

STAFF REPORT



DATE: October 11, 2011

To: Mayor & City Council

FROM: John Ferons – Public Works Director

RE: Inglewood Village Water Agreement Amendment; Continued Discussion;

BACKGROUND

Inglewood Village is located at the corner of Inglewood Avenue and Highway 29, (Assessor's Parcel Nos. 027-120-040 and 027-120-050) outside the City Limits and is currently a customer of the St. Helena Water Enterprise. In 2000, Inglewood was granted a use permit by the County of Napa that required a Water Use Agreement with the City of St. Helena to provide the property owner, up to 538,740 gallons of water per year. The water agreement was entered into on April 19, 2000 and recorded on July 21, 2003.

Representatives of the property informed the City that they currently have a use permit application before Napa County to add a fourth structure on the west side of the property. The 4,092 square foot administrative building would hold a maximum of 16 additional employees and generate an additional consumption of 52,136 gallons per year. The additional use would result in a use of only 67 percent of the amount approved in the current water agreement.

The County of Napa will not complete the use permit process without acknowledgement from the City that the water is or will be made available to the property.

DISCUSSION

At its September 27th regularly scheduled meeting the City Council considered request for an amendment to the agreement to include the 4th building. At that meeting it was proposed to that the total water allocation in the agreement might be reduced to less than the current amount because the applicants own water use calculations indicate their need is 67% of the current amount. The discussion then turned to center on the number of approved buildings and whether or not the City might be reneging on the current agreement.

The matter was continued until more information could be made available to the Council for their consideration. The additional information requested is as follows:

1. Information regarding Use Permit 99077 from Napa County for the Inglewood Village project.
2. Staff Report that accompanied the Water Agreement to City Council back in 2000.
3. Any water calculations that support the current approved amount.
4. Minutes from the meeting that adopted the current agreement.

The information, if available, is presented herein:

1. The Conditions of Approval for County Use Permit #99077UP specifically state:

The Permit is limited to:

a. The establishment of a commercial office complex for general business offices, including professional, executive, financial, real estate, and insurance offices; as delineated on the attached approved site plan and consistent with the application forms.

b. The establishment of a retail nursery and garden center, including a maximum 43,300 ft² of outdoor garden display area.

c. The construction of three commercial structures, as delineated on the approved site plan: Building "A", single story 3,575 ft² in area; Building "B", single-story 4,030 ft² in area; and Building "C", two-story, 15,283 ft² in area.

The site plan with the 3 buildings, sizes as shown are the same as shown in the Exhibit attached to the current water agreement and reflect what was constructed on-site.

2. The Staff Report that accompanied the agreement was not located. A copy is not available.

3. Water calculations for the original agreement were not located and also not available.

4. The minutes from the City Council meeting that approved the agreement are as follows:

City Council Meeting

May 23, 2000

Excerpt of Minutes

Agenda Item 8.

Resolution No. 2000-57 Approving a Water Agreement with Leticia Mori Kartoian and Suzzette Mori Toma (Inglewood Village) Located at the Corner of Hwy 29 and Inglewood Avenue

Councilmember Toller moved to adopt Resolution No. 2000-57 approving a Water Agreement with Leticia Mori Kartoian and Suzzette Mori Toma (Inglewood Village) located at the corner of Highway 29 and Inglewood Avenue. The motion was seconded by Councilmember Potter and on roll call carried by the following vote:

AYES: Councilmembers Toller, Potter, Savidge, Mayor Slavens

NOES: None

ABSENT: Councilmember Bowers

City Staff and the property proponent met subsequent to the collection of the above data. The project proponent has volunteered to accept a lesser volume of water with an amended agreement.

The project proponent has offered to reduce the overall total to 84% of the current allotment. This provides the project with 125% of the volume estimated by their water calculations. The new approved volume of water will be 452,542 gallons a year; current agreement is 538,740 gallons per year.

The amendment should also include an exhibit that includes all four buildings on the property.

IMPACTS

Staff has reviewed the historical water usage of the site and the Director of Public Works and City Engineer confirms that the proposal would not have a negative impact on the City's water supply.

RECOMMENDATION

Based on the documentation provided, staff recommends that an amended agreement to include the revised total volume and the revised site plan be approved by resolution.

CITY COUNCIL ACTION

Adopt Resolution accepting the amended agreement between Leticia Mori Kartoizian, an individual as her sole and separate property, and Suzzette Mori Toma, an individual as her sole and separate property and City of St. Helena

ATTACHMENTS/EXHIBITS

1. Resolution 2011-__ Accepting the amended agreements between Leticia Mori Kartoizian, an individual as her sole and separate property, and Suzzette Mori Toma, an individual as her sole and separate property and City of St. Helena

**CITY OF ST. HELENA
RESOLUTION NO. 2011-**

**RESCINDING RESOLUTION 2000-57; AN EXISTING WATER
AGREEMENT AND ENTERING A INTO A NEW WATER
AGREEMENT WITH LETICIA MORI KARTOZIAN AND
SUZZETTE MORI TOMA (INGLEWOOD VILLAGE) AT THE
CORNER OF INGLEWOOD AVENUE AND HIGHWAY 29**

RECITALS

- A. Inglewood Village is located at the corner of Inglewood Avenue and Highway 29, outside the City Limits and is currently a customer of the St. Helena Water Enterprise. In 2000, the owners of Inglewood Village were granted a use permit by the County of Napa that required a Water Use Agreement with the City of St. Helena to provide the property owner, up to 538,740 gallons of water per year.
- B. On May 23, 2003, Resolution 2000-57 approved the water agreement and was entered into on April 19, 2000 and recorded on July 21, 2003; and
- C. Representatives of the property informed the City that they currently have a use permit application before Napa County to add a fourth structure on the west side of the property. The 4,092 square foot administrative building would hold a maximum of 16 additional employees and generate an additional consumption of 52,136 gallons per year. The additional use would result in a use of only 67 percent of the amount approved in the current water agreement.; and
- D. The project proponent has offered to reduce the overall total to 84% of the current allotment. This provides the project with 125% of the volume estimated by their water calculations. The new approved volume of water will be 452,542 gallons a year, current agreement is 538,740 gallons per year; and
- E. This resolution will rescind the existing agreement and approve a new agreement with an approved volume of water of 452,542 gallons per year with an exhibit that depicts all four of the approved structures on the property.

RESOLUTION

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

1. RESCIND RESOLUTION 2000-57; AN EXISTING WATER AGREEMENT AND ENTER A INTO A NEW WATER AGREEMENT WITH LETICIA

MORI KARTOZIAN AND SUZZETTE MORI TOMA FOR INGLEWOOD
VILLAGE LOCATED AT THE CORNER OF INGLEWOOD AVENUE AND
HIGHWAY 29

Approved at a Regular Meeting of the St. Helena City Council on October 11, 2011,
by the following vote:

AYES:

NOES:

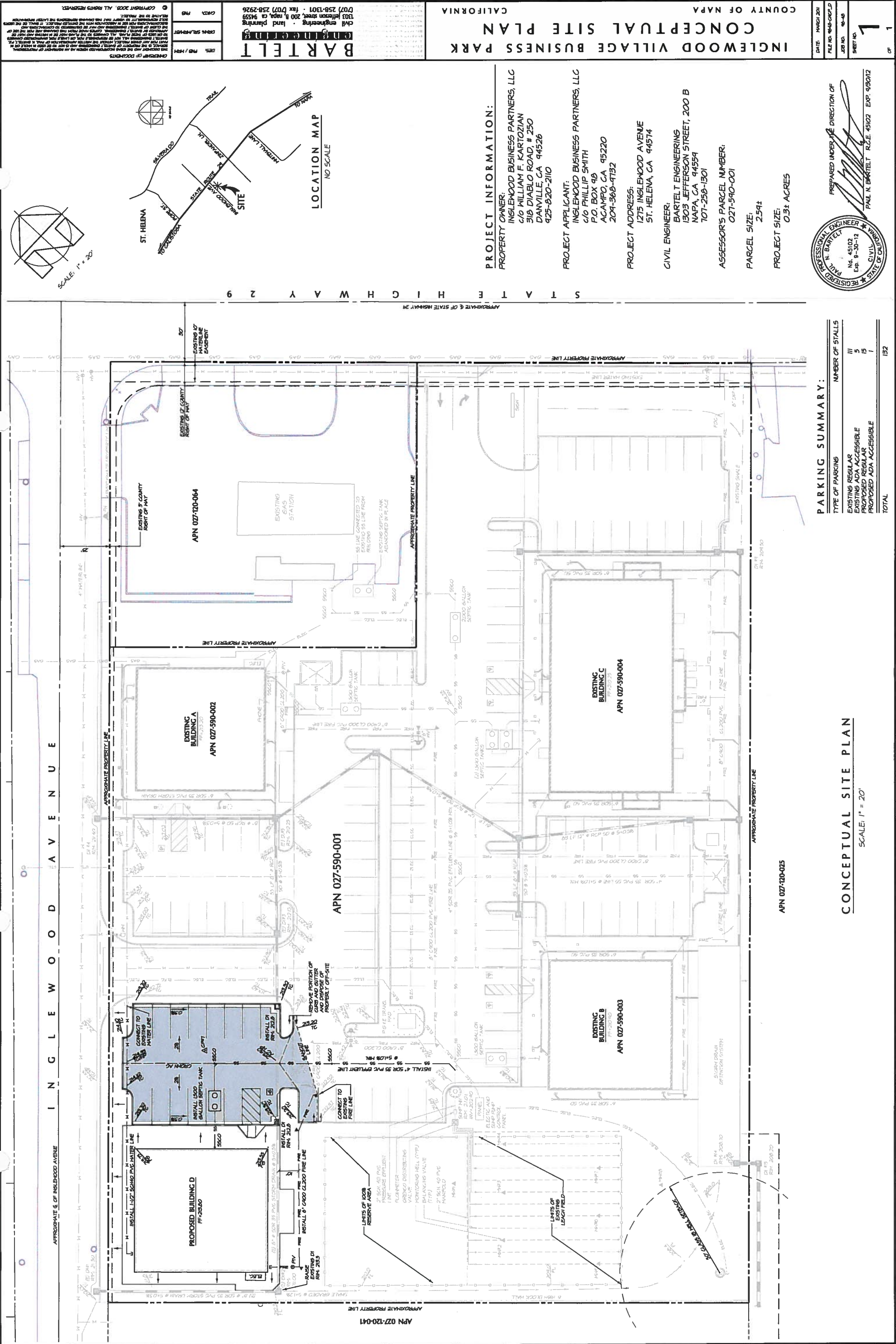
ABSENT:

APPROVED:

Delford Britton
Mayor

ATTEST:

Delia Guijosa
City Clerk



DATE: MARCH 2007

FILE NO: 9446-002.D

SHEET NO: 1

OF 1

COUNTY OF NAPA

INGLEWOOD VILLAGE BUSINESS PARK

CONCEPTUAL SITE PLAN

CALIFORNIA

BARTLETT

Civil Engineering & Land Planning

1303 Jefferson Street, 200 B, Napa, CA 94559

(707) 258-1301 • Fax (707) 258-2926

OWNER'S OF DOCUMENTS

DES: PAB / PAB

DRW: SLS/MSH

CHECK: PAB

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PROJECT INFORMATION:

PROPERTY OWNER:
INGLEWOOD BUSINESS PARTNERS, LLC
C/O WILLIAM F. KARTOZIAN
318 DIABLO ROAD, # 250
DANVILLE, CA 94526
925-820-2110

PROJECT APPLICANT:
INGLEWOOD BUSINESS PARTNERS, LLC
C/O PHILLIP SMITH
P.O. BOX 98
ACAMPO, CA 95220
209-368-9752

PROJECT ADDRESS:
1275 INGLEWOOD AVENUE
ST. HELENA, CA 94574

CIVIL ENGINEER:
BARTLETT ENGINEERING
1303 JEFFERSON STREET, 200 B
NAPA, CA 94559
707-258-1301

ASSESSOR'S PARCEL NUMBER:
027-590-001

PARCEL SIZE:
2.59±

PROJECT SIZE:
0.31 ACRES

REGISTERED PROFESSIONAL ENGINEER

PAUL N. BARTLETT

No. 45102

Exp. 9-30-12

CIVIL

STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

PAUL N. BARTLETT R.O.E. 45102 EXP. 9/30/12

PARKING SUMMARY:

TYPE OF PARKING	NUMBER OF SPACES
EXISTING REGULAR	111
EXISTING ADA ACCESSIBLE	5
PROPOSED REGULAR	15
PROPOSED ADA ACCESSIBLE	1
TOTAL	132

CONCEPTUAL SITE PLAN

SCALE: 1" = 20'

