Apartments and would include a portion of the Adams Street road extension.

(2) Property Owner

Dennis Hunter
P.O. Box 9069
Santa Rosa CA 95405

(3) Property Rights to be acquired:

Dedication of property for road extension. Permanent easement.

(4) Evidence that affected landowners are willing participants in proposed real property transactions:

See Attached Letter from property indicating willingness to negotiate with the City for use of this property.

(5) Justification of proposed acquisition of fee interest to protect or enhance flood protection corridor or floodplain while preserving or enhancing agricultural use

- a. Property is likely to be dedicated to the City as requirement of development rights.
- b. N/A
- c. Property zoned for medium density residential. Land required for construction of the Adams Street Extension will be dedicated in perpetuity to the City of St. Helena.
- d. No effect on County Tax revenue—parcel located within the City Limits.

Parcel #4: APN# 009 030 370

(1) Property Identification:

This property is shown on the Enhanced Minimum plan as the relocation area for approximately 29 homes in Vineyard Valley Mobile Home Park. This area is approximately 4-5 acres.

(2) Property Owner

Vineyard Valley Partners, Ltd.
290 Pope Street
St Helena CA 94574
Contact: (707) 963-2725

(3) Property Rights to be Acquired:

Property to be dedicated to the City for flood control purposes in exchange for relocation of homes directly adjacent to the mobile home park.

(4) Evidence that affected landowners are willing participants in proposed real property transactions:

Property owner representatives have been involved in the flood study planning process since 1998. They have expressed support for the Enhanced Minimum Plan and indicated a willingness to work with the City to reach an amicable solution for implementing the proposed project and allowing the park to continue to operate successfully.

(5) Justification of proposed acquisition of fee interest to protect or enhance flood protection corridor or floodplain while preserving or enhancing agricultural use

- a. No fee title acquisition is anticipated
- b. N/A
- c. Property dedicated to the City for flood control purposed will remain as City property. Property exchanged for relocated homes will be dedicated to the mobile home park owner.
- d. N/A