City of St. Helena
Planning Commission
Regular Meeting
Tuesday, August 15, 2017 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the "Oral Communication" portion of the agenda may do so, but please observe the time limit of three minutes.

Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
Chairperson: Grace Kistner
Vice Chair: Lester Hardy
Commissioners: David Knudsen, Bobbi Monnette and John Ponte
City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on t he agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of three minutes.**

4. CONSENT ITEMS
Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes: August 1, 2017 — 5 - 7
Commission Minutes 8-01-17

5. PUBLIC HEARINGS

5.1. Design Review application (PL17-013), to construct the Las Alcobas Pedestrian Bridge over York Creek and between 1915 Main St and 2000 Main Street in the Service Commercial and Winery Zoning Districts, Respectively — 9 - 230

CEQA Determination: In accordance with Article 6 and Appendix G of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the proposed project and included as Attachment 5. The document contains a description of the proposed project, an analysis of potential environmental impacts resulting from the proposed project, as well as mitigation measures intended to reduce potentially significant impacts to less-than-significant levels. The Draft IS/MND was circulated for a 31-day public review period from June 19, 2017 to July 19, 2017. In accordance with Article 6 and Appendix G of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study and

Mitigated Negative Declaration (IS/MND) has been prepared for the proposed project and included as Attachment 5. The document contains a description of the proposed project, an analysis of potential environmental impacts resulting from the proposed project, as well as mitigation measures intended to reduce potentially significant impacts to less-than-significant levels. The Draft IS/MND was circulated for a 31-day public review period from June 19, 2017 to July 19, 2017.
Prepared By: Lilly Bianco, Contract Planner
Recommendation:
The City of St Helena Planning and Community Improvement Department recommends that the Planning Commission, by resolution:

1. Approve the Las Alcobas Pedestrian Bridge Initial Study and Mitigated Negative Declaration, and
2. Accept the required findings and approve Design Review for the Las Alcobas Pedestrian Bridge.

1915 Main - Staff Report

5.2. Request for Design Review Approval to construct a two-story single family residence on the vacant flag lot at 1045 Pratt Avenue in northeast St. Helena and in the Medium Density Residential Zoning District. 231 - 287

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc. The project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
Prepared By: Lilly Bianco, Contract Planner
Recommendation:
The Planning and Community Development Department recommends that the City of St. Helena Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

2. Accept the required findings and approve design review, as conditioned, for the proposed two-story, single-family residence on the vacant flag lot located at 1045 Pratt Avenue.

1045 Pratt - Staff Report

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS
This is an opportunity for staff to report on or update the Commission on any relevant matters.

8. AGENDA FORCAST

Attached is a summary document of pending projects and up coming and items of priority and interest that will be placed on future agendas. This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

8.1. Agenda Forecast - Updated July 27, 2017 289 - 292

Agenda Forecast

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for September 5, 2017, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on August 10, 2017.

Noah Housh, Planning Director

Appeal. A person who is dissatisfied with a decision of the Planning Commission may appeal that decision to the City Council pursuant to Municipal Code Section 17.08.180, Appeal procedure. Actions of the Planning Commission will be listed on the City Council agenda the following Tuesday to give the City Council opportunity to review the Planning Commission's decision. Absent of an appeal by the City Council or by a citizen, the appeal period will terminate two weeks after the Planning Commission hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48 hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The

Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence

delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

Any supplemental writings or documents distributed to a majority of the Planning Commission regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the Planning Department's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at http://cityofsthelena.org and will be available for public review at the respective meeting.

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, August 1, 2017 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

A complete video recording of this meeting, except for closed session, can be found at https://sthelena.civicweb.net/Portal/ or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

Present: Chair Grace Kistner, Vice-Chair Lester Hardy, Commissioner David Knudsen, Commissioner Bobbi Monnette, and Commissioner John Ponte

Absent:

Staff Present: Aaron Hecock, Senior Planner, Erica Ahmann Smithies, Public Works Director and City Engineer, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No Public Comment received.

4. CONSENT ITEMS

Commissioner Ponte pulled Item 4.1 on the Consent Calendar.

4.1 Approval of Minutes: June 20, 2017 and July 18, 2017

Commissioner Bobbi Monnette moved to approve the Minutes from the June 20, 2017 meeting on the Consent Calendar. The motion was seconded by Commissioner Lester Hardy and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, David Knudsen, and Bobbi Monnette
NOES: None
ABSENT: None
ABSTAIN: John Ponte
RECUSE: None

Commissioner John Ponte moved to approve the Minutes from the July 18, 2017 meeting on the Consent Calendar.

The motion was seconded by Commissioner Lester Hardy and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, David Knudsen, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

5. PUBLIC HEARINGS

6. SCHEDULED MATTERS

6.1 Consideration and proposed approval of a resolution determining that the FY 2017/18 of the 2017-2022 5-year Capital Improvement Plan (CIP) is in conformance with the General Plan

CEQA Determination: Categorically Exempt Sections 15301, 15302, 15303. Each project proposes to modify or improve to existing facilities, replace or reconstruct existing facilities and/or construct or convert small facilities or structures. Individual projects will have separate CEQA action. Categorically Exempt Sections 15301, 15302, 15303. Each project proposes to modify or improve to existing facilities, replace or reconstruct existing facilities and/or construct or convert small facilities or structures. Individual projects will have separate CEQA action. Categorically Exempt Sections 15301, 15302, 15303. Each project proposes to modify or improve to existing facilities, replace or reconstruct existing facilities and/or construct or convert small facilities or structures. Individual projects will have separate CEQA action. Categorically Exempt Sections 15301, 15302, 15303. Each project proposes to modify or improve to existing facilities, replace or reconstruct existing facilities and/or construct or convert small facilities or structures. Individual projects will have separate CEQA action.
Prepared By: Erica Ahmann Smithies, Public Works Director and City Engineer

Recommendation:
Adopt the attached resolution determining that Fiscal Year 2017/18 of the 2017-2022 Capital Improvement Plan is in conformance with the General Plan.Adopt the attached resolution determining that Fiscal Year 2017/18 of the 2017-2022 Capital Improvement Plan is in conformance with the General Plan.

Public Works Director and City Engineer, Erica Ahmann Smithies, addressed the Commission.

Commissioner John Ponte moved to approve staff's recommendation.
The motion was seconded by Commissioner Lester Hardy and on roll call carried by the following vote:

AYES: Grace Kistner, Lester Hardy, David Knudsen, Bobbi Monnette, and John Ponte
NOES: None
ABSENT: None
ABSTAIN: None
RECUSE: None

7. DEPARTMENT REPORTS

Senior Planner, Aaron Hecock, introduced Planning Intern, Joseph Brockhoff, to the Planning Commission.

8. AGENDA FORCAST

8.1 Tentative Agenda Update- July 27, 2017

Senior Planner, Aaron Hecock, reported on Item.

9. ADJOURNMENT

Chair Kistner adjourned the meeting at 6:48 p.m.

The August 1, 2017 Minutes were approved at the Planning Commission meeting of _____.

APPROVED:

_____
Grace Kistner, Chair

ATTEST:

_____
Noah Housh, Planning and Community Improvement Director

PLANNING COMMISSION REPORT

Planning Commission Meeting of August 15, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-013

SUBJECT: Design Review application (PL17-013), to construct the Las Alcobas Pedestrian Bridge over York Creek and between 1915 Main St and 2000 Main Street in the Service Commercial and Winery Zoning Districts, Respectively

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 02/07/17 **ACCEPTED AS COMPLETE:** 07/27/17

LOCATION OF PROPERTY: York Creek and extending from Las Alcobas (1915 Main Street) to Beringer Winery (2000 Main Street)

APN: 009-490-009; 009-131-009

GENERAL PLAN/ZONING: Service Commercial: SC with Planned Development and Historic Preservation overlay (1915 Main); Agriculture: Winery (2000 Main)

APPLICANT: Mr. Guneet Bajwa **PHONE:** (707) 853-1833

BACKGROUND

The Las Alcobas property at 1915 Main supports a luxury 70-room hotel situated on 2.91 acres, which has been in operation since spring 2017 (approved entitlements attached for reference). The property exhibits a zoning designation of (SC: PD: HP) Service Commercial with Planned Development with a Historic Preservation overlay.

The adjacent property is the Beringer Winery at 2000 Main Street and is developed with the Historic Beringer Winery buildings, which operates as a tasting room and historic winery grounds and is zoned as (W) winery.

PROJECT DESCRIPTION

Applicant, Guneet Bajwa, is requesting Design Review approval to construct a pedestrian bridge to provide connectivity over York Creek between the Las Alcobas Hotel property at 1915 Main Street and Beringer Winery at 2000 Main Street. The bridge will measure approximately 10 feet wide and 65 feet in length, and will be supported by abutment mat foundations, approximately 12 feet long by 5.5 feet wide. The bridge abutments will be constructed on spread footings cast approximately 3-5 feet below the original ground level.

The bridge will be prefabricated with stainless steel cable railing with 4" maximum spacing and 2" live edge oak panels. The base of the bridge will feature 2" IPE wood deck. It will be erected by a small crane or pair of excavators. The Beringer parking lot and existing disturbed areas on the Las Alcobas side will be used for staging areas. Standard erosion control measures will be implemented during construction. In addition, the riparian woodland outside of the bridge crossing will be fenced using barrier fencing to prevent equipment or construction activities encroaching upon the riparian woodland community. Silt fencing will be placed below the bridge abutments on each side of the creek to prevent any soil or other materials from being discharged into the creek channel.

Access to the bridge will be provided by a series of stairs on the Las Alcobas property. A marked crosswalk will be placed on the existing paved area of the Beringer Winery parking lot to allow pedestrians to safely cross from the bridge to the Beringer Winery. Recycle and trash bins will be located on either side of the bridge to preclude trash from entering the waterway. Both components will be required per condition of approval.

A reciprocal easement between the respective property owners will be executed prior to building permit issuance.The Agreement would establish covenants, restrictions and easements respecting the design, construction, maintenance, operations and use of the pedestrian bridge. Amongst other things, the Draft Agreement stipulates that the First Party (i.e. Spring Mountain Hotel LLC) shall maintain or cause to be maintained the Bridge in good condition and appearance and in accordance with all applicable laws. A maintenance trust fund would be established directly following execution of agreement with the exclusive purpose to be used to maintain (or remove the bridge if warranted in the future) .Each of the easements, covenants, conditions, restrictions, liens and charges set forth in the Agreement would run with the land of each of the Parcels.

To comply with stipulations promulgated by the Streambed Alteration Agreement administered by the California Department of Fish and Wildlife (CDFW) the project would implement a Riparian Habitat Restoration Plan. The Restoration Plan was developed to compensate for the loss of eight trees and 144 square feet of willow riparian vegetation and has been conceptually approved by the CDFW.

ANALYSIS

GENERAL PLAN

The subject property exhibits a General Plan Land Use designation of Service Commercial. The SC Designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses, and other like uses. The designation is intended primarily for auto-oriented service and retail uses which would not be considered appropriate for the Central Business District. The SC Designation applies to the subject site as well as areas fronting Highway 29 and south of Sulphur Springs Creek. Policies applicable to the proposed project include the following:

> 4.3.8 Require… structures to be of a small scale commensurate with existing older building in the CB and SC Areas.
>
> 6.2.3 Protect the riparian vegetation and habitat value of the City's stream corridors by requiring development setbacks and open space easements along the Napa River, Sulphur Creek, York Creek, and Spring Creek.
>
> 6.2.13 Require new development to be sited to maximize the protection of native tree species, riparian vegetation, important concentrations of natural plants, and important wildlife habitat
>
> 6.2.15 Require a Biological Assessment of any proposed project site where species or the habitat of species defined as sensitive or special status by the California Department of Fish and Game (Wildlife) or the U.S. Fish and Wildlife Service might be present.
>
> 6.4.5 Revegetate stream corridors that have been degraded by agriculture or other past practices, with native vegetation in order to enhance their value for habitat and recreation.
>
> 8.2.7 Develop an area bicycle plan and other bicycle-and-pedestrian related facilities. To create a meaningful alternative to automobile usage for short trips, bicycle paths should connect home-to-work or home-to-local shopping locations (including bicycle storage racks). Link neighborhoods and commercial areas on a bike path system and encourage bicycle travel.

ZONING

Consistent with the GP land use designation, 1915 Main Street exhibits a Zoning Designation of SC: Service Commercial with Planned Development (PD) and Historic Preservation (HP) overlay. Pursuant to 17.52.050 (E), structures which are customarily incidental and clearly subordinate to permitted and conditional uses are allowed. Design Review is required for any new structures within the SC Zoning District, discussed in more detail, below, under "Design Review.

Staff Analysis

As a pedestrian bridge, the project meets applicable development standards prescribed by Code Section 17.52.070. The introduction of the bridge would not cause the property to conflict with any applicable provision. Further, the small scale of the pedestrian bridge, appropriate siting, and associated restoration activities ensure that it is consistent with applicable General Plan policies, such as those named above. Given that, the project is found to be consistent with all applicable development review standards and the goals and overall intent of the St. Helena General Plan.

WATER

The proposed pedestrian project is not subject to water neutrality requirements and therefore no analysis or off-sets are required as a condition of project approval.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project is consistent with the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood. Consistency findings and staff response related to the Design Review Criteria are enumerated, below.

Design Review Criteria.

1. Consistency and compatibility with applicable elements of the general plan.

   The proposed project includes a small pedestrian bridge which will be installed accompanied by restoration activities around the vicinity of the project site and proximate to York Creek. The project would also facilitate safe and convenient pedestrian travel through complementary land uses. Accordingly, the project appears consistent with all applicable General Plan policies, such as those named above.

2. Compatibility of design with the immediate environment of the site;

   *As detailed on project plans (**Attachment 4**),the proposed pedestrian bridge would be a pre-fab steel truss bridge painted high gloss black with stainless steel cable railing with a maximum 4" spacing, live oak panel, and live wood deck. The employment of stainless steel materials as well as naturally sourced materials, like the live oak detailing, would be compatible with the character of the subject site.*

3. Relationship of the design to the site;

The proposed pedestrian bridge is largely obscured from view and is of an appropriate size and scale and exhibits a good relationship to the site and surrounding land uses.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The proposed pedestrian bridge will span a portion of York Creek between the Las Alcobas Hotel site (1915 Main) and the Beringer Tasting Room (2000 Main). Both properties include identified historic resources. However, the small size, quality materials, and siting of the bridge would ensure that it would be compatible with the surrounding character of the respective sites and not diminish or otherwise impact the integrity of any historical resources or the character of either site.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
As a small pedestrian bridge which is largely obscured from view, it is not expected to alter the current transition between the adjacent properties.

6. Compatibility with future construction both on and off the site;
The pedestrian bridge is a small, auxiliary component of the Las Alcobas property and is expected to be compatible with any future construction on or off site.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The proposed design and materials are appropriate for the proposed use as a pedestrian bridge.

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;

The siting of the pedestrian bridge is such that there can be convenient access from one property to another while also ensuring the bridge is somewhat obscured and allowed to blend in with the existing character of both sites and York Creek. As such, the planning and siting appear orderly and sensible.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
No open space or landscaping is proposed as part of this project.

10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;

To ensure the responsible use of the bridge, the project is conditioned to provide trash receptacle(s) proximate to the bridge to prevent any refuse from entering the waterway. Additionally, the project will be conditioned to stripe a pedestrian walkway from the bridge to the Beringer tasting room to apprise vehicles travelling through the parking lot that pedestrians may be present and to ensure orderly and efficient pedestrian travel between the sites. Both ancillary functions would be minimal in terms of visual impact and would be compatible with the overall design of the respective sites and the proposed bridge.

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;

The proposed pedestrian bridge and associated striping in the Beringer parking lot would facilitate safe and convenient pedestrian travel between the Las Alcobas site and Beringer site.

12. Whether natural features are appropriately preserved and integrated with the project;

As required by mitigation and conditions of the Streambed Alteration Agreement (SAA) issued by CAFW, the project would, to the extent possible, avoid disturbance to plant or animal habitat and where disturbed, would perform restoration activities in accordance with the Restoration Plan, prepared October 31,2016.

13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;

The prefab steel truss bridge with live oak detailing would be consistent with the overall aesthetic exhibited by the Las Alcobas property.

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;

The proposed pedestrian bridge will span a portion of York Creek between the Las Alcobas Hotel site (1915 Main) and the Beringer Tasting Room (2000 Main). Both properties include identified historic resources. However, the small size, equality materials, and siting of the bridge would ensure that it would be compatible with the surrounding character of the respective sites and not diminish or otherwise impact the integrity of any historical resources or the character of either site.

15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage

textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

No landscaping is proposed. The restoration activities would be consistent with the native habitat in and proximate to York Creek.

16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;

As required per the Streambed Alteration Agreement and mitigation imposed under the Mitigated Negative Declaration, the project will be required to re-introduce native vegetation and trees beneficial to the riparian habitat. As such, proposed plant material is expected to be suitable and adaptable to the site and the climate of St. Helena.

17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The associated restoration activities would promote sustainability and climate protection by protecting and helping to re-establish native habitat proximate to York Creek.

CEQA

In accordance with Article 6 and Appendix G of the California Environmental Quality Act (CEQA) Guidelines, an Initial Study and Mitigated Negative Declaration (IS/MND) has been prepared for the proposed project and included as **Attachment 5**. The document contains a description of the proposed project, an analysis of potential environmental impacts resulting from the proposed project, as well as mitigation measures intended to reduce potentially significant impacts to less-than-significant levels. The Draft IS/MND was circulated for a 30-day public review period from June 19, 2017 to July 19, 2017.

ISSUES

No Issues Identified.

CORRESPONDENCE

No comments received at the writing of this Staff Report.

STAFF RECOMMENDATION

The City of St Helena Planning and Community Improvement Department recommends that the Planning Commission, by resolution:

1. Approve the Las Alcobas Pedestrian Bridge Initial Study and Mitigated Negative Declaration, and

1. Accept the required findings and approve Design Review for the Las Alcobas Pedestrian Bridge.

ATTACHMENTS

1915 Main ATTCH 1. Resolution (1)
1915 Main ATTCH 3. Aerial View
1915 Main ATTCH 4. Project Plans
1915 Main ATTCH 5. Public Draft IS-MND
1915 Main ATTCH 6. Response to Comments
1915 Main ATTCH 6.1 CDFW Comment
1915 Main ATTCH 7. grandview_sr_032712_packet_ready
1915 Main ATTCH 8. Resolution Packet (2012-20, 2010-91-water use, 2010-89-Room & Rest Cap, 2010-88-Neg Dec)
1915 Main ATTCH 10. Brewery PC Reso
1915 Main ATTCH 9. CC Reso-13 Rooms

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION NO.

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF DESIGN REVIEW FOR THE LAS ALCOBAS PEDESTRIAN BRIDGEPROJECT LOCATED AT 1915 MAIN STREET

PROPERTY OWNER: Spring Mountain Hotel, LLC **APN:** 009-490-009; 009-131-009

Recitals

A. Whereas, Mr. Guneet Bajwa submitted an application for a Design Review permit to introduce a 10 x 65 foot pedestrian bridge spanning a portion of York Creek and located in between 1915 Main Street and 2000 Main Street and in the Service Commercial and Winery Zoning Districts, respectively, and

B. **Whereas,** pursuant to CEQA Guidelines Sections 15072 and 15073, a Draft Mitigated Negative Declaration and included Initial Study was circulated for public review and comments from June 19, 2017 until July 19, 2017.

E. Whereas, A staff report dated August 15, 2017 and incorporated herein by reference analyzed the projects consistency with the Design Criteria enumerated in Section 17.164.030 of the Municipal Code, and

F. **Whereas**, the Planning Commission of the City of St. Helena, State of California, considered the project, staff report, Initial Study/ Mitigated Negative Declaration and all testimony, written and spoken, at a duly noticed public hearing on August 15, 2017, and

G. Now, therefore let it be found that, the Planning Commission adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approves a Design Review permit and authorizes the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

1. In making the findings of this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this resolution and the associated Staff Report, City files for this matter, correspondence, presentations, and other materials.

2. CEQA
    1. The Planning Commission has independently reviewed and analyzed the Initial Study/ Mitigated Negative Declaration and other information in the record and has considered the information contained therein, prior to acting on or approving the project,

2. The Initial Study/ Mitigated Negative Declaration prepared for the project has been completed in compliance with CEQA and consistent with state and local guidelines implementing CEQA,
3. On the basis of the whole record, there is no substantial evidence that the Project, as designed, conditioned, and mitigated, will have a significant effect on the environment, and
4. The Initial Study/ Mitigated Negative Declaration represents the independent judgement and analysis of the City as lead agency for the project.

5. DESIGN REVIEW:

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project is consistent with the design criteria prescribed by Section 17.164.030 (detailed below) and exhibit a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns, and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood. Consistency findings and staff response related to the Design Review Criteria are enumerated, below.

<u>Design Review Criteria.</u>

1. Consistency and compatibility with applicable elements of the general plan.
   The proposed project includes a small pedestrian bridge which will be installed accompanied by restoration activities around the vicinity of the project site and proximate to York Creek. The project would also facilitate safe and convenient pedestrian travel through complementary land uses. Accordingly, the project appears consistent with all applicable General Plan policies, such as those named above.

2. Compatibility of design with the immediate environment of the site;
   *As detailed on project plans (**Attachment 4**),the proposed pedestrian bridge would be a pre-fab steel truss bridge painted high gloss black with stainless steel cable railing with a maximum 4" spacing, live oak panel , and live wood deck. The employment of stainless steel materials as well as naturally sourced materials, like the live oak detailing, would be compatible with the character of the subject site.*

3. Relationship of the design to the site;
   The proposed pedestrian bridge is largely obscured from view and is of an appropriate size and scale and exhibits a good relationship to the site and surrounding land uses.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
   The proposed pedestrian bridge will span a portion of York Creek between the Las Alcobas Hotel site (1915 Main) and the Beringer Tasting Room (2000 Main). Both properties include identified historic resources. However, the small size,

quality materials, and siting of the bridge would ensure that it would be compatible with the surrounding character of the respective sites and not diminish or otherwise impact the integrity of any historical resources or the character of either site.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
   As a small pedestrian bridge which is largely obscured from view, it is not expected to alter the current transition between the adjacent properties.

6. Compatibility with future construction both on and off the site;
   The pedestrian bridge is a small, auxiliary component of the Las Alcobas property and is expected to be compatible with any future construction on or off site.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
   The proposed design and materials are appropriate for the proposed use as a pedestrian bridge.

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;

   The siting of the pedestrian bridge is such that there can be convenient access from one property to another while also ensuring the bridge is somewhat obscured and allowed to blend in with the existing character of both sites and York Creek. As such, the planning and siting appear orderly and sensible.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
   No open space or landscaping is proposed as part of this project.

10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
    To ensure the responsible use of the bridge, the project is conditioned to provide trash receptacle(s) proximate to the bridge to prevent any refuse from entering the waterway. Additionally, the project will be conditioned to stripe a pedestrian walkway from the bridge to the Beringer tasting room to apprise vehicles travelling through the parking lot that pedestrians may be present and to ensure orderly and efficient pedestrian travel between the sites. Both ancillary functions would be minimal in terms of visual impact and would be compatible with the overall design of the respective sites and the proposed bridge.

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
    The proposed pedestrian bridge and associated striping in the Beringer parking lot would facilitate safe and convenient pedestrian travel between the Las Alcobas site and Beringer site.

12. Whether natural features are appropriately preserved and integrated with the project;
    As required by mitigation and conditions of the Streambed Alteration Agreement (SAA) issued by CAFW, the project would, to the extent possible, avoid disturbance to plant or animal habitat and where disturbed, would perform restoration activities in accordance with the Restoration Plan, prepared October 31,2016.

13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
    The prefab steel truss bridge with live oak detailing would be consistent with the overall aesthetic exhibited by the Las Alcobas property.

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
    The proposed pedestrian bridge will span a portion of York Creek between the Las Alcobas Hotel site (1915 Main) and the Beringer Tasting Room (2000 Main). Both properties include identified historic resources. However, the small size, equality materials, and siting of the bridge would ensure that it would be compatible with the surrounding character of the respective sites and not diminish or otherwise impact the integrity of any historical resources or the character of either site.

15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
    No landscaping is proposed. The restoration activities would be consistent with the native habitat in and proximate to York Creek.

16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
    As required per the Streambed Alteration Agreement and mitigation imposed under the Mitigated Negative Declaration, the project will be required to re-introduce native vegetation and trees beneficial to the riparian habitat. As such, proposed plant material is expected to be suitable and adaptable to the site and the climate of St. Helena.

17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.
    The associated restoration activities would promote sustainability and climate protection by protecting and helping to re-establish native habitat proximate to York Creek.

F. Now therefore be it further resolved that, the Design Review for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

Conditions of Approval

1. The Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

2. The plans submitted for building permit review shall be in substantial conformance with the plans on file in the Planning Division, date stamped February 7, 2017, expect as modified by the following conditions.

3. The Design Review permit shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review decision or these approvals shall expire; provided however that the approved Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.

4. The Design Review permit shall become effective fourteen (14) calendar days after approval, provided that the action is not appealed by the City Council or any other interested party within that 14 day period.

5. Any request for an extension of the Design Review permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

7. Prior to issuance of construction permits, compliance with conditions of approval shall be clearly identified on all plans. A copy of approved plans with the conditions listed *on* said plans shall be maintained on-site during construction activities.

8. Conditions shall be achieved at such a time as determined by the City and shall be achieved at the requisite stage and before issuance of certificate of occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

9. The applicant shall defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim,

action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

10. This Design Review approval shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

12. A building permit is required for any onsite demolition, construction or change of occupancy.

13. Prior to issuance of final building permit the applicant shall introduce pedestrian striping in the Beringer Parking lot and between the bridge and tasting room entrance so as to facilitate safe and efficient pedestrian travel through the Beringer Winery parking lot.

14. Prior to issuance of final building permit one or more trash receptacles shall be installed on either end of the pedestrian bridge and outside of top of bank and shall be secured and maintained on a regular basis.

15. Prior to issuance of building permit, the applicant shall execute a Reciprocal Easement Agreement with Treasury Wine Estates (Beringer Vineyards) to establish certain covenants, restrictions and easements respecting the design, construction, maintenance, operations and use of the pedestrian bridge.

Public Works Department Conditions of Approval

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

17. A grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

18. The applicant shall record easements for all utilities, access and drainage patterns where facilities, features, or people cross one parcel to serve another parcel, as determined by the City's Public Works Director.

19. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum

20. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.

21. Site plan shall show the location of any trees within the project area. Provide a tree protection plan for approval by the Public Works Director prior to approval of the building permit. The plan shall be coordinated with any civil grading/drainage/improvement plans.

22. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.

23. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

Building Department Conditions of Approval

24. A building permit is required for all onsite demolition, construction and/or change of occupancy.

25. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.

26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

27. The applicant shall provide a construction waste management plan with the building permit application.

28. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

29. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

I HEREBY CERTIFY that the foregoing Design Review permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 15, 2017 by the following roll call vote:

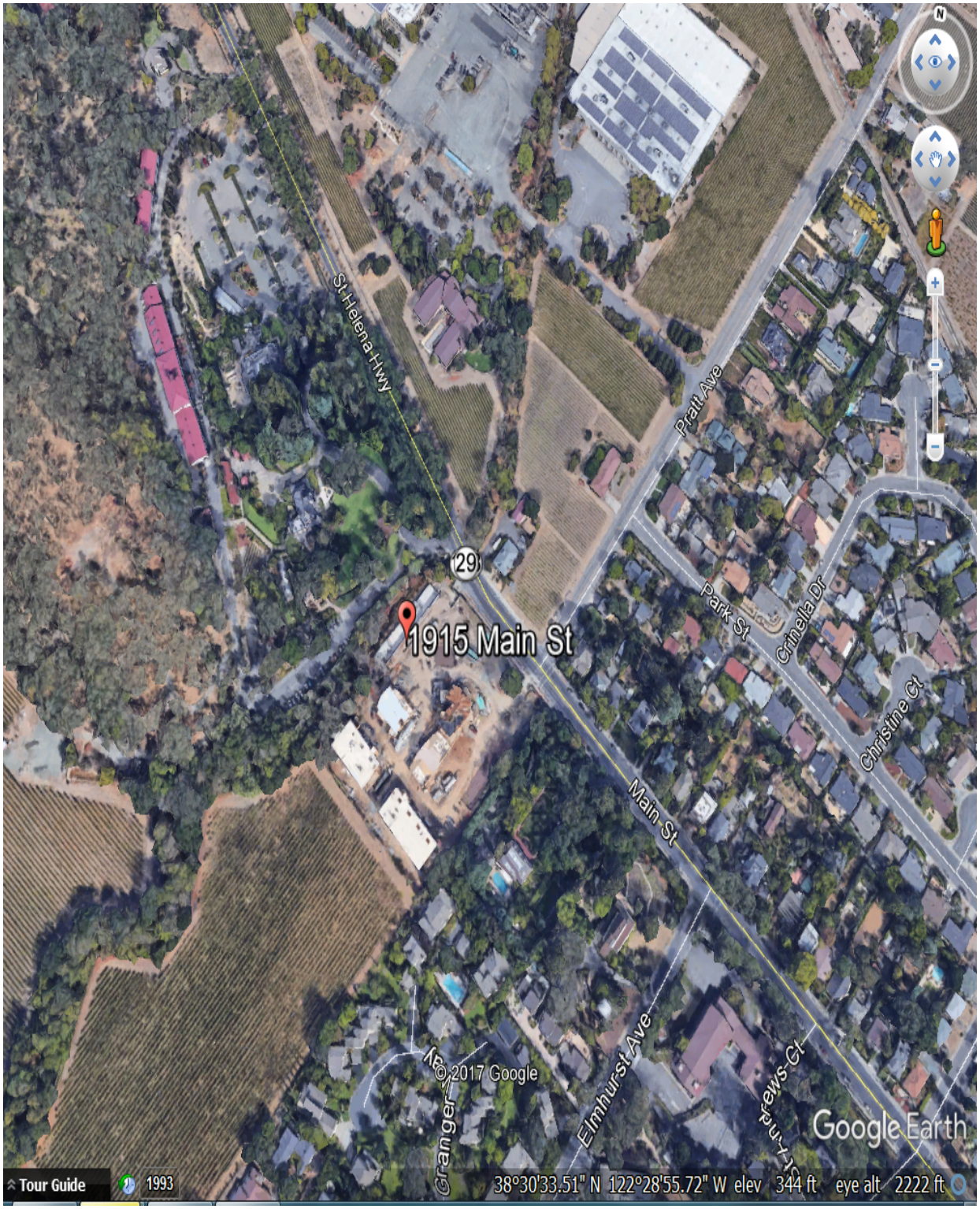
AYES:
NOES:
ABSENT:
ABSTAIN:

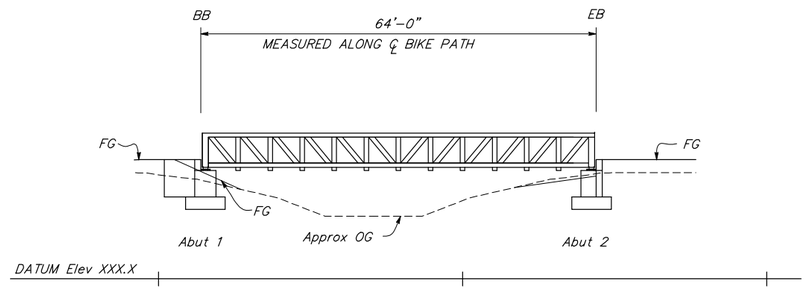
APPROVED:

_____
Grace Kistner
Chair, Planning Commission

ATTEST:

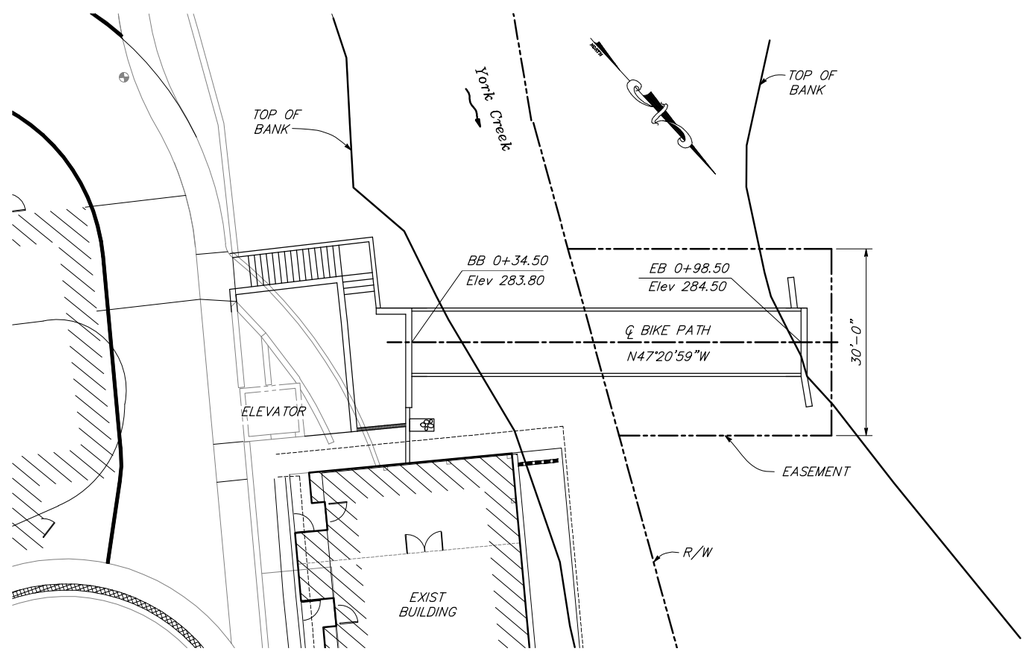
_____
Noah Housh,
Planning and Community
Improvement Director


St Helena Hwy
Pratt Ave
29
1915 Main St
Park St
Crinella Dr
Christine Ct
Main St
Elmhurst Ave
Granger Way
St Smart Ct
© 2017 Google
Google Earth
Tour Guide
1993
38°30'33.51" N 122°28'55.72" W elev 344 ft eye alt 2222 ft



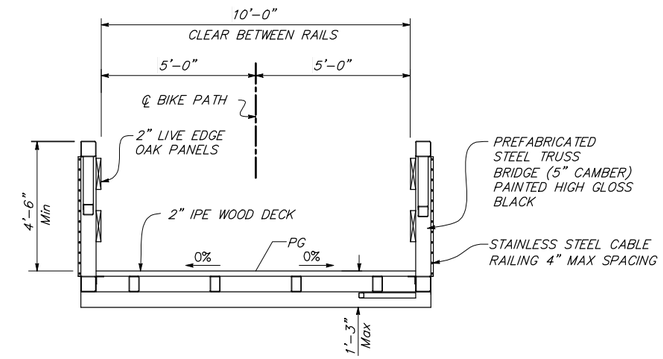
ELEVATION

NOT TO SCALE



PLAN

1" = 10'



TYPICAL SECTION

1/2" = 1'-0"

INDEX TO PLANS

No.	TITLE
S1	GENERAL PLAN
S2	FOUNDATION PLAN
S3	ABUTMENT LAYOUT
S4	TRUSS DETAILS

FOR REDUCED PLANS, THE ORIGINAL SCALE IS IN INCHES 0 1 2 3

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REGISTERED PROFESSIONAL ENGINEER JASON BRADFORD HICKEY S5783 Exp. 6/30/18 STRUCTURAL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF 7/11/2016 JASON BRADFORD HICKEY, S5783 DATE

DESIGNED BY JBH | DRAWN BY GB | REVIEWED BY

MARK THOMAS & COMPANY
7300 FOLSOM BOULEVARD, SUITE 203
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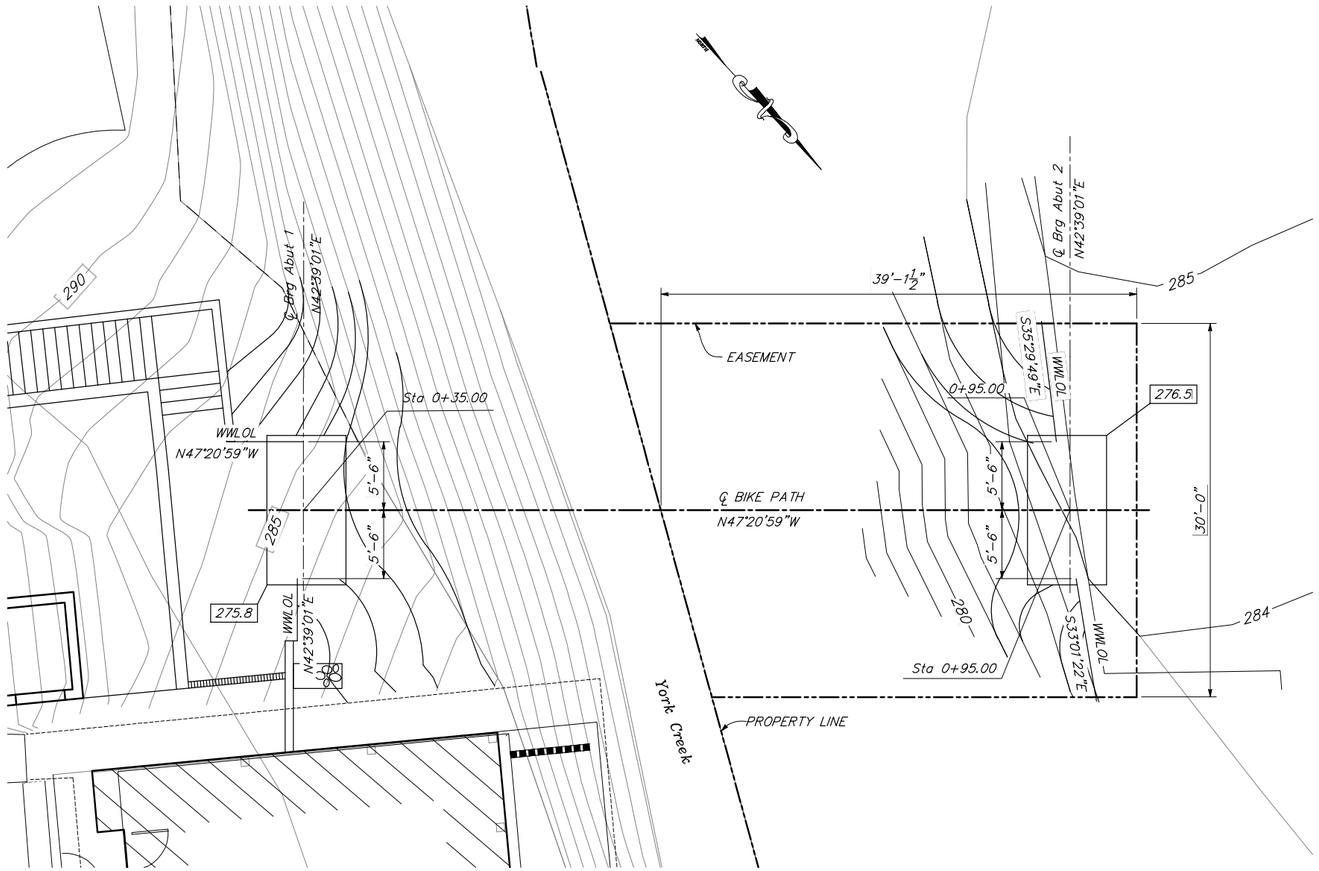
SPRING MOUNTAIN
ST. HELENA CALIFORNIA

YORK CREEK BRIDGE
GENERAL PLAN

PROJECT NUMBER
XXXXXXXX

DRAWING DATE
JULY, 2016

SHEET NUMBER
S1 OF S4



PLAN
1" = 5'

LEGEND

Indicates Bottom of Footing Elevation (feet)

GENERAL NOTES
LOAD AND RESISTANCE FACTOR DESIGN

DESIGN:
AASHTO LRFD Bridge Design Specifications, 4th edition and the Catrans Amendments, preface dated September 2010.

SEISMIC DESIGN:
2013 CBC/ASCE 7-10

LIVE LOADING:
H5 Vehicular Loading or 90 psf Pedestrian Loading

SEISMIC LOADING:
Soil Profile: Vs30 = 270 m/s (886 ft/s)
Moment Magnitude: 6.6
Peak Ground Acceleration 0.500g
See ARS Curve

CONCRETE:
fy = 60 ksi
f'c = 3.6 ksi unless otherwise noted
n = 8

STRUCTURAL STEEL:
(Except for Prefabricated Steel Truss Bridge Members)
Plates: ASTM A709/A709M
Bolts, Nuts, Washers: ASTM A325, TYPE 1

FOOTING PRESSURE:
See "SPREAD FOOTING DATA TABLE".

SPREAD FOOTING DATA TABLE

Support Location	Working Stress Design (WSD)
	Allowable Gross Bearing Capacity (ksf)
Abut 1/Abut 2	2.4

TABLE 1-2013 CBC/ASCE 7-10 SEISMIC DESIGN PARAMETERS

LATITUDE: 38.5095°N LONGITUDE: -122.4793°W	ASCE 7-10 TABLE/FIGURE	2013 CBC TABLE/FIGURE	FACTOR/ COEFFICIENT	VALUE
Short-Period MCE at 0.2s	Figure 22-1	Figure 1613.3.1(1)	S_S	1.50g*
1.0s Period MCE	Figure 22-2	Figure 1613.3.1(2)	S_1	0.60g*
Soil Class	Table 20.3-1	Section 1613.3.2	Site Class	C
Site Coefficient	Table 11.4-1	Table 1613.3.3(1)	F_a	1.00g*
Site Coefficient	Table 11.4-2	Table 1613.3.3(2)	F_v	1.30g*
Adjusted MCE Spectral Response Parameters	Equation 11.4-1	Equation 16-37	S_{MS}	1.50g*
	Equation 11.4-2	Equation 16-38	S_{M1}	0.78g*
Design Spectral Acceleration Parameters	Equation 11.4-3	Equation 16-39	S_{DS}	1.00g*
	Equation 11.4-4	Equation 16-40	S_{D1}	0.52g*
Seismic Design Category	Table 11.6-1	Section 1613.3.5(1)	Risk Category I to IV	D
	Table 11.6-2	Section 1613.3.5(2)	Risk Category I to IV	D

REGISTERED PROFESSIONAL ENGINEER
JASON BRADFORD HICKEY
No. S5783
Exp. 6/30/18
STRUCTURAL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
7/11/2016
JASON BRADFORD HICKEY, S5783 DATE

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SPRING MOUNTAIN
ST. HELENA CALIFORNIA

YORK CREEK BRIDGE
FOUNDATION PLAN

PROJECT NUMBER
XXXXXXXX

DRAWING DATE
JULY, 2016

SHEET NUMBER
S2 OF S4

FOR REDUCED PLANS, THE 0 1 2 3
ORIGINAL SCALE IS IN INCHES

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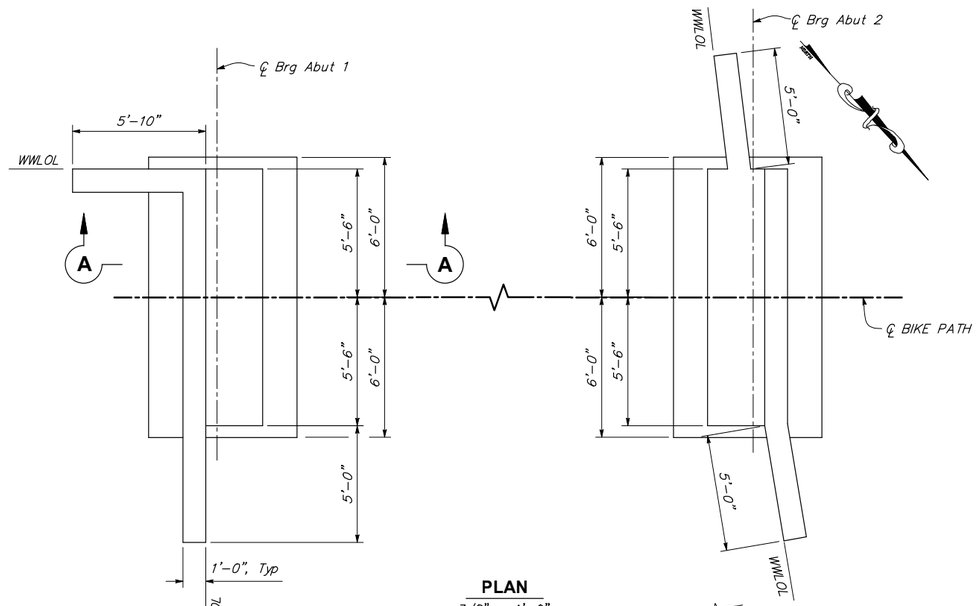
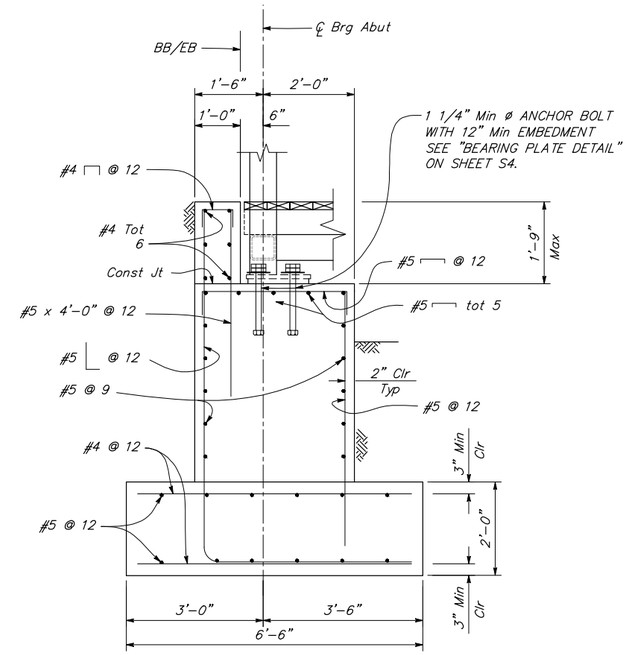
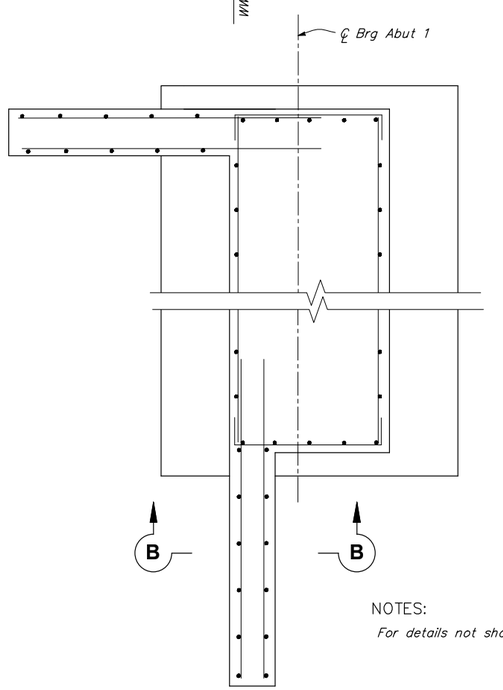


PLAN
3/8" = 1'-0"



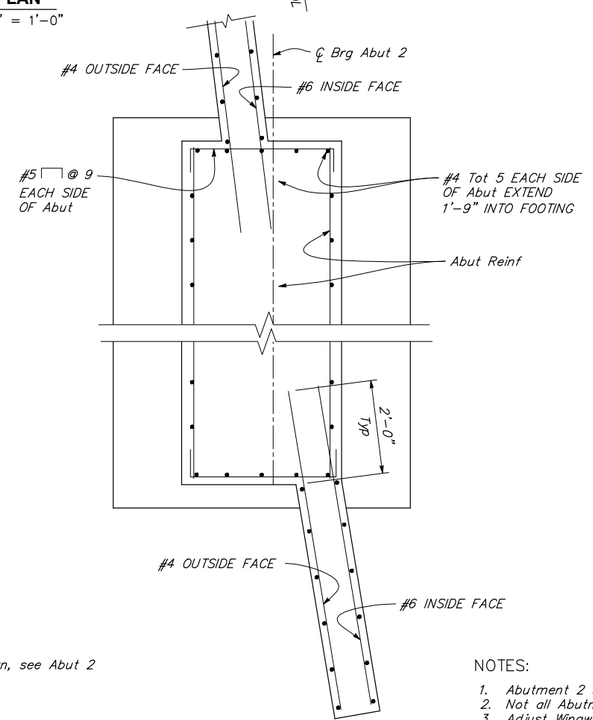
SECTION A-A
3/4" = 1'-0"



NOTES:

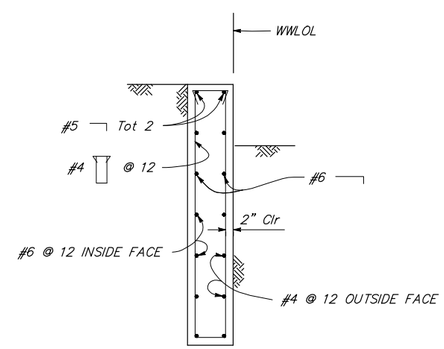
For details not shown, see Abut 2

WINGWALL CORNER DETAIL
3/4" = 1'-0"

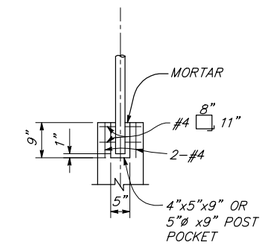


NOTES:

1. Abutment 2 shown. Abut 1 similar.
2. Not all Abutment and Wingwall reinforcement shown.
3. Adjust Wingwall reinforcement to avoid conflicts with anchor bolts.



SECTION B-B
3/4" = 1'-0"



POST POCKET
3/4" = 1'-0"

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REGISTERED PROFESSIONAL ENGINEER JASON BRADFORD HICKEY No. S5783 Exp. 6/30/18 STRUCTURAL STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF JASON BRADFORD HICKEY, S5783 DATE 7/11/2016

DESIGNED BY JBH | DRAWN BY CB | REVIEWED BY

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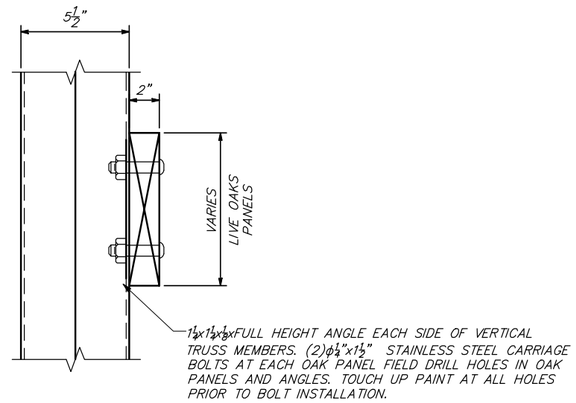
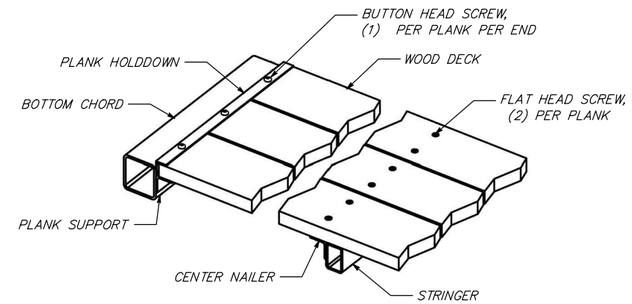
SPRING MOUNTAIN
YORK CREEK BRIDGE
ABUTMENT LAYOUT
St. HELENA CALIFORNIA

PROJECT NUMBER XXXXXXXX
DRAWING DATE JULY, 2016
SHEET NUMBER S3 OF S4



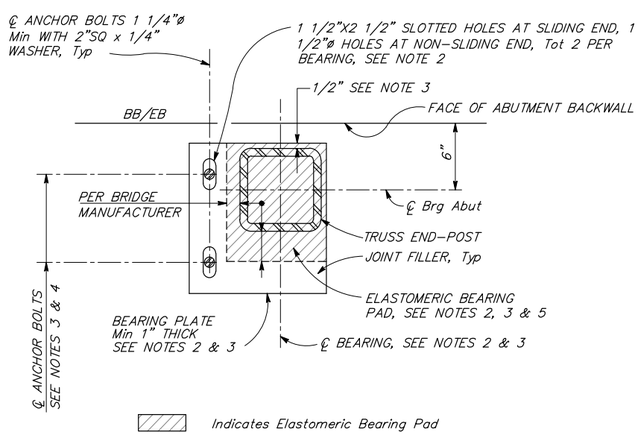
LIVE EDGE OAK PANEL ATTACHMENT DETAIL

NO SCALE



WOOD DECK DETAIL

NO SCALE



BEARING PLATE DETAIL

NO SCALE

NOTES:

1. Contractor shall verify all controlling field dimensions and coordinate all plans prior to ordering or fabricating any material.

2. For Steel Truss Bridge Details, see "Pre-Fabricated Steel Truss Bridge Approved Drawings" by the bridge manufacturer. Slots and holes in bearing plates and bearings are shown for 1 1/4"(Min) ø anchor bolts for uniform bids. The actual anchor blots, holes and slot sizes shall be per bridge manufacturer's approved designs or minimum as shown, modified to suit.

   Contractor shall coordinate, furnish and install anchor bolts and washers per bridge manufacturer's plans.

3. Use minimum 1" thick x 10" wide steel reinforced elastomeric bearing pads. Bearing plates, bearing pads, anchor bolt sizes, etc. shall be determined by the prefabricated truss manufacturer's design. Approximate details shown are for uniform bid only.

4. Anchor bolts, washers, nuts and lock nuts shall be ASTM A325 or better, galvanized or electroplated or with approved rustproof treatment.

5. Epoxy bond bearing pads and joint fillers (of same thickness as bearing pads) to the abutment seat. Apply light coat of commercial quality grease to top of elastomeric bearing pads at the sliding end only.

6. Seal weld all remaining unwelded contacts of welded elements prior to shipment, Typ all locations.

7. Bridge manufacturer to supply & install Load Limitation Plaque; submit shop drawing for approval.

REGISTERED PROFESSIONAL ENGINEER
JASON BRADFORD HICKEY
No. S5783
Exp. 6/30/18
STRUCTURAL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
JASON BRADFORD HICKEY, S5783 7/11/2016 DATE

DESIGNED BY JBH | DRAWN BY CB | REVIEWED BY

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(916) 381-9100 FAX:(916)381-9180

SPRING MOUNTAIN
ST. HELENA CALIFORNIA

YORK CREEK BRIDGE
TRUSS DETAILS

PROJECT NUMBER
XXXXXXXX

DRAWING DATE
JULY, 2016

SHEET NUMBER
S4 OF S4

FOR REDUCED PLANS, THE 0 1 2 3
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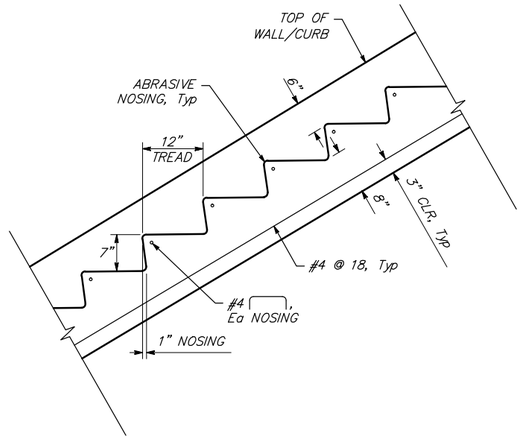
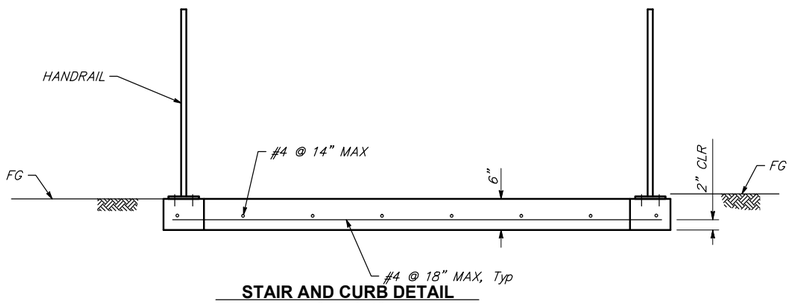
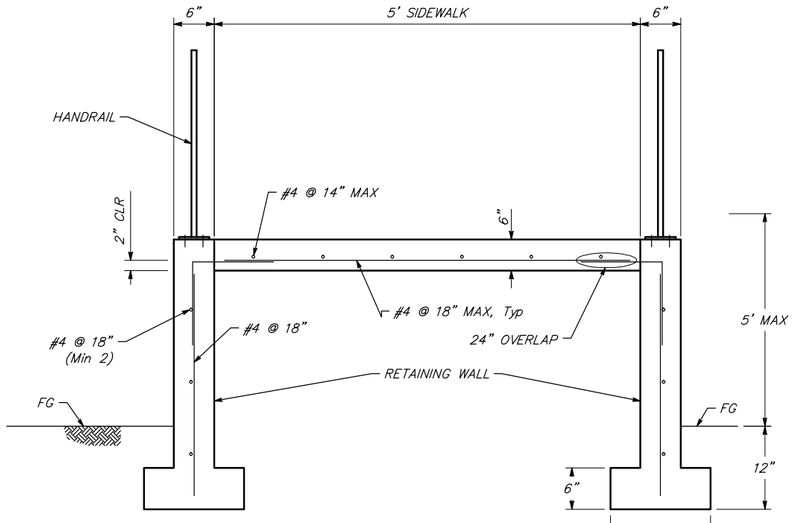


STAIR DETAIL
1" = 1'-0"



STAIR AND CURB DETAIL
1" = 1'-0"



STAIR AND RETAINING WALL DETAIL
1" = 1'-0"

FOR REDUCED PLANS, THE 0 1 2 3
ORIGINAL SCALE IS IN INCHES

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REGISTERED PROFESSIONAL ENGINEER
JASON BRADFORD HICKEY
No. S5783
Exp. 6/30/18
STRUCTURAL
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF
JASON BRADFORD HICKEY, S5783 7/11/2016
DATE

DESIGNED BY	DRAWN BY	REVIEWED BY
JBH	CB	

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SPRING MOUNTAIN
ST. HELENA CALIFORNIA

LAS ALCOBAS STAIRWAY
STAIR AND WALL DETAILS

PROJECT NUMBER
XXXXXXXX

DRAWING DATE
SEPTEMBER, 2016

SHEET NUMBER
S2 OF S2

LAS ALCOBAS PEDESTRIAN BRIDGE

ENVIRONMENTAL CHECKLIST AND INITIAL STUDY
MITIGATED NEGATIVE DECLARATION

PREPARED BY:

METROPOLITAN PLANNING GROUP
1303 JEFFERSON STREET, SUITE 100-B
NAPA, CA 94559

June 13, 2017

M-GROUP

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LAS ALCOBAS PEDESTRIAN BRIDGE
CEQA ENVIRONMENTAL CHECKLIST AND INITIAL STUDY

Project Title:	Las Alcobas Pedestrian Bridge
Lead agency name and address:	City of St. Helena 1480 Main Street, St. Helena, CA 94574
Contact person and phone number:	Lilly Bianco, Planner (707) 968-2748
Project Location:	1915 Main Street, St. Helena, California (APN 009-490-009) 2000 Main Street, St. Helena, California (APN 009-131-009)
File Number:	PL17-013
Project sponsor's name and address:	Spring Mountain Hotel, LLC. 1007 7th Street, Suite M-100 Sacramento, CA 95814
Property Owners:	1915 Main Street Spring Mountain Hotel, LLC. 1007 7th Street, Suite M-100 Sacramento, CA 95814 (707) 853-1833 2000 Main Street Treasury Wine Estates 555 Gateway Drive P.O. Box 4500 Napa, CA 94558 (707) 259-4500
General Plan Designation:	1915 Main Street – Service Commercial 2000 Main Street – Agriculture
Zoning:	1915 Main Street –Service Commercial with Planned Development and Historic Preservation overlay (SC:PD:HP) 2000 Main Street – Winery (W)
Description of project:	The project consists of the construction of a pedestrian bridge over a ten foot wide section of York Creek between 1915 Main Street and 2000 Main Street. The proposed bridge design is approximately 10 feet wide and 65 feet long and will be supported by abutment mat foundations on either side of the creek (12 feet x 5.5 feet). The project also includes habitat restoration activities within York Creek.
Surrounding land uses and setting; briefly describe the project's surroundings:	The project site is surrounded by land designated as Agriculture to the north, Medium Density Residential to the east, Medium and Low Density Residential to the south, and Woodlands & Watershed and Parks & Recreation to the west.
Other public agencies whose approval is required (e.g. permits, financial approval, or participation agreements):	California Department of Fish and Wildlife for Streambed Alteration Agreement (SAA)

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ST. HELENA LAS ALCOBAS PEDESTRIAN BRIDGE

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1. INTRODUCTION

Purpose and Intent

This Initial Study/Mitigated Negative Declaration (IS/MND) for the proposed Las Alcobas Pedestrian Bridge Project (hereinafter referred to as the "project") has been prepared by the City of St. Helena as lead agency in full accordance with the procedural and substantive requirements of the California Environmental Quality Act (CEQA) and the CEQA Guidelines.

This IS/MND is intended to inform City decision-makers, responsible agencies, interested parties and the general public of the proposed project and its potential environmental effects. This IS/MND is also intended to provide the CEQA-required environmental documents for all city, local and state approvals or permits that might be required to implement the proposed project.

CEQA Guidelines Section 15063(c) lists the following purposes of an Initial Study:

1. Provide the Lead Agency with information to use as the basis for deciding whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration.
2. Enable an Applicant or Lead Agency to modify a project, mitigating adverse impacts before an EIR is prepared, thereby possibly enabling the project to qualify for a Negative Declaration.
3. Assist in the preparation of an EIR, if one is required.
4. Facilitate environmental assessment early in the design of a project.
5. Provide documentation of the factual basis for the finding in a Negative Declaration that a project will not have a significant effect on the environment.
6. Eliminate unnecessary EIRs.
7. Determine whether a previously prepared EIR could be used with the project.

The City of St. Helena, as the lead agency, has conducted an Initial Study to determine the level of environmental review necessary for the proposed project. Consistent with Section 15070(b) of the CEQA Guidelines, the Initial Study identified potentially significant effects, but:

1. Revisions in the Project plans or proposal made by or agreed to by the applicant before a proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect would occur; and
2. There is no substantial evidence, in light of the whole record before the agency, that the Project as revised may have a significant effect on the environment.

Therefore, as the lead agency, the City of St. Helena has determined that a Mitigated Negative Declaration is the appropriate level of environmental review.

Public Review

In accordance with CEQA and the state CEQA Guidelines, a 30-day public review period for the Las Alcobas Pedestrian Bridge Project commenced on June 19, 2017 and will conclude on July 19, 2017. This IS/MND has been distributed to interested or involved public agencies, organizations, and private individuals for review. In addition, the IS/MND has been made available for general public review at the following location:

City of St. Helena
Planning Department
1480 Main Street
St. Helena, CA 94574
Hours: 9:00 a.m. to 5 p.m., Monday – Friday

During the public review period, the public will have an opportunity to provide written comments on the information contained within this IS/MND. The City will use the final IS/MND and all comments and correspondence received within the public comment period for all environmental decisions related to the proposed.

In reviewing the IS/MND and as articulated in Section 15204(a) of the CEQA Guidelines, affected public agencies and interested members of the public should focus on the sufficiency of the document in identifying and analyzing potential impacts on the environment from the proposed project, and ways in which the significant effects of the project are proposed to be avoided or mitigated. Pursuant to Section 15204(b) of the CEQA Guidelines, such public agencies and persons should focus on the proposed finding that the Las Alcobas Pedestrian Bridge Project will not have a significant effect on the environment. If public agencies or persons believe that the proposed project may have a significant effect, they should:

1. Identify the specific effect;
2. Explain why they believe the effect would occur; and
3. Explain why they believe the effect would be significant.

Finally, per Section 105204(c), reviewers should explain the basis for their comments, and should submit data or references offering facts, reasonable assumptions based on facts, or expert opinion supported by facts in support of the comments.

Comments on the IS/MND should be submitted in writing and received by the City of St. Helena prior to the end of the 30-day public review period on July 19, 2017. Written comments should be submitted to:

Lilly Bianco, Planner
City of St. Helena
Planning Department
1480 Main Street
St. Helena, CA 94574

Phone: (707) 968-2748
Email: lbianco@cityofsthelena.org

2. PROJECT DESCRIPTION

Project Location

The proposed project is located west of State Route (SR) 29 within the City of St. Helena, Napa County, California (see **Figure 1: Regional Location**). The proposed pedestrian bridge would span York Creek and provide a connection between the Las Alcobas Hotel located at 1915 Main Street (APN 009-490-009) and the Beringer Winery located at 2000 Main Street (APN 009-131-009). Riparian habitat restoration would occur within the York Creek riparian corridor, which runs from the southwest to the northeast towards the Napa River.

York Creek within the project area is dominated by a mix of native, non-native, and invasive species (see **Figure 2: Existing Site Conditions**). Native willows (*Salix spp.*) are present within the project area along with native valley oak (*Quercus lobata*) and Oregon ash (*Fraxinus latifolia*) trees. Non-native trees in the project area include birch (*Betula sp.*), acacia (*Acacia sp.*), pine (*Pinus sp.*) and locust (*Robinia sp.*).

The creek banks are covered by non-native Himalayan blackberry (*Rubus armeniacus*) along with native California grape (*Vitis californica*) and some wine grape (*Vitis vinifera*). Other non-native and aggressive or noxious weedy plants along the creek bank include giant reed (*Arundo donax*) and French broom (*Genista monspessulana*). The creek bottom is cobble lined and generally lacks any wetland vegetation with the exception of some torrent sedge (*Carex nudata*) and water cress (*Nasturium officinale*).

Landscaped ornamental species, specifically oleander (*Nerum oleander*) are along the top of bank on the Beringer Winery side of the proposed bridge crossing. A small palm and some locust trees are also located in this area.

The project site gently slopes upward in a northerly direction from 284 feet above sea level at the Las Alcobas Hotel to 285 feet above sea level at the paved parking lot at the Beringer property and on the north side of York Creek.

General Plan and Zoning

The City of St. Helena General Plan provides the vision for the community's natural and built environment through a series of goals and policies. To ensure that this desired vision is realized, the General Plan has been designed to be internally consistent and cross-referenced with other documents, including the City's Zoning Ordinance, which guides, controls, and regulates future growth. The Las Alcobas Hotel parcel exhibits a General Plan land use designation of Service Commercial and the Beringer Winery parcel exhibits a General Plan Land Use Designation of Agriculture.

The City of St. Helena Zoning Ordinance implements the goals and policies of the General Plan. Several different districts are identified in the Zoning Ordinance that are intended to, among other things, provide for a wide range of uses and implement the community's vision to preserve, protect and enhance its unique character and quality of life. The Las Alcobas Hotel parcel is zoned as (SC: PD: HP) Service Commercial with Planned Development and Historic Preservation overlay (adopted per resolution 2006-4 on 06-13-06) and the Beringer Winery parcel is zoned as (W) winery.

Project Description

<u>Las Alcobas Pedestrian Bridge</u>

A prefabricated steel truss pedestrian bridge is proposed to be installed between 1915 Main Street and 2000 Main Street to provide access across York Creek between the existing Las Alcobas Hotel and Beringer Winery. The bridge may also accommodate bicycles.

The bridge will be approximately 10 feet wide and 65 feet in length and supported by abutment mat foundations on each side of the creek (see **Figure 3: Project Vicinity**). The abutment on the Las Alcobas Hotel property would be constructed within a previously disturbed area, which was cleared of vegetation as part of the Las

Alcobas Hotel construction. The abutments on the Beringer Winery property will be constructed within the existing paved area of the Beringer Winery parking lot. As proposed, the size of the abutment foundations will be 12 feet long by 5.5 feet wide and will be constructed on spread footings cast approximately 3-5 feet below the ground level.

A marked crosswalk will be placed on the existing paved area of the Beringer Winery parking lot to allow pedestrians to safely cross from the bridge to the Beringer Winery. Recycle and trash bins will be located on either side of the bridge to preclude trash from entering the waterway. Both components will be required per condition of approval.

Minor grading will be performed around the bridge abutments down to elevation 280 feet above sea level near the top of bank after which, the excavation will be performed by a backhoe or small excavator. Reinforcing steel will be placed and concrete poured for the abutment. The abutment will be backfilled and compacted with walk behind vibratory plates or jumping jacks. The bridge will be put in place by a small crane or pair of excavators located outside top of bank on either side of York Creek. Associated improvements will include wing walls, stairs on the Las Alcobas side of the bridge, and exterior flatwork. The construction staging area will be confined to the Beringer Winery parking lot on the north side of York Creek and to previously disturbed areas on the Las Alcobas property to the south of the creek.

A total of eight trees ranging between 4 to 13 inches in diameter at breast height (DBH) will be removed as part of the project. Four dead trees that remain standing will have their trunks and branches removed from within the channel (roots will remain in place) and four trees located immediately downstream of the Pedestrian Bridge will be removed for safety reasons. The project also includes the permanent removal of 144 square feet of mixed willow riparian species within the top of bank. Additionally, non-native, invasive and ornamental species will also be removed and replanted with native riparian species as further described below.

Riparian Habitat Restoration

A Riparian Habitat Restoration Plan[1] has been developed for the project and has been submitted to California Department of Fish and Wildlife (CDFW) as part of the permit application process for the Streambed Alteration Agreement[2]. The Riparian Habitat Restoration Plan was developed to compensate for the loss of eight trees and 144 square feet of willow riparian vegetation. All restoration activities within the riparian corridor will be completed according to the Riparian Habitat Restoration Plan (see **Appendix B**) and as permitted by the Streambed Alteration Agreement.

To compensate for impacts to 144 square feet of willow riparian, the applicant will remove non-native, weedy understory plants from a 216 square foot area along each bank of York Creek for a total of 432 square feet. The mitigation planting area will be adjacent to the proposed pedestrian bridge crossing and within the existing riparian corridor along the top of bank of York Creek. Weedy plants to be removed include the planted oleander bushes along the Beringer Winery side of York Creek and Himalayan blackberry and grape vines along the Las Alcobas side of the creek. Other non-native species to be removed include giant reed and French broom.

After invasive species are removed, the area will be seeded in a native grass seed mix consisting of five pounds pure live seed per acre of each of the following species for a total of 20 pounds of pure live seed per acre: meadow barley (*Hordeum brachyantherum*); creeping wildrye (*Elymus triticoides*); red fescue (*Festuca rubra*), California oatgrass (*Danthonia californica*); and spike bent (*Agrostis exarata*). If one or more of these grasses are not available, a suitable native grass species will be substituted as authorized by the CDFW.

At a minimum, eight riparian trees will be planted to compensate for the loss of eight trees from the project area. All other restoration plantings will be native shrubs suitable for riparian habitat and will replace the non-native understory of Himalayan blackberry and grape vines to be removed. A minimum of 15 shrubs are proposed to be planted. A final restoration planting plan that shows the area planted with the numbers and species will be

[1] Jane Valerius Environmental Consulting, Riparian Habitat Restoration Plan for the Las Alcobas Bridge Project, St. Helena, Napa County, California, October 31, 2016.

[2] The project is subject to a Streambed Alteration Agreement in accordance with the California Department of Fish and Game Code Section 1602 for activities within the riparian corridor of York Creek.

provided to CDFW once the area has been planted as an as-built plan. This as-built plan will be used for monitoring the success of the habitat restoration. All plantings will be monitored and maintained as necessary for a minimum of five years, with a minimum of two consecutive years (two growing seasons) of monitoring after the removal of irrigation.

Avoidance and Minimization Measures

The project applicant, Guneet Bajwa, has applied for a Streambed Alteration Agreement (Notification No. 1600-2016-0346-R3) with the California Department of Fish and Wildlife (CDFW).

The draft Streambed Alteration Agreement (January 23, 2017) identifies measures to be implemented by the applicant to avoid or minimize adverse impacts to the following fish and wildlife resources that may be present within the York Creek riparian corridor:

- Steelhead trout (*Oncorhynchus mykiss*)
- Western pond turtle (*Clemmys marmorata*)
- Foothill yellow-legged frog (*Rana boylii*)
- Riparian woodrat (*Neotoma fuscipes riparia*)
- Bat roosts (various species)
- Common aquatic and terrestrial species
- Nesting birds

Some of the key avoidance and minimization measures described in the draft Streambed Alteration Agreement include:

- Confine work within the stream/riparian corridor to the period June 15 to October 15. (Revegetation work using hand tools is not confined to this time period.)

- Avoid work in the portion of the streambed where flowing water is present or anticipated.

- Provide training sessions for work personnel to identify any sensitive species which may be in the area.

- Establish temporary construction fencing or flagging to identify the agreed limits of disturbance within the stream area.

- Place bridge at sufficient height above the stream to allow maximum flows and debris generated during a 100-year storm to pass beneath unrestricted.

- Locate bridge abutments outside the stream banks.

- Install scour protection materials so that they are properly aligned within the channel and otherwise engineered, installed and maintained, to assure resistance to washout, and erosion of the stream bed, stream banks and/or fill.

- Conduct a focused survey for active bird nests if grading, excavation or other project-related activities are scheduled during the typical nesting season of protected raptors and migratory birds (typically February 1 to August 31).

- Survey project area for indications of bat habitat by a qualified bat biologist prior to commencement of construction.

- Survey the project area by a qualified biologist for presence of special-status species that may be present within 48 hours prior to construction.

- Suspend work and notify CDFW if special-status species or listed species encountered during project construction.

- Visually check all sections of construction materials for the presence of wildlife sheltering within them prior to the pipe sections being placed and attached together, or have the ends capped while stored on site so as to prevent wildlife from entering.

- At the end of each work day, an escape ramp shall be placed at each end of any constructed open trench to allow animals that may have become entrapped in the trench to climb out overnight.

Construction Schedule

For the purpose of this analysis, it is assumed that construction activities for the proposed pedestrian bridge would occur over a period of four months. Following installation of the bridge, implementation of the Riparian Habitat Restoration Plan is anticipated to take one month to complete.

Required Discretionary Actions

The project requires Design Review by the City of St. Helena for construction activities associated with installation of the pedestrian bridge.

Other Public Agency Review

The project requires approval from the following public agency:

- California Department of Fish and Wildlife for a Streambed Alteration Agreement

Consultation Under AB 52

In accordance with AB 52 (PRC Section 21084.2), lead agencies are required to consider Tribal Cultural Resources (TCR) including a site feature, place, cultural landscape, sacred place or object, of cultural value to the tribe and is listed on the California Register of Historic Resources (CRHR) or a local register, or the Lead agency, at its discretion, chooses to treat resources as such. AB 52 mandates that a lead agency initiate consultation with a tribe with traditional and/or cultural affiliations in the geographic area where a subject project is located if a project may cause a substantial adverse change in the significance of a tribal cultural resource. Should the tribe respond requesting formal consultation in accordance with the procedural requirements of AB 52, the lead agency must work with the tribe or representative thereof to determine the level of environmental review warranted, identify impacts, and recommend avoidance or mitigation measures to reduce any potential impacts.

In accordance with AB 52, a summary of the proposed project was mailed to the following local tribes on March 15, 2017:

- Yocha Dehe Wintun Nation Tribe
- Cortina Band of Indians
- Wappo
- Middletown Rancheria of Pomo

A response requesting consultation under AB 52 was received from the Yocha Dehe Wintun Nation Tribe on April 24, 2017 following close of the 30-day response window. As a courtesy the City of St. Helena responded to the tribal representative offering to consult via email on May 11, 2017. As of June 12, 2017 no response from the Yocha Dehe representative has been received.

No other Tribes requested consultation under AB 52.

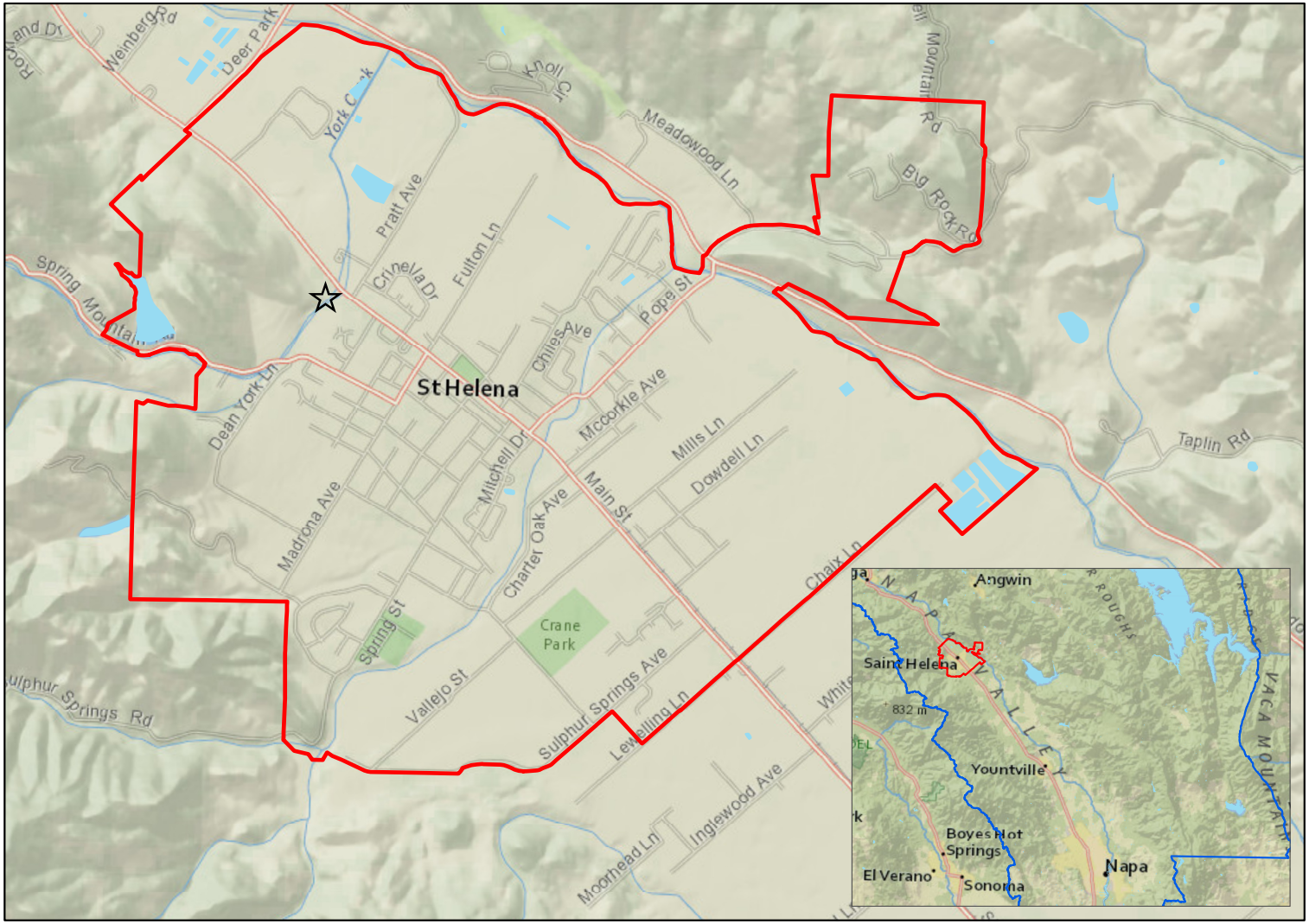
Documents Incorporated By Reference

CEQA Guidelines Section 15150 recognizes the desirability of reducing the volume of documentation necessary for environmental review and authorizes incorporation by reference any portion of relevant documents that provide

general background to the environmental document. As such, this Initial Study incorporates the following documents, which were reviewed as part of the analysis of certain topical sections provided herein:

1. City of St. Helena, 1993 General Plan;
2. City of St. Helena, 1993 General Plan EIR; and
3. City of St. Helena, Zoning Ordinance, as amended.

Additional documents not reflected in this section are identified and analyzed within the Initial Study. These documents are available for review at the City of St. Helena Planning Department, 1480 Main Street, St. Helena, CA 94574.



0 0.25 0.5 1 Miles

N

Service Layer Credits: Content may not reflect National Geographic's current map policy. Sources: National Geographic, Esri, DeLorme, HERE, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, increment P Corp.

Regional Location
Las Alcobas Bridge
St. Helena, California

Figure 1

Project Site
St. Helena City Limits
Napa County

Data source: Napa County GIS

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Existing Conditions
Las Alcobas Bridge
St. Helena, California

Figure 2

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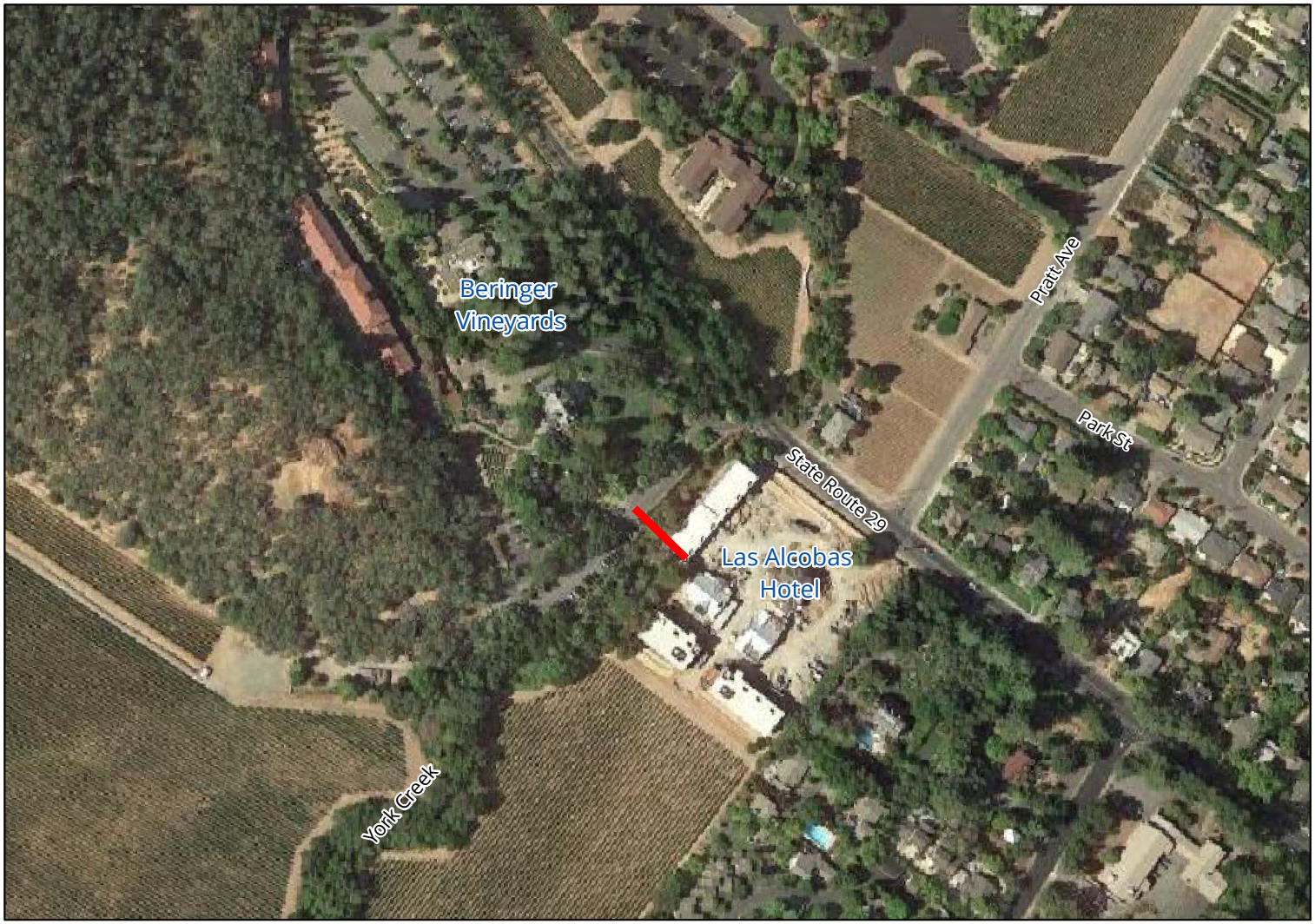

0 0.025 0.05 0.1 Miles

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Project Vicinity
Las Alcobas Bridge
St. Helena, California

Figure 3

Las Alcobas Bridge

Data source: Napa County GIS;
US Census Bureau; Google Satellite Imagery

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3. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact Unless Mitigation is Incorporated" as indicated by the checklist on the following pages.

Aesthetics		Hazards & Hazardous Materials		Recreation	
Agricultural & Forestry		Hydrology / Water Quality	x	Transportation / Traffic	
Air Quality		Land Use / Planning		Tribal Cultural Resources	
Biological Resources	x	Mineral Resources		Utilities / Service Systems	
Cultural Resources	x	Noise		Mandatory Findings of Significance	
Geology / Soils		Population / Housing			
Greenhouse Gases		Public Services			

The CEQA Initial Study (IS) Checklist and written explanations are provided in Section 4 below. The IS Checklist and narrative indicate the level of significance of the potential environmental effects of the proposed project upon each of the noted environmental resources.

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4. DETERMINATION
(TO BE COMPLETED BY THE LEAD AGENCY)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment. A **NEGATIVE DECLARATION** will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. **A MITIGATED NEGATIVE DECLARATION** will be prepared.	**X**
I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.	
I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier **EIR** or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier **EIR** or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Lilly Bianco

June 13, 2017

Signature: Lilly Bianco, Associate Planner **Date**

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5. EVALUATION OF ENVIRONMENTAL IMPACTS

The following discussion addresses the potential level of impact relating to each aspect of the environment.

5.1. AESTHETICS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☒	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☒	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

Sources: City of St. Helena 1993 General Plan; General Plan EIR; Project plans dated July 11, 2016; California Scenic Highway Mapping System, http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, Accessed May 3, 2017.

Existing Aesthetics Setting: The City of St. Helena is situated in the relatively narrow valley floor and framed by wooded foothills of the Mayacama and Vaca Mountain ranges located to the east and west, respectively. The valley floor undulates to the north and exhibits a gradual rise in elevation in a northerly direction of approximately 362 Feet above sea level which provides for the occasional interruptions in the vistas as viewed from the City. Foothills are readily visible from most locations in the flatland areas of the City, particularly from east/west oriented streets.

Natural features that contribute to the distinct character of St. Helena include Sulphur Creek, York Creek, the Napa River, and oak and bay wooded hillsides located at the north end of St. Helena and at the base of Howell Mountain Road, east of the Napa River. Agricultural land uses, primarily viticulture, account for approximately 48 percent of the city's land use. As such, the vineyards serve as dynamic visual features and are central in defining the visual character of the City. The long established urban form within the City limits contrasts with the surrounding natural and agricultural uses and provides for a distinct visual character. Notable visual features include distinctive architecture, tree lined streets, and the interspersed vineyards.

The project site is located on the west side of SR 29 across York Creek between the Las Alcobas Hotel and the Beringer Winery properties. The portion of York Creek within the project area is dominated by a mix of native, ornamental, non-native and invasive species consisting of native willows (*Salix spp.*), native valley oak (*Quercus lobata*), Oregon ash (*Fraxinus latifolia*), birch (*Betula sp.*), acacia (*Acacia sp.*), pine (*Pinus sp.*), locust (*Robinia sp.*), non-native Himalayan blackberry (*Rubus armeniacus*), California grape (*Vitis californica*), wine grape (*Vitis vinifera*), giant reed (*Arundo donax*), French broom (*Genista monspessulana*), torrent sedge (*Carex nudata*), water cress (*Nasturium officinale*), and oleander (*Nerum oleander*). The project site is surrounded by existing vegetation, paved roads, and existing development of the Las Alcobas Hotel and the Beringer Winery.

Aesthetics Impact Discussion:

5.1(a,c) (Effect a Scenic Resource or Vista, Degrade Visual Character) Less Than Significant Impact: A scenic vista is defined as a viewpoint that provides expansive views of a highly valued landscape for the benefit of the general public. The City has not identified any specific vistas, but rather states that the sense of a strong connection to the surrounding agricultural open space and hillsides should be preserved in the future and that views of Vineyards, hillsides, creeks and major landscape features should be maintained.

Development activities within the project site include tree removal and the installation of a pedestrian bridge, which would change the existing visual character of the site. However, the proposed pedestrian bridge would be constructed adjacent to the existing Las Alcobas Hotel, which is three stories in height with a massing of approximately 190 feet in length along the south bank of York Creek. The proposed bridge would not introduce a new feature that would obscure existing views of hillsides or major landscape features. In addition, the aesthetic and visual resources within, and viewed from, the project site are partially limited due to the existing structures, trees, and vegetation.

The proposed project is subject to Design Review in order to ensure that the architectural style, massing, color and materials, and other proposed design elements of the pedestrian bridge are compatible with the existing character. The proposed project would implement a Riparian Habitat Restoration Plan as required by the Streambed Alteration Agreement. At a minimum, eight riparian trees will be planted to compensate for the proposed removal of eight trees from the project area. Native shrubs, grasses and groundcover will also be planted to provide a layered plant community and enhance the riparian corridor along York Creek at the project site.

Introduction of the proposed Las Alcobas Pedestrian Bridge over York Creek would not generate significant impacts to the visual character of the site. Therefore, potential impacts to scenic vistas and the existing visual character would be less than significant.

5.1(b) (Scenic Resources from Designated Scenic Highway) No Impact: There are no designated scenic highways within the City of St. Helena. The nearby SR 29 is considered eligible to be officially designated. However, the project site is located approximately 300 feet from SR 29 and mostly obscured from view because of existing structures, trees, and vegetation within the York Creek riparian corridor. As such, introduction of the proposed Las Alcobas Pedestrian Bridge will not damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings viewable from a designated (or eligible) State scenic highway. Therefore, the project will have no impacts to scenic resources.

5.1(d) (Light and Glare) No Impact: The project site is adjacent to existing development including the Las Alcobas Hotel and Beringer Winery, both of which are current sources of light and contribute to the ambient light conditions. Existing uses in the project area including hotel and winery guests, employees, and deliveries, introduce light and glare from the routine operation of vehicles as well as lighting from existing buildings and parking areas. The proposed bridge does not include the installation of any lighting and therefore would have no impact to existing ambient light conditions. Accordingly, there would be no impacts related to light and glare.

Mitigation Measures: None Required.

5.2. AGRICULTURAL AND FORESTRY RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Sources: City of St. Helena 1993 General Plan: Open Space and Conservation Element (6-1), (6-3); and California Department of Conservation Farmland Mapping and Monitoring Program.

Agricultural and Forestry Resources Setting: Agriculture remains a dominant land use in the City of St. Helena and the greater Napa County. Located within the northern portion of the Napa Valley; the majority of the City's land is located on the valley floor, where soils, weather, and water resources are conducive to viticulture. Viticulture serves as the most prolific agricultural use and requires relatively large parcels in contrast to other land uses in St. Helena. According to the 1993 General Plan, agricultural land comprises 47% of the incorporated area, and of that total, the majority of acres are actively cultivated with vineyards. The City of St. Helena promotes the retention of agricultural activities and discourages encroachment into agricultural lands through the application of land use designations directed to maintain large parcels for agricultural use and limiting residential and commercial development to within the Urban Limit Line (ULL) and to parcels already designated for such uses.

According to the California Department of Conservation's Farmland Mapping and Monitoring Program (FMMP), the project site is designated as "Urban and Built-up Land." Lands surrounding the project site are also designated as "Urban and Built-up Land." No portion of the project site is under Williamson Act contract.

In accordance with the definition provided in California Public Resources Code Section 12220(g), "forest land" is land that can support, under natural conditions, 10 percent native tree cover of any species, including hardwoods, and that allows for the preservation or management of forest-related resources such as timber, aesthetic value, fish and wildlife, biodiversity, water quality, recreational facilities, and other public benefits. The project site is dominated by a mix of native, ornamental, non-native and invasive plant species and would not meet the definition of forest land pursuant to Section 12220(g) of the Public Resources Code. None of the land within the project site is zoned as forest land, timberland zone, or timberland zoned Timberland Production.

Agricultural and Forestry Resources Impact Discussion:

5.2 (a-e) (Farmland Conversion, Williamson Act, Forestland, Timberland) No Impact: There are no forestlands, important farmlands, agricultural resources or agricultural preserves located within the project site and surrounding properties. The project site is not classified as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. The 2014 Napa County Important Farmland map shows the project site as "Urban and Built-up Land." Lands adjacent to the project site are also designated as "Urban and Built-Up Land." The project site is not under Williamson Act contract. There are no forestlands, timberlands or such zoning on the subject site or vicinity. The proposed project would have no impacts to agricultural resources or forest uses, and would not result in the conversion of such lands since none exist on-site or in the project vicinity. Therefore, the project would have no impact to agricultural and forestry resources.

Mitigation Measures: None Required.

5.3. AIR QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☒	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☒	☐	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☒	☐	☐
d) Exposure of sensitive receptors to substantial pollutant concentrations?	☐	☒	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☒	☐	☐

Sources: City of St. Helena 1993 General Plan; General Plan EIR; BAAQMD 2017 Bay Area Clean Air Plan; and BAAQMD CEQA Guidelines May 2017.

Air Quality Setting: The City of St. Helena is located within the San Francisco Bay Area air basin regulated by the Bay Area Air Quality Management District (BAAQMD). Air quality within the Bay Area Air Basin is influenced by natural geographical and meteorological conditions as well as human activities such as construction and development, operation of vehicles, industry and manufacturing, and other anthropogenic emission sources. The Federal Clean Air Act and the California Clean Air Act establish national and state ambient air quality standards respectively. The BAAQMD is responsible for planning, implementing, and enforcing air quality standards within the Bay Area Air Basin, including the City of St. Helena.

The Bay Area Air Basin is designated as non-attainment for both the one-hour and eight-hour state ozone standards; 0.09 parts per million (ppm) and 0.070 ppm, respectively. The Bay Area Air Basin is also in non-attainment for the PM10 and PM2.5 state standards, which require an annual arithmetic mean (AAM) of less than 20 µg/m3 for PM10 and less than 12 µg/m3 for PM2.5. In addition, the Basin is designated as non-attainment for the national 24-hour fine particulate matter (PM2.5) standard and will be required to prepare a State Implementation Plan (SIP) for PM2.5. All other national ambient air quality standards within the Bay Area Air Basin are in attainment.

Air quality emissions of carbon monoxide (CO), ozone precursors (ROG and NOx) and particulate matter (PM10 and PM2.5) from construction and operation are evaluated pursuant to the BAAQMD CEQA Air Quality Guidelines established in May 2010[3] and updated in May 2017. With release of the 2017 Bay Area Clean Air Plan (CAP) and the associated EIR, it is expected that updated thresholds and guidelines may be developed in the near term. In the absence of updated guidelines and thresholds, based upon its own judgment and analysis, the City of St. Helena recognizes that these thresholds represent the best available scientific data and has elected to rely on BAAQMD Guidelines dated May 2017 in determining screening levels and significance.[4] BAAQMD air quality

[3] Adopted by Board of Directors of the BAAQMD in June 2010 (Resolution No. 2010-6).
[4] In March 2012, the Alameda County Superior Court ordered BAAQMD to set aside use of the significance thresholds within the BAAQMD 2010 CEQA Guidelines and cease dissemination until they complete an assessment of the environmental effects of the thresholds in accordance with CEQA. The Court found that the thresholds, themselves, constitute a "project" for which environmental review is required.

thresholds are presented in **Table 1** below.

Table 1: Air Quality Significance Thresholds

Pollutant	Construction Thresholds	Operational Thresholds	
	Average Daily Emissions (lbs./day)	Average Daily Emissions (lbs./day)	Annual Average Emissions (tons/year)
Criteria Air Pollutants			
ROG	54	54	10
NO_x	54	54	10
PM_{10}	82	82	15
$PM_{2.5}$	54	54	10
CO	Not Applicable	9.0 ppm (8-hour average) or 20.0 ppm (1-hour average)	
Fugitive Dust	Construction Dust Ordinance or other Best Management Practices	Not Applicable	
Single-Source Health Risks and Hazards for New Sources or New Receptors			
Excess Cancer Risk	> 10.0 per one million		
Chronic or Acute Hazard Index	> 1.0		
Incremental annual average $PM_{2.5}$	> 0.3 $\mu g/m^3$		
Cumulative Health Risks and Hazards for Sensitive Receptors			
Excess Cancer Risk	> 100.0 per one million		
Chronic Hazard Index	> 10.0		
Annual Average $PM_{2.5}$	> 0.8 $\mu g/m^3$		
Greenhouse Gas Emissions			
GHG Annual Emissions	Compliance with a Qualified GHG Reduction Strategy OR 1,100 metric tons or 4.6 metric tons per capita		

Source: BAAQMD's May 2017 CEQA Air Quality Guidelines
Note: ROG = reactive organic gases, NOx = nitrogen oxides, PM_{10} = course particulate matter or particulates with an aerodynamic diameter of 10 micrometers (µm) or less, $PM_{2.5}$ = fine particulate matter or particulates with an aerodynamic diameter of 2.5µm or less; and GHG = greenhouse gas.

Air Quality Impact Discussion:

5.3(a) (Conflict With Applicable Air Quality Plan) Less Than Significant Impact: The BAAQMD adopted the 2017 Bay Area Clean Air Plan (CAP) on April 19, 2017 to comply with state air quality planning requirements set forth in the California Health & Safety Code. The 2017 CAP includes a wide range of control measures

In August 2013, the First District Court of Appeal reversed the Alameda County Superior Court's decision. The Court held that adoption of the thresholds was not a "project" subject to CEQA because environmental changes that might result from their adoption were too speculative to be considered "reasonably foreseeable" under CEQA. In December 2015, the California Supreme Court reversed the Court of Appeal's decision and remanded the matter back to the appellate court to reconsider the case in light of the Supreme Court's opinion. The BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The BAAQMD is currently working to update any outdated information in the Guidelines.

designed to decrease emissions of the air pollutants most harmful to Bay Area residents and which include particulate matter (PM), ozone (O_3), and toxic air contaminants (TACs). The CAP further endeavors to reduce emissions of methane and other "super-greenhouse gases (GHGs)" that are potent climate pollutants in the near-term and to decrease emissions of carbon dioxide by reducing fossil fuel combustion.

The proposed control strategy for the 2017 CAP consists of 85 distinct measures targeting a variety of local, regional, and global pollutants. The CAP includes control measures for stationary sources, transportation, energy, buildings, and agriculture, natural and working lands, waste management, water, and super-GHG pollutants. Implementation of some of the control measures could involve retrofitting, replacing, or installing new air pollution control equipment, changes in product formulations, or construction of infrastructure that have the potential to create air quality impacts.

The BAAQMD CEQA Guidelines set forth criteria for determining consistency with the CAP. In general, a project is consistent if a) the project supports the primary goals of the CAP, b) includes control measures and c) does not interfere with implementation of the CAP measures.

The proposed project would have a less than significant impact due to a conflict with the Clean Air planning efforts since, a) the project supports the goals of the CAP in that it encourages pedestrians to walk between the hotel and winery instead of take their cars; b) includes control measures to protect air quality during construction by implementing best control measures set forth by BAAQMD; and c) the proposed project would generate air quality emissions well below the BAAQMD criteria pollutant thresholds (see Section 5.3(b-c) below). Therefore, the project will have less than significant impacts due to a conflict with the regional air quality plan.

5.3(b-c) (Violate Air Quality Emission Standards) Less Than Significant with Mitigation: Air quality emissions associated with the proposed project would result from short-term construction activities. No air quality impacts would be generated from operation of the project. BAAQMD Guidelines, as adopted in 2010 and updated May 2017 include "screening criteria" that provide a conservative estimate above which a project would be considered to have a potentially significant impact to air quality. Projects that are below the screening criteria threshold are reasonably expected to result in less than significant impacts to air quality since pollutant generation would be minimal.

Given the nature of the proposed project (i.e., installation of a pedestrian bridge and riparian habitat restoration) there will be negligible air quality emissions during construction and a potential reduction in air quality emission at operation since the project provides pedestrian connectivity and an opportunity to reduce vehicle trips for guests between the Las Alcobas Hotel and the Beringer Winery properties.

Construction includes minor grading around the bridge abutments, and the removal of vegetation, grasses, and trees. During construction activities at the project site would generate temporary air pollutant emissions associated with site preparation, ground disturbance, the operation of heavy-duty construction equipment, workers traveling to and from the site, and the delivery of material to the project site. These activities may create temporary emissions of fugitive dust from site grading, and the release of toxic air contaminants, particulate matter, and ozone precursors (ROG and NOx) from combustion of fuel and the operation of heavy-duty construction equipment. The project includes the construction of a pedestrian bridge within an approximately 0.07-acre site, which is well below the BAAQMD screening level for projects. At most, construction equipment will include two backhoes, one long arm excavator, and one small crane. Air quality emissions generated from construction equipment will not approach levels that exceed BAAQMD thresholds and impacts would be less than significant.

The BAAQMD CEQA Air Quality Guidelines consider contributions of fugitive dust to be less-than-significant if best management practices (BMPs) are implemented to reduce emissions. As such, **Mitigation Measure AQ-1**, which provides for a variety of dust control measures during construction activities including watering the project site, covering haul loads, limiting idling time, and temporarily halting construction when winds are greater than 15 miles per hour, is set forth below. With the implementation of Mitigation Measure AQ-1 (BAAQMD-recommended best management practices), air quality emissions from construction activities will be further minimized and the project will have less than significant impacts to air quality.

At operation, the project, as a pedestrian bridge, would not generate any air quality emissions. Therefore, there would be no impact related to the violation of an air quality standard at operation of the proposed project.

5.3(d) (Exposure sensitive receptors to Pollutant Concentrations) Less Than Significant with Mitigation: The BAAQMD defines sensitive receptors as "facilities or land uses that include members of the population that are particularly sensitive to the effects of air pollutants, such as children, the elderly and people with illnesses." Sensitive receptors may include schools, hospitals or residential areas. In St. Helena, sensitive receptors include residential land uses, elementary, junior and high schools, and hospitals, care facilities and convalescent homes. The nearest sensitive receptors are located in the immediate vicinity as children and the elderly could be visitors or guests at the Beringer Winery and Las Alcobas Hotel. Due to the proximity of sensitive receptors, the project has the potential to generate temporary air quality impacts associated with fugitive dust emissions during construction activities.

In order to ensure that fugitive dust emissions are reduced to levels below significance **Mitigation Measure AQ-1** shall be implemented. AQ-1 is set forth pursuant to BAAQMD Basic Control Strategies and requires covering haul trucks, watering during active ground disturbance, limiting idling time, proper maintenance of equipment, and other standard measures. With implementation of AQ-1 potential impacts to sensitive receptors during construction will be reduced to levels below significance.

At operation, the project, as a pedestrian bridge, would not generate any air quality emissions. Therefore, there would be no impact related to the exposure of sensitive receptors to pollutants at operation of the proposed project.

5.3(e) (Objectionable Odors) Less Than Significant Impact: There may occasionally be localized odors during installation of the proposed pedestrian bridge associated with construction equipment and concrete pouring. Odors associated with construction are short term in duration and will cease once construction is complete. The level of odors associated with construction will be minimal given the limited scope and scale of the project. The pedestrian bridge will not generate excessive odors or dust (as described above) that affects a substantial number of people. Therefore, the project will have less than significant impacts to air quality due to objectionable odors.

Mitigation Measures:

AQ-1: Latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust during all construction activities shall be incorporated into all demolition and construction plans to require implementation of the following (the following shall be augmented as warranted based on forthcoming BAAQMD updated recommended mitigation measures that may be in effect when onsite development is proposed in the future):

1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three times per day using recycled water.
2. All haul trucks transporting soil, sand, or other loose material shall be covered.
3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
4. All vehicle speeds on unpaved roads shall be limited to 15 mph.
5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used.
6. Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points.

7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation.
8. Construction equipment staging shall occur as far as possible from existing sensitive receptors (away from the southeast property line and surrounding residences).
9. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.

5.4. BIOLOGICAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (Formerly Fish and Game) or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife (formerly Fish and Game) or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☒	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☒	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☒	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

Sources: City of St. Helena 1993 General Plan: Open Space and Conservation Element (6-1), (6-2), (6-6); Wildlife Research Associates and Jane Valerius Environmental Consulting, Habitat Assessment for the Las Alcobas Bridge Crossing, St. Helena, Napa County, California, September 29, 2016; Jane Valerius Environmental Consulting, Riparian Habitat Restoration Plan for the Las Alcobas Bridge Project, St. Helena, Napa County, California, October 31, 2016; Draft Streambed Alteration Agreement (Notification No. 1600-2016-0346-R3) entered between Guneet Bajwa, project applicant, and the California Department of Fish and Wildlife.

Biological Resources Setting: Biological resources are protected by state and federal statutes including the Federal Endangered Species Act (FESA), the California Endangered Species Act (CESA), the Clean Water Act (CWA), and the Migratory Bird Treaty Act (MBTA). These regulations provide the legal protection for plant and animal species of concern and their habitat at the state and federal level.

As reported in the General Plan, the City of St. Helena exhibits suitable habitat to support plant and animal species with special-status. The City also contains species that are identified in the California Natural Diversity Database (CNDDB) due to rarity and threats, and are considered sensitive resources.

A site specific Habitat Assessment was prepared by Wildlife Research Associates and Jane Valerius Environmental Consulting (**Appendix C**). The Habitat Assessment presents the findings of a review of scientific literature and reports detailing previous studies conducted in the area, and the California Department of Fish and Wildlife's (CDFW) Natural Diversity Data Base (CNDDB) for reported occurrences of special-status vegetation communities, plants and animals. As part of the Habitat Assessment, a site visit was conducted on September 9, 2016 to evaluate the potential for occurrence of 41 special-status plant species, and 38 special-status wildlife species known to be present or potentially present in the region.

York Creek in the project area is dominated by a mix of native, ornamental, non-native and invasive species. Native willows (*Salix spp.*) are present within the project area along with native valley oak (*Quercus lobata*) and Oregon ash (*Fraxinus latifolia*) trees. Non-native trees in the project area include birch (*Betula sp.*), acacia (*Acacia sp.*), pine (*Pinus sp.*) and locust (*Robinia sp.*).

The creek banks are covered by non-native Himalayan blackberry (*Rubus armeniacus*) along with native California grape (*Vitis californica*) and some wine grape (*Vitis vinifera*). Other non-native and aggressive or noxious weedy plants along the creek bank include giant reed (*Arundo donax*) and French broom (*Genista monspessulana*). The creek bottom is cobble lined and generally lacks any wetland vegetation with the exception of some torrent sedge (*Carex nudata*) and water cress (*Nasturium officinale*).

Landscaped ornamental species, specifically oleander (*Nerum oleander*) are established along the top of bank on the Beringer Winery side of the proposed bridge crossing. A small palm and some locust trees are also located in this area.

Within the project area, York Creek runs from southwest to the northeast towards the Napa River. As described in the Central Napa River Watershed Project, York Creek drains a watershed of approximately 4.4 square miles. The project site is located within Reach 2, a 3,051 foot segment of the stream characterized as a B3 channel type, which are classified as moderately entrenched riffle dominated channels with infrequently spaced pools, very stable plan and profile, stable banks on moderate gradients with low width /depth ratios and cobble dominant substrates.[5]

York Creek is identified as a "Waters of the U.S." and state regulated by federal and state agencies. The U.S. Army Corps of Engineers (USACE) would take jurisdiction below the ordinary high water mark (OHWM) of the creek. However, no work will occur within the OHWM of the creek as part of the proposed project so no permit is required from the USACE. The CDFW maintains jurisdiction over the bed, bank, and riparian corridor of York Creek and therefore a permit from CDFW is required for the proposed alteration of the riparian corridor that will occur as part of the placement of the bridge abutments and vegetation removal to accommodate the proposed pedestrian bridge. The project applicant has applied to enter into a Streambed Alteration Agreement (Notification

[5] Napa County Resource Conservation District, Central Napa River Watershed Project, October 2005.

No. 1600-2016-0346-R3) with the California Department of Fish and Wildlife (CDFW) and a draft Streambed Alteration Agreement has been prepared.

Upper York Creek Dam Removal

The City of St. Helena has received federal funding from the U.S. Environmental Protection Agency to remove an earthen dam and restore the channel cross-section on a 0.23-mile-segment of Upper York Creek in the upper Napa River watershed,[6] which is approximately 2.5 miles upstream from the proposed project site. The Dam Removal Project will open access to 1.5 miles of steelhead spawning and rearing habitat currently obstructed by the existing dam. Implementation of the Dam Removal Project will be the culmination of 15 years of cooperative planning with resource agencies to remove an obsolete dam that is a complete barrier to fish passage and to restore aquatic habitat in the upstream degraded reservoir. Reconnecting Upper York Creek with the Napa River will help restore natural hydrologic functioning of the watershed including sediment and woody debris transport. The Dam Removal Project was initiated in 2016 and restoration activities are expected to be completed by 2019.

Biological Resources Impact Discussion:

5.4(a-b) (Adverse Effects to Sensitive Species and Habitats) Less Than Significant with Mitigation: Certain vegetation communities and plant and animal species are designated as having special-status based on their overall rarity, endangerment, restricted distribution, and/or unique habitat requirements. In general, special-status is a combination of these factors that leads to the designation of a species as sensitive. The FESA outlines the procedures whereby species are listed as endangered or threatened and establishes a program for the conservation of such species and the habitats in which they occur. The CESA amends the California Fish and Game (Wildlife) Code to protect species deemed locally endangered and essentially expands the number of species protected under the FESA. Below is a description of the sensitive habitats and species that could occur on the project site or in the vicinity:

Special-status Vegetation Communities

No special-status vegetation communities occur within the proposed alignment of the pedestrian bridge crossing. However, although the mixed willow riparian vegetation is not a special-status vegetation community type, riparian woodlands and forests provide valuable and important wildlife habitat and other ecological functions. As such, willow riparian community is considered a sensitive natural community and is regulated by CDFW.

Placement of the bridge abutments at the top of bank of the creek will require the removal of approximately 144 square feet (0.003 acres) of the established mixed willow riparian community and will include the removal of eight trees along with some of the non-native herbaceous understory plants. The four trees to be removed to accommodate placement of the bridge include: one 9″ dbh non-native locust; one 13″ dbh non-native birch; one 9″ dbh native willow and one 4″ dbh native willow.

In addition, four non-native and mostly dead trees will be removed adjacent to the project site within the York Creek corridor as they represent a hazard. The tree roots and stumps will remain in the creek channel for erosion control and bank stabilization. However, the tree trunks and branches will be removed. The four trees to be removed include 10″, 9″, and 7″ dbh birch trees and a 13″ dbh dead tree of unknown species.

A total of approximately 144 square feet or 0.003 acres of riparian vegetation will be removed in conjunction with the proposed pedestrian bridge project. Outside top of bank on the Las Alcobas side of the creek, vegetation has previously been removed in conjunction with the recently completed hotel development. Vegetation on the Beringer side of the bride crossing will include the removal of non-native trees and ornamental oleander bushes located at top of bank.

[6] U.S. Environmental Protection Agency, Upper York Creek Dam Removal, Fish Passage, and Ecosystem Restoration, https://www.epa.gov/sfbay-delta/upper-york-creek-dam-removal-fish-passage-and-ecosystem-restoration, Accessed May 5, 2017.

As a stipulation of the Streambed Alteration Agreement, the applicant prepared a Riparian Habitat Restoration Plan[7] for the project which has been submitted to CDFW. The Riparian Habitat Restoration Plan compensates for the proposed removal of eight trees and 144 square feet of willow vegetation within the riparian corridor. As required by **Mitigation Measure BIO-1**, to compensate for impacts due to removal of 144 square feet of the willow riparian community, the Riparian Habitat Restoration Plan identifies removal of non-native, weedy understory plants from a 216 square foot area along each bank of York Creek for a total of 432 square feet. After invasive species are removed, the area will be seeded in a native grass seed mix, for a total of 20 pounds of pure live seed per acre. At a minimum, eight riparian trees will be planted to compensate for the loss of eight trees from the project area. Only two of the eight trees to be removed are native; therefore, the proposed replanting of eight native trees is a 4:1 compensation for the loss of the two native willows. A minimum of 15 riparian shrubs will also be planted. With implementation of BIO-1, impacts to special-status vegetation communities would be reduced to less than significant levels.

Special-status Plant Species

No special-status plants were identified and none are likely to occur due to the altered and disturbed nature of the project site, dominance of non-native and invasive herbaceous plants, and lack of native herbaceous plant species. The riparian community along the creek banks is highly altered and dominated by Himalayan blackberry and grape vines that preclude other herbaceous species from the site. The creek generally lacks wetland vegetation and no special status wetland plants were observed at the time of the site visit. No special-status plant species were observed and none are expected to occur. Therefore, installation of the proposed pedestrian bridge will have no impacts to special-status plant species.

Special-status Animal Species

A total of 38 special-status animal species were evaluated for their potential to occur in the vicinity of the project site. Based on this evaluation, 18 special-status animal species were identified as potentially occurring in the vicinity of the project area. Of those 18 special-status animal species, the following fish or wildlife resources could be adversely impacted by construction activities if present:

- Steelhead trout (*Oncorhynchus mykiss*)
- Western pond turtle (*Clemmys marmorata*)
- Foothill yellow-legged frog (*Rana boylii*)
- Riparian woodrat
- Bat roosts
- Common aquatic and terrestrial species nesting birds

The Steelhead *(Oncorhynchus mykiss irideus*) Central California coast Distinct Population Segment was federally listed as Threatened in 1997. Critical Habitat was designated in 2005 along the Columbia River (Washington), Snake River Basin (Washington, Oregon, Idaho), and Willamette River (Washington, Oregon).[8] It is State listed as a Species of Special Concern. The steelhead, also known as coastal rainbow trout, has a more rounded snout, with a bright pink stripe along the lateral line with spotted dorsal fins and a square or slightly forked caudal fin. Steelhead habitat occurs along the length of York Creek and steelhead have been reported in York Creek.

The Foothill yellow-legged frog (*Rana boylii*) is a Federal and State Species of Concern. This native frog ranges in size between 1.5 to 3.5 inches in length. This species typically inhabits rocky streams, preferring streams that are perennial than intermittent, but have been reported from intermittent streams. No protocol level surveys were conducted for this species as part of the habitat assessment. The closest reported sighting is in Sulphur Creek.

[7] Jane Valerius Environmental Consulting, Riparian Habitat Restoration Plan for the Las Alcobas Bridge Project, St. Helena, Napa County, California, October 31, 2016.

[8] NOAA Fisheries, Final Assessment of NOAA Fisheries' Critical Habitat Analytical Review Teams For 12 Evolutionarily Significant Units of West Coast Salmon and Steelhead, August 2005.

The Western pond turtle (*Emys marmorata*) is a CDFW State Species of Special Concern. Primary habitats include permanent water sources such as ponds, streams and rivers. It is often seen basking on logs, mud banks or mats of vegetation, although wild populations are wary and individuals will often plunge for cover after detecting movement from a considerable distance. No protocol surveys were conducted for this species as part of the habitat assessment. This species was not observed within the project area during field surveys. The Western pond turtle has been reported approximately 1 mile east of the study area, in the Napa River.

Nesting Passerines are protected under the MBTA and Fish and Game Code 3503.5, California Fully-protected species. Passerines have potential to nest within the proposed project area. Passerines (perching birds) observed potentially nesting in the trees on site include song sparrow and savannah sparrow. Nesting bird surveys were not conducted as part of the habitat assessment. Several species were observed on the site, and several shrubs located throughout the parcel provide suitable nesting habitat for birds.

Nesting Raptors-sharp-shinned hawk (*Accipiter striatus*) is protected under the MBTA and Fish and Game Code 3503.5, California Fully-protected species. Raptors nest in a variety of substrates, including burrows, tree cavities, ledges and stick nests. No surveys were conducted for these species as part of the habitat assessment given that, of the eight trees proposed for removal, none of them provide suitable nesting habitat for raptors due to the non-native grape and ivy growing into the upper branches of the dead trees. There is, however, the potential for raptors to nest within 500 feet of the proposed project site.

Several species of bats may occur in the area, including pallid bat (*Antrozous pallidus*), a California Species of Special Concern (SSC), western long-eared myotis (*Myotis evotis*), fringed myotis (*Myotis thysanodes*), Yuma myotis (*Myotis yumanensis*), and other Myotis species. Colonial bat species select a variety of trees and roost features, including tree cavities created by birds, squirrels, fire or rot damage, crevices and deep fissures in the wood or bark of a tree, and exfoliating bark. The two solitary bat species in this area are western red bat (*Lasiurus blossevillii*), also SSC, and hoary bat (*Lasiurus cinereus*). A bat habitat assessment of the trees was not conducted as part of the habitat assessment. The proposed pedestrian bridge alignment will not impact roosting bats because, of the eight trees that are proposed for removal, none of them supported cavities for roosting bats, and none of them provided suitable foliage habitat for roosting bats. However, potential roost habitat may occur in trees adjacent to the project area.

The potential adverse effects the project could have on the fish or wildlife resources identified above include: change in contour of channel, floodplain or bank (if modified); loss of natural riparian substrate and vegetation; loss of bank stability; increase of bank erosion; soil compaction or other disturbance to soil layer; disruption to nesting birds and other wildlife; and/or mortality of individuals. Loss of habitat, wildlife disruption, and mortality of individuals would be considered a potentially significant impact. As required by **Mitigation Measure BIO-1**, preconstruction surveys will be conducted for nesting birds and special-status wildlife species as stipulated in the Draft Streambed Alteration Agreement. If special-status species or listed species are encountered during project construction, work shall be suspended, CDFW notified, and conservation measures shall be developed in agreement with the CDFW prior to re-initiating the activity. With implementation of BIO-1, potential impacts to special-status wildlife species would be reduced to less than significant levels.

5.4(c) (Adverse Effects to Jurisdictional Waters) Less Than Significant with Mitigation: York Creek qualifies as a waters of the U.S. and state. However, by design, the project would not result in direct impacts to jurisdictional features including Sections 404 and 401 of the Clean Water Act (regulated by the US Army Corps of Engineers and the Regional Water Quality Control Board, respectively). However, construction activities could result in erosion and sediment runoff that could potentially impact jurisdictional waters if not controlled.

As required by **Mitigation Measure BIO-1**, erosion control measures shall be utilized throughout all phases of construction where sediment runoff from exposed slopes threatens to enter jurisdictional waters. Erosion control measures, such as, silt fences, straw hay bales, gravel or rock lined ditches, water check bars, and broadcasted straw shall be used where ever sediment has the potential to leave the work site and enter the stream. With implementation of BIO-1, potential impacts to jurisdictional features covered by Section 404 and 401 of the Clean Water Act will be reduced to less than significant levels.

5.4(d) (Adverse Effect to Wildlife Movement) Less Than Significant Impact: York Creek allows for unimpeded movement along the riparian corridor for both aquatic and terrestrial wildlife. The proposed bridge will not impede movement by terrestrial or aquatic species. Therefore, impacts due to a conflict with a movement corridor would be less than significant.

5.4(e) (Conflict with Local Ordinances) Less Than Significant with Mitigation: The City of St. Helena does not have an existing tree preservation policy or tree protection ordinance; however, the policies of Section 6.6 of the Open Space and Conservation Element of the 1993 St. Helena General Plan require the planting of replacement trees where existing significant trees cannot be saved. As stated in 4.4(a) above, at a minimum, eight riparian trees will be planted to compensate for the removal of eight trees from the project area, in accordance with **Mitigation Measure BIO-1**. Only two of the eight trees to be removed are native; therefore, the planting of eight native trees is a 4:1 compensation for the loss of the two native willows. With BIO-1, the project will be in compliance with the City's Local Ordinances and Policies and potential impacts due to removal of trees would be reduced to levels below significance.

5.4(f) (Conflicts with Habitat Conservation Plans) No Impact: At present, no Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan exists for the City of St. Helena. The properties on either side of the proposed pedestrian bridge crossing are currently fully developed, located within the boundaries of the urban limit line, are not designated open space, and do not support any significant animal or plant habitat. Therefore, the project will not conflict with the provisions of an adopted Habitat Conservation Plan or any other Natural Community Conservation Plan approved by a local, regional or state body.

Mitigation Measures:

BIO-1: The following measures shall be implemented to protect fish and wildlife resources, special-status vegetation communities, jurisdictional features, and trees. The measures below are derived from the Draft Streambed Alteration Agreement (Notification No. 1600-2016-0346-R3), issued by the CDFW and shall be incorporated for the proposed project as follows or as otherwise directed in the Final Streambed Alteration Agreement:

- To compensate for impacts to 144 square feet of willow riparian, the non-native, weedy understory plants from a 216 square foot area along each bank of York Creek for a total of 432 square feet shall be removed and seeded in a native grass seed mix, for a total of 20 pounds of pure live seed per acre. At a minimum, eight riparian trees shall be planted to compensate for the removal of eight trees from the project area, and a minimum of 15 riparian shrubs shall be planted.

- If grading, excavation or other project-related activities are scheduled during the typical nesting season of protected raptors and migratory birds (typically February 1 to August 31), a focused survey for active nests of such birds shall be conducted by a Qualified Biologist within 15 days prior to the beginning of Project-related activities.

- Prior to work commencing, the project area shall be surveyed for indications of bat habitat by a qualified bat biologist. If bats are found, work shall cease. Bats shall not be disturbed without specific notice to and consultation with CDFW.

- Within 48 hours prior to construction, a CDFW approved Qualified Biologist shall survey the project area at the appropriate time of day for presence of special-status species that may be present.

- If special-status species or listed species are encountered during project construction, work shall be suspended, CDFW notified, and conservation measures shall be developed in agreement with the CDFW prior to re-initiating the activity.

- Erosion control measures shall be utilized throughout all phases of operation where sediment runoff from exposed slopes threatens to enter jurisdictional waters. Erosion control measures, such as, silt

fences, straw hay bales, gravel or rock lined ditches, water check bars, and broadcasted straw shall be used wherever sediment has the potential to leave the work site and enter the stream.

5.5. CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Sources: City of St. Helena 1993 General Plan, Appendix A: Historic Resources, 1993; St. Helena General Plan, 7.0 Historic Resources Element, 1993; Napa County General Plan, "Cultural and Historic Resources", Community Character Section, Discussion, Dec 03, 2007 Revised Public Hearing Draft; The Archaeology of the Napa Region Edited By Robert F. Heizer Anthropological Records Vol. 12, No. 6, University of California Press, Berkeley and Los Angeles, 1953; Northwest Information Center File No. 16-1591 Dated May 4, 2017.

Cultural Resources Setting: St. Helena and the greater Napa Valley exhibit a long record of human occupation, extending as far back as 10,000-12,000 years, when Native Americans first inhabited the Napa Valley. At the time of first contact with European settlers of the area, the Wappo had established a village near present day St. Helena known as Annakatanoma. As such, the Napa Valley is known to contain numerous traces of past human activity, ranging from early Native American sites and artifacts to the relicts of historic-era agricultural and ranching activities. Resources have been identified at many locations throughout Napa County and are protected under various federal, state, and local statutes, including the California Environmental Quality Act (CEQA).

Within the City limits, more than 200 historic resources have been identified. Two major surveys conducted in 1978 and 2006 provide the basis for most of the historic resources identified in the City. Additionally individual resources and the Downtown Commercial District are listed on the National Register of Historic Places. St. Helena's Historic Commercial District includes 35 contributing resources and 13 non-contributing resources.[9]

Cultural Resources Study

A Record Search was conducted at the Northwest Information Center (NWIC) on May 4, 2017 (NWIC File #16-1591) for the proposed project by reviewing pertinent NWIC base maps that reference cultural resources records and reports, historic-period maps, and literature for Napa County (see **Appendix D**).

According to information on file at the NWIC, there have been eight cultural resource studies that cover approximately 30% of the project area. The project area contains no recorded archaeological resources. The

[9] Text Contributing resources date from the historic period of significance established for the district. Non-contributing resources are those that, due to date of construction, alterations, or other factors, do not contribute to the district's historic significance or character.

State Office of Historic Preservation Historic Property Directory (OHP HPD) (which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places) lists 14 recorded buildings or structures within or adjacent to the proposed project area, and the project area is situated within a historic district. In addition to these inventories, the NWIC base maps show two recorded buildings or structures within the proposed project area.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of Napa County have been found along rivers and creeks in areas populated by oak and buckeye, as well as a variety of plant resources. Sites are also found where there is access to a variety of aquatic animal resources. The project area is located on the western edge of Napa Valley in a flat area straddling York Creek. Given the similarity of one or more of these environmental factors, there is a moderate potential for unrecorded Native American resources in the proposed project area.

A review of historical literature and maps indicated the possibility of late 19th to early 20th century historic-period activity within the project area. The proposed project area encompasses a portion of the historic Beringer Winery and its associated features, which appear on Buckman's 1895 and 1915 maps of Napa County. The project area also encompasses a portion of the property containing the historic Vann-Anderson House/St. Gothard's Inn, which dates to 1907 (now referred to as The Acacia House). With this in mind, there is a high potential for unrecorded historic-period archaeological resources in the proposed project area.

The 1945 and 1960 USGS St. Helena 15-minute topographic quadrangles depict at least one building or structure within the project area. If present, then these unrecorded buildings/structures meet the Office of Historic Preservation's minimum age standard that buildings, structures, and objects 45 years or older may be of historical value.

Paleontological Resources

A paleontological resources search performed using the University of California Museum of Paleontology's (UCMP) Miocene Mammal Mapping Project (MioMap) indicated no previous finds of paleontological resources on or in the immediate vicinity of the project site.[10] According to the MioMap database, the closest paleontological find is located approximately three miles northeast of the project site.

Cultural Resources Impact Discussion:

5.5(a) (Historic Resources) No Impact: As described above, the vicinity of the proposed project site contains 14 recorded buildings or structures and at least one unrecorded building or structure. The project area is also located within the HP Overlay. However, the subject project site (across York Creek between Las Alcobas and Beringer Winery) does not contain any historic structures. The nearest historic structure to the project site is the Acacia House I, which was constructed in 1907 and rehabilitated in 2016 as part of the Las Alcobas Hotel Project. However, as a small pedestrian bridge across York Creek, the proposed project would not affect the integrity of any proximate historic buildings or structures. Therefore, no impacts to historic resources would occur.

5.5(b) (Archaeological Resources) Less Than Significant with Mitigation: As described above, there is a moderate potential of encountering unrecorded Native American resources and a high potential of encountering unrecorded historic-period archaeological resources in the project area. However, the abutment on the Las Alcobas Hotel property will be constructed within a previously disturbed area and the abutment on the Beringer Winery property will be constructed within an existing paved area. Based upon the size and location of disturbed soil, it is not expected that the excavation would result in the discovery of archaeological resources.

However, given the moderate to high potential for the occurrence of archeological resources, and the long history of human occupation in St. Helena, ground-disturbing activities still hold the potential to encounter unidentified

[10] University of California Museum of Paleontology, Miocene Mammal Mapping Project (MioMap), http://www.ucmp.berkeley.edu/miomap/, Accessed May 10, 2017.

resources. It is expected that the depth of disturbance for the abutment foundations will range from approximately 3-5 feet below the ground.

Given the potential for the presence of undiscovered cultural resources associated with past Prehistoric human occupation in the vicinity of the project sites, **Mitigation Measure CUL-1** provides that, in the event that archeological resources are encountered during grading or excavation, all ground disturbing activity shall be halted immediately until a qualified archaeologist can evaluate the potential resource and recommend further action. Implementation of measure CUL-1 will ensure that in the event of accidental discovery the potential for the project to adversely impact or result in a change to the significance of archeological resources would be reduced to less than significant levels.

5.5(c) (Paleontological Resources) Less Than Significant with Mitigation: The St. Helena General Plan does not identify the presence of any paleontological or unique geological resources within the boundaries of the City Limits. Moreover, the areas proposed for excavation have been previously disturbed or developed and subject to ground disturbance. Therefore, limited expectation exists for paleontological resources to be present on the project site. Nevertheless, the potential remains for the discovery of buried paleontological resources. Because the potential for inadvertent discovery of paleontological or unique geological resources exists, **Mitigation Measure CUL-2**, as set forth below, will be implemented. CUL-2 will ensure that proper procedures are followed in the event of a paleontological discovery; thereby reducing potential impacts to levels below significance.

5.5(d) (Discovery of Human Remains) Less Than Significant: No evidence suggests that human remains have been interred within the boundaries of the project site. However, in the event that during ground disturbing activities human remains are discovered to be present, the applicant would be subject to the CA Health and Safety Code Section 7050.5, which mandates the immediate cessation of ground disturbing activities near or in any area potentially overlying adjacent human remains and contacting the Napa County Coroner. If it is determined by the Coroner that the discovered remains are of Native American descent, the Native American Heritage Commission shall be contacted immediately. If appropriate, the project sponsor shall retain a qualified archeologist to provide adequate inspection, recommendations and retrieval. Compliance with CA HSC Section 7050.5, as required under state law, and performance of actions therein, will ensure that in the event of accidental discovery of historically significant remains, all impacts will remain at levels below significance.

Mitigation Measures:

CUL-1: If during the course of ground disturbing activities, including, but not limited to excavation, grading and construction, a potentially significant prehistoric or historic resource is encountered, all work within a 100 foot radius of the find (or as otherwise directed by a qualified archeologist) shall be suspended for a time deemed sufficient for a qualified and city-approved archeologist to adequately evaluate and determine significance of the discovered resource, confer with tribal representative, as appropriate, and provide treatment recommendations. Should a significant cultural resource be identified, a qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities.

CUL-2: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.

5.6. GEOLOGY AND SOILS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Publication 42.	☐	☐	☐	☒
ii. Strong Seismic ground shaking?	☐	☐	☒	☐
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv. Landslides?	☐	☐	☒	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

Sources: City of St. Helena 1993 General Plan; General Plan EIR; Association of Bay Area Governments (ABAG), 2016 Napa County Earthquake Hazard Map, http://resilience.abag.ca.gov/earthquakes/napa/, Accessed May 5, 2017; Santa Rosa Quadrangle, California 7.5 Minute Series (Topographic)," prepared by the Resources Agency Department of Conservation, 1982.

Geology and Soils Setting: The Bay Area is one of the most seismically active regions in the Country. The City of St. Helena is located within the San Andreas Fault system, which is 44 miles wide and extends throughout much of the North Bay Area. The nearest active faults are: Rodgers Creek (13 miles west), Mayacama Central (14 miles northwest), Hunting Creek – Berryessa (17 miles northeast), Concord-Green Valley (18 miles southeast), West Napa (21 miles south), and San Andreas (33 miles west). No active faults directly traverse the City; however, potential exists for geologic hazards in and around the urban limit line associated with ground shaking, including: liquefaction, ground failure, and seismically-induced landslides.

Geology and Soils Impact Discussion:

5.6(a.i) (Faults) No Impact: Fault rupture occurs when the ground surface fractures as a result of fault movement during an earthquake and almost always follows preexisting fault traces, which are zones of weakness. Given that the project site is not part of the Alquist-Priolo Earthquake fault zone and no identified active faults traverse the site, there is no expectation that the site would be vulnerable to fault rupture. The nearest fault is the West Napa Fault, which exhibited movement in 2014. The northern limit of rupture for the West Napa Fault was 15 miles to the south of the project. Other nearby faults with surface rupture include the Rodgers Creek Fault, located approximately 13 miles west of the City and the San Andreas Fault zone, located 33 miles west. There is no risk of fault-related ground rupture during earthquakes within the limits of the site due to a known Alquist-Priolo Earthquake Fault Zone. Therefore, there are no impacts expected due to fault rupture at the project site.

5.6(a. ii) (Ground-Shaking) Less Than Significant Impact: The proximity of the City to the active Rodgers

Creek Fault and the West Napa Fault places it within Zone VII to VIII (strong to very severe) of the Modified Mercalli Intensity Shaking Severity Level. As such, the project site holds potential to expose people or structures to substantial adverse effects resulting from strong seismic ground shaking. The resulting vibrations would likely cause primary damage to the proposed pedestrian bridge with secondary effects being ground failures in loose alluvium or poorly compacted fill. Both the primary and secondary effects pose a potential risk of loss of life or property.

However, the proposed pedestrian bridge has been designed in accordance with the American Association of State Highway and Transportation Officials (AASHTO) Load and Resistance Factor Design (LRFD) Bridge Design Specifications. The foundation and structural design for the bridge also meets the standards set forth in the Building Code of Regulations, Title 24, Part 2 (the California Building Code 3.7-20 Chapter 3: Setting, Impacts, and Mitigation Measures [CBC]) and the California Public Resources Code, Division 2, Chapter 7.8 (the Seismic Hazards Mapping Act). The design specifications ensure that the proposed bridge would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death as a result of seismic activity. Therefore, potential impacts from ground shaking will have a less than significant impact.

5.6(a. iii) (Seismic-related ground failure/liquefaction) Less Than Significant Impact: Liquefaction is a phenomena associated with fine-grained, loosely-packed sands and gravels subjected to ground shaking as a result of seismic activity. Liquefaction can lead to total and/or differential settlement and is largely dependent upon the intensity of ground shaking and response of soils underlying the site. According to the Susceptibility Map of the San Francisco Bay Area, the project area is mapped as having a Moderate, High, and Very High susceptibility to liquefaction.[11]

As previously stated, the proposed pedestrian bridge is designed in accordance with the AASHTO LRFD Bridge Design Specifications. The foundation and structural design for the bridge also meets the latest CBC regulations as well as state and local ordinances for seismic safety. Therefore, hazards related to ground failure and/or liquefaction are not anticipated and impacts will be less than significant.

5.6(a. iv) (Landslide) No Impact: The risk of landslide is dictated by several factors including precipitation conditions, soil types, steepness of slope, vegetation, seismic conditions and level of human disturbance. When certain conditions are present, landslides can be triggered as a result of seismic activity. Landslides have been known to occur within Napa County, but are typically confined to slopes steeper than 15% and occur in areas underlain by geologic units that have demonstrated stability problems. Based on the site's relatively flat topography, the subject pedestrian bridge is not located in an area susceptible to landslides. Therefore, the project will have no impacts due to loss of structures or life from landslides.

5.6(b) (Erosion) Less Than Significant Impact: Development of the project will require site preparation and grading activities that will potentially result in soil erosion or the loss of topsoil if not properly controlled. Water and wind serve as the primary catalyst of soil erosion, with steeper slopes intensifying the effects. Vegetation removal as part of the site preparation process as well as grading and ground disturbing activities associated with development can heighten the potential for and accelerate soil erosion.

Project activities are not expected to generate a substantial loss in topsoil, but will involve the removal of vegetation such as brush, trees and root systems, and dense growths of grass. Accordingly, construction activities do hold the potential to result in soil erosion if not properly performed. However, all ground disturbing activities associated with the project will be carried out pursuant to the City of St. Helena's Erosion and Sediment Control Plan requirements (Chapter 13.32.090 D.3 of the Municipal Code) as required pursuant to St. Helena Municipal Code and included as a condition of project approval. The erosion control plan is required to identify techniques such as site watering, sediment capture, equipment staging and laydown pad, and other erosion control measures to be implemented during construction activity on the project site.

[11] USGS, Susceptibility Map of the San Francisco Bay Area, https://geomaps.wr.usgs.gov/sfgeo/liquefaction/susceptibility.html, Accessed May 5, 2017.

Further, as stated in section 5.4(c) of this document, **Mitigation Measure BIO-1** would be implemented, which requires that erosion control measures be utilized throughout all phases of construction where sediment runoff from exposed slopes threatens to enter jurisdictional waters. Erosion control measures, such as, silt fences, straw hay bales, gravel or rock lined ditches, water check bars, and broadcasted straw shall be used where ever sediment has the potential to leave the work site and enter the stream.

Adherence to uniformly applied development standards, including the preparation of an Erosion and Sediment Control Plan, as well as BIO-1, will ensure that any potential impacts due to erosion and sedimentation will be reduced to less than significant levels. Therefore, the project will generate a less than significant impact related to soil erosion or loss of topsoil.

5.6(c,d) (Unstable Geologic Unit, Expansive Soils) Less than Significant Impact: Lateral spreading, lurching and associated ground failure can occur during strong ground shaking on certain soil substrate typically on slopes. Lurching generally occurs along the tops of slopes where stiff soils are underlain by soft deposits or along steep channel banks whereas lateral spreading generally occurs where liquefiable deposits flow towards a "free face," such as channel banks, during an earthquake.

The project site could contain soils that exhibit expansive potential. In general, expansive soils tend to swell with increases in soil moisture and shrink as the soil moisture decreases. Changes in soil moisture content can compromise the integrity of foundations, retaining walls and slab on grade improvements from differential movements (settlement or heave).

As previously stated, the proposed pedestrian bridge has been designed in accordance with the AASHTO LRFD Bridge Design Specifications. The foundation and structural design for the bridge also meets the latest CBC regulations as well as state and local ordinances for seismic safety. Therefore, the project would have less than significant impacts due to the presence of expansive soils or a geologic unit or soil that is unstable, or that would become unstable as a result of the project.

5.6(e) (Septic Tanks) No Impact: There are no onsite septic tanks or alternative wastewater treatment facilities proposed as part of the Project. Therefore, there would be no impacts due to the disposal of wastewater where sewers are not available.

Mitigation Measures: None Required.

5.7. GREENHOUSE GAS EMISSIONS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

Sources: City of St. Helena 1993 General Plan; General Plan EIR; BAAQMD 2017 Bay Area Clean Air Plan; BAAQMD CEQA Guidelines 2011.

Greenhouse Gas Setting: Greenhouse gases (GHGs) are generated from natural geological and biological processes and through human activities including the combustion of fossil fuels and industrial and agricultural processes. GHGs include carbon dioxide (CO_2), nitrous oxide (N_2O), methane (CH_3), chlorofluorocarbons, hydrofluorocarbons and perfluorocarbons.

While GHGs are emitted locally they have global implications. GHGs trap heat in the atmosphere, which heats up the surface of the Earth. This concept is known as global warming and is contributing to climate change. Changing climatic conditions pose several potential adverse impacts including sea level rise, increased risk of wildfires, degraded ecological systems, deteriorated public health, and decreased water supplies.

To address GHG's at the State level, the California legislature passed the California Global Warming Solutions Act in 2006 (Assembly Bill 32), which requires that statewide GHG emissions be reduced to 1990 levels by 2020. Executive Order S-3-05 provides the California Environmental Protection Agency with the regulatory authority to coordinate the State's effort to achieve GHG reduction targets. S-3-05 goes beyond AB 32 and calls for an 80 percent reduction below 1990 levels by 2050. Senate Bill 375 has also been adopted, which seeks to curb GHGs by reducing urban sprawl and vehicle miles traveled.

The BAAQMD CEQA Air Quality Guidelines, which included thresholds of significance for greenhouse gas emissions, were established in May 2010[12] and updated in May 2017. With release of the 2017 Bay Area Clean Air Plan (CAP) and the associated EIR, it is expected that updated thresholds and guidelines may be developed in the near term. In the absence of updated guidelines and thresholds, based upon its own judgment and analysis, the City of St. Helena recognizes these thresholds represent the best available scientific data and has elected to rely on BAAQMD Guidelines dated May 2017 in determining screening levels and significance.[13] Based on the BAAQMD Guidelines, a project is considered to have a less-than-significant impact due to GHG emissions if it:

1. Complies with an adopted Qualified GHG Reduction Strategy;
2. Emits less than 1,100 metric tons (MT) CO_2e per year; or
3. Emits less than 4.6 MT CO_2e per service population per year (residents and employees).

The City of St. Helena does not have a qualified GHG Reduction Strategy pursuant to the BAAQMD Guidelines.

Greenhouse Gas Emissions Impact Discussion:

5.7(a) (Significant GHG Emissions) Less Than Significant Impact: GHG emissions associated with development of the proposed project would occur over the short-term from construction activities, consisting primarily of emissions from equipment exhaust and worker and vendor trips. There will not be any long-term operational emissions associated with the proposed project.

The BAAQMD does not have an adopted Threshold of Significance for construction-related GHG emissions. Rather, BAAQMD encourages the incorporation of best management practices to reduce GHG emissions during construction. Best management practices are specified under **Mitigation Measure AQ-1**. Furthermore, construction activities associated with installation of the proposed pedestrian bridge will be minimal since only a few pieces of construction equipment will be operating and ground disturbance is limited to the bridge abutment pads and restoration activities within the riparian corridor. Therefore, potential impacts associated with construction of the proposed Las Alcobas Pedestrian Bridge will be less than significant.

5.7(b) (Conflict with GHG Plan) No Impact: As a pedestrian bridge, providing non-vehicle access between two existing developed uses, the proposed project is consistent with all applicable local plans, policies, and regulation related to GHG emissions and does not conflict with the stipulations of AB 32, the applicable air quality plan, or any other State or regional plan, policy, or regulation of an agency for the purpose of reducing greenhouse gas emissions. The proposed bridge provides pedestrian connectivity between two established uses.

[12] Adopted by Board of Directors of the BAAQMD in June 2010 (Resolution No. 2010-6).

[13] In March 2012, the Alameda County Superior Court ordered BAAQMD to set aside use of the significance thresholds within the BAAQMD 2010 CEQA Guidelines and cease dissemination until they complete an assessment of the environmental effects of the thresholds in accordance with CEQA. The Court found that the thresholds, themselves, constitute a "project" for which environmental review is required. In August 2013, the First District Court of Appeal reversed the Alameda County Superior Court's decision. The Court held that adoption of the thresholds was not a "project" subject to CEQA because environmental changes that might result from their adoption were too speculative to be considered "reasonably foreseeable" under CEQA. In December 2015, the California Supreme Court reversed the Court of Appeal's decision and remanded the matter back to the appellate court to reconsider the case in light of the Supreme Court's opinion. The BAAQMD published a new version of the Guidelines dated May 2017, which includes revisions made to address the Supreme Court's opinion. The May 2017 Guidelines update does not address outdated references, links, analytical methodologies or other technical information that may be in the Guidelines or Thresholds Justification Report. The BAAQMD is currently working to update any outdated information in the Guidelines.

Therefore, the Las Alcobas Pedestrian Bridge would have no impacts due to a conflict with local, regional and statewide GHG control plans.

Mitigation Measures: None Required.

5.8. HAZARDS/HAZARDOUS MATERIALS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport of public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

Sources: City of St. Helena 1993 General Plan; EnviroStor Database (accessed 5/9/17); GeoTracker Database (accessed 5/9/17); Calfire Wildland Hazards Map, Adopted 11/2007.

Hazardous Material Setting: The California Department of Toxic Substances Control (DTSC) defines a hazardous material as: "a substance or combination of substances that, because of its quantity, concentration or physical, chemical, or infectious characteristics, may either: 1) cause, or significantly contribute to an increase in mortality or an increase in serious, irreversible, or incapacitating illness; or 2) pose a substantial present or potential hazard to human health or the environment when improperly treated, stored, transported, disposed of, or otherwise managed." Regulations governing the use, management, handling, transportation and disposal of

hazardous waste and materials are administered by Federal, State and local governmental agencies. Pursuant to the Planning and Zoning Law, DTSC maintains a hazardous waste and substances site list, also known as the "Cortese List." Existing hazardous materials and/or waste within St. Helena include underground storage tanks, Polychlorinated Biphenyls (PCBs), asbestos, and pesticides.

Hazardous waste management in St. Helena is administered by the Napa County Department of Environmental Management (DEM) through the Certified Uniform Program Agency. The CUPA program oversees five hazardous materials programs: Hazardous Materials Management Plans (HMMP) program, California Accidental Release Prevention (CalARP) program, underground storage tank (UST) programs, aboveground storage tank (AST) programs, and hazardous waste generation and disposal. The California Department of Industrial Relations, Division of Occupational Safety and Health (DOSH) (formerly known as Cal/OSHA), is charged with enforcement of state regulation and the supervision of workplaces in California that are not under direct federal jurisdiction. State worker health and safety regulation applicable to construction workers include training requirements for hazardous waste operation and emergency response.

A review of available records, databases (EnviroStor and GeoTracker) and reports indicate that the project site is located approximately 0.8 mile from a PG & E Voluntary Cleanup site. There are no open "Leaking Underground Storage Tank (LUST) Cleanup Sites" and no open "Cleanup Program Sites" in the vicinity of the proposed project.

Hazards/Hazardous Materials Impact Discussion:

5.8(a,b) (Routine Transport, Upset and Accident Involving Release) Less Than Significant Impact: Site preparation and construction activities will result in the temporary presence of potentially hazardous materials including, but not limited to fuels and lubricants, paints, solvents, insulation, electrical wiring, and other construction related materials onsite. Although these potentially hazardous materials may be present onsite during construction, the applicant is required to comply with all existing federal, state and local safety regulations governing the transportation, use, handling, storage and disposal of potentially hazardous materials. Once construction is complete there will not be any ongoing use or generation of hazardous materials onsite.

During site preparation and construction activities Best Management Practices (BMPs) will be implemented in accordance with the City's Municipal Code Chapter 13.32 Stormwater and Runoff Pollution Control requirements. BMPs include measures to prevent spills and require onsite materials for cleanup. The applicant is required to comply with all federal and state regulations as overseen by Napa County's CUPA. Accordingly, compliance with all applicable local, state and federal laws will ensure that potential impacts related to the creation of a significant hazard are at less than significant levels to routine, upset or accidental release.

5.8(c) (Emit or Handle Hazardous Materials Within ¼ Mile of School) No Impact: Robertson Louis Stevenson Middle School is located approximately 0.2 mile southeast of the project site. As a pedestrian bridge, the project will not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste, during operations. Therefore, the project will have no impacts due to the release or handling of hazardous materials proximate to schools.

5.8(d) (Existing Hazardous Material Sites) No Impact: The California Environmental Protection Agency (CAL-EPA) annually updates the California Hazardous Waste and Substances Site List (also known as the Cortese List"). The Department of Toxic Substances Control (DTSC) compiles a record of sites to be included on the list, which is then submitted to the CAL-EPA. A search of EnviroStor, performed on May 9, 2017, showed no cleanup sites within the project vicinity. A search of Geotracker, performed on May 9, 2017, showed no open "LUST Cleanup Sites" and no open "Cleanup Program Sites" in the vicinity of the proposed project. There is no indication of spills, leaks, or contaminated soils on the project site. The project will not create a significant hazard to the public or the environment by virtue of it being located on an identified Cortese site. Therefore, the project will have no impacts due to existing hazardous materials onsite or in the vicinity.

5.8(e,f) (Public Airport Land Use Plans, Private Airport Land Use Plans) No Impact: The project is not located within the boundaries of an airport land use plan or located in close proximity to a private airstrip; the nearest airport is the Napa County Airport located approximately 23 miles south of the project site. Therefore, the project would have no impacts associated with airport-related hazards.

5.8(g) (Impair Emergency Response Plan) No Impact: The project would not impair implementation of, or physically interfere with, an adopted emergency response plan or emergency evacuation plan. As a pedestrian bridge, the project will not alter any existing emergency response or evacuation routes. California has developed an emergency response plan to coordinate emergency services by federal, state, and local government, including responding to hazardous materials incidents. The State Office of Emergency Services (OES) employs a Hazardous Materials (Haz Mat) Division which enforces multiple programs that address hazardous materials. There are no aspects of the proposed project that will interfere with an adopted emergency or evacuation plan. Therefore, the project will have no impacts due to a conflict with the emergency response plan.

5.8(h) (Wildland Fire Hazards) No Impact: The City is characterized by a narrow valley floor surrounded and intermingled with steep hill terrain, containing areas which are susceptible to wildland fires. Wildland fires are of concern particularly in expansive areas of native vegetation of brush, woodland, grassland and forest. However, the project site is located within a developed area, and according to the 2007 CAL FIRE "Fire Hazard Severity Zones" Map, the site is located outside of the "Very High Fire Hazard Severity Zone" and categorized as Non-VHFHZ. Accordingly, the project will have no impacts related to the exposure of people or structure to wildland hazards.

Mitigation Measures: None Required.

5.9. HYDROLOGY AND WATER QUALITY

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	☐	☒	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or river, in a manner that would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern on the site or area, including through the alteration of the course of a stream or substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?	☐	☐	☒	☐
e) Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	☒	☐
f) Otherwise substantially degrade water quality?	☐	☐	☒	☐
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures that would impede or redirect flood flows?	☐	☐	☐	☒

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

Sources: Napa County General Plan; City of St. Helena 1993 General Plan; napawatersheds.org; City of St. Helena Comprehensive Flood Protection Project, year 3 Annual Status Report, prepared by Waterways Consulting, 12-15-13.

Hydrology and Water Quality Setting: The project site is located within the Napa River watershed which comprises an area of approximately 426 miles and extends in a northwesterly direction from San Pablo bay in the south to Mount St. Helena in the north over a distance of approximately 55 miles. The Napa River runs along the northeastern boundary of the City of St. Helena. The Napa River drains the watershed and discharges to the Napa Sonoma Marsh on the margins of the San Pablo Bay. Major tributaries serving the Napa River include York Creek and Sulphur Creek. The project site is located along York Creek, just upstream of its undercrossing at SR 29, approximately 1 mile west of its confluence with the Napa River. The proposed Las Alcobas Pedestrian Bridge is located within the dam inundation area for St. Helena Lower Dam, which is approximately 0.6 mile west of the project site.[14]

In 2011 the City completed major structural modifications to implement the St. Helena Flood Protection Project. The Flood Protection project introduced flood control facilities and drainage improvements to mitigate the 200 year flood event in areas proximate to the Napa River and its confluence with Sulphur Creek. The Flood project included river channel improvements, a levee and floodwall construction. Subsequent to installation of flood improvements, FEMA approved a Letter of Map Revision (LOMR) effectively updating the flood insurance rate map (FIRM) and respective flood sensitive areas. The revised map went into effect on November 5, 2012.

The project site crosses over York Creek, which is identified as FEMA Zone X, Other Areas, as delineated on map number 06055C0263E. According to this designation, the project site is located outside of the 0.2% annual chance floodplain.

Dischargers whose projects disturb one or more acres of soil, or whose projects disturb less than one acre, but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Discharges of Storm Water Associated with Construction Activity Construction General Permit Order 2009-0009-DWQ from the State Water Resources Control Board.[15] Construction activity subject to this permit includes clearing, grading and disturbances to the ground such as stockpiling, or excavation. The Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer.

The project site is less than one acre in size and would include new impervious surfaces outside the top of bank that are limited to the bridge abutments and access walkway. As the project would disturb less than one acre, it is not subject to the National Pollution Discharge Elimination System (NPDES) Construction General Permit, 2009-0009-DWQ (as amended by Order 2010-0014-DWQ). Nonetheless, as described above, the project will implement BMPs during construction and will be conditioned to comply with the City's Erosion Control Ordinance and is subject to a Streambed Alteration Agreement with the CDFW.

Surface water quality is regulated by the San Francisco Bay Regional Water Quality Control Board (RWQCB) via the Water Quality Control Plan for the San Francisco Bay Region (Basin Plan). The RWQCB is responsible for implementing Section 401 of the Clean Water Act through the issuance of a Clean Water Certification when development includes potential impacts to jurisdictional areas such as creeks, wetlands or other Waters of the State. As described in Section 5.4(c) of this document, York Creek qualifies as a waters of the U.S. and state. However, by design, the project would not result in direct impacts to jurisdictional features including Sections 404 and 401 of the Clean Water Act (regulated by the US Army Corps of Engineers and the Regional Water Quality Control Board, respectively).

[14] County of Napa, Dam Inundation Areas, October 2007.
[15] State Water Resources Control Board, Construction General Permit Order 2009-0009-DWQ, http://www.waterboards.ca.gov/water_issues/programs/stormwater/construction.shtml, Accessed May 16, 2017.

Hydrology and Water Quality Impact Discussion:

5.9(a,f) (Violations of Water Quality Standards, Otherwise Degrade Water Quality) Less Than Significant Impact with Mitigation: Construction activities would be limited to those required for installation of the proposed pedestrian bridge and restoration of the York Creek riparian corridor at the project site. Once completed, the project would provide a pedestrian bridge across York Creek with enhanced riparian plantings along top of bank and restoration in accordance with the streambed alteration agreement.

Construction activities have the potential to result in runoff that contains sediment and other pollutants that could degrade water quality if not properly controlled. Sources of potential pollution associated with construction include fuel, grease, oil and other fluids, concrete material, sediment, and litter. These pollutants have the potential to result in impacts due to chemical contamination from the release of construction equipment and materials that could pose a hazard to the environment or degrade water quality if not properly managed.

As required by **Mitigation Measure HYDRO-1**, erosion control measures shall be utilized throughout all phases of construction where sediment runoff from exposed slopes threatens to enter jurisdictional waters. Erosion control measures, such as, silt fences, straw hay bales, gravel or rock lined ditches, water check bars, and broadcasted straw shall be used wherever sediment has the potential to leave the work site and enter the stream. Therefore, with implementation of HYDRO-1, potential impacts to water quality from sedimentation and pollutants will be reduced to less than significant levels.

5.9(b) (Groundwater Supply and Recharge) No Impact: The project would not involve the use or extraction of groundwater, and no interference with groundwater recharge is anticipated. Construction, which is to occur during the dry season, would not include installing any temporary impermeable surfaces. After construction, it is anticipated that groundwater recharge rates within the project area would remain consistent with existing conditions. Therefore, the project will have no impact to groundwater supplies and recharge.

5.9(c-e) (Drainage Pattern, Runoff and Storm Drain Capacity) Less Than Significant Impact: The proposed project will not alter the course of a stream or river. The general direction and pattern of drainage following construction will match pre-development conditions. The proposed project would introduce new impervious surfaces onsite for the bridge abutments and access walkway, which would not substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site. Therefore, the project will not result in a drainage pattern that causes substantial erosion or siltation on- or off-site nor will it result in flooding on- or off-site. Therefore, impacts to the drainage pattern, storm drain system and runoff as a result of the proposed project would be less than significant.

5.9(g-h) (Flood Hazards) No Impact: Based on the Federal Emergency Management Agency's Flood Insurance Rate Map (FIRM) Panel 06055C0263E, the project site is located in Zone X, Other Areas. According to this designation, the project site is determined to be outside of the 0.2% annual chance floodplain. No housing construction is proposed as a part of the project. As such, the proposed project will not place residences or structures in a location with a significant risk due to flooding. Therefore, there would be no impacts due to flooding.

5.9(i) (Levee or Dam) Less Than Significant Impact: The proposed Las Alcobas Pedestrian Bridge is located within the dam inundation area for St. Helena Lower Dam, which is approximately 0.6 mile west of the project site. In the event of catastrophic failure of the St. Helena Lower Dam, the area around York Creek in the vicinity of the project site would be subject to inundation. However, dam safety is overseen by the Bureau of Reclamation Division of Dam Safety and dams are designed to withstand major earthquakes. Therefore, the likelihood of failure is very low. Nonetheless, should the St. Helena Lower Dam fail, impacts related to dam failure would be limited to flooding around the bridge and the associated walkway. As such, the failure of the dam would not expose people or structures to a significant risk of loss, injury or death involving flooding. Therefore, impacts would be considered less than significant.

5.9(j) (Seiche, Tsunami, Mudflow) No Impact: The project site is not located within an area that could be affected by seiche, tsunami, or mudflow. The proposed Las Alcobas Pedestrian Bridge would cross York Creek; however, because of the low flow contained within the creek, it does not have the capability of producing a

seiche or tsumani. There are no other substantial water bodies in the immediate vicinity of the project site that could impact the project site by seiche, tsunami or mudflow. Furthermore, according the California Department of Conservation, the project site is not located tsunami inundation map.[16] Therefore, there will be no impact from inundation related to seiche, tsunami, or mudflow as a result of project implementation.

Mitigation Measures:

HYDRO-1: In order to protect water quality of York Creek and downstream waterways, the following shall be implemented during all construction and restoration activities:

1. Activities shall occur during the dry season from June 15 through October 15.
2. No phase of the project may be started if that phase and its associated erosion control measures cannot be completed prior to the onset of a storm event if that construction phase may cause the introduction of sediments into the stream.
3. No construction materials or debris shall be discharged directly to York Creek.
4. All construction equipment and stockpiles shall be staged outside of the riparian corridor.
5. Construction equipment shall be maintained and fuelled offsite in designated staging areas only.
6. Equipment and materials for cleanup of spills shall be available on site and spills and leaks shall be cleaned up immediately and disposed of properly.
7. Sediment controls such as straw mulch, silt fences, sediment basins or traps and/or other measures shall be employed during active ground disturbance. Materials shall consist of natural fiber that biodegrade overtime. No plastics or non-porous materials shall be used for erosion control purposes.
8. No stockpiled soils shall remain exposed and unworked for more than 30 days.
9. Tracking dirt or other materials offsite shall be avoided and offsite paved areas and sidewalks/pavement shall be cleaned regularly using dry sweeping methods.
10. All exposed/disturbed areas and access points within the stream zone left barren of vegetation as a result of the construction activities shall be restored by seeding with a blend of native erosion control grass seed. Seeded areas shall be mulched. Revegetation shall be completed as soon as possible after construction activities in those areas cease. Seeding placed after October 15 must be covered with broadcast straw, jute netting, coconut fiber blanket or similar erosion control blanket.

5.10. LAND USE AND PLANNING

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

[16] California Department of Conservation, Napa County Tsunami Inundation USGS 24K Quads, http://www.conservation.ca.gov/cgs/geologic_hazards/Tsunami/Inundation_Maps/Napa, Accessed May 17, 2017.

Sources: City of St. Helena 1993 General Plan and 6.0 Open Space & Conservation Element; St. Helena Bicycle Plan, January 2012.

Land Use and Planning Setting: The City of St. Helena is divided into two distinct areas: a developed "urban service area" and a more, rural, agricultural area located around the periphery such that the City exhibits a rather traditional landscape whereby commercial land uses are concentrated in the City center and along SR 29, with residential development radiating outwards to the northeast and southwest. The outer edge of the urban service area is demarcated by the urban limit line (ULL) which is a parcel specific boundary that marks the limit of allowed urban development. The intent of the ULL is to discourage urban sprawl and promote sensitive development which preserves the rural and agricultural lands around the City.

The project site is located within the City of St. Helena Urban Limit Line (ULL). The Beringer Winery parcel exhibits a General Plan Land Use Designation of Agriculture and is zoned as (W) winery. The Las Alcobas Hotel parcel exhibits a land use designation of Service Commercial and is zoned as (SC:PD:HP) service commercial with planned development and historic preservation overlay (adopted per resolution 2006-4 on 06-13-06).

The project site is surrounded by land designated as Agriculture to the north, Medium Density Residential to the east, Medium and Low Density Residential to the south, and Woodlands & Watershed and Parks & Recreation to the west.

The proposed project is subject to land use policies outlined in the St. Helena General Plan which has been adopted for the purpose of avoiding or mitigating an environmental effect. Applicable policies are outlined below:

Guiding Policies

6.2.1 Preserve and enhance St. Helena's riparian corridors for their value in providing visual amenity, drainage, and wildlife habitat.

6.2.10 Protect natural habitats which have the potential to support rare, endangered, or special status wildlife and plant species.

6.2.11 Preserve St. Helena's streams and associated riparian corridors as natural open space corridors.

6.4.5 Revegetate stream corridors that have been degraded by agriculture or other past practices, with native vegetation in order to enhance their value for habitat and recreation.

St. Helena Bicycle Plan

The St. Helena Bicycle Plan, dated January 2012, was developed as a component of the Napa County Transportation Authority's Countywide Bicycle Plan Update. The Plan is intended to guide and influence the development of bikeways, bicycle policies, bicycle programs and bicycle facility design standards to make bicycling throughout St. Helena and Napa County more safe, comfortable, convenient and enjoyable for all bicyclists. The overarching goal of the Bicycle Plan is to increase the number of persons who bicycle throughout St. Helena and Napa County for transportation to work, school, utilitarian purposes, and recreation.

According to the St. Helena Bicycle Plan, a Class I Multi-Use Path is proposed along York Creek. A Vine Trail Alignment Link, with a Class I Multi-Use Path and a Class II Bike Lane are proposed along SR 29 north of Pratt Avenue. A Class III Bike Route is proposed along SR 29 south of Pratt Avenue.

Land Use and Planning Impact Discussion:

5.10(a) (Divide An Established Community) No Impact: Division of an established community typically occurs when a new physical feature, in the form of an interstate or railroad, physically transects an area, thereby removing mobility and access within an established community. The division of an established community can also occur through the removal of an existing road or pathway, which would reduce or remove access between a community and outlying areas.

Construction of the proposed bridge would create a connection between the existing Beringer Winery and existing Las Alcobas Hotel. As such, the proposed project would not introduce a new physical feature that would remove mobility and access within an established community. Likewise, the project does not propose the removal of an existing road or pathway that could reduce or remove access between a community and outlying areas. Rather, the proposed pedestrian bridge would provide non-vehicular connectivity between two existing uses, thereby enhancing access. Therefore, the project would have no impact due to the physical division of an established community.

5.10(b) (Land Use Plan, Policy, Regulation Conflict) Less Than Significant Impact: The proposed project is required to comply with various policy documents, including the 1993 St. Helena General Plan, and the City of St. Helena's Zoning Ordinance. The proposed project does not involve any changes to land uses or zoning within the project site. The construction of a pedestrian bridge is compatible with the current land use and zoning designations for the project site, which are Agriculture and Service Commercial (land use) and winery and service commercial with planned development and historic preservation overlay (zoning).

The proposed project is also consistent with the St. Helena Bicycle Plan. Within the bicycle plan, a Class I Multi-Use Path is proposed along York Creek. Construction of the pedestrian bridge would not impede the establishment of a multi-use path along York Creek. Rather, it would provide a connection between the Las Alcobas Hotel and a planned future multi-use path envisioned along the Beringer side of York Creek.

The proposed project is subject to Design Review in order to ensure that the architectural style, massing, color and materials, and other proposed design elements of the pedestrian bridge are compatible with the existing character of the vicinity. Overall, the proposed project is consistent with the general objectives and guiding policies of the City of St. Helena. Therefore, the potential impacts due to a conflict with City of St. Helena regulations is considered to be less than significant.

5.10(c) (Habitat Conservation Plan) No Impact: The project is not located in an area that is subject to a habitat conservation plan or a natural community conservation plan. There are no conservation plans that apply to the City of St. Helena. Therefore, the project will have no impact to any conservation plan or natural community plan.

Mitigation Measures: None Required.

5.11. MINERAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Sources: City of St. Helena 1993 General Plan: Open Space and Conservation Element (6-5), (6-6); SMARA Maps, Napa County, 2008.

Mineral Resources Setting: The California Surface Mining and Reclamation Act of 1975 (SMARA) identifies mineral resources within California. These maps identify and classify mineral resources as to their relative value for extraction. According to the 1993 General Plan, surface materials in the St. Helena area are classified as "recent alluvium." The depth of the alluvium is likely to be in the range of 250 to 500 feet. Additionally, the

General Plan states that there are no known mineral deposits of significance within the City with the exception of the aggregate (gravel) being mined from the stream bed of Sulphur Springs, which is west of SR 29 and not proximate to the project site. To date, no aggregate mineral resources or other significant mineral resources have been mapped within the City of St. Helena.

Mineral Resources Impact Discussion:

5.11(a-b) (Mineral Resources or Resource Plans) No Impact: The project site has not been delineated as a locally-important mineral resource recovery site on any plans, nor are mineral resources known to be present. As such, the project is not expected to result in the loss of availability of a known resource, including locally important mineral resources. Therefore, the project will have no impact to mineral resources.

Mitigation Measures: None Required.

5.12. NOISE

Would the project result in:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☒	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	☒
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Sources: City of St. Helena 1993 General Plan: Public Health and Safety Element (8-3).

Noise Setting: Noise is generally defined as unwanted sound. It is characterized by various parameters that include the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). The sound pressure level is the most common descriptor used to characterize the loudness of an ambient (existing) sound level. The decibel (dB) scale is used to quantify sound intensity, but

given that the human ear is not equally sensitive to all frequencies in the entire spectrum, noise measurements are weighted more heavily for frequencies to which humans are sensitive in a process called "A-weighting," written as "dBA" and referred to as "A-weighted decibels". In general, human sound perception is such that a change in sound level of 1 dB cannot typically be perceived by the human ear, a change of 3 dB is just noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling the sound level.

The primary noise sources within the St. Helena City limits include vehicular traffic, the Napa Valley Wine Train, and agricultural activities (e.g. Vineyard frost fans, pumps in isolated areas, fixed machinery, and heavy vehicle traffic during harvest). Noise sources also include hot air balloon flyovers and limited industrial activities, particularly the Sulphur Springs gravel mining operation on Sulphur Springs Creek.

The City of St. Helena Municipal Code Section 8.24.010 (C), limits construction activities which generate noise that can be heard at the property line of any parcel of real property within the city limits to between the hours of 8:00 a.m. to 5:00 p.m. and delivery of materials/equipment and cleaning and servicing of machines/equipment limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the public works director. No construction activities which generate noise that can be heard at the property line of any parcel of real property within the city limits are allowed on Sundays or Holidays. Operational noise levels are addressed by the General Plan's Noise Element according to land use type. For example, residential land uses are considered completely compatible with noise exposures of up to 55 dBA and tentatively compatible in noise exposure areas of up to 60 dBA.

Noise Impact Discussion:

5.12(a,d) (Noise Standards, Temporary or Periodic Noise Increase) Less Than Significant Impact: Traffic is the primary noise generator in the vicinity of the project site. The project site is also subject to noise generated by agricultural activities on adjacent properties. Construction activities would result in temporary and intermittent noise increases in the vicinity from the use of heavy equipment and truck traffic for material delivery and off-haul of materials. Construction noise associated with the proposed installation of the Las Alcobas Pedestrian Bridge would have negligible impacts on workers and persons visiting the Beringer Winery and Las Alcobas Hotel. Construction activities would be limited to weekdays from 7:00 a.m. to 6:00 p.m. and nighttime construction is not expected to be necessary. The proposed improvements would therefore comply with the requirements of the City of St. Helena Municipal Code Section 8.24.010 (C), as construction would not occur during the restricted times. Construction-related noise impacts would be temporary and cease once construction is complete. Therefore, impacts from noise would be less than significant.

5.12(b) (Groundborne Vibration and Noise) Less Than Significant Impact: Operation of heavy construction equipment, particularly pile driving and other impact devices such as pavement breakers create seismic waves that radiate along the surface of the earth. These surface waves can be felt as ground vibration. Vibration from operation of this equipment can result in effects ranging from annoyance of people to damage of structures. Varying geology and distance will result in different vibration levels containing different frequencies and displacements. In all cases, vibration amplitudes will decrease with increasing distance.

Perceptible ground-borne vibration is generally limited to areas within a few hundred feet of construction activities. As seismic waves travel outward from a vibration source, they excite the particles of rock and soil through which they pass and cause them to oscillate. The rate or velocity (in inches per second) at which these particles move is the commonly accepted descriptor of the vibration amplitude, referred to as the peak particle velocity (PPV).

Construction activities associated with installation of the proposed pedestrian bridge would occur adjacent to the existing Las Alcobas Hotel. However, the project will only require minor construction activities that would not generate excessive groundborne vibration or noise. The following equipment is proposed to be used: backhoe, small excavator, concrete truck, concrete pumping equipment, walk behind vibratory plates, jumping jacks, and small crane. Although construction activities may result in temporarily perceptible groundborne vibration, the periods of perceptible vibration would be brief and limited to the immediate construction area. Therefore, the project is not expected to expose people or structures to excessive ground borne vibration and impacts would be less than significant.

5.12(c) (Increase Ambient Noise Levels) No Impact: Operation of the pedestrian bridge would not generate noise, and would therefore not increase existing ambient noise levels. No impact would occur under this topic.

5.12(e-f) (Airport Noise) No Impact: The proposed project is not located within two miles of a public airport or public use airport, nor is it located near a private airstrip and does not expose people residing or working in the project area to excessive noise levels. Residents or visitors onsite would not be exposed to excessive noise levels generated by the airport and no impacts due to excessive noise exposure would occur.

Mitigation Measures: None Required.

5.13. POPULATION AND HOUSING:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Induce substantial growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Population and Housing Setting: A project will normally have a significant environmental effect if it will displace a large number of people or induce substantial growth or concentration of population. The proposed project involves the construction of a pedestrian bridge to provide access across York Creek between the existing Las Alcobas Hotel and Beringer Winery.

Population and Housing Impact Discussion:

5.13(a) (Substantial Growth) No Impact: The proposed bridge would provide a pedestrian and bicycle connection between the existing Las Alcobas Hotel and Beringer Winery. The proposed project would not result in changes to land uses within the project site or in the vicinity of the project area. Implementation of the project would not change development density or intensity, nor does it propose new housing units that would induce population growth. Therefore, the proposed Las Alcobas Pedestrian Bridge would have no impact, either directly or indirectly, on population growth in the area.

5.13(b-c) (Housing or Person Displacement) No Impact: The project involves the construction of a pedestrian bridge across York Creek. As such, the proposed project would not displace people or existing housing that would require the construction of replacement housing elsewhere. No impacts will occur due to the displacement of housing or people.

Mitigation Measures: None Required.

5.14. PUBLIC SERVICES

Would the Project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?	☐	☐	☐	☒
b) Police protection?	☐	☐	☐	☒
c) Schools?	☐	☐	☐	☒
d) Parks?	☐	☐	☐	☒
e) Other public facilities?	☐	☐	☐	☒

Public Services Setting: The City of St. Helena is well served by established public services including fire and police protection, schools and parklands. In order to offset the cost of improving or expanding City services to accommodate the demand generated by new development the City charges one-time impact fees on new private development. Development impact fees are necessary in order to finance required public service improvements and to pay for new development's fair share of the costs necessary to maintain acceptable levels of service related to fire and police protection services, open space, parkland and other such public services.

Public Services Impact Discussion:

5.14(a-e) (Fire & Police Protection, Schools, Parks, Other Public Facilities) No Impact: The project includes the construction of a pedestrian bridge over York Creek connecting the existing Las Alcobas Hotel with the existing Beringer Winery. As stated in **Section 5.13 Population and Housing**, the project will not induce growth in the area, either directly or indirectly. As such, the proposed project will not result in any substantial adverse physical impacts to existing fire and police protection, schools, parks, or other public facilities. Additionally, the project will not generate an increase in demands that would warrant the expansion or construction of new governmental facilities. Therefore, no impacts related to fire and police protection, schools, parks, or other public facilities would occur.

Mitigation Measures: None Required.

5.15. RECREATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical	☐	☐	☒	☐

deterioration of the facility would occur or be accelerated?				
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☒	☐

Sources: City of St. Helena 1993 General Plan: Parks and Recreation Element; St Helena General Plan, Appendix C: Inventory of Recreation Resources.

Recreation Setting: St. Helena provides twenty acres dedicated to recreational activities at five locations within the city's limits. Elementary school and high school facilities within the ULL are also utilized to meet the community's recreational needs. Two nearby adjacent California State parks offer an additional 1,900 acres of camping, swimming, and hiking trails for local residents and tourists.

The Parks Division of the Public Works Department maintains ten parks, four pathways, street trees, benches, and parking lots. These parks include a variety of recreational open spaces including walking trails, playgrounds, and picnic areas. The nearest park to the project site is Lyman Park, located approximately 0.5 mile to the southeast.

Recreation Impact Discussion:

5.15(a) (Deterioration of Parks) Less Than Significant Impact: The project includes the construction of a pedestrian bridge. As stated in **Section 5.13 Population and Housing**, the project will not induce growth in the area, either directly or indirectly. As such, the proposed project will not result in any new land uses that could increase park or recreational facility usage. Therefore, impacts would be less than significant.

5.15(b) (Additional Recreational Facilities) Less Than Significant Impact: The project includes the construction of a pedestrian bridge that could also accommodate bicycles. This Initial Study addresses the potential environmental effects of the proposed new pedestrian bridge. Its construction does not warrant the need for additional recreational facilities. Implementation of the proposed project will not result in any adverse impacts related to the construction or expansion of recreational facilities. Therefore, impacts due to the need for additional recreational facilities will be less than significant as no additional facilities are warranted.

Mitigation Measures: None Required.

5.16. TRANSPORTATION AND CIRCULATION

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☐	☒	☐
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion	☐	☐	☐	☒

management agency for designated roads or highways?				
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	☐	☐	☐	☒

Sources: City of St. Helena 1993 General Plan; St. Helena Bicycle Plan, January 2012; Highway 29 Specific Plan, prepared by TJKM Associates and SP2 Engineering, Inc., February 22, 2005.

Transportation and Circulation Setting: The City of St. Helena lies on a north-west/south-east axis, with SR 29 serving as the main route for intercity and regional travel. SR 29 is a two- to four-lane rural highway that stretches through Napa County from Vallejo at Napa County's southern border to Lake County in the north; within the City of St. Helena, SR 29 is confined to two travel lanes. Since SR 29 is a major north-south thoroughfare for Napa County, heavy through traffic is typical along Main Street. The street network to the west of SR 29 is a grid pattern of residential blocks connected to SR 29 by a series of east-west streets connecting residential areas. To the east of SR 29, the grid network is discontinuous due to the lack of parallel facilities to SR 29 to connect the east-west roadways.

The project would involve the temporary use of existing roadways by construction equipment and crews in order to access the project site. Construction traffic would primarily use SR 29 to access the project site.

Public Transit

Public transit service is readily available throughout Napa County. The primary transit service in Napa County is provided by the VINE, a fixed-route bus service providing service to Calistoga, St. Helena, Napa, American Canyon, Yountville, and parts of unincorporated Napa County. Two routes pass through St. Helena along SR 29: routes 10 and 29. Route 10 provides service from Calistoga to Napa, including stops in St. Helena, Rutherford and Oakville, running seven days a week, all day and including weekends. Route 29, the Vine Express, is a commuter bus operating from early morning through late afternoon, Monday through Friday. The Vine Express extends from Calistoga to the Vallejo Ferry Terminal and El Cerrito BART. Service hours are Monday through Friday, 5:20 am to 9:10 pm, Saturday 6:00 am to 8:10 pm, and Sundays 8:30 am to 7:00 pm.

Bike and Pedestrian Facilities

The St. Helena Bicycle Plan, dated January 2012, was developed as a component of the Napa County Transportation Authority's Countywide Bicycle Plan Update. The Plan is intended to guide and influence the development of bikeways, bicycle policies, bicycle programs and bicycle facility design standards to make bicycling throughout St. Helena and Napa County more safe, comfortable, convenient and enjoyable for all bicyclists. The overarching goal of the Bicycle Plan is to increase the number of persons who bicycle throughout St. Helena and Napa County for transportation to work, school, utilitarian purposes, and recreation.

According to the St. Helena Bicycle Plan, a Class I Multi-Use Path is proposed along York Creek. A Vine Trail Alignment Link, with a Class I Multi-Use Path and a Class II Bike Lane are proposed along SR 29 north of Pratt Avenue. A Class III Bike Route is proposed along SR 29 south of Pratt Avenue.

City Roadway and Intersection Impact Criteria

The 1993 St. Helena General Plan prescribed the following City Roadway and Intersection Impact Criteria to identify potential impacts from proposed development projects:

(a) All signalized intersections in St. Helena should maintain LOS C except along Main Street, where LOS D is permitted. Exceptions to this policy are that lower service levels shall be permitted at any location where the existing LOS does not meet this standard and in which case the LOS cannot be worsened any further.

(b) All unsignalized intersections must maintain LOS C. If the LOS degrades below LOS C, an evaluation of the need for traffic signalization shall be undertaken according to standard Caltrans signal warrants as described below. If signals are not initially warranted, the location shall continue to be monitored for signal warrants on a regular basis.

Transportation and Circulation Impact Discussion:

5.16(a) (Conflicts with Plans, Policies, Ordinances) Less Than Significant Impact: Construction activities would temporarily generate a negligible amount of additional traffic along roadways in the vicinity of the project site caused by construction workers and material deliveries. The increase in vehicle trips during construction is considered minimal and local street capacity would not be significantly affected. At operation, the proposed pedestrian bridge would not result in any conflict with adopted plan, policies and ordinance that establish measures of effectiveness for circulation. Rather, as a pedestrian bridge, the project provides an opportunity for non-vehicular access between two existing uses. Therefore, the project would have less than significant impacts due to a conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system

5.16(b) (Congestion Management Plan) No Impact: Napa County has not adopted a Congestion Management Plan. As such, the proposed project would not exceed, either individually or cumulatively, a level of service standard established by the County Congestion Management Agency for designated roads or highways. No further analysis of this issue is required.

5.16(c) (Air Traffic Patterns) No Impact: There are no airports in St. Helena. The closest airports to the project site are Angwin-Parrett Field (5 miles away), a public use general aviation airport located in Angwin; Charles M. Schulz Airport (15 miles away), a public airport located in Santa Rosa; and Napa County Airport, a public airport located in Napa (23 miles away). The project will have no impact on air traffic patterns, given the nature and location of the project, which is well outside of the established airport flight pattern.

5.16(d) (Design Feature Hazard) No Impact: As a pedestrian bridge, the project would not include or exacerbate dangerous design features or incompatible uses. The bridge will be accessed internally and provide access across York Creek between the existing Las Alcobas Hotel and Beringer Winery. A large volume of pedestrians are not expected to use the bridge. Use is expected to be limited to visitors of the Las Alcobas Hotel and the Beringer Winery. A marked crosswalk will be placed on the existing paved area of the Beringer Winery parking lot to allow pedestrians to safely cross from the bridge to the Beringer Winery. Therefore, no impacts would occur under this topic.

5.16(e) (Emergency Access) No Impact: The minimal increase of construction vehicles traveling to and from the project site on a temporary basis would not result in inadequate emergency access. In order to construct the project, road closure is not anticipated. At operation the proposed pedestrian bridge would have no impacts due to inadequate emergency access. Therefore, no impacts would occur under this topic.

5.16(f) (Transit, Bicycle, Pedestrian Facilities) No Impact: The project is being constructed to support pedestrian and bicycle use between two existing uses. The proposed project is consistent with the St. Helena Bicycle Plan. Within the bicycle plan, a Class I Multi-Use Path is proposed along the Beringer side of York Creek. Construction of the pedestrian bridge would not impede the establishment of a multi-use path along York Creek

in the future. Rather, it would provide a pedestrian connection between the Las Alcobas Hotel and the Beringer Winery. Therefore, no impacts to transit, bicycle and pedestrian facilities are anticipated.

Mitigation Measures: None Required.

5.17. TRIBAL CULTURAL RESOURCES

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☒	☐

Sources: City of St. Helena 1993 General Plan and General Plan EIR; Sharaya Souza, Native American Heritage Commission, letter to M-Group, May 15, 2017.

Tribal Cultural Resources Setting:

Tribal Cultural Resources are defined as follows:

1. Sites, features, places, cultural landscapes, sacred places, or objects with cultural value to a California Native American tribe that are either (A) included or determined to be eligible for inclusion in the CRHR, or (B) included in a local register of historical resources as defined in subdivision (k) of §5020.1.; or,

2. A resource that the lead agency chooses, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of §5024.1 - taking into account the significance of the resource to a California Native American tribe.

A record search of the Native American Heritage Commission (NAHC) Sacred Lands File was completed for the area of potential project effect with negative results.[17]

In accordance with the provisions of Public Resources Code §2080.3.1(d) and Assembly Bill 52, the City of St. Helena notified Tribes having jurisdiction over all or part of the project sites of the proposed project in a letter post stamped March 15, 2017. The following tribes were contacted: Cortina Band of Indians, Middletown Rancheria of Pomo, Wappo, and Yocha Dehe Wintun Nation. In accordance with Public Resources Code §21083.3.1, 21083.3.2, and 21083.3 the Tribes had thirty (30) days to request consultation.

The Yocha Dehe Wintun Nation Tribe contacted the City by mail on April 24, 2017 after the 30-day notification period requesting to undergo consultation. The City responded to the Yoche Dehe representative via email on May 11, 2017 offering to meet and discuss the project. No response from the Yocha Dehe representative was received. Other tribes notified of the project did not request consultation under AB 52 indicating that they have no concerns that the project may impact tribal (traditional) cultural resources.

Tribal Cultural Resources Impact Discussion:

5.17(a.i) (Listed or Eligible for Listing) No Impact: As stated above, a search of the Sacred Lands file was conducted and did not indicate the presence of a Native American Sacred Site within or in the immediate vicinity of the project site. Therefore, the project would have no impact on a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k).

5.17(a.ii) (Significant Resource) Less Than Significant Impact: The City of St. Helena has not identified any tribal cultural resources and there are no known concerns associated with the proposed project impacting tribal cultural resources. The Yocha Dehe Wintun Nation Tribe requested consultation, albeit after close of the 30-day response window, and the City of Saint Helena made a good faith effort to consult by reaching out to the tribal representative via email. As of June 12, 2017, no response from the tribal representative has been received.

Ground disturbing activities will be limited to the bridge abutment pads and vegetation removal at top of bank, which is confined to a narrow area. Given the limited amount of ground disturbance associated with the proposed project it is unlikely that tribal cultural resources will be encountered. Additionally, mitigation set forth under the Cultural Resources discussion above, provides protection of cultural resources in the event of accidental discovery. Therefore, the proposed project would have less than significant impacts on Tribal Cultural Resources.

Mitigation Measures: None Required.

5.18. UTILITIES AND SERVICE SYSTEMS

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable San Francisco Bay Regional Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☐	☒
c) Require or result in the construction of new storm	☐	☐	☐	☒

[17] Sharaya Souza, Native American Heritage Commission, letter to M-Group, May 15, 2017.

water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	☒
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☐	☐	☒	☐

Sources: Cal Recycle, http://www.calrecycle.ca.gov/SWFacilities/Directory/28-AA-0002/Detail/, accessed May 11, 2017.

Utilities and Service Systems Setting:

The proposed project is located within an urbanized environment within the City of St. Helena where utility infrastructure is in place. The proposed project would not include any elements that would expand or adversely affect utility services (water, wastewater, electricity, solid waste disposal).

The project site vicinity is served by the following service providers:

- Water supply and distribution: City of St. Helena
- Wastewater collection and treatment: City of St. Helena
- Storm drainage: City of St. Helena
- Solid waste service: Upper Valley Disposal and Recycling
- Electrical and natural gas power: Pacific Gas and Electric Co.

Solid waste (including recyclable material) generated during project construction would be collected by Upper Valley Disposal and Recycling and delivered to the Clover Flat Landfill outside of Calistoga. The landfill is permitted to receive 600 tons per day and as of September 2012 had 2,870,000 cubic yards of capacity remaining.

Utilities and Service Systems Impact Discussion:

5.18(a) (Exceed Wastewater Treatment Requirements) No Impact: As a pedestrian bridge, the project does not involve any wastewater generation or discharge. There would be no change in the wastewater treatment requirements of the Regional Water Quality Control Board. The project would not exceed wastewater treatment requirements or otherwise contribute to the wastewater discharges generated by the City. Therefore there would be no impacts to wastewater from the proposed project.

5.18(b) (New On-Site Water or Wastewater Treatment Facilities) No Impact: Water for project construction would not require treatment, and any generated wastewater during construction (such as portable toilet waste) would be disposed of through existing wastewater facilities. No water or wastewater facilities would be used during the bridge post-construction. Therefore, no new or expanded water treatment facilities would be required and the project would have no impacts under this criterion.

5.18(c) (Require New Stormwater Facilities) No Impact: Existing stormwater drainage facilities would continue to be used and no expansion of existing facilities would be necessary to accommodate the proposed Las Alcobas Pedestrian Bridge. No additional runoff is anticipated as a result of construction (which would occur during the dry season and in accordance with the streambed alteration agreement) and no runoff in excess of existing conditions would occur as a result of the use and maintenance of the proposed bridge. Therefore, the project would have no impacts due to new stromwater facilities.

5.18(d) (Sufficient Water Supplies) No Impact: During construction, water would be required primarily for dust suppression and would also be used for soil compaction. Construction water volumes would be minimal and would not require new or expanded water supplies or entitlements. During project operation, no new or expanded entitlements to provide potable water would be required since there are no water demand associated with a pedestrian bridge. Therefore, the project would have no impacts to water supplies.

5.18(e) (Wastewater Treatment Capacity) No Impact: The project entails the construction of a pedestrian bridge and therefore would not affect wastewater treatment facilities. See discussion under "a." above. The would be no impacts under this criterion.

5.18(f-g) (Landfill Capacity) Less Than Significant Impact: During construction of the project, a small amount of construction waste would be generated from the removal of trees and other vegetation. At operation, the project would generate minimal solid waste disposal needs that may be accommodated by trash receptacles readily available at Las Alcobas and the Beringer tasting room. Given the limited amount of debris expected to be generated from construction and operation, the landfill has sufficient capacity to accept the construction and operation waste. Accordingly, impacts associated with construction and operation waste will be less than significant.

Mitigation Measures: None Required.

5.19. MANDATORY FINDINGS OF SIGNIFICANCE (CAL. PUB. RES. CODE §15065)

A focused or full environmental impact report for a project may be required where the project has a significant effect on the environment in any of the following conditions:

Would the project:	Potentially Significant Impact	Less Than Significant with Mitigation	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☒	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☒	☐
c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☒	☐

Mandatory Findings Discussion:

5.19(a) (Degrade the Environment): Less Than Significant Impact: The project is consistent with the General Plan Land Use and goals, policies and programs of the City of St. Helena. With implementation of mitigation measures set forth above under Biological Resources, Cultural Resources and Hydrology and Water Quality, the project's potential impacts would be reduced to levels below significance. As such, the project will not degrade the quality of the environment, reduce habitat, or adversely affect cultural resources. Therefore, the project will have less than significant impacts due to degradation of the environment.

5.19(b) (Cumulatively Affect the Environment) Less Than Significant Impact: The CEQA Guidelines defines cumulative impacts as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. The individual effects may be changes resulting from a single project or increase in environmental impacts. The cumulative impact from several projects is the change in the environment which results from the incremental impact of the proposed project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time" (Guidelines, Section 15355(a)(b)).

The analysis of cumulative impacts for each environmental factor can employ one of two methods to establish the effects of other past, current, and probable future projects. A lead agency may select a list of projects, including those outside the control of the agency, or, alternatively, a summary of projections. These projections may be from an adopted general plan or related planning document, or from a prior environmental document that has been adopted or certified, and these documents may describe or evaluate the regional or area-wide conditions contributing to the cumulative impact.

This Initial Study evaluates cumulative impacts using the General Plan EIR. As described in the analysis above, potential environmental impacts are expected to remain at, or be mitigated to, less than significant levels. The project does not increase the severity of any of the cumulatively considerable impacts from the levels identified and analyzed in the General Plan EIR. Therefore, the project's cumulative impacts will be less than significant.

5.19(c) (Substantial Adverse Effect on Humans) Less Than Significant Impact: As reflected in the analysis above for each environmental topic, the project does not have the potential to result in substantial adverse impacts to humans. Therefore the project will have less than significant impacts due to substantial adverse environmental effects.

6. REFERENCE DOCUMENTS

Technical Appendices

The following resources were prepared in order to further identify project specific parameters. Copies of these technical documents are incorporated herein by reference and are available for review during normal business hours at the City of St. Helena. Questions or requests to review any of the technical appendices listed below may be directed to the project planner, Lilly Bianco, at lbianco@cityofsthelena.org.

A. Site Plans, prepared by Mark Thomas & Company, July 2016.

B. *Riparian Habitat Restoration Plan for the Las Alcobas Bridge Project, St. Helena, Napa County, California,* prepared by Jane Valerius Environmental Consulting, October 31, 2016.

C. *Habitat Assessment for the Las Alcobas Bridge Crossing, St. Helena, Napa County, California*, prepared by Wildlife Research Associates and Jane Valerius Environmental Consulting, September 29, 2016.

D. *Northwest Information Center File No. 16-1591,* May 4, 2017.

Other Documents Referenced

1. *BAAQMD 2017 Bay Area Clean Air Plan*, prepared by the Bay Area Air Quality Management District, April 2017.

2. *California Department of Conservation Farmland Mapping and Monitoring Program.*

3. *California Environmental Quality Act Air Quality Guidelines*, prepared by the Bay Area Air Quality Management District, May 2011.

4. *California Scenic Highway Mapping System,* http://www.dot.ca.gov/hq/LandArch/16_livability/scenic_highways/index.htm, Accessed May 3, 2017.

5. *CalRecycle Central Disposal Site,* http://www.calrecycle.ca.gov/SWFacilities/Directory/28-AA-0002/Detail/, Accessed May 11, 2017.

6. City of St. Helena 1993 General Plan EIR.

7. City of St. Helena 1993 General Plan.

8. *Draft Streambed Alteration Agreement (Notification No. 1600-2016-0346-R3),* entered between Guneet Bajwa, project applicant, and the California Department of Fish and Wildlife.

9. *St. Helena Bicycle Plan,* prepared by the Napa County Transportation & Planning Agency and the City of St. Helena, January 2012.

10. *Highway 29 Specific Plan*, prepared by TJKM Associates and SP2 Engineering, Inc., February 22, 2005.

11. *University of California Museum of Paleontology, Miocene Mammal Mapping Project (MioMap),* http://www.ucmp.berkeley.edu/miomap/, Accessed May 10, 2017.

7. MITIGATION MONITORING AND REPORTING PROGRAM

Mitigation Monitoring and Reporting Program

Las Alcobas Pedestrian Bridge
1915 and 2000 Main Street

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
AIR QUALITY				
AQ-1: Latest BAAQMD recommended Best Management Practices (BMPs) to control for fugitive dust and exhaust during all construction activities shall be incorporated into all demolition and construction plans to require implementation of the following (the following shall be augmented as warranted based on forthcoming BAAQMD updated recommended mitigation measures that may be in effect when onsite development is proposed in the future): 1. All exposed surfaces (e.g., parking areas, staging areas, soil piles, graded areas, and unpaved access roads) shall be watered three times per day using recycled water. 2. All haul trucks transporting soil, sand, or other loose material shall be covered. 3. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. 4. All vehicle speeds on unpaved roads shall be limited to 15 mph. 5. All roadways, driveways, and sidewalks to be paved shall be completed as soon as possible. Building pads shall be laid as soon as possible after grading unless seeding or soil binders are used. 6. Idling times shall be minimized either by shutting	Project Applicant	St. Helena Planning and Building Department St. Helena City Engineer	Prior to issuance of grading permit and ongoing throughout project construction	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13, Section 2485 of California Code of Regulations [CCR]). Clear signage shall be provided for construction workers at all access points. 7. All construction equipment shall be maintained and properly tuned in accordance with manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper working condition prior to operation. 8. Construction equipment staging shall occur as far as possible from existing sensitive receptors (away from the southeast property line and surrounding residences). 9. Post a publicly visible sign with the telephone number and person to contact at the Lead Agency regarding dust complaints. This person shall respond and take corrective action within 48 hours. The Air District's phone number shall also be visible to ensure compliance with applicable regulations.				
<u>BIOLOGICAL RESOURCES</u> BIO-1: The following measures shall be implemented to protect fish and wildlife resources, special-status vegetation communities, jurisdictional features, and trees. The measures below are derived from the Draft Streambed Alteration Agreement (Notification No. 1600-2016-0346-R3), issued by the CDFW and shall be incorporated for the proposed project as follows or as otherwise directed in the Final Streambed Alteration Agreement: • To compensate for impacts to 144 square feet of willow riparian, the non-native, weedy understory plants from a 216 square foot area along each bank	Project Applicant Project Biologist	St. Helena Planning and Building Department California Department of Fish and Wildlife	Prior to construction activities Ongoing throughout project construction	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
of York Creek for a total of 432 square feet shall be removed and seeded in a native grass seed mix, for a total of 20 pounds of pure live seed per acre. At a minimum, eight riparian trees shall be planted to compensate for the removal of eight trees from the project area, and a minimum of 15 riparian shrubs shall be planted. • If grading, excavation or other project-related activities are scheduled during the typical nesting season of protected raptors and migratory birds (typically February 1 to August 31), a focused survey for active nests of such birds shall be conducted by a Qualified Biologist within 15 days prior to the beginning of Project-related activities. • Prior to work commencing, the project area shall be surveyed for indications of bat habitat by a qualified bat biologist. If bats are found, work shall cease. Bats shall not be disturbed without specific notice to and consultation with CDFW. • Within 48 hours prior to construction, a CDFW approved Qualified Biologist shall survey the project area at the appropriate time of day for presence of special-status species that may be present. • If special-status species or listed species are encountered during project construction, work shall be suspended, CDFW notified, and conservation measures shall be developed in agreement with the CDFW prior to re-initiating the activity. • Erosion control measures shall be utilized throughout all phases of operation where sediment runoff from exposed slopes threatens to enter jurisdictional waters. Erosion control measures, such as, silt fences, straw hay bales, gravel or rock lined ditches, water check bars, and broadcasted straw shall be used where ever sediment has the potential to leave the work site and enter the stream.				

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
CULTURAL RESOURCES				
CUL-1: If during the course of ground disturbing activities, including, but not limited to excavation, grading and construction, a potentially significant prehistoric or historic resource is encountered, all work within a 100 foot radius of the find (or as otherwise directed by a qualified archeologist) shall be suspended for a time deemed sufficient for a qualified and city-approved archeologist to adequately evaluate and determine significance of the discovered resource, confer with tribal representative, as appropriate, and provide treatment recommendations. Should a significant cultural resource be identified, a qualified archaeologist shall prepare a resource mitigation plan and monitoring program to be carried out during all construction activities.	Project Applicant	St. Helena Planning and Building Department	Ongoing throughout project construction	
CUL-2: In the event that paleontological resources, including individual fossils or assemblages of fossils, are encountered during construction activities all ground disturbing activities shall halt and a qualified paleontologist shall be procured to evaluate the discovery and make treatment recommendations.	Project Applicant	St. Helena Planning and Building Department	Ongoing throughout project construction	
HYDROLOGY AND WATER QUALITY				
HYDRO-1: In order to protect water quality of York Creek and downstream waterways, the following shall be implemented during all construction and restoration activities: 1. Activities shall occur during the dry season from June 15 through October 15. 2. No phase of the project may be started if that phase and its associated erosion control measures cannot be completed prior to the onset of a storm event if that construction phase may cause the introduction of sediments into the stream. 3. No construction materials or debris shall be	Project Applicant	St. Helena Planning and Building Department	Ongoing throughout project construction	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
discharged directly to York Creek. 4. All construction equipment and stockpiles shall be staged outside of the riparian corridor. 5. Construction equipment shall be maintained and fueled offsite in designated staging areas only. 6. Equipment and materials for cleanup of spills shall be available on site and spills and leaks shall be cleaned up immediately and disposed of properly. 7. Sediment controls such as straw mulch, silt fences, sediment basins or traps and/or other measures shall be employed during active ground disturbance. Materials shall consist of natural fiber that biodegrade overtime. No plastics or non-porous materials shall be used for erosion control purposes. 8. No stockpiled soils shall remain exposed and unworked for more than 30 days. 9. Tracking dirt or other materials offsite shall be avoided and offsite paved areas and sidewalks/pavement shall be cleaned regularly using dry sweeping methods. 10. All exposed/disturbed areas and access points within the stream zone left barren of vegetation as a result of the construction activities shall be restored by seeding with a blend of native erosion control grass seed. Seeded areas shall be mulched. Revegetation shall be completed as soon as possible after construction activities in those areas cease. Seeding placed after October 15 must be covered with broadcast straw, jute netting, coconut fiber blanket or similar erosion control blanket.				

ATTACHMENT 6

RESPONSE TO COMMENTS ON
CITY OF ST. HELENA LAS ALCOBAS PEDESTRIAN BRIDGE
PUBLIC DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION

This document provides a response to comments received on the Public Draft Initial Study/Mitigated Negative Declaration (IS/MND) for the Las Alcobas Pedestrian Bridge Project. These responses address comments raised by the California Department of Fish and Wildlife (CDFW) in their letter dated July 6, 2017. This response to comments document along with the Draft IS/MND constitutes the Final IS/MND.

In accordance with the California Environmental Quality Act (CEQA) of 1970 (as amended) (California Public Resources Code 21000 et. seq.), the IS/MND was circulated for a 30-day public review period from June 19, 2017 to July 19, 2017. One (1) comment letter was received on the IS/MND. No comment letters were received outside of the public comment period. As explained herein, in light of the whole record, the City of St. Helena finds that all potentially significant impacts have been adequately addressed in the IS/MND and this Response to Comments.

CEQA Guidelines Section 15074 identifies the responsibilities of the Lead Agency when considering the adoption of a Negative Declaration or Mitigated Negative Declaration:

- Any advisory body of a public agency making a recommendation to the decision-making body shall consider the proposed negative declaration or mitigated negative declaration before making its recommendation.

- Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence[1] that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.

Consistent with CEQA requirements, the City of St. Helena has reviewed and considered all comments received on the IS/MND. CEQA does not require the lead agency to prepare a response to public comments received on a Negative Declaration or Mitigated Negative Declaration.

[1] "Substantial evidence" includes facts, fact-related reasonable assumptions, and expert opinions based on facts. It does not include arguments, speculation, unsubstantiated opinion or narrative, clearly inaccurate or erroneous evidence, or socioeconomic impacts not related to the physical environment. (Pub. Res. Code Secs. 21080(e), 21082.2(c); Guidelines § 15384).

Nevertheless, the City of St. Helena has prepared this document to fully disclose all public and agency comments received and to provide responses to those comments.

COMMENTS RECEIVED

One comment letter from the California Department of Fish and Wildlife (CDFW) was received on July 6, 2017 (see Appendix A). CDFW commented on the conservation status of the foothill yellow-legged frog. CDFW commented that the IS/MND states that foothill yellow-legged frog is a state and federal species of special concern. CDFW concurs with this designation, but states in the letter that the Fish and Game Commission recently voted to advance the foothill yellow-legged frog to candidacy status under the California Endangered Species Act (CESA). CDFW states that once the species officially becomes a candidate (which could happen by the end of this summer), it will then receive the same protections of listed species. CDFW recommends updating the environmental document to reflect this new information.

RESPONSE TO COMMENTS

As stated on pages 5-6 of the IS/MND, the project applicant, Guneet Bajwa, has applied for a Streambed Alteration Agreement (Notification No. 1600-2016-0346-R3) with the CDFW. The draft Streambed Alteration Agreement (January 23, 2017) identifies measures to be implemented by the applicant to avoid or minimize adverse impacts to fish and wildlife resources that may be present within the York Creek riparian corridor, including the foothill yellow-legged frog (*Rana boylii*). The following avoidance and minimization measures from the Streambed Alteration Agreement would be applicable to the foothill yellow-legged frog:

1. Confine work within the stream/riparian corridor to the period June 15 to October 15. (Revegetation work using hand tools is not confined to this time period.)

2. Avoid work in the portion of the streambed where flowing water is present or anticipated.

3. Provide training sessions for work personnel to identify any sensitive species which may be in the area.

4. Establish temporary construction fencing or flagging to identify the agreed limits of disturbance within the stream area.

5. Place bridge at sufficient height above the stream to allow maximum flows and debris generated during a 100-year storm to pass beneath unrestricted.

6. Locate bridge abutments outside the stream banks.

7. Install scour protection materials so that they are properly aligned within the channel and otherwise engineered, installed and maintained, to assure resistance to washout, and erosion of

the stream bed, stream banks and/or fill.

8. Survey the project area by a qualified biologist for presence of special-status species that may be present within 48 hours prior to construction.

9. Suspend work and notify CDFW if special-status species or listed species encountered during project construction.

10. Visually check all sections of construction materials for the presence of wildlife sheltering within them prior to the pipe sections being placed and attached together, or have the ends capped while stored on site so as to prevent wildlife from entering.

11. At the end of each work day, an escape ramp shall be placed at each end of any constructed open trench to allow animals that may have become entrapped in the trench to climb out overnight.

As stated under bulleted item number 8 above, the project area will be surveyed by a qualified biologist for the presence of any special-status species that may be present within 48 hours prior to construction. Additionally, as described under bulleted item number 9 above, work will be suspended and CDFW notified if special-status or listed species are encountered during project construction. As such, while the status of the foothill yellow-legged frog is in the process of changing, CDFW will be notified if any foothill yellow-legged frog are found within the construction site. If "take" or adverse impacts to foothill yellow-legged frog cannot be avoided, the project may be subject to a California Endangered Species Act (CESA) permit and CDFW may impose additional mitigation measures to protect the foothill yellow-legged frog.

The Habitat Assessment dated September 29, 2016, prepared by Wildlife Research Associates and Jane Valerius Environmental Consulting, and page 28 of the IS/MND identify the foothill yellow-legged frog as a special-status species that could be adversely impacted by construction activities if present. As required by Mitigation Measure BIO-1, preconstruction surveys shall be conducted for special-status species as stipulated in the Draft Streambed Alteration Agreement. If such species are encountered during project construction, work shall be suspended, CDFW notified, and conservation measures shall be developed in agreement with the CDFW prior to re-initiating the activity. As stated in the IS/MND, implementation of BIO-1 would reduce potential impacts to special-status wildlife species, including the foothill yellow-legged frog, to less-than-significant levels.

The IS/MND has been revised to incorporate the new information regarding the California Fish and Game Commission's recent vote to advance the foothill yellow-legged frog to candidacy status (see Revisions to the IS/MND below).

REVISIONS TO THE IS/MND

In an effort to respond to comments raised, the following revisions have been incorporated into the IS/MND. New text is indicated in underline and text to be deleted is reflected by a ~~strikethrough~~. Text changes are presented in the page order in which they appear in the IS/MND.

In response to the CDFW comment letter, the last paragraph on page 28 of the IS/MND has been revised as follows:

> The Foothill yellow-legged frog (*Rana boylii*) is a Federal and State Species of Concern. On June 21, 2017, the California Fish and Game Commission accepted for consideration the petition submitted by the Center for Biological Diversity to list the Foothill yellow-legged frog as threatened under the California Endangered Species Act. Based on that finding and the acceptance of the petition, the Commission also provided notice that the foothill yellow-legged frog is a candidate species as defined by Section 2068 of the Fish and Game Code. Within one year of the date of publication of the notice of findings, CDFW will submit a written report, pursuant to Section 2074.6 of the Fish and Game Code, indicating whether the petitioned action is warranted. This native frog ranges in size between 1.5 to 3.5 inches in length. This species typically inhabits rocky streams, preferring streams that are perennial than intermittent, but have been reported from intermittent streams. No protocol level surveys were conducted for this species as part of the habitat assessment. The closest reported sighting is in Sulphur Creek.

In response to the CDFW comment letter, the fifth paragraph on page 26 of the IS/MND has been revised as follows:

> The potential adverse effects the project could have on the fish or wildlife resources identified above include: change in contour of channel, floodplain or bank (if modified); loss of natural riparian substrate and vegetation; loss of bank stability; increase of bank erosion; soil compaction or other disturbance to soil layer; disruption to nesting birds and other wildlife; and/or mortality of individuals. Loss of habitat, wildlife disruption, and mortality of individuals would be considered a potentially significant impact. As required by Mitigation Measure BIO-1, preconstruction surveys will be conducted for nesting birds and special-status wildlife species as stipulated in the Draft Streambed Alteration Agreement. If special-status species or listed species are encountered during project construction, work shall be suspended, CDFW notified, and conservation measures shall be developed in agreement with the CDFW prior to re-initiating the activity. If "take" or adverse impacts to species of wildlife designated by the California Fish and Game Commission as endangered, threatened, or candidate cannot be avoided, the project may be subject to a California Endangered Species Act (CESA) permit. With implementation of BIO-1, potential impacts to special-status wildlife species would be reduced to less than significant levels.

In response to the CDFW comment letter, the fifth bullet of Mitigation Measure BIO-1 on page 27 of the IS/MND has been revised as follows:

- If special-status species or listed species are encountered during project construction, work shall be suspended, CDFW notified, and conservation measures shall be developed in agreement with the CDFW prior to re-initiating the activity. If "take" or adverse impacts to species of wildlife designated by the California Fish and Game Commission as endangered, threatened, or candidate cannot be avoided, the project may be subject to a California Endangered Species Act (CESA) permit.

SUMMARY

The City of St. Helena has carefully reviewed the information developed through the response to comments process and determined that the project does not meet any of the conditions under CEQA Section 15073.5. Therefore, the recirculation of a revised IS/MND or the preparation of an Environmental Impact Report (EIR) is not required. Consistent with the CEQA Guidelines, the added information clarifies the information and analyses in the IS/MND.

The City of St. Helena will consider the revisions to the IS/MND, together with this Response to Comments document, prior to adopting the IS/MND.

ATTACHMENTS

The following materials are attached for reference.

A. Comment Letter from California Department of Fish and Wildlife

From: Allen, Garrett@Wildlife
To: Lilly Bianco
Subject: CDFW Comment on the Following Environmental Document: SCH#20170622045 Las Alcobas Pedestrian Bridge
Date: Thursday, July 06, 2017 3:45:27 PM

Hi Lilly,

Thank you for submitting the Mitigated Negative Declaration for the subject project to CDFW for our review.

CDFW would like to comment on the conservation status of the foothill yellow-legged frog (FYLF).

In the document, it states that FYLF is a state and federal species of special concern. While this is currently the case, the Fish and Game Commission recently voted to advance the FYLF to candidacy status. What this means is that once the species officially becomes a candidate (which could happen by the end of this summer), it will then receive the same protections of listed species. I can notify you when the species officially becomes a candidate.

If "take" or adverse impacts to a listed species (including species that are candidates for listing) under the California Endangered Species Act (CESA) cannot be avoided either during Project activities or over the life of the Project, please be advised that a CESA permit must be obtained (pursuant to Fish and Game Code Section 2080 *et seq*.). Issuance of a CESA permit is subject to CEQA documentation; therefore, the CEQA document should specify impacts, mitigation measures, and a mitigation monitoring and reporting program. If the proposed Project will impact any CESA-listed species, early consultation is encouraged, as significant modification to the Project and mitigation measures may be required in order to obtain a CESA permit. More information on the CESA permitting process can be found on the CDFW website at: https://www.wildlife.ca.gov/Conservation/CESA.

CDFW recommends updating the environmental document to reflect this new information.

Thank you!

Regards,
Garrett Allen
Environmental Scientist, CDFW
Bay Delta Region
Office: (707) 944-5565

PUBLIC HEARING
STAFF REPORT

DATE: March 27, 2012
(Continued from February 28, 2012)

TO: City Council

FROM: Shelley Mills, Associate Planner
Greg Desmond, Interim Planning Director

2011-65: Request of **JEFF REDDING, AICP** representing **GRANDVIEW HOTEL INVESTORS, LLC** for **DESIGN REVIEW, DEMOLITION PERMIT, & USE PERMIT AMENDMENT** to a previously approved Use Permit (2010-19) for the Grandview Hotel to include the following:

1. Demolition of three non-historic buildings – Pine, Palm and Walnut and replace with hotel rooms and accessory buildings. The Palm building will contain 12 guest rooms on the second floor and storage on the first floor. The Pine building will contain 24 guest rooms and the Walnut building to be replaced with a 3,500 square foot meeting & conference room and a 3,500 square foot spa/fitness center. (A 1,178 square foot spa was previously approved in 2006.);
2. Expansion of the Laurel building to include 16 guest rooms (10 rooms previously approved in the Laurel building in 2006);
3. Construction of a new 40-seat restaurant within the Acacia House to serve the guests and public along with a request for an increase to the Regulated Food and Beverage Establishments Inventory;
4. Demolition of the Oak & Redwood buildings for the relocation of the parking into this area along the south property line.

The total number of 57 hotel rooms as previously approved will not change. The property is located at 1915 Main Street and is zoned Service Commercial with a Historic Preservation overlay. (CEQA: Prior Negative Declaration Adequate) (APN 009-490-009)

Location of Property: 1915 Main Street

APN: 009-490-009

General Plan: Service Commercial

Zoning: SC:HP: Service Commercial with Historic Preservation Overlay

Applicant: Jeff Redding, AICP **PHONE:** (707) 815-0733

Property Owner: Grandview Hotel Investors, LLC **PHONE:** (707) 429-6000 x104

Project Summary:
Grandview Hotel Investors, LLC has recently acquired the Grandview property located at 1915 Main Street. The applicant submitted a request for an amendment to the previously approved Use Permit (2010-19) to better conform to their business objectives.
The current entitlements allow for the conversion and renovation of the historic Acacia House and adjacent buildings to accommodate 57 hotel rooms. While the number of total rooms on the site (57) will not change, the owners are proposing to remove non-historic buildings beyond what was approved in 2010.
The historic Acacia House will be renovated and converted to five guest rooms, restaurant, reception area and space for business operations. A change to the project includes the expansion of the Regulated Food & Beverage Inventory to include a 40-seat restaurant within the Acacia House that will be used by both guests and the public.
Other changes include:

- Palm Building – A two-story replacement for the Palm building will contain 12 guest rooms on the upper floor with storage functions located on the lower floor. The replacement building will be located in the same footprint of the existing building;
- Pine Building – A three-story replacement for the Pine building will contain 24 guest rooms;
- Walnut building - A 3,500 square foot meeting & conference room and a 3,500 square foot spa/fitness Center;
- New Laurel Building - Approved in 2006 for 10 rooms and will expand to 16 guest rooms;
- Demolition of the Oak & Redwood buildings for the relocation of the parking into this area along the south property line; and
- A new 40-seat restaurant to serve the guests and public along with a request for an increase to the Regulated Food and Beverage Establishments Inventory.

The replacement buildings have been designed and sited to complement but not compete with the historic Acacia House. Each guest room will have views of the Beringer Vineyards beyond the west property line and will have access to a private balcony or deck. A new swimming pool and spa will be located between the two new buildings and will include rest rooms and bar area.

Rather than distributing the parking throughout the site as originally proposed, the revised site plan includes the parking in one area along the south property line. Valet parking for both hotel and restaurant guests will be available 24 hours per day. Arriving guests will be dropped off at the porte-cochere with valets relocating the vehicles to the south side parking area.

The proposed 67 parking spaces include two ADA compliant parking spaces. This meets the parking requirements, consistent with the code requirement of one space per hotel room (57) and one space for each four seats (40 seats=10 spaces) for a restaurant, totaling 67 parking spaces. All other on-site and off-site improvements remain unchanged from the prior project.

Project Background:
The Grandview property consists of several buildings constructed over the last 100 + years. The Acacia House was originally constructed at the turn of the 20th century as an estate home and was converted into a country inn in 1911. Subsequent to that the property had many uses, but was most recently apartments.

In 1993 the General Plan designation was changed Low Density Residential to Medium Density Residential and the zoning became MR: Medium Density Residential. The MR zoning designation allows for to 16 dwelling units per acre The parcel size has now been confirmed at 3.38 acres, which would allow as many as 54 residential units on the property.

In 2006 the General Plan designation was changed from Medium Density Residential to Service Commercial. It was rezoned to SC: Service Commercial with a PD: Planned Development Overlay to allow for a 35-room country inn with 22 affordable residential units on site. The HP: Historic Preservation Overlay was also added to preserve the historic character of the Acacia House and landscaped gardens.

The project approved in 2010 allowed for a revision to the 2006 Use Permit project to include an increase of the number of hotel rooms from 35 to 57; to replace the requirement to have 22 affordable units with a mitigation measure for a monetary contribution of $750,000 to the affordable housing trust fund; to increase the number of guests allowed at events to 100; establishment of beer, wine and food service normally associated with bed and breakfast inns and catered foods for events; and to rezone the property from Service Commercial/Historic Preservation/Planned Development to Service Commercial/Historic Preservation.

Planning Commission Review:
The City Council has the sole authority to increase the Eating and Drinking Establishments Inventory, and therefore, all actions are recommendations to the City Council. The Planning Commission reviewed this project at their February 7, 2012 meeting. The Commission recommended approval of the project by a unanimous vote of 4-0, with Commissioner Pitts abstaining, as follows:

1. Recommend that the City Council determine that the prior Negative Declaration adopted for the project is adequate pursuant to Section 15162 of the CEQA Guidelines which states that where a Negative Declaration has been prepared, no additional CEQA review is required unless there are substantial changes to the project.

2. Recommend that the City Council approve, modify or deny a request to increase the Regulated Food and Beverage Establishments Inventory to 35 restaurants and a Use Permit Amendment for establishment of a new 40-seat restaurant within the Grandview Hotel.

3. Recommend that the City Council approve, modify or deny a request for a Demolition Permit to demolish the non-historic Pine, Palm & Walnut buildings to be replaced with hotel rooms, spa & meeting rooms and to demolish the non-historic Oak & Redwood buildings for the relocation of the parking to this area.

4. Recommend that the City Council approve, modify or deny a request for Design Review for the new replacement Palm, Pine and Walnut buildings, and a new Laurel Building to be utilized for hotel rooms and a new 3,500 square foot Meeting/Conference Room and a 3,500 square foot Spa/Fitness Center.

Analysis: General Plan:
The General Plan designation of the property was changed from Medium Density Residential to Service Commercial in 2006. No changes are requested to the General Plan designation.

The Service Commercial designation provides for *service and retail uses, restaurants, service stations, motels, public and quasi-public uses and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the Central Business district. The intent is for the SC district to be primarily local resident-serving in character. Strictly tourist-serving retail uses are prohibited within this designation.*

Analysis: Zoning:
The zoning of the property is SC: Service Commercial with a HP: Historic Preservation overlay. Hotels and motels are a conditional (use permit) use in the SC zoning district. Zoning Code Section 17.52.030 Conditional uses, states that:

> *Note: The city has established a limit on the number of eating and drinking establishments within such establishments as listed in the regulated food and beverage establishments' inventory. This inventory may be amended by action of the city council.*

Pursuant to Zoning Code Section 17.08.100 Concurrent permit/approval processing—multiple jurisdiction, the following provisions shall apply to multiple permit/approval processing and actions by decision-making bodies:

> *B. When more than one permit or other discretionary approval is required and authority rests with both the planning commission and city council, the final action on all discretionary permits or other approvals shall be taken by the city council. In such cases the planning commission's actions shall consist of recommendations to the city council.*

Zoning Code Section 17.48.090 identifies the standards applicable to food and beverage establishments. All uses are subject to a use permit to allow the Planning Commission to consider issues associated with water use, sewer generation, traffic, noise and circulation. The project site is located in an area that allows for a variety of retail and service uses, including food and beverage uses, and therefore through the application of conditions limiting the generation of water use, wastewater generation and similar issues, the project complies with the City's Zoning requirements.

Pursuant to Zoning Code Section 17.48.060, "Formula Restaurants" are prohibited. A formula restaurant means a restaurant devoted to the preparation and offering of food and beverage for sale to the public for consumption either on or off the premises and which is required by contractual or other arrangement to offer any of the following: standardized menus, ingredients, food preparation, décor, uniforms, architecture, or similar standardized features.

The proposed hotel restaurant will not be a formula restaurant. It is not part of any chain and there are no contractual requirements for standardized menus or décor. The restaurant will be designed to create an ambience that fits within the City of St. Helena and the Grandview Hotel.

Analysis: CEQA
A Mitigated Negative Declaration was adopted for the project in 2010 (Resolution No. 2010-88). Section 15162 of the CEQA Guidelines stipulates that where a Negative Declaration or EIR has been prepared, no additional CEQA review is required unless there are substantial changes to the project.

Staff has determined that the prior Mitigated Negative Declaration is an adequate analysis of the potential impacts of the construction of the previously approved 57 guest rooms on the subject site. Staff has incorporated all mitigation measures from the previous approval into the current project.

Analysis: Use Permit Amendment

The Planning Commission makes the following Use Permit findings pursuant to Municipal Code Section 17.168.050 to support the motion to approve the Use Permit:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees, business owners and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

Restaurant

The number of restaurants within St. Helena is established by the Regulated Food and Beverage Establishments Inventory. The inventory can only be amended by the City Council. The inventory is currently at 34 restaurants. To approve the restaurant, the council will need to increase the cap from 34 to 35. The proposed hotel restaurant will be open to guests as well as the public.

Access/Parking

All required public frontage and street improvements shall be designed and built in accordance with an approval by Caltrans in cooperation with the City of St. Helena Public Works Department.

The City’s Zoning Ordinance regulates development pertaining to on-site parking, loading and bicycle facilities by specific land use district. For projects containing 57 inn rooms (considering guests and employees), 57 parking spaces are required to address anticipated demand (1 per guest unit). The new proposed 40-seat restaurant requires 10 parking spaces (1 per 4 seats) for a total of 67 parking spaces. The 2012 project design includes the 67 spaces on-site and satisfies the requirements for required parking.

Traffic

The proposed addition of a 40-seat restaurant is the only change to the project approved by City Council in 2010 that would impact traffic. The proposed restaurant will be open to both the public and hotel guests, however, it is anticipated that primarily hotel guests will use the restaurant. Thus, the predominant traffic impacts associated with the restaurant are already accounted for in the trips attributed to the hotel guests.

The restaurant is expected to generate an additional 2-3 trips during the peak hour period based upon a trip generation rate established by the ITE and assuming 30% restaurant use by non-hotel guests. It is anticipated that the trip generation will be less given the fact that non-hotel guest will access the property by foot rather than a vehicle. In addition, restaurant hours are not expected to coincide with peak hour conditions on Main Street.

The potential trips generated by the non-hotel guests will have negligible impacts on the levels of service of Main Street. According to the recently adopted Napa County General Plan EIR, the LOS on Main Street with adoption of the preferred plan alternative and the mitigation measures included in the EIR is projected to degrade from LOS D to LOS F during the evening peak hour a the identified intersection closed to the Pratt Avenue/Main Street intersection. According to Caltrans data on traffic volumes, peak hour volume on Main Street at the intersection nearest to the project site is greater than 1200 vehicles. Thus, the additional trips expected to be generated by non-hotel guests to restaurant represent far less than a 1% increase, a negligible impact.

Water Conservation

The 2010 project entitlements included a requirement that prior to issuance of building permits, the owner/applicant shall be required to enter into a new Water Use Agreement with the City of St. Helena which limits water use at the property to 65 gallons of water per room per day (approximately 3,705 gallons per day). The property shall utilize well water from an existing well for all landscape irrigation.

The applicant's engineer submitted a water use report to determine if the previously approved project with the addition of the 40-seat restaurant will continue to be within the maximum allowable water usage for the project. Because of the many variables expected in hotel operations, it is difficult to conclude the absolute values for municipal water usage. As shown in the calculations in the report dated December 16, 2011 by Chaudhary & Associates, the estimated municipal water usage is 3,671 gal/day or approximately 1,339,915 gal/yr which is within the allowable project water usage.

Biology

Pacific Tree Care submitted an arborist report regarding removal and protection of trees. To ensure that those trees remaining on the site are protected during construction and allowed to mature into the future, mitigation measures shall be applied requiring compliance with the Arborist's report for all site work.

The replacement Palm building will be located in the same footprint as the existing building. Any modifications to the bank of York Creek shall require submission of plans for review and approval by the City Engineer and the California Department of Fish and Game, and where required by the Army Corps of Engineers.

Analysis: Design Review

The purpose of Design Review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. Zoning Ordinance Section 17.164.030 establishes the design criteria under which applications should be considered.

The purpose of Design Review is:

1. *To promote those qualities in the environment which bring value to the community.*
2. *To foster the attractiveness & functional utility of the community as a place to live and work.*
3. *To preserve the character & quality of our heritage by maintaining the integrity of those areas which have a discernible character or are of special historic significance.*
4. *To protect certain public investments in the area.*

5. *To encourage where appropriate, a mix of uses within permissible use zones.*
6. *To raise the level of community expectations for the quality of its environment.*

The following design criteria should be considered by the Planning Commission in review of this application (Zoning Ordinance Section 17.164.030):

1. *Consistency and compatibility with applicable elements of the general plan;*
2. *Compatibility of design with the immediate environment of the site;*
3. *Relationship of the design to the site;*
4. *Determination that the design is compatible in areas considered by the board as having a unified design or historical character;*
5. *Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;*
6. *Compatibility with future construction both on and off the site;*
7. *Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;*
8. *Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;*
9. *Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;*
10. *Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;*
11. *Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;*
12. *Whether natural features are appropriately preserved and integrated with the project;*
13. *Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;*
14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;*
15. *Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;*
16. *Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;*
17. *Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.*

<u>Green Building</u>

The adopted 2009 Housing Element of the General Plan includes Goal 5, Resource Conservation and policies to *Encourage alternative energy sources* and *Encourage energy and resource conservation. The City has adopted the California Green Building Standards (Municipal Code Chapter 15.53), the State's new Energy Efficiency Standards to ensure that new construction in the City meet or exceed these standards.*

A condition of approval requires compliance with Municipal Code Chapter 15.53, California Green Building Standards Code, known as the California Code of Regulations, Title 24, Part 11, with amendments set forth in Section 15.53.020 as adopted on January 1, 2011.

Historic Resources

Napa County Landmarks has reviewed the Grandview Hotel project previously and, therefore, focused their recent review on the current proposed changes which include a restaurant addition to the main historic building, the removal of non-historic structures replaced with new structures and the proposal for a new large structure behind the existing historic building. They believe that St. Helena has an interest in preserving the integrity of its historic resources and should advocate for their historically rich environment. On February 1, 2012, Napa County Landmarks provided the following general comments on the project:

- That the entire project shall adhere to the Secretary of Interior Standards;
- That the historic windows in the Acacia House shall be retained and repaired; and
- That any new additions or buildings be mindful, respectful of their historic setting and environment; that appropriate architectural proportions with attention to scale and intensity of use be considered.

Design

The current entitlements allow for the conversion and renovation of the site containing the historic Acacia House and adjacent buildings to accommodate 57 hotel rooms. While the number of total rooms on the site (57) will not change, the owners are proposing to remove additional, non-historic buildings beyond what was approved in 2010.

The historic Acacia House will be renovated and converted to five guest rooms, restaurant, reception area and space for business operations. A change to the project includes the expansion of the Regulated Food & Beverage Inventory to include a 40-seat restaurant within the Acacia House that will be used by both guests and the public.

The proposal includes new buildings to replace the remaining non-historic buildings that were previously to be reconstructed as part of the project analyzed by ARG in 2005. The new buildings proposed as part of this project are, by their design and materials, clearly distinguishable from the materials and style of the historic Acacia House. This is a key goal of The Secretary of Interior's Guidelines for the rehabilitation and construction of historic properties. In addition, the new buildings are set far enough away from the Acacia House so as not to compete with it in terms of materials, scale and proportionality. The buildings that are closer to the Acacia House (meeting room and spa) are single story in height and are subordinate in scale to the Acacia House. The use of materials and architectural style is comparable to the other new buildings proposed for the site. As recommended by ARG, the elevator tower required to comply with ADA requirements is will be fitted with horizontal siding to distinguish it from the historic fabric of the Acacia House, yet is sympathetic with the wood shingles. Key features of the site will also be preserved as follows:

- The fieldstone wall along Main Street will be reconstructed suing existing materials following the installation of the new driveway entrance that will align with Pratt Avenue as required by the City;
- The majority of specimen trees including palms and redwood are retained under both the approved project and the proposed revision;
- The fieldstone entrance piers and historic bubbler are preserved and incorporated into the proposed project design; and
- The sloped and landscaped front yard between the driveway and Main Street frontage is retained under the proposed project design.

The table below compares the 2010 approved project to the new proposed project:

Uses/Specification	2010 Approval	2011 Revision	Remarks
Building Area	35,686 +/- s.f.	38,186 +/- s.f.	
Building Stories	Per approved plans	Acacia House—3 stories Pine—3 stories Laurel—3 stories Palm—1 story each	Acacia House - 5 guest rooms Pine – 24 guest rooms Laurel - 16 guest rooms Palm – 1 story, 12 guest rooms
Guest Rooms	57	57	
Food Service	**Yes**	**Yes**	**2010 permit allowed for beer and wine, food service normally associated with bed and breakfast inns and catered foods for events (condition #33);** Proposal would include a 760 s.f. restaurant area within the Acacia house to be open to both guests and public
Spa	Yes	Yes	The approved project included a spa on the 3rd floor of the Acacia House. The revised plan includes a similar use but in a stand-alone 3,500 s.f. building. The proposed spa will be used by guests of the inn.
Meeting Room	No	Yes	The proposed project includes a 3500 +/- s.f. stand-alone meeting room building. Use of the meeting facilities will be by guests of the inn.
Parking	65 spaces provided	67 spaces provided	Parking under the proposed project will be valet-parking
Water Use	3,705 gpd	Per approved water use agreement	See attached water study dated December 15, 2011 prepared by Chaudhary & Associates

Landscaping

A revised landscape plan is included that conforms to the site plan submitted on November 18, 2011. Pacific Tree Care submitted an arborist report regarding removal and protection of trees. To ensure that those trees remaining on the site are protected during construction and allowed to mature into the future, mitigation measures shall be applied requiring compliance with the Arborist's report for all site work. The majority of specimen trees including palms and redwood are retained under both the previously approved project and the proposed revision and the sloped and landscaped front yard between the driveway and Main Street frontage is retained under the proposed project design. All landscape irrigation will be served via the existing on-site well.

Analysis: Demolition Permit
Zoning Code Section 17.164.050(E) implements the policy direction provided in the General Plan. As provided in this section, no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.*
2. *That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.*

Staff reviewed the application for pertinent information contained in the City's 1978 Historic Resources Inventory and 2006 directory of properties in the Historic Resources Inventory for Napa County. The Acacia House is listed on the Napa County Historic Resources Inventory and was identified as eligible for listing on the National Register.

According to the 2005 ARG historic assessment, only the Acacia House is a historic building eligible for listing as a historic resource on either the state or federal register. The remaining buildings are not eligible for listing and thus their removal would not adversely affect the historic integrity of the Acacia House, or its ability to be listed on either the state or federal register when compared to the approved project. Key historic features of the site as identified by ARG (fieldstone wall along main street; fieldstone entrance piers; historic bubbler; matures trees; and sloped and landscaped front yard with green lawn area) are largely preserved by the current project design.

The 1912 hotel annex on the grounds (Walnut Cottage) does not appear to be eligible for the National or California Registers because it does not retain sufficient integrity to its original construction. The windows of this building, which were originally wood, have all been replaced with vinyl window frames and sashes. This alteration has significantly changed the building's character. The apartment buildings and Maintenance Building, which were constructed in the 1950s and 1970s, do not possess the exceptional significance required to qualify for the National or California Registers.

The attached photographs, provided as part of the application submittal materials, show the existing structure on the site. There is no evidence to support that these are historic structures or contain historic elements. Therefore, staff believes that the findings (identified above) can be made by the Planning Commission supporting demolition of the existing structures.

Before Demolition Permit issuance, the applicant shall be required to submit a construction waste management plan that complies with Section 5.408 of the California Green Building Code. To reduce demolition debris, and to the extent practicable, reusable materials shall be recycled through a deconstruction service.

Staff Comments/Recommendation
The proposal to convert the existing property to its previous use as an inn, to include restoration of the historic Acacia House and the landscaped gardens, represents a significant benefit of the project. The proposal is also consistent with the General Plan, Zoning Ordinance, and with the Secretary of the Interior's Standards for Rehabilitation.

The project approved in 2010 did allow for establishment of beer, wine and food service normally associated with bed and breakfast inns and catered foods for events. The only change to the project approved by City Council in 2010 is that the restaurant will be open to both the public and hotel guests, however, it is anticipated that primarily hotel guests (70%) will use the restaurant.

Staff has incorporated all pertinent conditions from the previous approval into the current project. Staff has determined that the required findings can be made, and therefore, staff recommends approval subject to the draft conditions as attached herein.

Recommended City Council Action

1. Determination that the prior Negative Declaration adopted for the project is adequate pursuant to Section 15162 of the CEQA Guidelines which states that where a Negative Declaration has been prepared, no additional CEQA review is required unless there are substantial changes to the project.
2. Approve a request to increase the Regulated Food and Beverage Establishments Inventory to 35 restaurants and a Use Permit Amendment for establishment of a new 40-seat restaurant within the Grandview Hotel.
3. Approve a request for a Demolition Permit to demolish the non-historic Pine, Palm & Walnut buildings to be replaced with hotel rooms, spa & meeting rooms and to demolish the non-historic Oak & Redwood buildings for the relocation of the parking to this area.
4. Approve a request for Design Review for the new replacement Palm, Pine and Walnut buildings and a new Laurel Building to be utilized for hotel rooms and a new 3,500 square foot Meeting/Conference Room and a 3,500 square foot Spa/Fitness Center.

Attachments:
Draft Resolution
Location Map
Proposal Statement
Planning Commission Action Minutes
Correspondence from Napa County Landmarks dated 2-1-12
Regulated Food & Beverage Establishments Inventory
Site Plan – 2005
Site Plan – 2006
2012 Site Plan/Elevations/Floor Plan
Landscape Plan
Photos

CITY OF ST. HELENA

RESOLUTION _____

APPROVING DESIGN REVIEW, A DEMOLITION PERMIT, & USE PERMIT AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (2010-19) FOR AN INCREASE TO THE REGULATED FOOD AND BEVERAGE ESTABLISHMENTS INVENTORY TO ALLOW FOR A NEW 40-SEAT RESTAURANT AT THE GRANDVIEW HOTEL LOCATED AT 1915 MAIN STREET

PROPERTY OWNER: Grandview Hotel Investors, LLC APN: 009-490-009

Recital

1. A Use Permit Amendment to a previously approved Use Permit (2010-19) was submitted by the owners, Grandview Hotel Investors, LLC, of the Grandview property located at 1915 Main Street.

2. The current entitlements allow for the conversion and renovation of the site containing the historic Acacia House and adjacent buildings to 57 hotel rooms. While the number of total rooms on the site (57) will not change, the owners propose to remove additional, non-historic buildings beyond what was approved in 2010 to be replaced with new buildings designed to reinforce the historic components of the Acacia House.

3. The historic Acacia House will be returned to its prominence on the site and will be renovated and converted to five guest rooms, restaurant, reception area, common areas for guests, and space for business operations. A change to the previously approved project includes the expansion of the approved food service within the Acacia house to include a 40-seat restaurant that will be jointly used by both guests and the public.

4. Other changes include:
   - Palm Building – A two-story replacement building for Palm building will contain 12 guest rooms on the upper floor with storage functions located on the lower floor. The replacement Palm building will be located in the same footprint of the existing building;
   - Pine Building – A three-story replacement building for Pine will contain 24 guest rooms;
   - Walnut building - A 3,500 square foot meeting & conference Room and a 3,500 square foot spa/fitness center. (A 1,178 square foot spa was previously approved in 2006);
   - New Laurel Building - Approved in 2006 for 10 rooms and will expand to 16 guest rooms;
   - Demolition of the Oak & Redwood buildings for the relocation of the parking into this area along the south property line; and
   - A new 40-seat restaurant to serve the guests and public along with a request for an increase to the Regulated Food and Beverage Establishments Inventory.

- Rather than distributing the parking areas throughout the site as originally approved, the revised site plan includes the parking in one area along the south property line. Valet parking for both hotel and restaurant guests will be available 24 hours per day. Arriving guests will be dropped off at the porte-cochere with valets relocating the vehicles to the south side parking area.

5. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on the applicant's proposal on February 7, 2012 reviewing the public record, including all application submittal materials, letters submitted regarding the proposal and staff reports, opening a public hearing to receive testimony from the applicant and interested persons, and deliberating on the project and recommended approval to the City Council.

6. The City Council of the City of St. Helena, State of California, held a noticed public hearing for this project on February 28, 2012 and which was continued to March 27, 2012.

Resolution

A. The Planning Commission considered and recommended that the City Council find that the prior Negative Declaration adopted for the project is adequate for analysis of the environmental impacts and as pursuant to Section 15162 of the CEQA Guidelines which states that where a Negative Declaration has been prepared, no additional CEQA review is required unless there are substantial changes to the project.

B. The City Council hereby amends the Regulated Food and Beverage Establishments Inventory by increasing number of restaurant from 34 to 35 restaurants and a Use Permit Amendment for establishment of a new 40-seat restaurant within the Grandview Hotel.

C. The City Council makes the following Conditional Use Permit findings, contained in Zoning Ordinance Section 17.168.050, to support the motion to approve a Use Permit Amendment to the previously approved 57-room hotel on the subject parcel:

1. That, as conditioned and with the recommended mitigations place, the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant to include up to 65 off-street parking spaces, adequate off-street parking to accommodate the long term parking needs of residents, employees and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

D. The City Council approves the Design Review subject to the applicable Design Criteria contained in Zoning Ordinance Section 17.164.030. for construction of the following:
   1. Palm Building – A two-story replacement building for Palm building will contain 12 guest rooms on the upper floor with storage functions located on the lower floor. The replacement Palm building will be located in the same footprint of the existing building;
   2. Pine Building – A three-story replacement building for Pine will contain 24 guest rooms;
   3. Walnut building - A 3,500 square foot meeting & conference room and a separate 3,500 square foot spa/fitness center. (A 1,178 square foot spa was previously approved in 2006); and
   4. New Laurel Building - Approved in 2006 for 10 rooms and will expand to 16 guest rooms.

E. The City Council approves the Demolition Permit to remove five existing non-historic structures (Pine, Palm, Walnut, Oak & Redwood buildings) on the site, as provided for in Zoning Ordinance Section 17.164.050(E), and subject to the following:

   1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
   2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

F. The City Council approves the project entitlements, as identified herein, subject to compliance with the following conditions. This project shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of the approval. The conditions noted below are particularly pertinent to this action and shall not be construed to permit violation of other laws and policies not so listed.

   1. This approval shall be vested within one (1) year from the date of action. A building permit for the use allowed under this Use Permit shall have been obtained within one (1) year from the effective date of the Use Permit or the Use Permit shall expire; provided however that the Use Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.

2. This approval is valid for this use only. New approvals must be applied for upon any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.

3. Any request for an extension of the terms of this approval must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

4. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.

5. Compliance with all permit conditions shall occur in accordance with specific regulations, but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

6. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless against any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

7. Provided they are in general compliance with this permit, minor modifications may be approved by the Planning Director.

8. This permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and the benefit of the City of St. Helena.

9. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official/Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

10. Prior to submittal of a building permit application, all plan sheets shall be revised to be consistent with the City's approval and coordinated with the civil and landscaping plans.

11. Construction shall be in compliance with plans reviewed and approved by the City on March 27, 2012, to comply with the applicable conditions provided herein and the associated adopted mitigation measures.

12. Resolution 2010-91, accepting a New Water Use Agreement dated August 24, 2010 for 1915 Main Street was adopted. Prior to issuance of building permits, the owner/applicant shall be required to enter into a new Water Use Agreement with the City of St. Helena which limits water use at the property to 65 gallons of water per room per day (approximately 3,705 gallons per day). The property shall utilize well water for all landscape irrigation.

13. The hotel project shall be designed for all feasible water conservation technology. Consistent with St. Helena Municipal Code Article IV, Water Conservation Section 18.44, New Development, the applicant shall be required to retrofit existing dwellings prior to receiving a certificate of occupancy. Retrofits must be completed prior to issuance of certificate of occupancy.

14. Prior to issuance of building permit, the applicant shall be required to obtain approval of the Napa County Department of Environmental Management for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by Napa County DEM prior to issuance of any building permits for said areas. An annual food permit will be required.

15. As part of the construction documents for a building permit application, the applicant shall submit a detailed landscaping plan for review and approval prior to the issuance of any building permits. This plan shall include details and specifications for other landscaping features and detailed irrigation plans, planting details, such as location, number and sizes of the plant materials, and the specifications for planting. Street trees shall be reviewed for approval by the City prior to submitting an application to Caltrans, where required as part of an encroachment permit application.

16. The applicant shall install the landscape irrigation lines in accordance with reclaimed water standards, in consideration of the future reclaimed water lines.

17. The landscape plan shall depict trees to be protected, removed, and replaced and shall be consistent with the State of California's Water Efficient Landscape Ordinance (WELO) and approved by the Planning Director before issuance of a building permit. (PW)

18. Plant materials shall be purchased from a source that verifies they have been inspected for glassy winged sharpshooter to ensure that they will not contribute to the spread of Pierce's disease to the surrounding vineyards.

19. Unless otherwise provided in the Arborists Report for the project, each tree or group of trees to be preserved within the vicinity of the construction site shall be protected by enclosure with a six (6) foot chain link fence prior to grading or movement of heavy equipment. The minimum distance of the fence from the tree shall be at the drip line, but may be extended an additional 10' to include the root zone which shall be determined by the project or City Arborist. Fencing shall remain in place until such time as the Building Inspector is assured the trees are no longer in danger of construction damage.

20. Unless otherwise provided in the Arborists Report for the project, the following activities are prohibited under the drip line of protected trees unless authorized by the Planning Director under the advice of the City Arborist or project arborist:
    a. Change in the amount of irrigation provided to the protected tree from that which was provided prior to the commencement of construction activity.
    b. Trench, grade or pave into the drip line of a protected tree.

c. Change the grade elevation by more than 6” within the drip line of the tree and for a distance of 30’ outward from the drip line of the tree.
d. Park or operate any motor vehicle within the drip line area of a protected tree, except within designated parking areas.
e. Place or store any equipment or construction materials within the drip line area of the tree.
f. Attach any signs, ropes, cables or any other items to the tree.
g. Cut or trim any branch of the tree for temporary construction purposes.
h. Place or allow flowing into or over the root zone area of any tree any oil, fuel, concrete mix, paint, solvent, plaster or other deleterious substance.

21. The applicant shall be required to fully implement the recommendations of the City’s arborist, as provided in the preliminary report submitted to City dated 8/8/05 and 10/24/05. A final report shall be prepared and submitted by the arborist as part of the building permit application and approved by the City prior to receiving a grading or building permit authorizing site work or construction on the site.

22. Prior to receiving a building permit authorizing construction on the site, the applicant shall provide and receive approval of an exterior lighting plan. Exterior lighting shall be designed to direct illumination downward or shielded to prevent glare onto the driveway, public roadway and adjacent properties.

23. The applicant shall provide for the enclosed storage of trash and separated recyclable materials and shall be included on the building permit submittal. Should the area designated for trash storage prove insufficient to accommodate approved uses on the site, the applicant agrees to provide alternative means (e.g. expanded facilities, more frequent collection, etc.) to address this issue.

24. Pursuant to Napa County Landmarks recommendation, the entire project shall adhere to the Secretary of Interior Standards; the historic windows in the Acacia house shall be retained and repaired; any new additions or buildings shall be mindful, respectful of their historic setting and environment; and that appropriate architectural proportions with attention to scale and intensity of use be considered.

25. The applicant shall submit manufacturer information pertaining to the noise generation of any mechanical equipment that is proposed to be located on the exterior of the structure. The information will help the building official determine whether the ambient noise level at any property line will be increased by more than 5 dBa. If it is determined that the noise level will be increased by more than this amount, appropriate measures shall be imposed to reduce the increase in the ambient noise level to less than 5 dBa. These measures could include replacement, relocation, removal or shielding of the equipment.

26. The applicant and/or construction manager shall notify all contractors and subcontractors that no trespassing is allowed on adjoining properties.

27. This property adjoins an agricultural district. There exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal,

normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

28. In compliance with Title 25, Housing and Community Development law, a manager, janitor, housekeeper or other responsible person shall be on premises 24 hours per day, seven days per week.

29. The applicant shall be responsible for compliance with all mitigations measures adopted as part of this project and listed in the Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) dated August 2010 adopted as part of this permit.

30. No signs shall be installed without approval of a Sign Permit, as required by the City's Sign Ordinance.

31. The applicant shall be required to construct and maintain a solid six foot fence with two feet of lattice at the property line adjacent to the south neighbors where the existing chain link fence with wood slats and existing wood fence are presently located. This fence will provide for additional privacy between properties where elevated outdoor decks facing the south at the Oak and Redwood Cottages and raised terrace will be used by guests and could affect the privacy of the adjoining neighbors. The design and location of this fence shall be shown on the construction drawings presented as part of the building permit application submittal.

32. The swimming pool area shall be posted "Quiet Hours – 10:00 P.M. to 8:00 A.M."

33. Complete plans for the swimming pool and/or spa must be submitted to Napa County Department of Environmental Management for review and approval prior to approval of building permits. An annual pool permit will be required.

34. Events conducted on the site shall be limited to no more than 100 persons in attendance, except for up to three events in a given year that may have up to 125 persons in attendance. No more than one event shall be conducted on the site each month. Valet parking or shuttle service shall be provided for all events that include guests not otherwise registered at the inn since parking is not provided on the site to accommodate demand beyond the spaces needed for operation of the inn and residential uses. Amplified music for the events shall be limited to no more than a total of three events in a given year, and only when the City and neighbors are notified in advance of such events and the music ceases at 10:00 p.m.

35. Serving of beer and wine and operation of a wine bar, all beer and wine sales, use and consumption shall be in compliance with a license issued by Alcoholic Beverage Control.

36. The applicant shall be responsible for relocation of the historic street light presently located within the area of the proposed new driveway. To the extent that this historic street light may be located to the north of the new driveway to avoid conflicts with the adjacent residential driveway south of the project site, this alternative is preferred.

<u>Public Works</u>:

37. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements. Improvements shall conform to the requirements previously approved as Resolution 2010-91 including any items agreed to in those public hearings.

38. The improvement plans shall incorporate all grading, drainage, and utilities shown on the approved Use Permit package, those items agreed to in public hearings, those improvements as stated in the mitigations for the Negative Declaration of Resolution 2010-91, the requirements of the 2010-91 conditions of approval, the requirements of these conditions and those improvements required by any codes in effect at the time of plan submittal.

39. The applicant shall construct all on- and off-site improvements in accordance with improvement plans and supporting calculations and documentation that are prepared by a registered Civil Engineer and reviewed and approved by the City of St. Helena Public Works Department and Caltrans, where applicable. The improvement plans shall included detailed designs for all on- and off-site utilities, if applicable, water, sewer, grading, drainage, erosion control and paving. The plans and calculations must be approved by the City Engineer and Caltrans, where applicable, prior to issuance of a building permit.

40. The applicant shall be required to obtain an encroachment permit from the California Department of Transportation (Caltrans) for improvements on Main Street/State Highway 29 prior to receiving a grading or building permit authorizing site work or construction activities on the site. All conditions required by Caltrans shall be incorporated into the project and to the extent that the project is changed as a result of such conditions, the developer may be required to seek additional review by the City. The Caltrans encroachment permit and approved plans shall be submitted to Public Works prior to grading or building permit issuance.

41. The developer shall install at the developer's expense other infrastructure improvements as determined by hydrology analyses, etc, to include relocation of existing utilities and infrastructure facilities and connections, improved drainage facilities and other improvements as shown in the Highway 29 Specific Plan or as amended by the City Engineer.

42. Any request for reimbursement of public improvements shall be made pursuant to procedures in Chapter 17.176.

43. The applicant shall submit a geotechnical report with the submittal of the improvement plans. The improvement plans shall be reviewed and approved by the geotechnical engineer.

44. The applicant shall submit a drainage and hydrology analysis for the project impact, including downstream erosion potential, to the City of St. Helena Public Works Department with the Improvement Plan submittal in accordance with City of St. Helena, Napa County and State of California codes in effect at the time of said improvement plan submittal. If inadequate downstream drainage facilities are found to exist, a program to either upgrade existing facilities or construct new drainage facilities on the west side of Main Street/Highway 29, consistent with the Specific Plan and the City of St. Helena Storm Drain Master Plan, shall be identified. The developer may be required to install stabilization at the outlet on the east side of Main Street for erosion control. On-site stormwater detention/retention/infiltration facilities are encouraged and may be required in accordance with current City, County and State law.

45. Stormwater treatment shall be designed and constructed in accordance with State of California standards to provide the necessary retention volume and infiltration surface area for the stormwater run-off for a 2 year 24 hour storm event. The release of the difference between the pre- and post-developed flows will be metered so as not to exceed the peak of the pre-developed flows for the 10-50-100 year storm events. The storm drain size shall be in accordance with the City of St. Helena Master Storm Drain Plan and the Highway 29 Corridor Specific Plan, or as amended by the City Engineer. The system to detain the post-developed flows will be designed in accordance with City standards and all current federal, state and county codes governing such improvements.

46. Modification to the York Creek stream bank shall require submission of plans and approval by the City Engineer along with California State agencies such as the Department of Fish and Game and the Regional State Water Resources Board, and where required, the Army Corps of Engineers prior to improvement plan approval.

47. The developer shall underground any on-site existing local-serving overhead utility lines per St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of project developers.

48. Project water usage shall conform to the water use agreement as approved as Resolution 2010-91 of 3705 gallons per day maximum for the project. All landscape irrigation water will be served via an on-site water well. Pool water shall be trucked in.

49. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.

50. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.

51. To ensure that adequate fire truck access and circulation exists, no grading or building permits shall be issued until the site improvement plans are submitted and approved by the City Public Works and Fire Departments incorporating ladder truck turning templates and vertical profiles on the driveway access.

52. Hydrant locations to be approved by the Fire Department. Provide and coordinate the location with the Fire Department for an additional Fire Hydrant fronting the Acacia House. The original fire sprinkler system design for the Acacia House shall meet current fire standards. After review of the angle of Departure Design, provide the following:
    a. Confirm the source of where the Fire Truck Turn specifications and angle of departure were obtained from;
    b. Provide a minimum of 1' clearance between lower orientations of fire truck and road surface;
    c. Provide Fire Flow calculations for site and assure that 6" main is sufficient for demand;
    d. Assume the 4" fire water mains serving multiple buildings are providing sufficient

53. Fire hydrants along the project frontage in the public right of way may be required by the Fire Department/Fire Marshall to be installed at the developer's expense.

54. If applicable, the Applicant shall indicate in writing to the City of St. Helena the disposition of all existing water well(s) within the parcel(s) (Chapter 13.16 St. Helena Municipal Code). If one or more wells are to be abandoned, or abandoned and have not been properly destroyed, the Applicant shall provide the City with a true and correct copy of a Permit approved by the Napa County Department of Environmental Management for destruction of the well(s) in conformance with the applicable State of California Water Well Standards as well as confirmation of such destruction in the form of a true and correct copy of the State of California Department of Water Resources Form-188 filed by the Applicant's contractor for each such destruction.

55. Where applicable, existing wells must be properly protected from potential contamination. Any well that is not destroyed must be properly protected and approved backflow prevention devices installed according to the City Water Specifications.

56. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards and shall include the addition of a grease interceptor for food/beverage service activities.

57. Any existing on-site septic systems must be demolished in accordance with the County Department of Environmental Management (DEM) guidelines prior to any clearing, grubbing or grading.

58. The applicant shall be required to mitigate the increase in wastewater generation on the downstream sewer system by constructing a new 6" force main with a 10" containment pipe from the Crinella Pump Station to the existing sewer system at Railroad and Fulton Avenues (approximately 1210 linear feet) at the developer's expense.

59. The applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual

stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.

60. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.

61. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. These areas shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.

62. The applicant shall install the landscape irrigation lines in accordance with reclaimed water standards, in consideration of the future reclaimed water lines.

63. All property lines adjoining public streets shall have a 10-foot Public Utility Easement; recorded deeds shall be submitted to the City Engineer prior to issuance of a building permit.

64. Deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per Caltrans and City specifications, extent to be determined by the Public Works Department.

65. Existing streets being cut by new services will require edge grinding and an A.C. overlay per Caltrans and City standards, extent to be determined by the Public Works Department.

66. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.

Approved at a Regular Meeting of the St. Helena City Council on March 27, 2012 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED: ATTEST:

_____	_____
Delford Britton	Delia Guijosa
Mayor	City Clerk

Grandview Hotel
Project Site
1915 Main Street

presidiocompanies

PROJECT STATEMENT
GRANDVIEW INN
1915 MAIN STREET ST. HELENA, CALIFORNIA

Grandview Hotel Investors, LLC has recently acquired the historic property and accompanying current entitlements at 1915 Main Street. The current entitlements allow for the conversion and renovation of the property containing the historic Acacia House, 35-room country inn and 22 studio apartments to 57 hotel rooms. The current ownership group desires to modify the entitlement and project to better conform to their business objectives. They have engaged the architectural firm The HR Group, local landscape architect Jonathan Plant Associates, and civil engineers Reichers Spence & Associates to assist them with the desired modification.

While the number of total rooms on the site (57) will not change, the owners are proposing to remove the three non-historic buildings, referred to in the record as Pine, Laurel and Palm and replace them with new buildings that are specifically designed to reinforce the historic components of the Acacia House.

The basic elements of the project will not change. The historic Acacia House will be returned to its prominence on the site and will be renovated and converted to five (5) guest rooms, restaurant, reception area, common areas for guests, and space for business operations. A change to the approved program involves the expansion of the approved food service within the Acacia house to include a 40-seat restaurant that will be jointly used by both guests and the public.

The replacement building for Palm will contain twelve (12) guest rooms on the upper floor with storage functions located on the lower floor. The replacement building footprint for the Palm building will be located no closer to the top of bank of York Creek than the existing building.

Two new 3-story buildings are proposed along the west property line to replace the existing structures. Elevator access will be provided to each floor. These newly constructed buildings will contain forty (40) guest rooms. Each guest room will have commanding views of the Beringer Vineyards beyond the west property line and will have access to a private balcony or deck with western, sunset views. A new swimming pool and spa will be located between the two new buildings to include rest rooms and bar area.

Two other new program elements complete the proposed revision: the construction of a new 3,500 g.s.f. meeting/conference room and a 3,500 g.s.f. spa facility. These two buildings are to be located west of and behind the Acacia House. Finally rather than distributing the required parking areas

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throughout the site as originally approved, the revised site plan includes all parking spaces to be located along the south property line. Valet parking for both hotel and restaurant guests will be available 24 hours per day. Arriving guests will dropped off at the porte-cochere with valets relocating the vehicles to the south side parking area.

Each new building has been carefully designed and sited to complement but not compete with the historic Acacia House.

The owners have engaged Jonathan Plant Associates and the design firm of Gensler, a global architecture and design firm, to assist with planting and color schemes to integrate the new additions to the site with the historic Acacia House.

The revised project is described more fully in the plan set that accompanies the request for design permit and use permit modification. The project complies with all setback, parking, coverage and height requirements of the city's zoning ordinance. In addition, the project is designed to conform to the recently approved water use agreement. Finally the owners will be seeking to amend some of the original conditions of approval to better conform to the program objectives of the revised project.

Approval of the project as described on accompanying plan set dated November 16, 2011 is requested.

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MINUTES
ST. HELENA PLANNING COMMISSION
VINTAGE HALL BOARD ROOM – 2ND FLOOR
465 MAIN STREET, ST. HELENA
FEBRUARY 7, 2012
7:00 P.M.

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE AND ROLL CALL

Present: Commissioners Pitts, Kistner, Heil, Parker, & Chairperson Galbraith
Absent: None

Staff:
Present: Greg Desmond, Interim Planning Director
Shelley Mills, Associate Planner
Debby Hight, Assistant Public Works Director & City Engineer
Cynthia Carpenter, Planning Administration
Absent: None

3. APPROVAL OF MINUTES: January 17, 2012

IT WAS MOVED BY COMMISSIONER HEIL, SECONDED BY COMMISSIONER PITTS, TO APPROVE THE MINUTES OF JANUARY 17, 2012.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: COMMISSIONERS HEIL, PITTS, KISTNER, PARKER, & CHAIRPRSON GALBRAITH
NOES: NONE
ABSENT: NONE
ABSTAIN: NONE

4. PUBLIC FORUM: NONE

5. COMMUNICATIONS AND PETITIONS: NONE

Commissioner Kistner noted that she had recently spoken with Mr. Friedrich regarding a letter sent with regards to her comment at the previous meeting about concerns with the waiving of City fees. She noted that Mr. Friedrich had misunderstood her comment referencing his hotel project, and that everything was now better understood and he is no longer concerned.

6. RECOMMENDED CONSENT CALENDAR:

Continued from 1/17/2012

6.1 2011-70: DESIGN REVIEW
LOCATION: 1350 MAIN STREET
APPLICANT: PAUL VORLAND & CLARK HARDING representing ODD FELLOWS LODGE #167 I00F

Request for Design Review to complete phase two of the Seismic Retrofit and ADA Compliance project that began in 2004. The building has been structurally reinforced from the foundation to the top of the second floor walls, as the first phase of seismic renovation. The second phase will finish the seismic reinforcing by building a structural diaphragm at the roof level and establishing ADA compliant access to the second floor.

The Odd Fellows Lodge building is a historic building made of structurally reinforced masonry located at 1350 Main Street in the CB: Central Business zoning district. (APN: 009-212-004)

CEQA: Exempt
REQUIRED ACTION: Open & close the public hearing; accept the required findings and approve the request complete phase two of the Seismic Retrofit and ADA Compliance project that began in 2004.

COMMISSION ACTION: *Opened & closed the public hearing; accepted the required findings and approved the request complete phase two of the Seismic Retrofit and ADA Compliance project that began in 2004.*

6.2 Building Permits & Design Review Exemptions

COMMISSION ACTION: *Opened & closed the public hearing; accepted the required findings and approved the Building Permits & Design Review Exemptions as recommended by staff for approval on the Consent Calendar.*

IT WAS MOVED BY COMMISSIONER HEIL, SECONDED BY COMMISSIONER PARKER, TO APPROVE ITEM 6.1 (1350 MAIN STREET), & 6.2 (BUILDING PERMITS AND DESIGN REVIEW EXEMPTIONS) AS RECOMMENDED BY STAFF ON THE CONSENT CALENDAR:

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: COMMISSIONERS HEIL, KISTNER, PARKER, & CHAIRPERSON GALBRAITH
NOES: NONE
ABSTAIN: COMMISSIONER PITTS, ITEM 6.1 (1350 MAIN)
ABSENT: NONE

7. SIGN PERMIT/ADMINISTRATIVE DETERMINATION: NONE

8. PUBLIC HEARINGS/ PLANNING COMMISSION ACTION IS FINAL:

8.1 2010-26: AMENDMENT to a previously approved DESIGN REVIEW
LOCATION: 1643 SCOTT STREET
APPLICANT: PETER ALEXANDER

Request for replacement of a non-conforming, approximately 200 square foot garage with a new, conforming 322 square foot garage located at 1643 Scott Street in the MR: Medium Density Residential Zoning district. (APN 009-294-004)

CEQA: Exempt
REQUIRED ACTION: Open & close the public hearing; accept or reject the required findings and approve or deny the request for replacement of a non-conforming, approximately 200 square foot garage with a new, conforming 322 square foot garage located at 1643 Scott Street.

COMMISSION ACTION: *Opened & closed the public hearing; received public testimony; accepted the required findings and approved the request for replacement of a non-conforming, approximately 200 square foot garage with a new, conforming 322 square foot garage located at 1643 Scott Street.*

IT WAS MOVED BY COMMISSIONER HEIL, SECONDED BY COMMISSIONER KISTNER, TO ACCEPT THE REQUIRED FINDINGS AND APPROVE THE REQUEST FOR REPLACEMENT OF A NON-CONFORMING, APPROXIMATELY 200 SQUARE FOOT GARAGE WITH A NEW, CONFORMING 322 SQUARE FOOT GARAGE LOCATED AT 1643 SCOTT STREET.

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: COMMISSIONERS HEIL, KISTNER, PITTS, & CHAIRPERSON GALBRAITH
NOES: NONE
ABSTAIN: COMMISSIONER PARKER
ABSENT: NONE

8.2 2011-65: DESIGN REVIEW, DEMOLITION PERMIT & USE PERMIT AMENDMENT
LOCATION: 1915 MAIN STREET
APPLICANT: JEFF REDDING representing GRANDVIEW HOTEL INVESTORS, LLC

Request for Design Review, Demolition Permit, & Use Permit Amendment to a previously approved Use Permit (2010-19) for the Grandview Hotel to include the following:

1. Demolition of the three non-historic buildings – Pine, Palm & Walnut and replace them with new hotel rooms. The Palm building will contain 12 guest rooms on the second floor and storage on the first floor. The Pine building will contain 16 guest rooms and the Walnut building to be replaced with a 3,500 square foot Meeting & Conference Room and a 3,500 square foot Spa/Fitness Center. (A 1,178 spa was previously approved in 2006.);
2. Expansion of the Laurel building to include 14 guest rooms (10 rooms previously approved in the Laurel building in 2006);
3. A new 40-seat restaurant to serve the guests and public along with a request for an increase to the Regulated Food and Beverage Establishments Inventory;
4. Demolition of the Oak & Redwood buildings for the relocation of the parking into this area along the south property line.

The total number of 57 hotel rooms as previously approved will not change. The property is located at 1915 Main Street and is zoned Service Commercial with a Historic Preservation overlay. (APN 009-490-009)

CEQA: Prior Negative Declaration Adequate
REQUIRED ACTION: Open & close the public hearing; accept or reject the required findings and approve or deny the request for Design Review, Demolition Permit, & Use Permit Amendment to a previously approved Use Permit (2010-19) for the Grandview Hotel.

COMMISSION ACTION: *Opened & closed the public hearing; accepted the required findings and approved the request for Design Review, Demolition Permit, & Use Permit Amendment to a previously approved Use Permit (2010-19) for the Grandview Hotel, as noted above*.

IT WAS MOVED BY COMMISSIONER HEIL, SECONDED BY COMMISSIONER KISTNER, TO ACCEPT THE REQUIRED FINDINGS AND APPROVE THE REQUEST FOR DESIGN REVIEW, DEMOLITION PERMIT, & USE PERMIT AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (2010-19) FOR THE GRANDVIEW HOTEL TO INCLUDE THE FOLLOWING:

1. DEMOLITION OF THE THREE NON-HISTORIC BUILDINGS – PINE, PALM & WALNUT AND REPLACE THEM WITH NEW HOTEL ROOMS. THE PALM BUILDING WILL CONTAIN 12 GUEST ROOMS ON THE SECOND FLOOR AND STORAGE ON THE FIRST FLOOR. THE PINE BUILDING WILL CONTAIN 16 GUEST ROOMS AND THE WALNUT BUILDING TO BE REPLACED WITH A 3,500 SQUARE FOOT MEETING & CONFERENCE ROOM AND A 3,500 SQUARE FOOT SPA/FITNESS CENTER. (A 1,178 SPA WAS PREVIOUSLY APPROVED IN 2006.);
2. EXPANSION OF THE LAUREL BUILDING TO INCLUDE 14 GUEST ROOMS (10 ROOMS PREVIOUSLY APPROVED IN THE LAUREL BUILDING IN 2006);
3. A NEW 40-SEAT RESTAURANT TO SERVE THE GUESTS AND PUBLIC ALONG WITH A REQUEST FOR AN INCREASE TO THE REGULATED FOOD AND BEVERAGE ESTABLISHMENTS INVENTORY;
4. DEMOLITION OF THE OAK & REDWOOD BUILDINGS FOR THE RELOCATION OF THE PARKING INTO THIS AREA ALONG THE SOUTH PROPERTY LINE.

THE TOTAL NUMBER OF 57 HOTEL ROOMS AS PREVIOUSLY APPROVED WILL NOT CHANGE. THE PROPERTY IS LOCATED AT 1915 MAIN STREET AND IS ZONED SERVICE COMMERCIAL WITH A HISTORIC PRESERVATION OVERLAY

MOTION CARRIED BY THE FOLLOWING ROLL CALL VOTE:

AYES: COMMISSIONERS HEIL, KISTNER, PARKER, & CHAIRPERSON GALBRAITH
NOES: NONE
ABSTAIN: COMMISSIONER PITTS
ABSENT: NONE

9. PUBLIC HEARINGS/ RECOMMENDATIONS TO CITY COUNCIL: NONE

10. REFERRALS: NONE

11. SCHEDULED MATTERS:

11.1 Planning Commission Nomination & Election of Chairperson

The Interim Director explained that staff is wishing to obtain clarification with regards to how the nomination and election of the Chairperson is conducted, how the language is presented in the Municipal Code & Planning Commission Bylaws. There is no real clarity between the two documents as to whether the election period or term is one calendar year or should take place in July of each year. Staff is requesting clarification from the City's legal council and will bring that information to the next Commission meeting.

Chairperson Galbraith noted that it was his understanding, and made good sense to him, that the reason for the reference to July of each year in the Bylaws corresponds with the seating of new Commission members. However, if the City Attorney feels different the Commission will uphold that determination.

12. REPORTS BY STAFF AND PLANNING COMMISSION:

Staff announced that the draft Short Term Rental ordinance would be presented to the City Council for discussion on February 14, 2012.

As for the updating of the water regulations as they pertain to the water section of the Public Facilities element of the General Plan Update, staff noted that they will be moving forward with updates of that section to reflect language additions and changes noted earlier.

Further, staff noted that they hope to begin discussion of Second Units in March.

Regarding the short-term rental draft ordinance, the draft will be discussed at City Council, however it will come back to the Planning Commission for consideration and recommendations to City Council.

Staff noted that the Sherwin project is moving forward with a new site plan which is currently being reviewed by department staff. The Commissioners can expect to review it in the near future.

Finally, Chairperson Galbraith noted that the City Manager provided the Resolution that details conduct expectations for the City's Council and Commission members as part of the weekly news report from City Hall. The Chairperson stated that as conduct expectations are so important, he believes that staff ought to come back with a change to the Bylaw document that officially adopts these important expectations, referencing the Resolution and standards contained therein.
He encouraged all members to read the Resolution from time to time. He also noted that the standards can be found on the City's website.

13. AGENDA FORECAST:

February 21, 2012

Vineland Station Final Map
2011-57: 195 Main, El Bonita Hotel – VAR/DR - Staff noted that this particular item will not be ready.
2012-03: 633 Main, Vineland Station Hotel – LLA/DR/UPA
2012-05: 929 Main Street, Bello Family Vineyards - SP

14. ADJOURNMENT: A motion will be in order to adjourn to a regularly scheduled meeting of the Planning Commission on February 21, 2012, at 7:00 p.m. in the Vintage Hall Board Room, 465 Main Street, St. Helena, CA.

_____
Greg Desmond
Interim Planning Director

NAPA COUNTY
LANDMARKS

707-255-1836
1219 First Street
Napa, CA 94559
napacountyland

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Napa County Landmarks is an organization that promotes the appreciation of irreplaceable historic buildings and sites through educational programs, public policy advocacy, research, and

February 1, 2012

Shelley Mills
City of St. Helena
1480 Main Street
St. Helena, CA 94574

Dear Shelley,

Thank you for allowing us the opportunity to comment on the Grandview Project at 1915 Main Street. The Preservation Action Committee (PAC), which is a Napa County Landmarks' committee comprised of staff, architects, contractors, planners and other preservation minded individuals reviewed the project at our last PAC meeting on January 25, 2012.

Given that this project has come before this committee on another occasion, we focused our discussion on the current proposed changes which include a restaurant addition to the main historic building, the removal of non-historic structures replaced with new structures and the proposal for a new large structure behind the existing historic building. As with all projects, it is our assumption that St. Helena has an interest in preserving the integrity of its historic resources and should advocate for their historically rich environment. This said, we would like to offer you these general comments based on the project materials received and reviewed.

- That the entire project adhere to the Secretary of Interior Standards.
- That the historic windows be retained and repaired.
- That any new additions or buildings be mindful, respectful of their historic setting and environment; that appropriate architectural proportions with attention to scale and intensity of use be considered.

We hope that you find our comments meaningful and helpful as you address this project.

Sincerely,

Denina Fredrickson, Program Coordinator
on behalf of Napa County Landmarks' PAC

Appendix I
REGULATED FOOD AND BEVERAGE ESTABLISHMENTS INVENTORY JANUARY 2008

	INSIDE SEATS	OUTSIDE SEATS	UNSPECIFIED	TOTAL SEATS
A & W**	107	28	0	135
501 Main Street				
963-4333				
(City Council Det. 1/10/95)				
Ana's Cantina**	64	0	0	64
1205 Main Street				
963-4921				
(UP 5/3/89)				
Armadillo's**	48	0	0	48
1304 Main Street				
963-8082				
(La Placita UP 6/7/89)				
Azteca Market	12	0	0	12
789 Main Street				
(UP-Resolution 12/14/04)				
Big Dipper	25	0	0	25
1336 Oak Avenue				
963-2616				
(file memo dated 2/9/90)				
Cindy's Backstreet Kitchen**	0	0	125	125
1327 Railroad Ave.				
963-1200				
(UP 6/6/90)				
Cook St. Helena**	36	0	0	36
1310 Main Street				
963-7088				
(UP 8/30/88)				
Culinary Institute**	0	0	125	125
2555 Main Sreet				
963-4503				
(UP 10/15/93)				
Gillwood's**	55	0	0	55
1313 Main Street				

963-1788				
(City Council minutes 11/9/82)				
Giugni's	25	0	0	25
1227 Main Street				
963-3421				
(occ. det.)				
Go Fish**	0	0	169	169
641 Main Street				
963-1401				
(Southside Cafe UP 6/14/94)				
Golden Harvest**	35	0	0	35
61 Main Street				
963-3235				
(UP 7/8/86)				
La Prima**	68	24	0	92
1010 Adams Street				
963-7909				
(occ. det.)				
Market Restaurant**	72	0	0	72
1347 Main Street				
963-4646				
(U.P. 10/16/01)				
Martini House**	109	66	0	175
1245 Spring Street				
963-5578				
(UP 12/19/00)				
Model Bakery	20	0	0	20
1357 Main Street				
963-8192				
(City Council Det. of Use 8/23/94)				
N. V. Coffee Roasting Co.	40	10	0	50
1400 Oak Ave.				
963-4491				
(UP 7/24/90)				
Pizzeria Tra Vigne**	0	0	120	120
1000 Main Street				
967-9999				

(UP 8/27/91)				
St. Helena Hotel	54	0	0	54
1309 Main Street				
963-4388				
(UP 11/17/87				
Stomp/Keller's**	72	0	0	72
1320 Main Street				
(UP 11/01/05)				
CC Blue Sushi**	36	0	0	36
1148 Main Street				
(UP 9/20/05)				
Taylor's Refresher**	0	0	139	139
933 Main Street				
(City Council Det. 1/10/95)				
Terra**	105	0	0	105
1345 Railroad Ave.				
963-8931				
(Duckworth UP 6/7/88)				
That Pizza Place**	12	0	0	12
1149 Main Street				
(UP 11/06/07)				
Tra Vigne Cantinetta	4	16	0	20
(UPA 5/2/90)				
Tra Vigne Restaurant**	60 (Dining)	100	0	160
(UP 9/15/81)	80 (Banquet)	0	0	80
1050 Charter Oak				
963-4444				
Villa Corona**	35	8	0	43
(formerly Napa Valley Deli)				
1138 Main Street				
963-7710				
(UP 5/17/94)				
Vineland Station Tea House	0	0	20	20
1281 Vidovich Ave.				
UP 2007-63				
Vineland Station Cafe	40	10	0	50
1281 Vidovich Ave.				
UP 2007-65				
Wine Valley Restaurant**	33	0	0	33

1146 Main Street		
(UP 8/6/02)		
	SEATING TOTAL	2,177
	RESTAURANT TOTAL	30
	NUMBER OF RESTAURANTS PERMITTED IN ST. HELENA	30
1351 Lounge	Nonconforming use; business closed.	
1351 Main Street		
963-4045		
(occ. det.)		
Magnolia**	Permits for establishment of restaurant have expired.	
(formerly Teng's)		
1113 Hunt Ave.		
963-1161		
(UP 12/17/96.)		
Martin Design**	Permits for establishment of restaurant have expired.	
(formerly Magnolia Cafe)		
1118 Hunt Ave.		
963-0748		
(UP 98-91)		
Mixers	Permits for establishment of restaurant have expired.	
Juice bar as accessory use		
1232 Spring Street		
963-9592		
Pairs Parkside Cafe**	Permits for establishment of restaurant have expired.	
1420 Main Street		
263-7666		
(Rissa's UP 4/18/90)		
Roadhouse 29**	Permits for establishment of restaurant have expired.	
(Formerly Fidel's Tacos, Creekside Deli)		
1065 Main Street		
967-9997		
(UP 12/17/93)		
Roux**	Nonconforming use expired after 60 days.	
1234 Main Sreet.		
963-5507		
(occ. det.)		
Vineland Station	Use Permit not vested.	
709 Main Street		

(UP 11/04/03)	
Tasting on Main	Use Permit not vested.
1142 Main Street	
(UP 2006-12)	

* The number of seats authorized in each establishment is either the number regulated by conditions imposed by the City or the number of occupants allowed based on the Uniform Fire Code regulating occupancy limits.

** Restaurants with complete kitchens capable of providing full menu service of food prepared on premises.

This page of the St. Helena Municipal Code is current through Ordinance 2011-6, passed June 28, 2011.
Disclaimer: The City Clerk's Office has the official version of the St. Helena Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

City Website: http://www.ci.st-helena.ca.us (http://www.ci.st-helena.ca.us)
City Telephone: (707) 967-2792
Code Publishing Company (http://www.codepublishing.com/)
eLibrary (http://www.codepublishing.com/elibrary.html)

GRANDVIEW INN

1915 Main Street, St. Helena, CA

DESIGN REVIEW SUBMITTAL

November 18, 2011

Project Team

OWNER

PRESIDIO COMPANIES
4705 Mangels Blvd.
Fairfield, CA 94534

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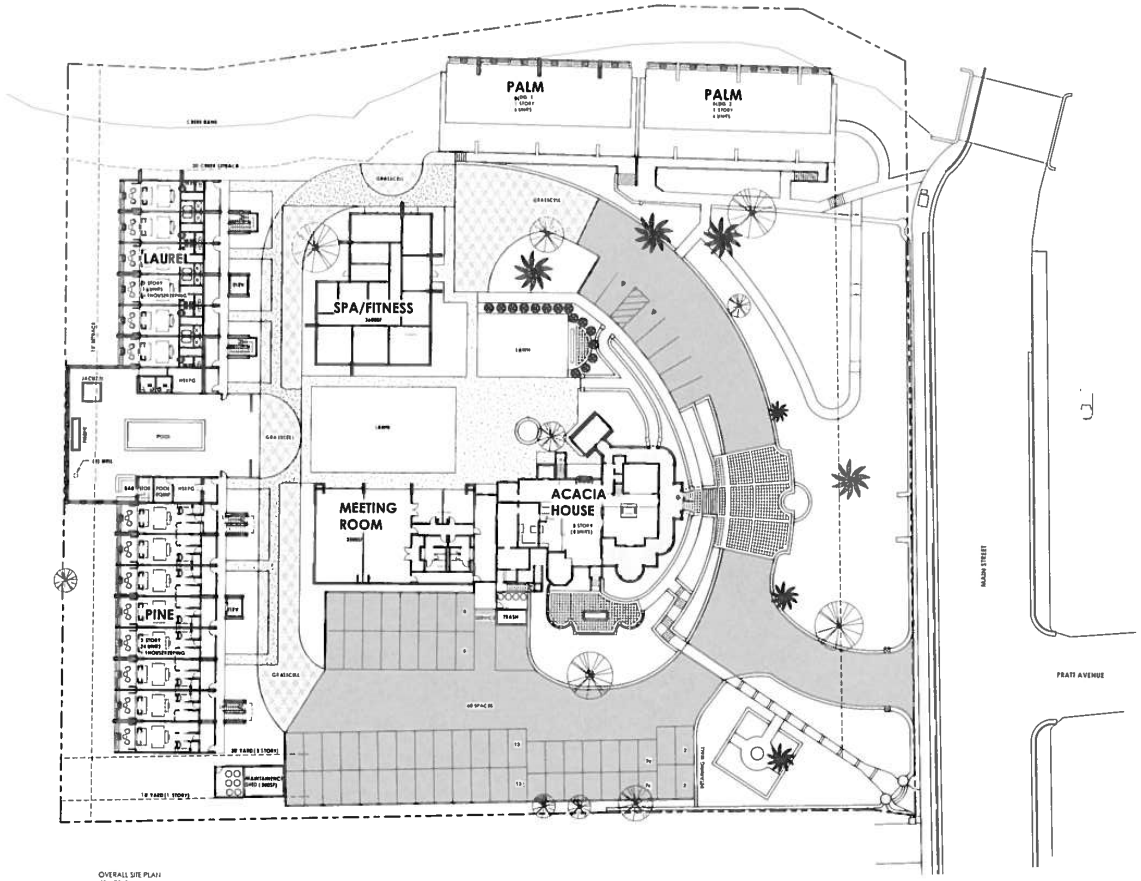
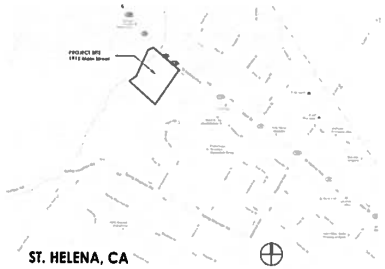
Napa, CA 94558



OVERALL SITE PLAN
1" = 20'-0"



The HR Group ARCHITECTS

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Project
GRAND VIEW INN

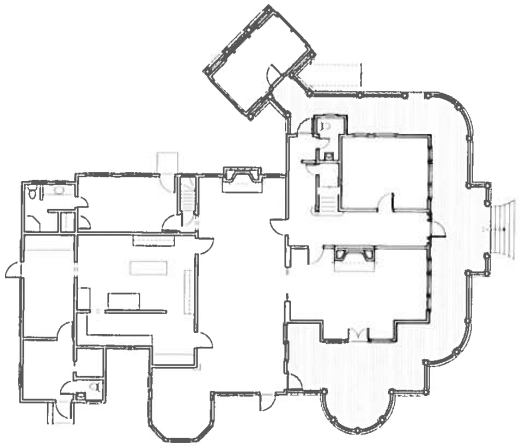
Drawn By
PDK

Issue Date
11/09/2011

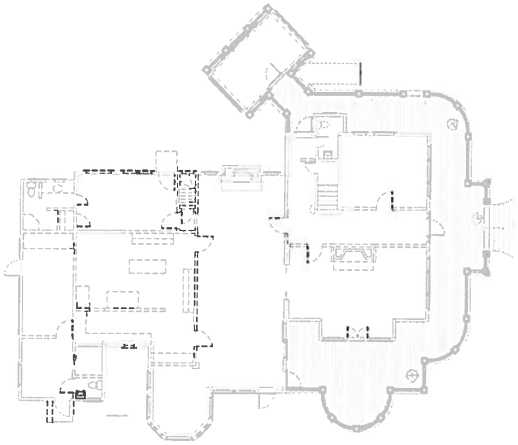
Revision

Description
OVERALL SITE PLAN AND VICINITY MAP

A1

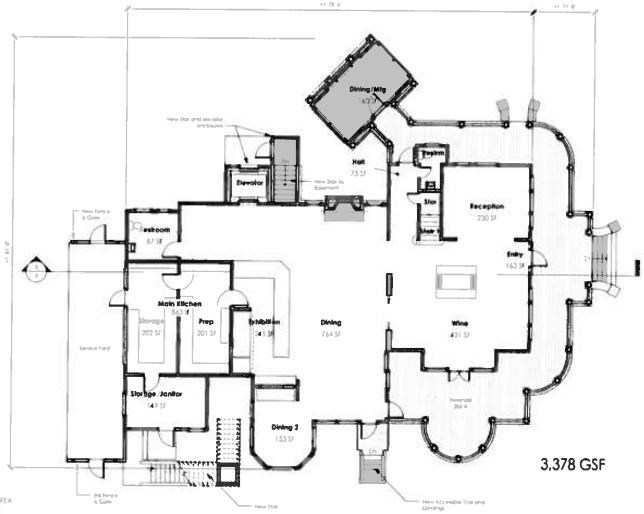


1st Floor Existing



1st Floor Demolition

Cellar Proposed



ACACIA HOUSE NET BUILDING AREA

Level	Name	Area
1st Floor	HOUSE	2173 SF
1st Floor	DINING MTG	1 60 SF
2nd Floor	HOUSE	3018 SF
3rd Floor	HOUSE	2252 SF
Grand total		8504 SF

ACACIA HOUSE GROSS BUILDING AREA

Level	Name	Area
1st Floor	DINING/MTG	167 SF
1st Floor	HOUSE	3273 SF
2nd Floor	HOUSE	3163 SF
3rd Floor	HOUSE	2407 SF
Grand total		9008 SF

The HR Group ARCHITECTS

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Project
Grandview Inn

Drawn By
HR

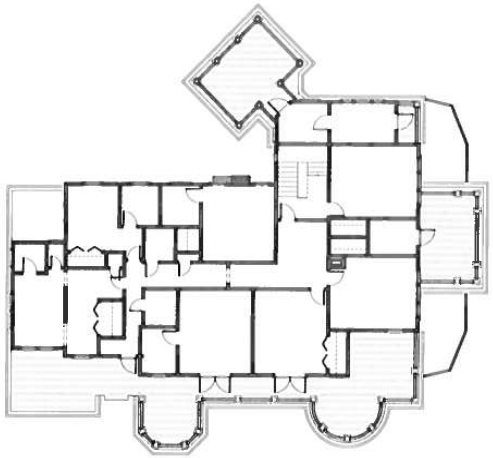
Issue Date
11/18/2011

Revision

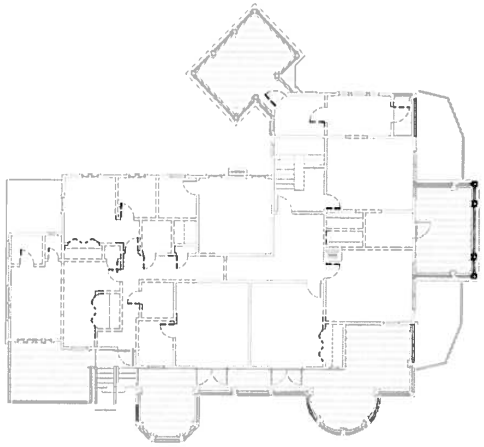
Description
1st Floor - Acacia

Acacia A2

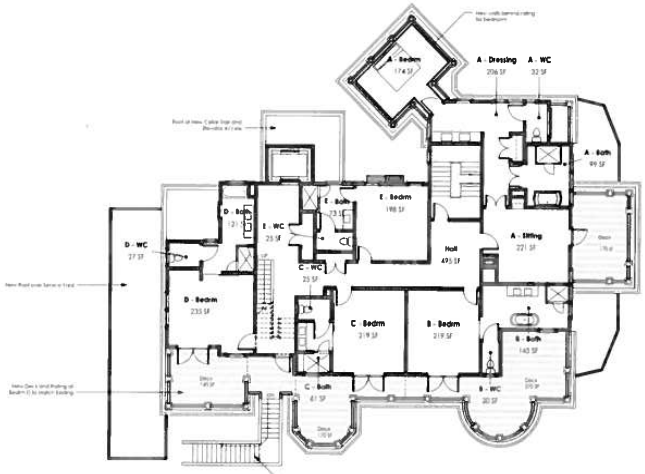
11/16/2011 12:07:54 PM C:\Users\hrarch\Documents\hr gh\Grandview\Grandview - Acacia - Local - ar.rvt



2nd Floor Existing



2nd Floor Demolition



2nd Floor Proposed

Preliminary Floor Area Tabulation

Pavilion	Interior	Deck	Total
A	731 m²	170 m²	901 m²
B	384 m²	370 m²	754 m²
C	300 m²	170 m²	470 m²
D	383 m²	140 m²	523 m²
E	276 m²	[illegible]	276 m²
Σ	2099 m²	850 m²	2947 m²

The HR Group ARCHITECTS

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Project
Grandview Inn

Drawn By
Author

Issue Date
11/02/2011

Revision

Description
2nd Floor - Acacia

Acacia

A3

11/14/2011 12:07 PM
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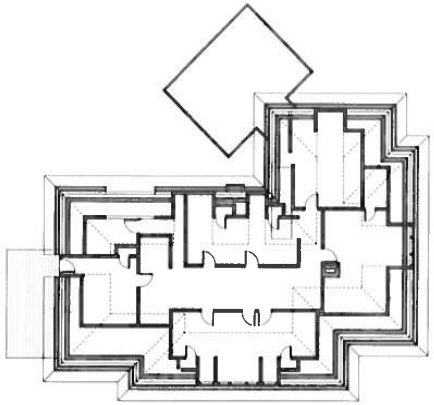
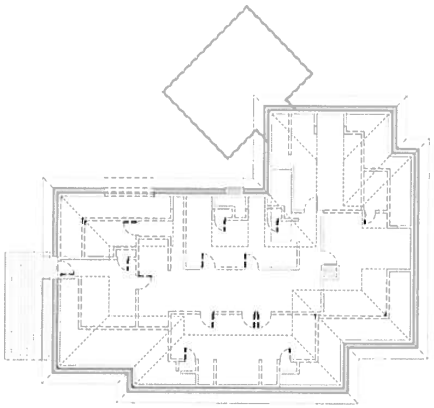
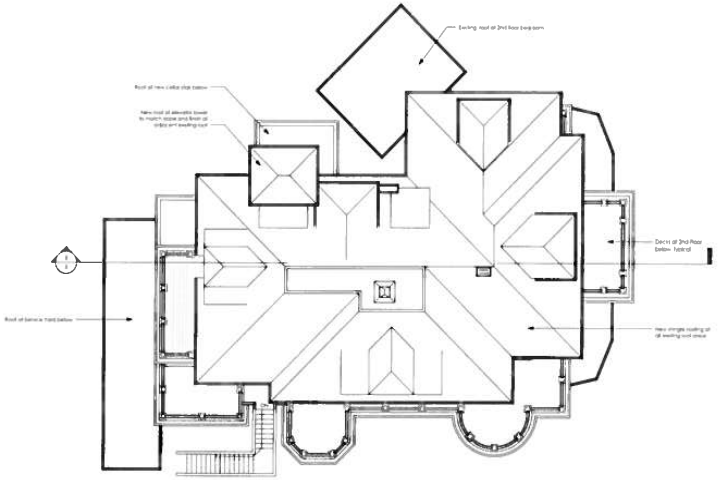


3rd Floor Existing



3rd Floor Demolition



Roof Plan

3rd Floor Proposed

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Project
Grandview Inn

Drawn By
TDP

Issue Date
11/03/2011

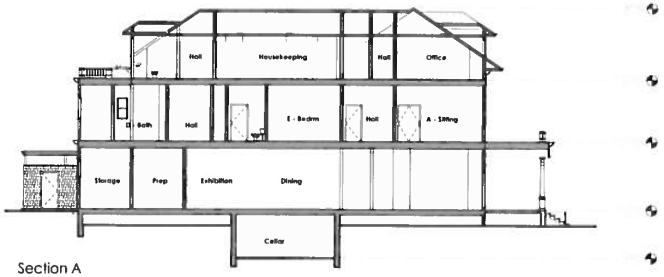
Revision

Description
3rd Floor & Roof Plan
Acacia

Acacia A4

11/2/2011 12:08:01 PM C:\Users\tenho\Documents\Hrgroup\Grandview\Grandview - Acacia Local - no.rvt

View 1



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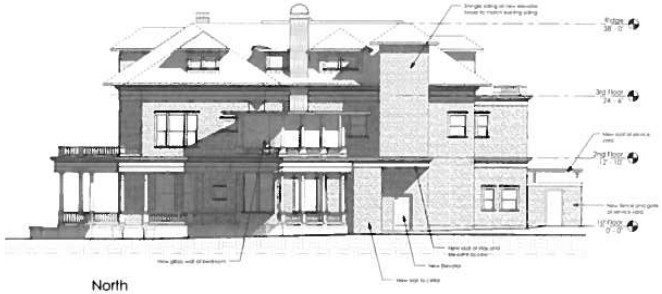

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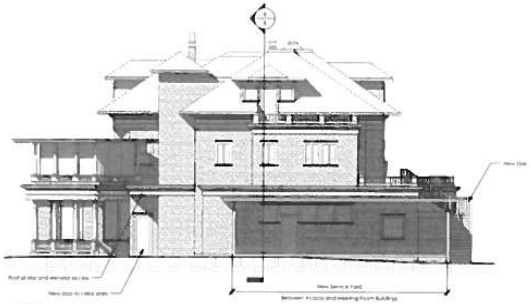

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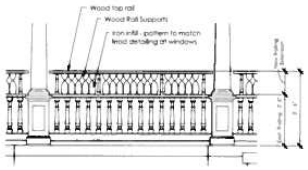
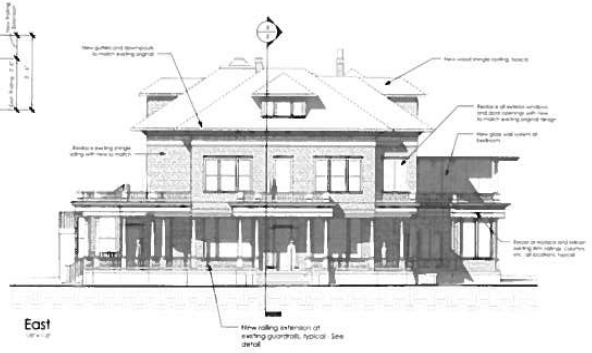


Railing Extension

South



East

The HR Group ARCHITECTS

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Project
Grandview Inn

Drawn By
HDP

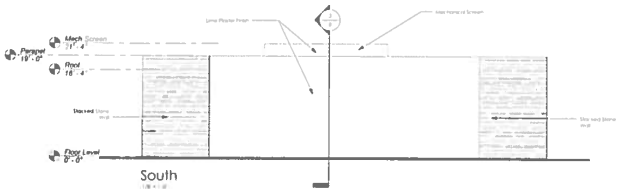
Issue Date
11/18/2011

Revision

Description
Elevations and Section

Acacia **A5**

East



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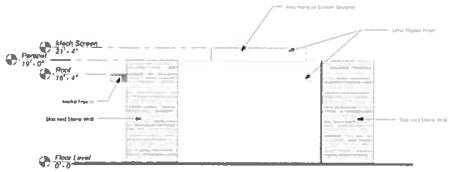

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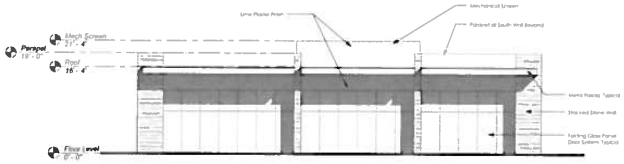

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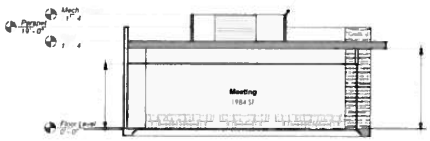
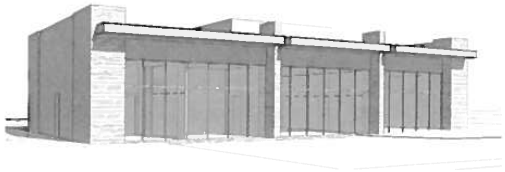
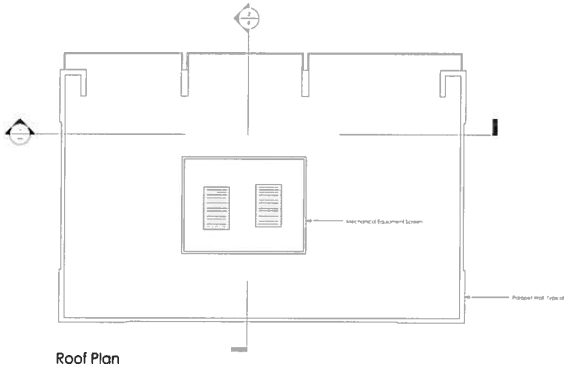


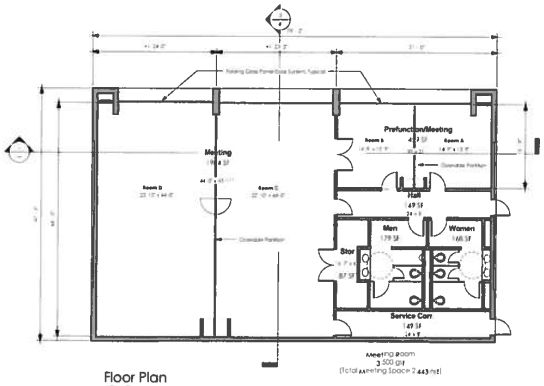
Section A



View 1



Roof Plan



Floor Plan

The HR Group ARCHITECTS

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Project
Grandview Inn

Drawn By
RDF

Issue Date
11/18/2011

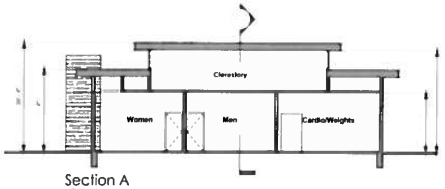
Revision

Description
Meeting Room

Meeting Room A6

11/16/2011 12:29:10 PM

© \\server\shares\Documents\Virginia Grandview\Grandview Conference - Lease - rdf.rvt



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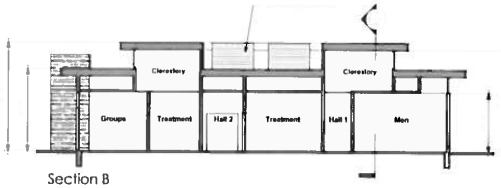

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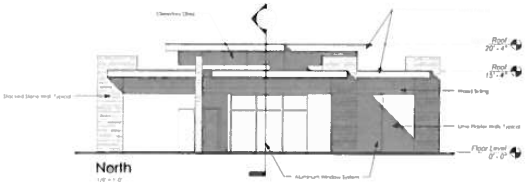

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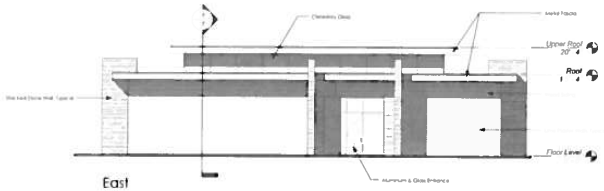
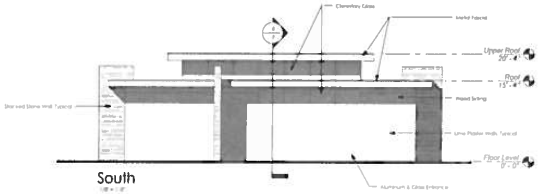


East



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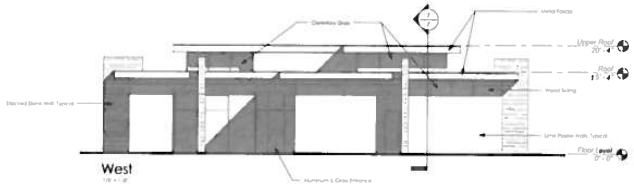
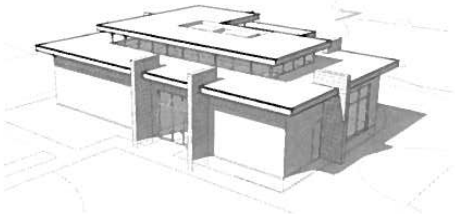


West

View 1



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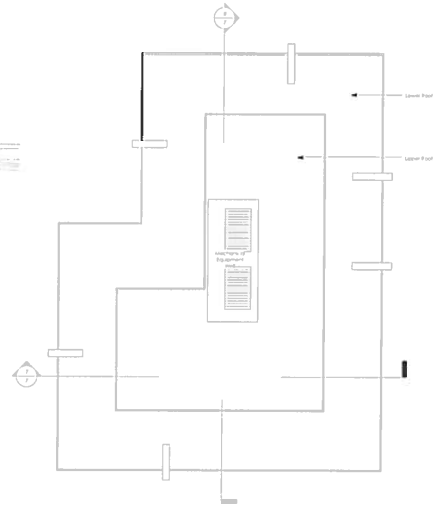
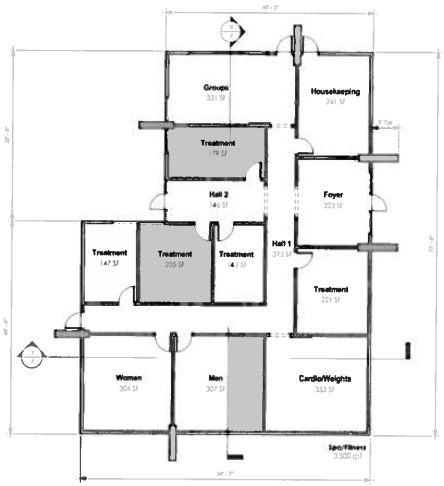


Roof Plan



Floor Plan

The HR Group ARCHITECTS

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2277 Fair Oaks Blvd. Suite 210
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916.973.9970
www.hrgroarchitects.com

Project
Project Name

Drawn By
TCF

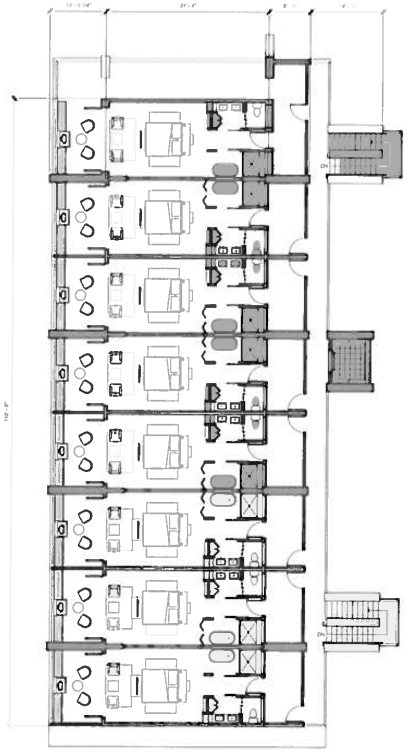
Issue Date
11/18/2011

Revision

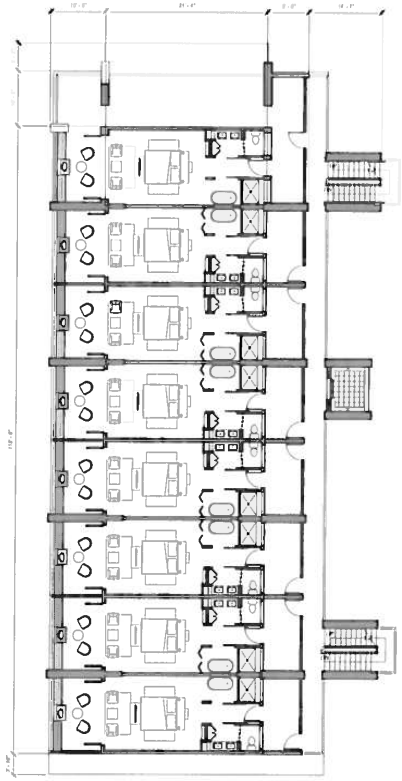
Description
Spa / Fitness

Spa / Fitness

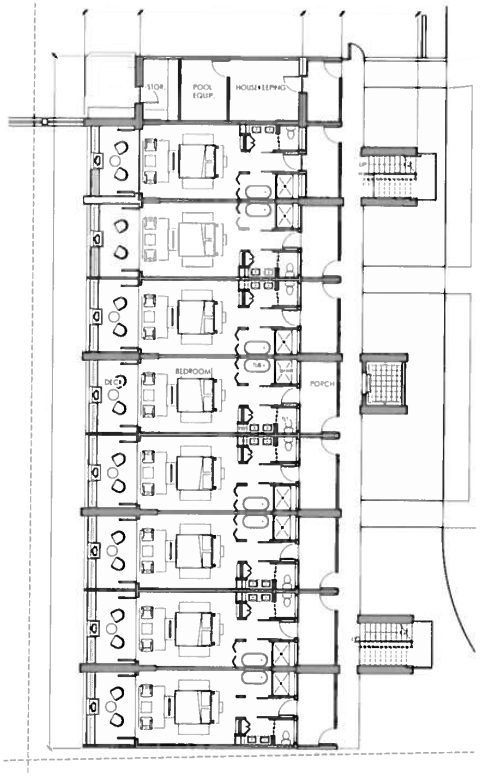
A7



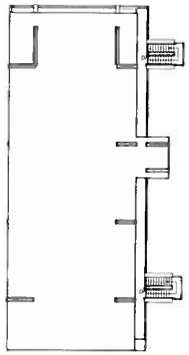
THIRD FLOOR PLAN



SECOND FLOOR PLAN



GROUND FLOOR PLAN



ROOF PLAN

The HR Group ARCHITECTS

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Sacramento, CA 95825
T: 916.483.8800
www.hrgarchitects.com

Project
GRANDVIEW INN

PINE NET BUILDING AREA

Level	Area
GROUND FLOOR	3974 SF
SECOND FLOOR	3910 SF
THIRD FLOOR	3510 SF
Grand total	11393 SF

PINE GROSS BUILDING AREA

Level	Area
GROUND FLOOR	4127 SF
SECOND FLOOR	3723 SF
THIRD FLOOR	3723 SF
Grand total	11573 SF

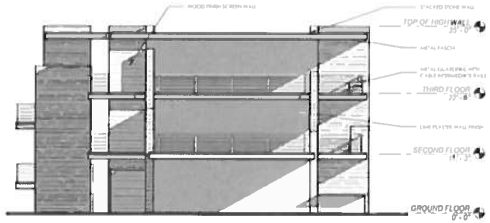
Drawn By
JCR

Issue Date
11/18/11

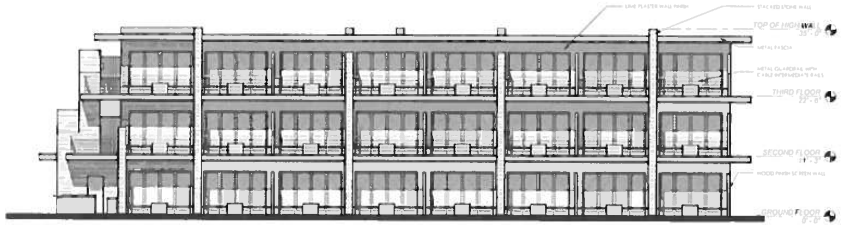
Revision

Description
FLOOR PLAN AND ROOF PLANS - PINE

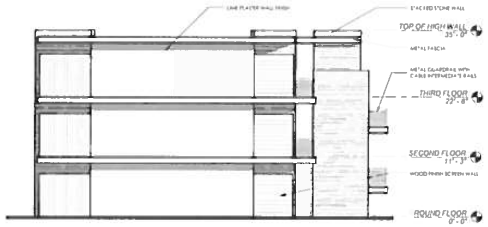
Pine A8



NORTH ELEVATION



WEST ELEVATION



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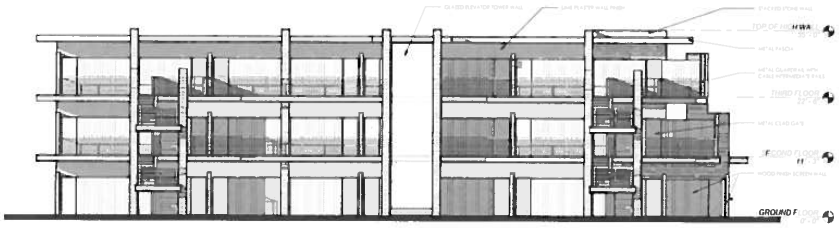

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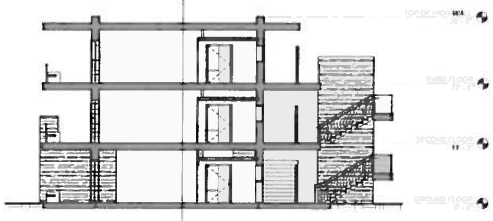
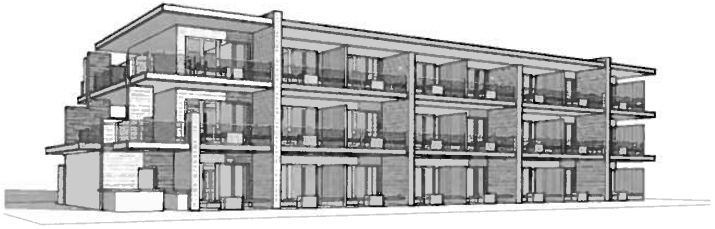


BUILDING SECTION A

BUILDING SECTION B



3D View 1

3D View 2

The HR Group ARCHITECTS

The HR Group Architects
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Sacramento, CA 95825
916.993.4800
www.hrgroupfirm.com

Project
GRANDVIEW INN

Drawn By
Author

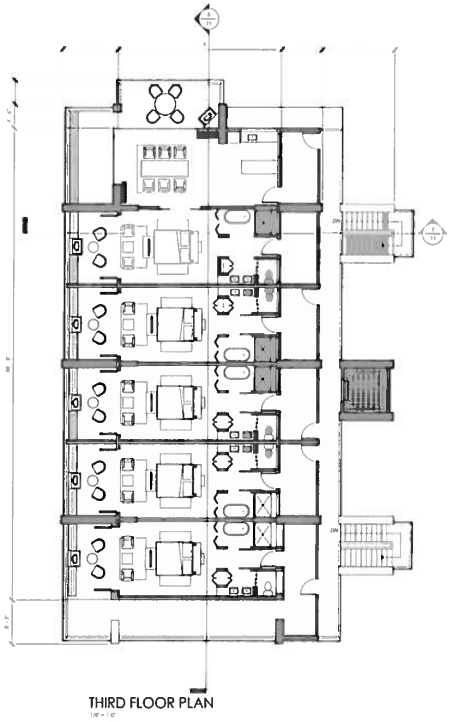
Issue Date
10/18/11

Revision

Description
EXTERIOR ELEVATIONS
BUILDING SECTIONS AND
PERSPECTIVES - PINE

Pine

A9



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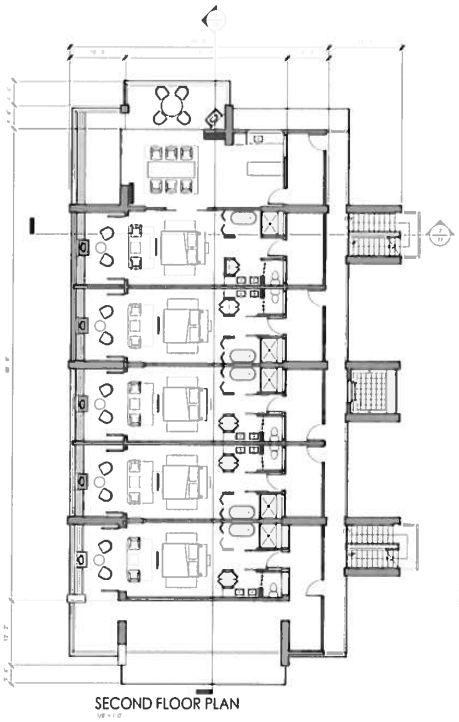

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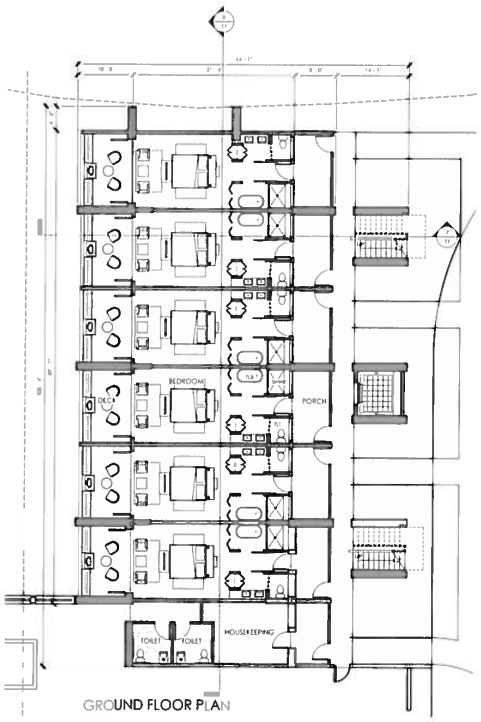

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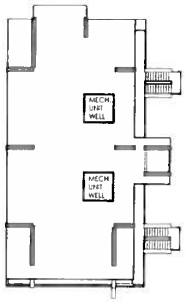

ROOF PLAN

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Project
GRANDVIEW INN

LAUREL NET BUILDING AREA

Level	Area
GROUND FLOOR	2993 SF
SECOND FLOOR	2627 SF
THIRD FLOOR	2627 SF
Grand total	8247 SF

LAUREL GROSS BUILDING AREA

Level	Area
GROUND FLOOR	3128 SF
SECOND FLOOR	2818 SF
THIRD FLOOR	2818 SF
Grand total	8764 SF

Drawn By
[illegible]

Issue Date
11/18/2011

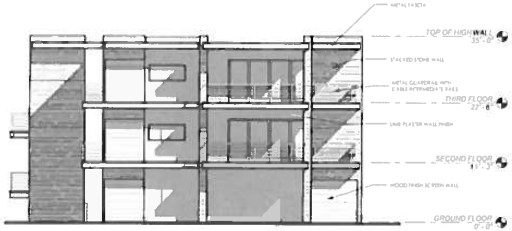
Revision

Description
FLOOR PLAN AND ROOF PLANS - LAUREL

A10

11/18/2011 12:37:08 PM

C:\HRGA Revit Models\11028 Grandview Inn\Grandview - Laurel - Local - R24.rvt



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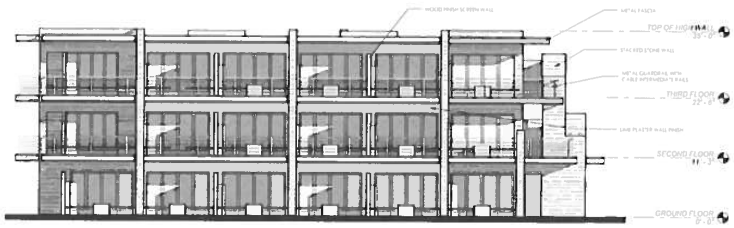

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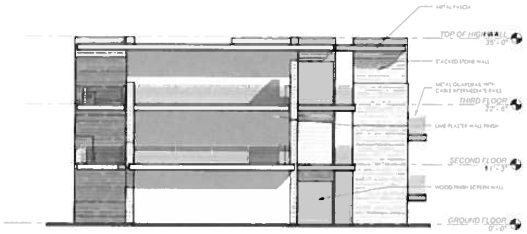

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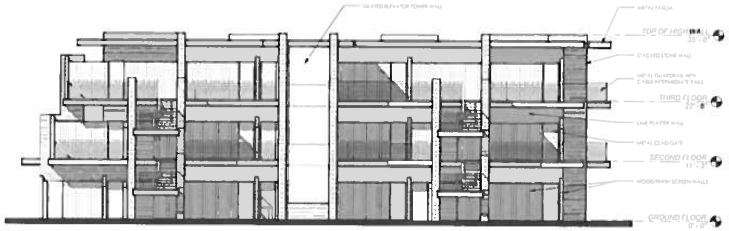

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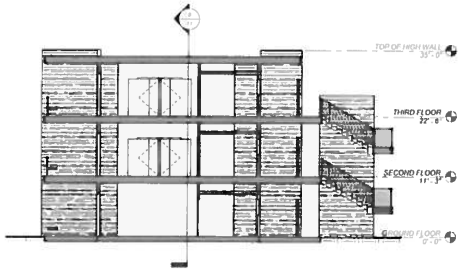
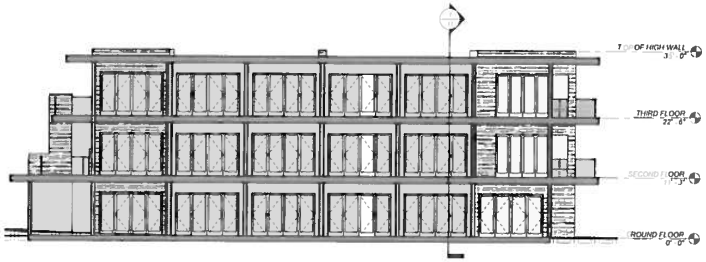


BUILDING SECTION A



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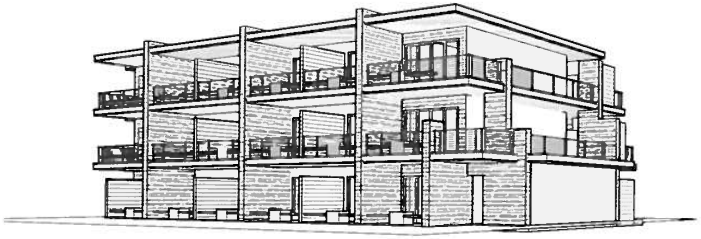

3D View 1

3D View 2

The HR Group ARCHITECTS

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www.hrgarchitects.com

Project
GRANDVIEW INN

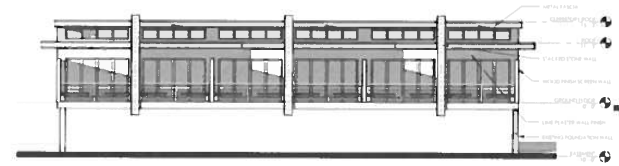
Drawn By
Author

Issue Date
11/18/11

Revision

Description
EXTERIOR ELEVATIONS, BUILDING SECTIONS, AND PERSPECTIVES - LAUREL

A11



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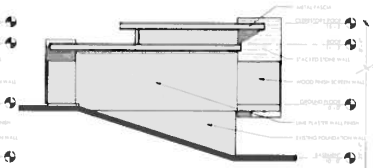

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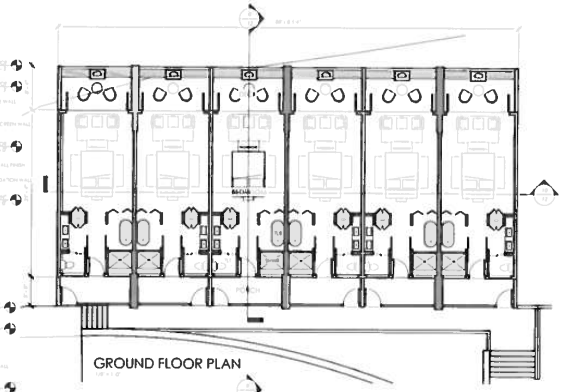
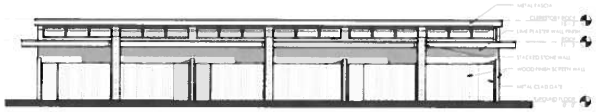


GROUND FLOOR PLAN



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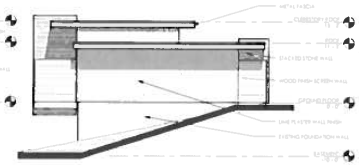

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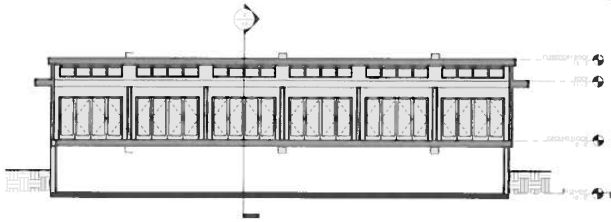

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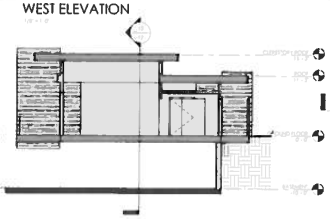
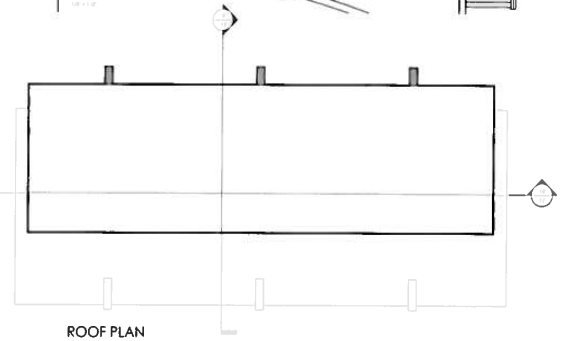
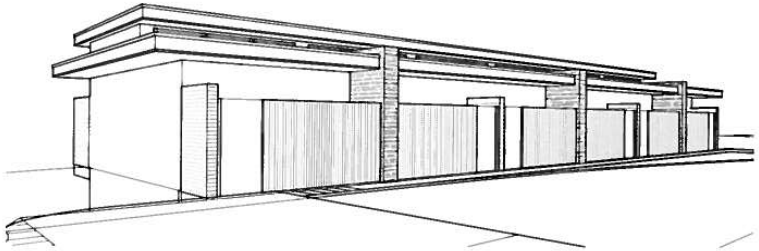


BUILDING SECTION A



ROOF PLAN



3D View 1

3D View 2

The HR Group ARCHITECTS

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916.993.4800
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Project
GRANDVIEW INN

PALM GROSS BUILDING AREA

Level	Area
GROUND FLOOR	3277 SF
Grand total	3277 SF

PALM GROSS BUILDING AREA

Level	Area
GROUND FLOOR	3776 SF
Grand total	3776 SF

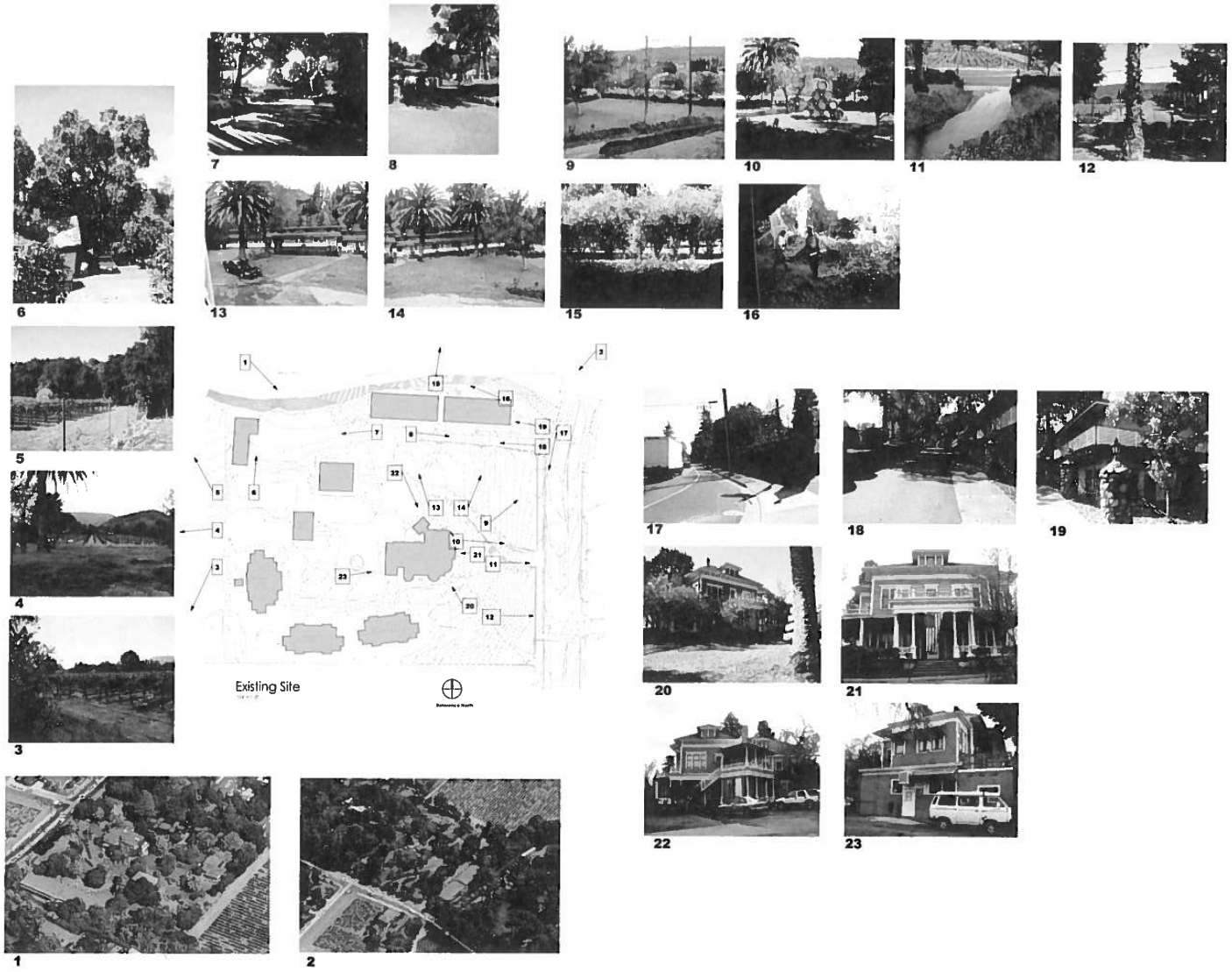
Drawn By
rjk

Issue Date
11/18/11

Revision

Description
FLOOR PLANS, EXTERIOR ELEVATIONS, AND PERSPECTIVES - PALM

Palm **A12**



The HR Group Architects

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2277 Fair Oaks Blvd Suite 201
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P 916.973.4800
www.thegroupfirm.com

Project
Grandview Inn

Drawn By
Author

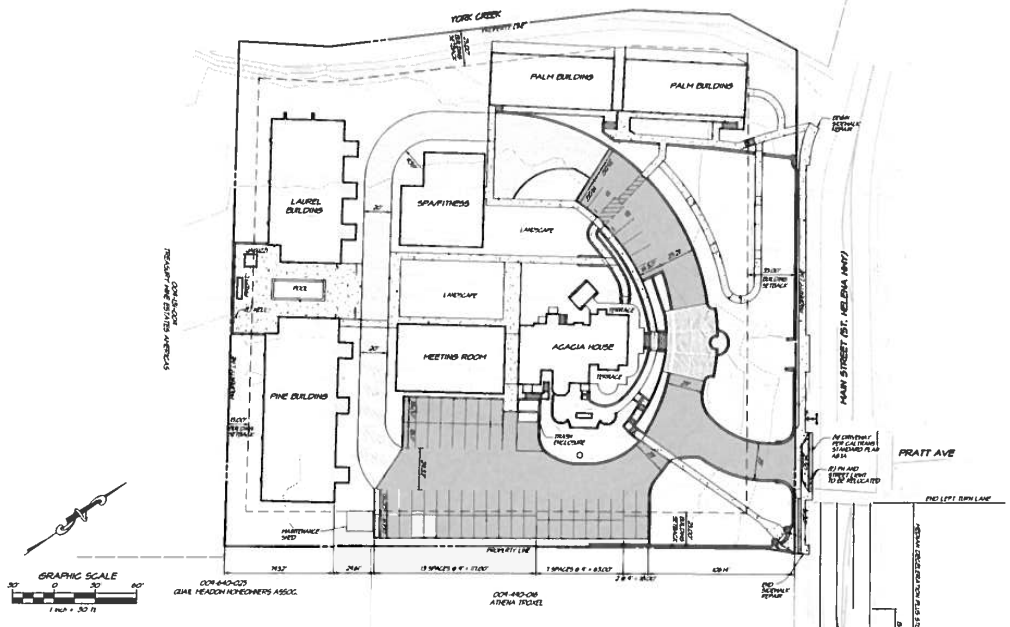
Issue Date
11/18/2011

Revision

Description
Site Photos

A1.3

GRAND VIEW INN
DESIGN REVIEW
ST. HELENA CALIFORNIA



VICINITY MAP
NO SCALE

PROJECT INFORMATION

OWNER:	TRICORP HEARN
OWNER ADDRESS:	4288 PRITTIES WAY, SUITE A BOLD RIVER, CA 95621
CONTACT:	TONY HEARN
SITE ADDRESS:	195 MAIN ST ST. HELENA, CA 94574
CIVIL ENGINEER:	RICHARDS SPENCE & ASSOC. 1313 FOURTH STREET NAPA, CA 94559
CONTACT:	ALAN LAW TEL: 707.252.3339
APN:	009-440-009
PARCEL AREA:	2.46
EXISTING USE:	HOTEL
PROPOSED USE:	HOTEL
EXISTING ZONING:	SC
PROPOSED ZONING:	SC

BOUNDARY NOTES

THE BOUNDARIES SHOWN HEREIN ARE BASED UPON ACCESSOR PARCEL MAPS. THE INFORMATION SHOULD BE CONSIDERED APPROXIMATE.

BENCHMARK

BENCHMARK: STANDARD TABLET IN FIRST STEP ST. HELENA POST OFFICE STAMPED 4-TECH-MM-284
ELEVATION = 284.50' (NAVD 88)

SHEET INDEX

DRC-1	SITE AND LAYOUT PLAN
DRC-2	NOTES
DRC-3	GRADING PLAN
DRC-4	UTILITY PLAN

SYMBOL LEGEND

EXISTING	PROPOSED	
STORM DRAIN LINE	SD	STORM DRAIN LINE
SANITARY SEWER LINE	SS	SANITARY SEWER LINE
WATER LINE	DW	WATER SERVICE LINE
SANITARY SEWER MANHOLE	FW	FIRE WATER SERVICE LINE
STORM DRAIN MANHOLE	SSMH	SANITARY SEWER MANHOLE
BARS/SLOPE	SDMH	STORM DRAIN MANHOLE
FIRE HYDRANT	WV	WATER VALVE
WATER VALVE	DI	DROP INLET
EX TREE TO REMAIN	AD	AREA DRAIN
FENCE		EARTH SWALE
JOINT POLE W/ GUY	JP	CLEARVIST PER ST. HELENA STD No. 214
CONTOUR LINE		FIRE HYDRANT ASSEMBLY PER ST. HELENA STD No. 109
OVERHEAD ELECTRIC		
EX TREE TO BE REMOVED		

ABBREVIATIONS

AB	AGGREGATE BASE	IP	IRON PIPE
AC	ASPHALT CONCRETE	JP	JOINT POLE
AD	AREA DRAIN	LF	LINEAL FEET/FOOT
ARV	AIR RELEASE VALVE	LP	LOW POINT
BC	BEGIN CURVE	LSA	LANDSCAPE ARCHITECT
BFP	BACK FLOW PREVENTER	MH	MANHOLE
BM	BENCHMARK	MON	MONUMENT
BO	BLOWOFF	OC	ON CENTER
BSW	BACK OF SIDEWALK	OH	OVERHEAD
BVC	BEGIN VERTICAL CURVE	PCC	PORTLAND CEMENT CONCRETE
B/G	CURB AND GUTTER	PG&E	PACIFIC GAS AND ELECTRIC
C	CENTERLINE	PIV	POST INDICATOR VALVE
CL	CLASS	PL	PROPERTY LINE
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CV	CHECK VALVE	R	RADIUS
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
DS	DOWNSPOUT	RSA	RICHARDS SPENCE & ASSOCIATES
DCV	DOUBLE CHECK VALVE	RW	RETAINING WALL
DDCV	DOUBLE DETECTOR CHECK VALVE	POC	POINT OF CONN.
EL	ELEVATION	S	SLOPE (FEET/FOOT)
EC	END OF CURVE	SD	STORM DRAIN
EP	EDGE OF PAVEMENT	SDMH	STORM DRAIN MAN HOLE
(E) EX	EXISTING	SS	SANITARY SEWER
FH	FACE HAY	SSTL	STAINLESS STEEL
FC	FACE OF CURB	STA	STATION
FFS	FLARED END SECTION	STD	STANDARD
FDC	FIRE DEPT. CONNECTION	TC	TOP OF CURB
FG	FINISH GRADE	TH	TOP OF HALL
FH	FIRE HYDRANT	U.N.O.	UNLESS NOTED OTHERWISE
FS	FIRE SERVICE	VC	VERTICAL CURVE
FW	FIRE WATER	VB	VALLEY GUTTER
GB	GRADE BREAK	VIF	VERIFY IN FIELD
HP	HIGH POINT	W	DOMESTIC WATER
INST	INSTALL	WM	WATER METER
INV	INVERT	WV	WATER VALVE

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ALAN ALEXANDER LAW
No. 52509
Exp. 12-31-12
CIVIL ENGINEER
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF

PRELIMINARY NOT FOR CONSTRUCTION

RICHARDS SPENCE & ASSOCIATES
CIVIL ENGINEERS CONSULTING
1313 Fourth Street
Napa, California 94559
707.252.3339
707.252.3391

6	
5	
4	
3	
2	
1	
DATE	REVISIONS

GRAND VIEW INN
SITE AND LAYOUT PLAN
ST. HELENA CALIFORNIA

DATE	NOV. 15, 2011
DRAWN	RCB
DESIGNED	RSA
CHECKED	AAL
JOB NO.	4-1070-01

SHEET NO.
DRC-1
OF 4 SHEETS

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GENERAL NOTES:

1. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS ONLY. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.
2. ALL WORKMANSHIP AND MATERIALS FOR BOTH ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ST. HELENA "STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS", AND WAS, INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS AND SPECIAL PROVISIONS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE CITY OF ST. HELENA STANDARD SPECIFICATIONS. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
4. SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING OR INTENT, HE SHALL NOTIFY THE OWNER AND ENGINEER FOR A WRITTEN CLARIFICATION, ADDENDUM, ETC. SHOULD HE FAIL TO DO SO BEFORE SUBMITTING A PROPOSAL, HE CANNOT CLAIM ADDITIONAL COMPENSATION FOR WORK REQUIRED TO COMPLETE THE PROJECT.
5. ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
6. IF THERE IS A CONFLICT BETWEEN WRITTEN DIMENSIONS AND SCALED DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE OWNER AND OBTAIN A CLARIFICATION. NO DEVIATIONS OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE OWNER.
7. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE CONSTRUCTION PERMITS FROM THE CITY OF ST. HELENA AND OTHER AGENCIES AS NECESSARY AND PAY ALL FEES INCLUDING INSPECTION FEES.
8. ONE WEEK PRIOR TO ANY EXCAVATION IN EXISTING STREET AREAS, THE CONTRACTOR SHALL CONTACT AND REQUEST CITY/COUNTY ENGINEER AND ALL OTHER UNDERGROUND UTILITY COMPANIES (WET AND DRY) TO MARK THE LOCATION OF THEIR RESPECTIVE FACILITIES. COSTS OF REPAIRING ANY INJURIES OR DAMAGES CAUSED BY THE CONTRACTOR SHALL BE BORNE BY THE CONTRACTOR. VARIOUS UNDERGROUND UTILITY LINES WERE PLOTTED ON THE PLANS FROM THE INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES; THEREFORE, NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE AS TO THE COMPLETENESS OR CORRECTNESS OF THEIR LOCATION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD.
9. IN ORDER TO COMPLETE THESE PLANS, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. LINES AND SERVICES, ETC., MUST BE INSTALLED BY OTHERS. THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE FACILITIES WITH ALL UTILITY COMPANIES AND COOPERATE FULLY IN THE EXECUTION OF THIS WORK CONCURRENTLY WITH THE PROGRESS OF THE REST OF THE WORK.
10. ALL UNDERGROUND UTILITY WORK IN THE STREET AREAS SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL CONFORM TO EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
12. WORK DONE WITHIN THE RIGHT-OF-WAY OF ALL PUBLIC RIGHTS OF WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT ISSUED BY THE CITY OF ST. HELENA.
13. SEE FINAL MAP FOR EXACT DISTANCE, MEASUREMENTS AND LOCATION OF STANDARD STREET MONUMENTS TO BE SET BY THE CONTRACTOR.
14. ALL STATIONS (SHOWN ON THE PLAN AND PROFILE) ARE TAKEN ALONG CENTERLINE UNLESS OTHERWISE NOTED ON PLAN AND SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
15. CONTRACTOR TO COMPLY WITH THE CITY/COUNTY STANDARDS REGARDING PERMISSIBLE HOURS OF OPERATION.
16. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES.
17. CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT (USA) AT 1-800-227-2600 PRIOR TO START OF ANY CONSTRUCTION.
18. TO REDUCE DISTURBANCE OF RESIDENTS IN THE PROJECT VICINITY, CONSTRUCTION ACTIVITIES WHICH GENERATE NOISE THAT CAN BE HEARD AT THE PROPERTY LINE OF ANY PARCEL OF REAL PROPERTY WITHIN THE CITY LIMITS SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH SATURDAY. DELIVERY OF MATERIALS/EQUIPMENT AND CLEANING AND SERVICING OF MACHINES/EQUIPMENT SHALL BE LIMITED TO 7:00 A.M. TO 6:00 P.M. EXCEPTIONS TO THIS TIME RESTRICTIONS MAY BE GRANTED BY THE PUBLIC WORKS DIRECTOR FOR ONE OF THE FOLLOWING REASONS: (1) INCLEMENT WEATHER AFFECTING WORK, (2) EMERGENCY WORK, OR (3) OTHER WORK, IF WORK AND EQUIPMENT WILL NOT CREATE NOISE THAT MAY BE UNREASONABLY OFFENSIVE TO NEIGHBORS AS TO CONSTITUTE A NUISANCE. THE CITY ENGINEER MUST BE NOTIFIED AND GIVE APPROVAL IN ADVANCE OF SUCH WORK. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS OR FEDERAL OR LOCAL HOLIDAYS THAT GENERATE NOISE THAT CAN BE HEARD AT THE PROPERTY LINE OF ANY PARCEL OF REAL PROPERTY WITHIN THE CITY LIMITS.
19. CONTRACTOR SHALL NOTIFY CITY OF ST. HELENA DEPARTMENT OF PUBLIC WORKS (707-968-2658) AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SCPP/SWPPP.
20. REVIEW AND OR APPROVAL OF THE SCPP/SWPPP SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CONSTRUCTION SITE RUNOFF CONTROL MANUAL, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
21. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORM WATER CONTROL MEASURES MAYBE REQUIRED AS DEEMED NECESSARY BY THE NAPA COUNTY DEPARTMENT OF PUBLIC WORKS.
22. ANY EVIDENCE OF THE HISTORICAL PRESENCE OF MAN FOUND DURING CONSTRUCTION SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ST. HELENA PLANNING DEPARTMENT.

EARTHWORK NOTES

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE. CALCULATED EXCESS AND SHORTAGE ARE TO FINISHED ROUGH GRADE AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED WILL VARY, DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.
2. ONE PRIMARY OBJECTIVE OF THE ROUGH GRADING PLAN IS TO ACHIEVE A DIRT BALANCE ON SITE, UNLESS OTHERWISE NOTED IN THE SUMMARY BELOW. DURING ROUGH GRADING OF THIS PROJECT, CONTRACTOR SHALL UTILIZE UNDERGROUND UTILITY TRENCH AND ALL OTHER EXPECTED SPOILS PURSUANT TO A SITE BALANCE AS AGREED UPON WITH THE OWNER AND AS COORDINATED WITH THE ENGINEER. UNDERCUTTING OF STREETS IS NOT ALLOWED WITHOUT SPECIFIC APPROVAL FROM OWNER.
3. DUE TO THE INEXACT NATURE OF EARTHWORK ESTIMATING, THERE IS NO GUARANTEE OF THESE QUANTITIES. CONTRACTOR SHALL MAKE HIS OWN ESTIMATE FOR BID AND CONTRACT PURPOSES.
4. THE PAVEMENT SECTIONS AS SHOWN ON THIS PLAN SHOULD BE VERIFIED BASED ON USE OF SELECT FILL OR LIME TREATMENT AND USING IN-SITU R VALUES ONCE THE SITE HAS BEEN ROUGH GRADED. ANY CHANGES MADE TO THE PAVEMENT SECTIONS SHOWN WILL AFFECT THE SUMMARY.
5. ANY CHANGE TO THE FOUNDATION THICKNESS AS SHOWN ON THESE PLANS WILL AFFECT THE SUMMARY.
6. 10% SHRINKAGE ASSUMED. ACTUAL AMOUNT OF SHRINKAGE MAY VARY BETWEEN 5% & 20% DURING GRADING.
7. SUBSIDENCE ASSUMED TO BE 0.15 FEET OVER ENTIRE GRADING AREA (APPROXIMATELY 24,800 SF).
8. TRENCH SPOILS INCLUDE WATER, SEWER, STORM DRAIN, AND JOINT TRENCH. THE VOLUME USED FOR THE JOINT TRENCH SPOIL WAS APPROXIMATE.

GRADING NOTES

1. ALL GRADING & EXCAVATIONS SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND APPENDIX J OF THE 2010 CALIFORNIA BUILDING CODE.

   GEOTECHNICAL REPORT BY:
   DATE:
   PROJECT NUMBER:

2. THE GEOTECHNICAL ENGINEER SHALL BE NOTIFIED AT LEAST THREE (3) DAYS IN ADVANCE OF COMMENCING WORK, INCLUDING SITE STRIPPING AND GRADING OPERATIONS. THIS WORK SHALL BE OBSERVED AND TESTED BY THE GEOTECHNICAL ENGINEER'S REPRESENTATIVE.
3. SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING, AND GRADING WORK TO BE DONE.
4. SOIL STRIPPED AS DETAILED IN THE GEOTECHNICAL REPORT SHALL BE STOCKPILED FOR USE IN LANDSCAPED AREAS. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL USA UNDERGROUND SERVICE ALERT AT LEAST TWO WORKING DAYS PRIOR TO DIGGING HOLES, TRENCHES, ETC. 800-642-2444
6. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

GRADING NOTES - GEOTECHNICAL REPORT

1. AREAS TO BE DEVELOPED SHOULD BE CLEARED OF VEGETATION AND DEBRIS. TREES AND SHRUBS THAT WILL NOT BE PART OF THE PROPOSED DEVELOPMENT SHOULD BE REMOVED AND THEIR PRIMARY ROOT SYSTEMS GRUBBED. CLEAR AND GRUBBED MATERIAL SHOULD BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT GUIDELINES. VOIDS CREATED DURING CLEARING SHOULD BE BACKFILLED WITH ENGINEERED FILL AS RECOMMENDED BY GEOTECHNICAL ENGINEER.
2. AREAS TO BE GRADED SHOULD BE STRIPPED OF THE UPPER FEW INCHES OF SOIL CONTAINING ORGANIC MATTER. SOIL CONTAINING MORE THAN TWO PERCENT BY WEIGHT OF ORGANIC MATTER SHOULD BE CONSIDERED ORGANIC. ACTUAL STRIPPING DEPTH SHOULD BE DETERMINED BY A REPRESENTATIVE OF THE GEOTECHNICAL ENGINEER IN THE FIELD AT THE TIME OF STRIPPING. THE STRIPPINGS SHOULD BE REMOVED FROM THE SITE, OR IF SUITABLE, STOCKPILED FOR RE-USE AS TOPSOIL IN LANDSCAPING.
3. WITHIN BUILDINGS AND FILL AREAS, THE WEAK, POROUS, COMPRESSIBLE SURFACE SOILS SHOULD BE EXCAVATED IN THEIR ENTIRETY. THE EXCAVATION OF WEAK, COMPRESSIBLE SOILS SHOULD ALSO EXTEND 12 INCHES BELOW EXTERIOR SLAB AND PAVEMENT SUBGRADE (WHERE PLANNED EXCAVATIONS DO NOT COMPLETELY REMOVE THE WEAK SOILS) TO ALLOW SPACE FOR THE INSTALLATION OF 12 INCHES OF SELECT FILL.
4. THE EXCAVATION OF WEAK, POROUS, COMPRESSIBLE SURFACE MATERIALS SHOULD EXTEND AT LEAST 5 FEET BEYOND THE OUTSIDE EDGE OF THE EXTERIOR FOOTINGS OF THE PROPOSED BUILDINGS AND 3 FEET BEYOND THE EDGE OF EXTERIOR SLABS AND PAVEMENTS. THE EXCAVATED MATERIALS SHOULD BE STOCKPILED FOR LATER USE AS COMPACTED FILL, OR REMOVED FROM THE SITE, AS APPLICABLE.
5. ALL FILL MATERIALS SHOULD BE FREE OF PERISHABLE MATTER AND ROCKS OR LUMPS OVER 6 INCHES IN DIAMETER, MEET THE CRITERIA SET FORTH IN THE GEOTECHNICAL REPORT FOR SELECT FILL AND MUST BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO USE.
6. IN GENERAL, IMPORTED FILL, IF NEEDED, SHOULD BE SELECT. MATERIAL NOT CONFORMING TO THE REQUIREMENTS OF THE GEOTECHNICAL REPORT MAY BE SUITABLE FOR USE AS IMPORT FILL, HOWEVER, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DEMONSTRATE THAT THE PROPOSED MATERIAL WILL PERFORM IN AN EQUIVALENT MANNER. THE GEOTECHNICAL ENGINEER SHOULD APPROVE IMPORTED MATERIALS PRIOR TO USE AS COMPACTED FILL. THE GRADING CONTRACTOR IS RESPONSIBLE FOR SUBMITTING, AT LEAST 72 HOURS (3 DAYS) IN ADVANCE OF ITS INTENDED USE, SAMPLES OF THE PROPOSED IMPORT MATERIALS FOR LABORATORY TESTING AND APPROVAL BY THE GEOTECHNICAL ENGINEER.
7. THE SURFACE EXPOSED BY STRIPPING AND REMOVAL OF WEAK, COMPRESSIBLE SURFACE SOILS SHOULD BE SCARIFIED TO A DEPTH OF AT LEAST 6 INCHES, UNIFORMLY MOISTURE-CONDITIONED TO NEAR OPTIMUM AND COMPACTED TO AT LEAST 90 PERCENT OF THE MAXIMUM DRY DENSITY OF THE MATERIALS AS DETERMINED BY ASTM TEST METHOD D-1557. APPROVED FILL MATERIAL SHOULD THEN BE SPREAD IN THIN LIFTS, UNIFORMLY MOISTURE-CONDITIONED TO NEAR OPTIMUM AND PROPERLY COMPACTED. ALL STRUCTURAL FILLS, INCLUDING THOSE PLACED TO ESTABLISH SITE SURFACE DRAINAGE, SHOULD BE COMPACTED TO AT LEAST 90 PERCENT RELATIVE COMPACTION.
8. IN GENERAL, CUT AND FILL SLOPES SHOULD BE DESIGNED AND CONSTRUCTED AT SLOPE GRADIENTS OF 2:1 (HORIZONTAL TO VERTICAL) OR FLATTER, UNLESS OTHERWISE APPROVED BY THE GEOTECHNICAL ENGINEER IN SPECIFIED AREAS. FILL SLOPES SHOULD BE CONSTRUCTED BY OVERFILLING AND CUTTING THE SLOPE TO FINAL GRADE.
9. SLABS SHOULD BE UNDERLAIN BY SELECT ENGINEERED FILL. SLAB-ON-GRADE SUBGRADE SHOULD BE ROLLED TO PRODUCE A DENSE, UNIFORM SURFACE. THE SLABS SHOULD BE UNDERLAIN WITH A CAPILLARY MOISTURE BREAK CONSISTING OF AT LEAST 4 INCHES OF CLEAN, FREE-DRAINING CRUSHED ROCK OR GRAVEL (EXCLUDING PEA GRAVEL) AT LEAST 1/4-INCH AND NO LARGER THAN 3/4-INCH IN SIZE.
10. PRIOR TO PLACEMENT OF AGGREGATE BASE, THE UPPER 6 INCHES OF THE PAVEMENT SUBGRADE SOILS SHOULD BE SCARIFIED, UNIFORMLY MOISTURE-CONDITIONED TO NEAR OPTIMUM, AND COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION TO FORM A FIRM, NON-YIELDING SURFACE.
11. AGGREGATE BASE MATERIALS SHOULD BE SPREAD IN THIN LAYERS, UNIFORMLY MOISTURE-CONDITIONED, AND COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION TO FORM A FIRM, NON-YIELDING SURFACE.

UTILITY NOTES

1. CONTRACTOR SHALL PROVIDE METHODS REQUIRED TO CONTROL GROUND WATER IN TRENCHES AS APPROVED BY THE CITY INSPECTOR.
2. ALL UTILITIES TO BE STUBBED WITHIN 10 FEET OF BUILDING.
3. TRENCHING AND BACKFILL SHALL COMPLY WITH CITY OF ST. HELENA TRENCH BACKFILL STANDARDS AND THESE PLANS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY. ALL PIPES HAVING LESS THAN 3' OF COVER SHALL BE BACKFILLED WITH CLASS II AGGREGATE BASE.
4. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION DETAILS SHALL CONFORM TO CITY OF ST. HELENA "STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS", AND WAS, INCLUDING ALL ADDENDA, STANDARD PLAN REVISIONS AND SPECIAL PROVISIONS.

STORM DRAIN NOTES

1. PRIOR TO THE CONNECTION OF ANY STORM DRAIN TO AN EXISTING LINE, THE CONTRACTOR SHALL EXPOSE PIPE FOR ENGINEER TO VERIFY EXISTING ELEVATION AND LOCATION. THE CITY SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF EXCAVATION AND LOCATION.
2. A MINIMUM VERTICAL CLEARANCE OF 3 INCHES SHALL BE MAINTAINED AT STORM DRAIN AND SANITARY SEWER CROSSINGS.
3. ALL PRIVATE, ON-SITE STORM DRAIN PIPE AND FITTINGS SHALL BE SDR 35 PVC (UNLESS NOTED OTHERWISE) AND SHALL, AT A MINIMUM, MEET THE REQUIREMENTS OF ASTM DESIGNATION D3034, USING AN ELASTOMERIC GASKET JOINT IN A BELL AND SPIGOT.
4. ALL PRIVATE, ON-SITE SUBDRAIN PIPE AND FITTINGS SHALL BE SDR-35 PERFORATED PIPE WITH HOLES LAID DOWN.
5. ALL PUBLIC STORM DRAIN SHALL BE CLASS III RCP OR IN CONFORMANCE WITH CITY OF ST. HELENA STANDARD SPECIFICATIONS.
6. ASBESTOS CEMENT PIPE (ACP) SHALL NOT BE ALLOWED UNDER ANY CIRCUMSTANCES.
7. ALL CATCH BASINS WITHIN PAVED AREAS TO BE MARKED WITH POLLUTION PREVENTION MESSAGE WITH THERMAL PLASTIC MARKERS. SPECIFIC PLACEMENT OF MARKERS WILL BE AS DIRECTED BY CITY INSPECTOR.
8. ALL STORM DRAIN PIPE SHALL BE SLOPED AT S=0.005 UNLESS OTHERWISE NOTED.
9. ALL PERFORATED SUBDRAIN PIPE SHALL BE SLOPED AT S=0.01 UNLESS OTHERWISE NOTED.
10. CONTRACTOR SHALL INSTALL STORMDRAIN CLEANOUTS AT ALL STORMDRAIN AND SUBDRAIN JUNCTIONS, WHERE AREA DRAINS OR DROP INLETS ARE NOT PROVIDED. ADJUST RIMS TO GRADE.

SANITARY SEWER

1. ON-SITE SEWER SHALL BE SDR-26 PVC, UNLESS NOTED OTHERWISE.

WATER NOTES

1. ON-SITE DOMESTIC WATER MAINS SHALL BE SCH 80 PVC.
2. ON-SITE FIRE PROTECTION WATER MAINS SHALL BE C900 CL 200 PVC.
3. ALL WATER IMPROVEMENTS SHALL BE INSTALLED PER ST. HELENA STANDARD 100.

FIRE SERVICE NOTES

1. CITY SHALL ALLOW 1 CONNECTION TO THE EXISTING WATER TRANSMISSION MAIN AS FOLLOWS:

   A CITY STANDARD FIRE SERVICE ASSEMBLY METER (8-INCH) WITH CITY STANDARD DOUBLE DETECTOR CHECK VALVE (8-INCH) TO SERVE NEW ON-SITE AUTOMATIC FIRE PROTECTION SYSTEM AND ON-SITE PRIVATE FIRE HYDRANTS.

   THE CONNECTION SHALL ONLY SERVE THE SITE, WITH THE EXACT LOCATION AND INSTALLATION DETAILS OF THE CONNECTION TO CITY'S WATER MAIN SUPPLY THE FIRE SERVICE TO CONFORM TO CITY OF ST. HELENA STANDARDS AND BE APPROVED BY THE CITY OF ST. HELENA DIRECTOR OF PUBLIC WORKS.

2. OWNER SHALL PREPARE AND SUBMIT PLANS AND SPECIFICATIONS FOR THE CONNECTION FOR THE FIRE SERVICES FROM CITY'S WATER TRANSMISSION MAIN ACCEPTABLE TO THE CITY OF ST. HELENA DIRECTOR OF PUBLIC WORKS.
3. CITY MAINTENANCE RESPONSIBILITY SHALL END AT THE VALVE OUTLET FLANGE OF THE INLET VALVE ON EACH OF THE REQUIRED DOUBLE DETECTOR CHECK VALVES.
4. FOLLOWING RECEIPT OF BOTH APPROVALS REQUIRED ABOVE, OWNER SHALL GIVE CITY SEVENTY-TWO (72) HOURS NOTICE PRIOR TO EACH CONSTRUCTION INSPECTION OF AND TEST FOR THE FIRE SERVICE AND SUBMIT THE RESULTS OF ALL SUCH INSPECTIONS AND TESTS TO CITY.
5. A FINAL INSPECTION AND HYDROSTATIC PRESSURE TEST OF THE FIRE SERVICE SHALL BE PERFORMED AND SATISFACTORY PASSED PRIOR TO CITY'S ACTIVATING THE SERVICE.
6. OWNER SHALL PERFORM A SECOND HYDROSTATIC PRESSURE TEST ONE (1) YEAR AFTER THE ORIGINAL TEST AND SUBMIT THE RESULTS TO CITY.
7. OWNER SHALL MAINTAIN THE PRIVATE FIRE SERVICE IN ACCORDANCE WITH THE MOST CURRENT APPLICABLE VERSION OF THE CALIFORNIA BUILDING AND FIRE CODE AND ALLOW INSPECTIONS BY CITY.
8. THE PRIVATE FIRE SERVICE SHALL ONLY BE USED BY AUTHORIZED FIRE FIGHTING PERSONNEL, CITY OF ST. HELENA PERSONNEL AND SUCH OTHER PERSONS GRANTED SPECIFIC PERMISSION TO DO SO BY CITY. SAID PRIVATE FIRE SERVICE SHALL BE USED BY THOSE PERSONS ONLY FOR FIRE SUPPRESSION, TESTING OF THE PROTECTION SYSTEM, FIRE DRILLS, AND FLUSHING AND CLEANING OF WATER DISTRIBUTION MAINS. NO OTHER CONNECTION TO, EXTENSION OF OR USE OF CITY'S WATER SYSTEM IS APPROVED OR IMPLIED.
9. THE PRIVATE FIRE SERVICE SHALL BE PRIVATELY OWNED AND MAINTAINED BY OWNER AND OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE PRIVATE FIRE SERVICE IN ITS ENTIRETY FROM THE POINT AT WHICH IT CONNECTS TO THE AFOREMENTIONED VALVE OUTLET FLANGE OF THE INLET VALVE ON THE REQUIRED DOUBLE DETECTOR CHECK VALVES.
10. OWNER SHALL PAY FULL COST OF THE CONSTRUCTION AND INSTALLATION OF THE FIRE SERVICE INCLUDING TESTING AND THE COST OF CONNECTING TO THE CITY'S EXISTING WATER MAIN.
11. OWNER SHALL PAY THE CITY A ONE-TIME WATER IMPACT FEE AT THE APPLICABLE INDUSTRIAL RATE SET FORTH IN ST. HELENA MUNICIPAL CODE SECTION 3.32.010.B. FEE DUE PRIOR TO THE CONNECTION TO CITY WATER TRANSMISSION MAIN.
12. OWNER SHALL PAY THE APPLICABLE MONTHLY FEE FOR 8-INCH PRIVATE FIRE SERVICES AS ESTABLISHED BY ST. HELENA MUNICIPAL CODE SECTION 13.04.200 E. ALL BILLS FOR WATER CHARGES WILL BE RENDERED BY THE CITY AS ESTABLISHED BY ST. HELENA MUNICIPAL CODE SECTION 13.04.100 B. ALL BILLS SHALL BECOME DUE AND PAYABLE UPON PRESENTATION AND SHALL BE PAID AT THE OFFICE OF THE DEPARTMENT.
13. OWNER SHALL PAY FOR ANY CITY WATER USED FOR FIRE SUPPRESSION OR OTHER APPROVED USES ON THE OWNER'S PROPERTY BASED ON BYPASS WATER METER READINGS, AT THE RATE SET FORTH IN ST. HELENA MUNICIPAL CODE.
14. IN THE EVENT OF A LEAK AS INDICATED BY THE METER, CITY SHALL HAVE THE AUTHORITY TO DISCONTINUE SERVICE, WITH NOTICE TO THE FIRE CHIEF, UNTIL ADEQUATE REPAIRS ARE MADE. OWNER SHALL BE RESPONSIBLE FOR PAYMENT OF THE WATER LOST THROUGH ANY LEAK, AS DETERMINED BY THE METER READINGS.

EROSION CONTROL NOTES

GENERAL NOTES

1. GRADING ON THE SITE SHALL BE LIMITED TO THE AREA SHOWN ON THE PLAN.
2. CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN TO MEET FIELD CONDITIONS SHALL BE MADE ONLY WITH THE APPROVAL OF/OR AT THE DIRECTION OF RIECHERS SPENCE & ASSOCIATES.
3. THE CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT THE MAJOR PROVISIONS OF THE EROSION AND SEDIMENT CONTROL PLAN AND SEEK THEIR COOPERATION IN AVOIDING THE DISTURBANCE OF THESE EROSION CONTROL MEASURES.
4. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN PREPARED FOR THIS PROJECT. CONTRACTOR WILL CONFORM TO SWPPP DATED AUGUST 28, 2009.

MAINTENANCE NOTES

1. FIBER ROLLS OR STRAW BALE SEDIMENT BARRIERS OUTSIDE OF THE GRADED AREA SHALL BE INSTALLED PRIOR TO ANY GRADING ON THE SITE AND WILL BE OPERABLE DURING THE RAINY SEASON, OCTOBER 15 TO APRIL 1.
2. DURING THE RAINY SEASON (OCTOBER 15 TO APRIL 1) ALL SEDIMENT BARRIERS SHALL BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY AND, IN ADDITION, AFTER EACH STORM.
3. BETWEEN OCTOBER 15 AND APRIL 1, ALL PAVED AREAS SHALL BE KEPT CLEAR OF DIRT, SEDIMENT, AND DEBRIS. THE PROJECT AREA WILL BE MAINTAINED SO THAT A MINIMUM OF SEDIMENT LADEN RUNOFF LEAVES THE SITE.
4. THE SEEDED AREAS SHALL BE PREPARED, RESEEDED AND MULCHED AS SOON AS POSSIBLE AFTER BEING DAMAGED.

SEEDING SPECIFICATIONS

1. ALL GRADED OR DISTURBED AREAS SHALL BE SEEDED IMMEDIATELY AFTER GRADING IS COMPLETE.
2. TEMPORARY COVER CROP; CUT OR FILL SLOPES (3:1 MAX. SLOPE) AREAS THAT WILL GET DISTURBED IN THE FUTURE.

   RATE: 75 lbs/acre

TRICS 102 (STERILE BARLEY/WHEATGRASS) OR FOREMANER	60 lbs
ELYMUS GLAUCUS (BLUE WILD RYE)	5 lbs
BROMUS CARINATUS (CALIFORNIA BROME)	5 lbs
BROMUS ARIZONICUS (CUCAMONGA BROME)	5 lbs
	75 lbs/acre

   FOR ALL AREAS THAT ARE HAND SEEDED, USE A STERILE TYPE OF RICE STRAW OR HYDROSEED PER THE RECOMMENDATIONS BELOW.

   FERTILIZER 16-16-16

3. PERMANENT COVER CROP; ORCHARD SLOPES ALONG ROADWAYS, SEPTIC AREA, CUT/FILL BANKS AND UTILITY ROUTES (3:1 MAX SLOPE) FOR AREAS THAT WILL NOT BE DISTURBED.

   RATE: 77 lbs/acre

LUPINUS SUCCULENTUS (ARROYO BLUE LUPINE)	3 lbs
TRICS 102 (STERILE BARLEY/WHEATGRASS)	50 lbs
FESTUCA OCCIDENTALIS (WESTERN FESCUE)	4 lbs
HORDEUM BRACHYANTHERUM	8 lbs
POA SECUNDA (PINE BLUEGRASS)	6 lbs
FESTUCA IDAHOENSIS (IDAHO FESCUE)	5 lbs
ELYMUS ELYMOIDES (SQUIRREL TAIL)	4 lbs
ESCHSCHOLZIA CALIFORNICA (CALIFORNIA POPPY)	2 lbs
	80 lbs/acre

   FERTILIZER 16-20-20 AT MANUFACTURERS RECOMMENDED RATE AND 1200 POUNDS PER ACRE OF SOLUTION GRADE GYPSUM FROM UNITED AG PRODUCTS IN SEBASTOPOL OR EQUAL.

4. ALL HYDRO-SEED MIX SHALL INCLUDE 1200 lbs/ac. PAPER MULCH OR WOOD FIBER AND TACKIFIER PER MANUFACTURER'S RECOMMENDATIONS.
5. NORTH AMERICAN GREEN SC150 EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES STEEPER THAN 2:1. JUTE NETTING SHALL BE INSTALLED OVER STRAW MULCH OVER SEED ON ALL SLOPES 2:1 TO 4:1.
6. SEE DRAWINGS SHEETS C3.1 TO C3.3 FOR GRADING PLAN AND SHEET C3.0 FOR EROSION CONTROL PLAN.

REGISTERED PROFESSIONAL ENGINEER
HUGH ALEXANDER LINN
No. 52509
Exp. 12-31-12
CIVIL ENGINEER
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF:

RIECHERS SPENCE & ASSOCIATES
CONSULTING CIVIL ENGINEERS

GRAND VIEW INN
NOTES
ST. HELENA CALIFORNIA

DATE	
DRAWN	
DESIGNED	
CHECKED	
JOB NO.	

SHEET NO.
DRC-2
OF 3 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION

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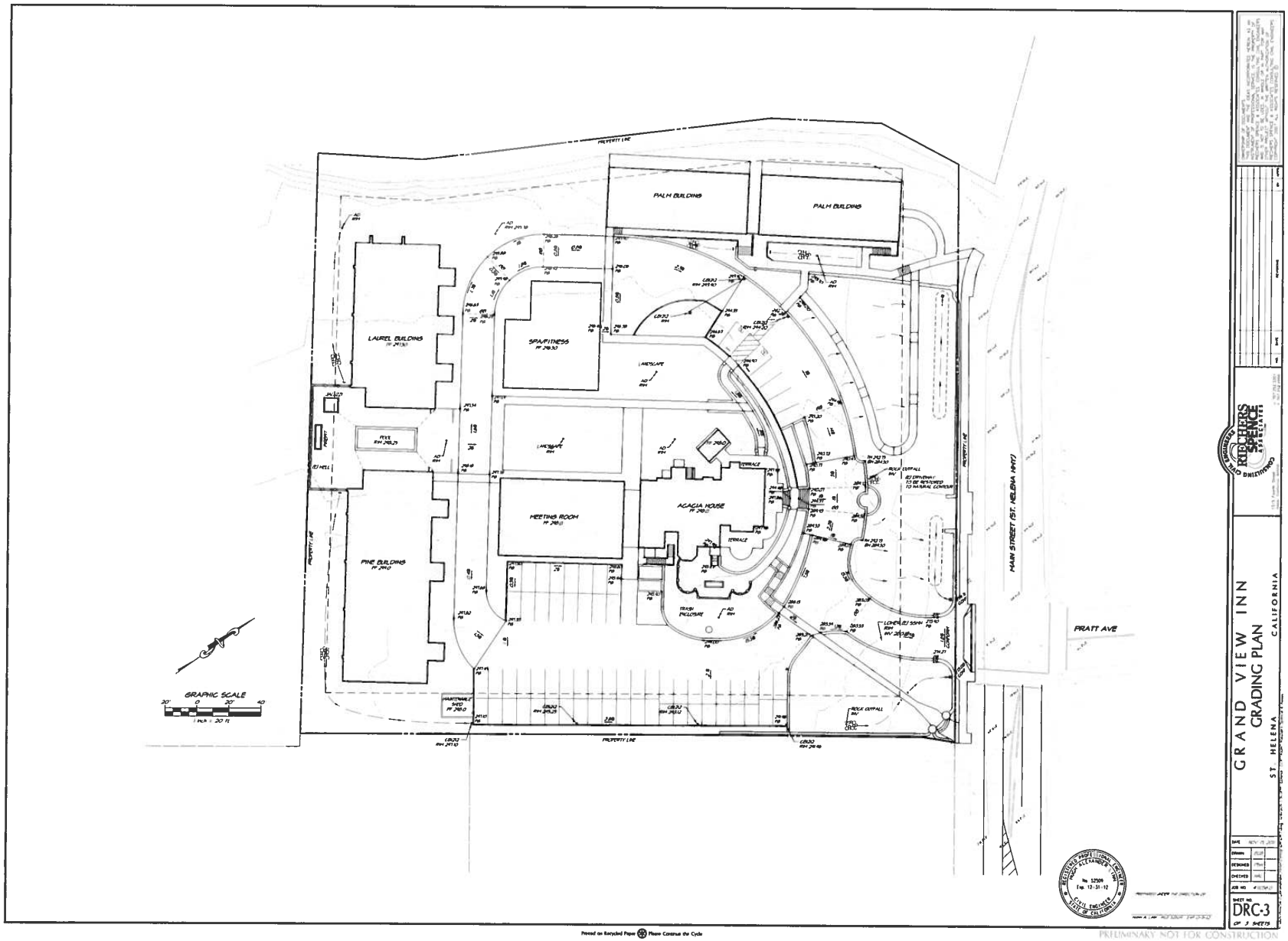
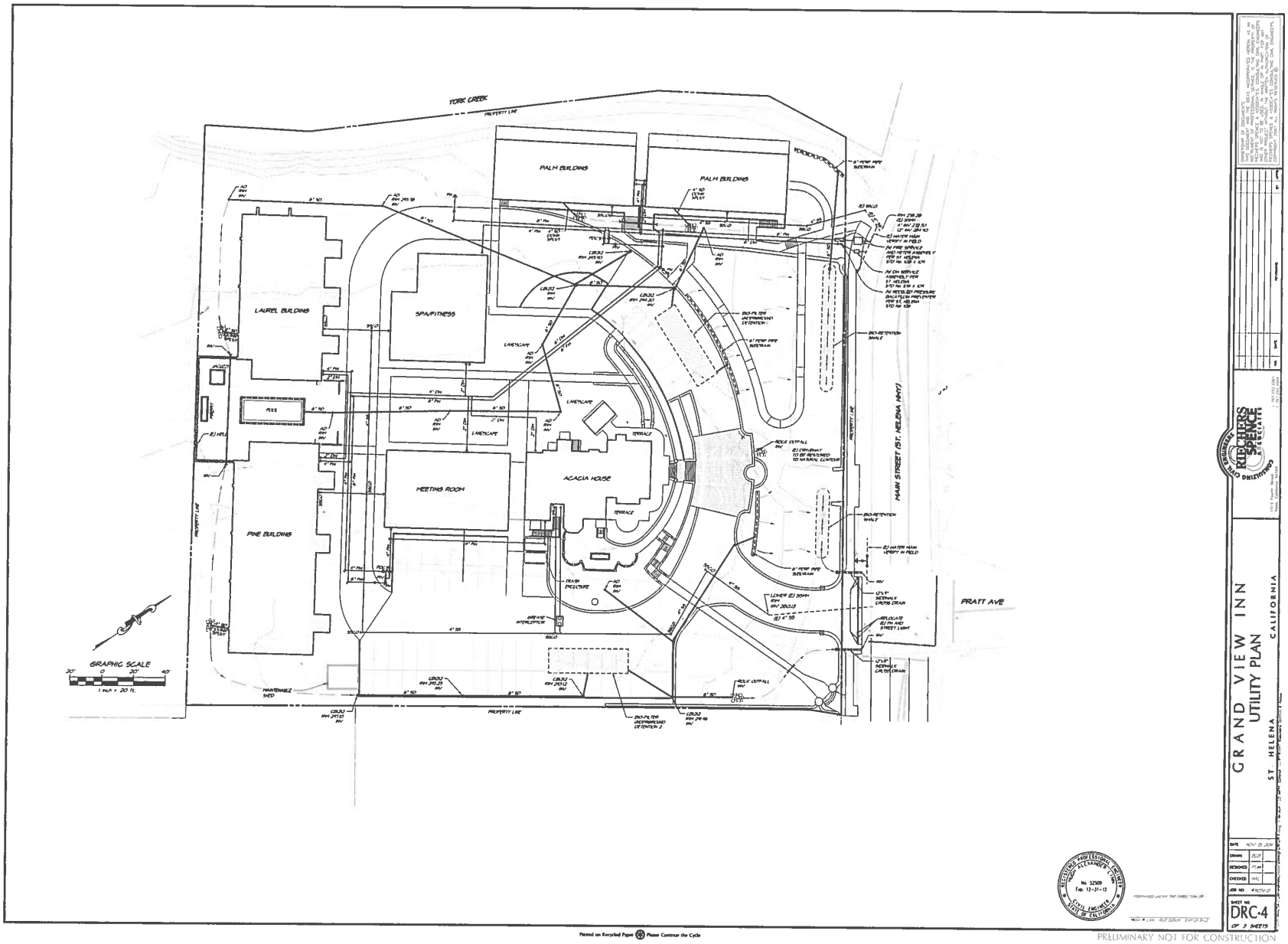
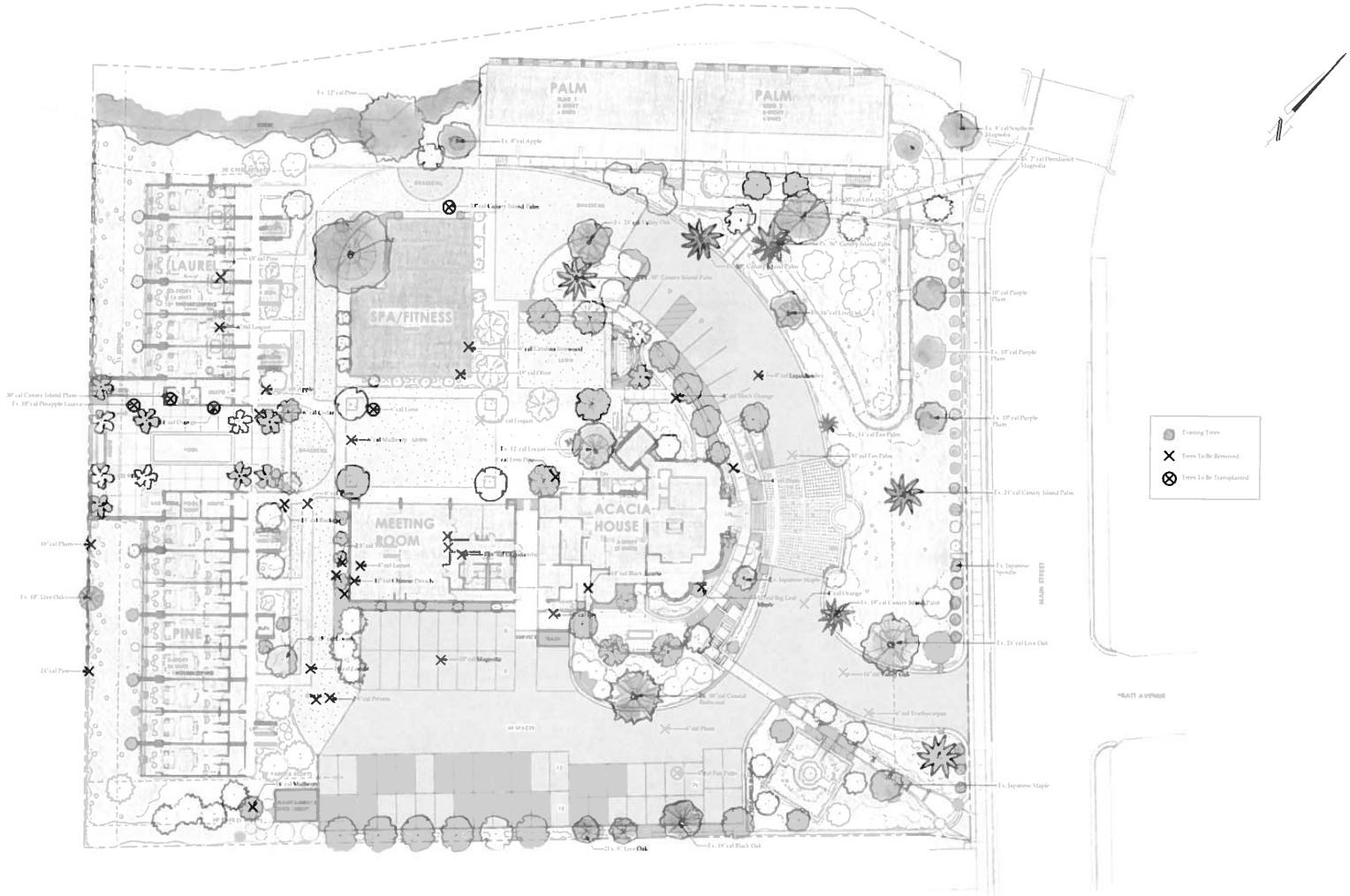

GRAND VIEW INN
GRADING PLAN
ST. HELENA
CALIFORNIA
DRC-3
PALM BUILDING
PALM BUILDING
LAUREL BUILDING
SPA/FITNESS
MEETING ROOM
ACACIA HOUSE
PINE BUILDING
TRASH ENCLOSURE
MAIN STREET (ST. HELENA HWY)
PRATT AVE
PROPERTY LINE
GRAPHIC SCALE
PRELIMINARY NOT FOR CONSTRUCTION



GRAND VIEW INN
UTILITY PLAN
ST HELENA CALIFORNIA

DRC-4
OF 3 SHEETS

PRELIMINARY NOT FOR CONSTRUCTION



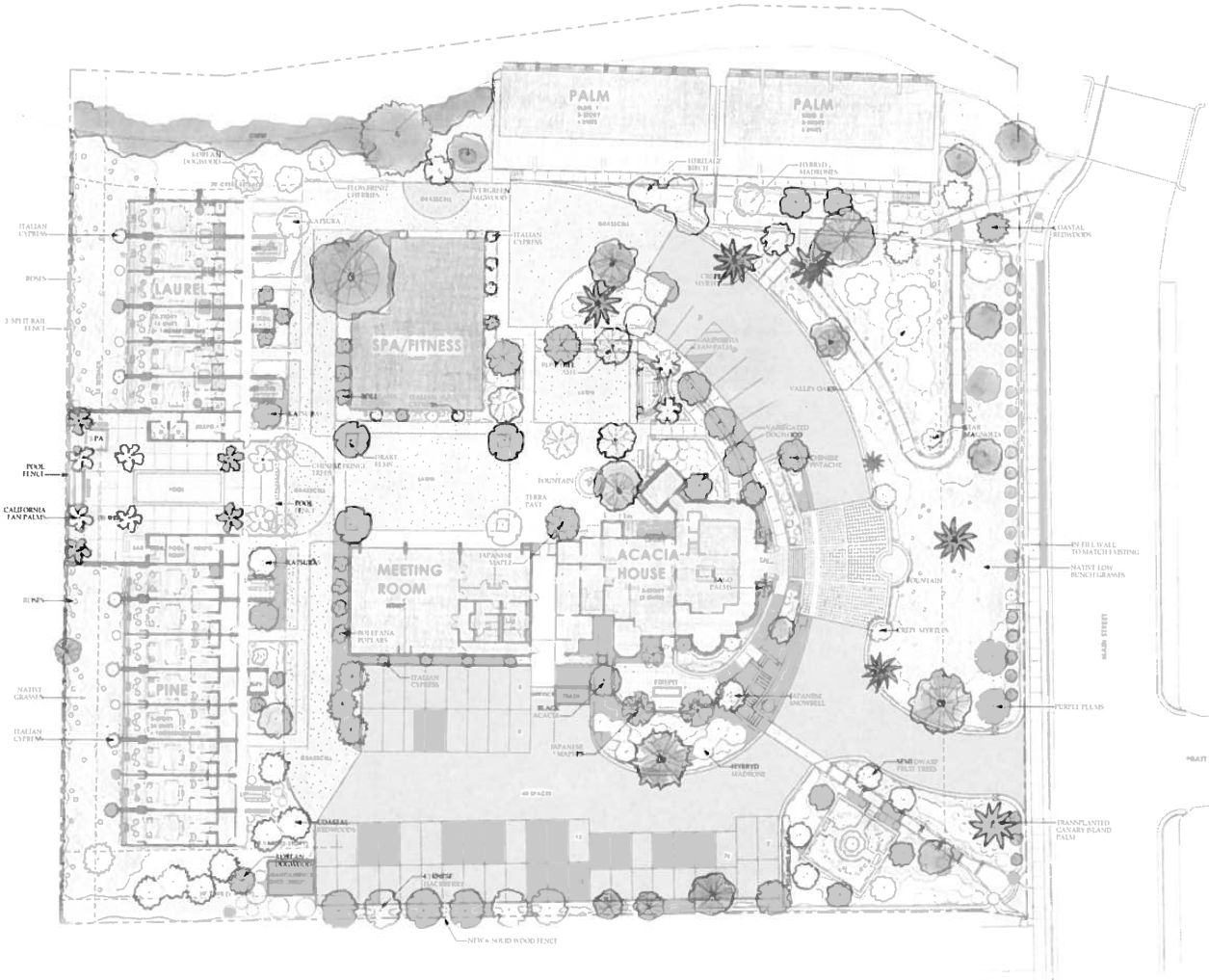
Grandview Inn

Existing Vegetation Plan

Jonathan Plant & Assoc., Inc. P.O. Box 1167, St. Helena, CA 707.963.8313 Email: jpa@jonathanplant.com

November 16, 2011

Scale: 1" = 20' - 0"



Tree List

Common Name	Botanical Name	Quantity	Size	Notes
Black Acacia	Acacia melanoxylon	1	24" box	
Bolleana White Poplar	Populus alba 'Bolleana'	13	15 gal	
California Fan Palm	Washingtonia robusta	10	14' trunk	
California Fan Palm	Washingtonia filifera	2	14' trunk	
Chinese Dogwood	Cornus capitata 'Mountain Moon	1	24" box	
Chinese Hackberry	Celtis sinensis	7	24" box	
Crepe Myrtle	Lagerstroemia x fauriei 'Muskogee'	2	36" box	
Crepe Myrtle	Lagerstroemia indica	1	24" box	
Drake Elm	Ulmus parvifolia 'Drake'	4	36" box	
Flowering Cherry	Prunus serrulata 'Akebono	2	24" box	
Heritage Birch	Betula nigra 'Heritage'	3	15 gal	
Hybrid Madrone	Arbutus 'Marina'	9	24"box	multi-tr
Italian Cypress	Cupressus sempervirens	18	14' tall	
Japanese Maple	Acer palmatum cultivars	6	65 gal	
Japanese Snowbell	Styrax japonica	1	30 gal	
Katsura	Cercidiphyllum japonicum	6	65 gal	
Korean Dogwood	Cornus kousa 'Wolf Eye'	3	30 gal	
Purple Plum	Prunus cerasifera 'Newport'	7	24" box	
Sago Palms	Cycas revoluta	2	36" box	
Semi Dwarf Fruit Trees	Apple and Pear varieties	8	15 gal	
Star Magnolia	Magnolia stellata	1	15 gal	
Tulip Magnolia	Magnolia soulangiana 'Rustica Rubra'	1	24" box	

Shrub List

Botanical Name	Common Name
Low shrubs and ground covers 1-2'	
Calamagrostis foliosa	Mendocino Reed Grass
Arctostaphylos 'Emerald Carpet'	Trailing Manzanita
Salvia 'Bee's Bliss'	Trailing Salvia
Erica carnea 'Springwood White'	Heath
Scabiosa columbaria 'Blue Butterfly'	Pin Cushion flower
Kniphofia 'Little Maid'	Dwarf Hot Poker
Buxus sempervirens var suffruticosa	Dwarf English boxwood
Trachelospermum jasminoides	Star Jasmine
Rubus calycinoides 'Emerald Carpet'	Trailing Rubus
Carex testacea	Orange Sedge
Prunella grandiflora 'Lovely'	Self Heal
Medium Shrubs 2-5'	
Ceanothus 'Emily Brown'	Emily Brown California lilac
Ceanothus griseus horizontalis	California Lilac
Cistus cobarensis	White Rock rose
Arctostaphylos 'Howard McMinn'	McMinn Manzanita
Mahonia aquifolium	Oregon Grape
Camellia sasanqua	Sasanqua Camellia
Azaleas	Azaleas
Roses	Roses
Ceratostigma	Chinese Plumbago
Muehlenbergia rigens	California Deer Grass
Muehlenbergia capiliaris	Muehly
Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass
Abutilon hybrids	Flowering Maple
Canna hybrids	Canna
Large Shrubs 5-10	
Camellias	Assorted Camellias
Viburnum tinus	Laurustinus
Viburnum plicatum	Double File Viburnum
Ribes sanguineum	Native Currant
Spiraea 'Snowmound'	Bridlewreath
Euonymus japonica	Japanese Spindle
Laurus nobilis	Grecian Bay
Citrus	Assorted Citrus

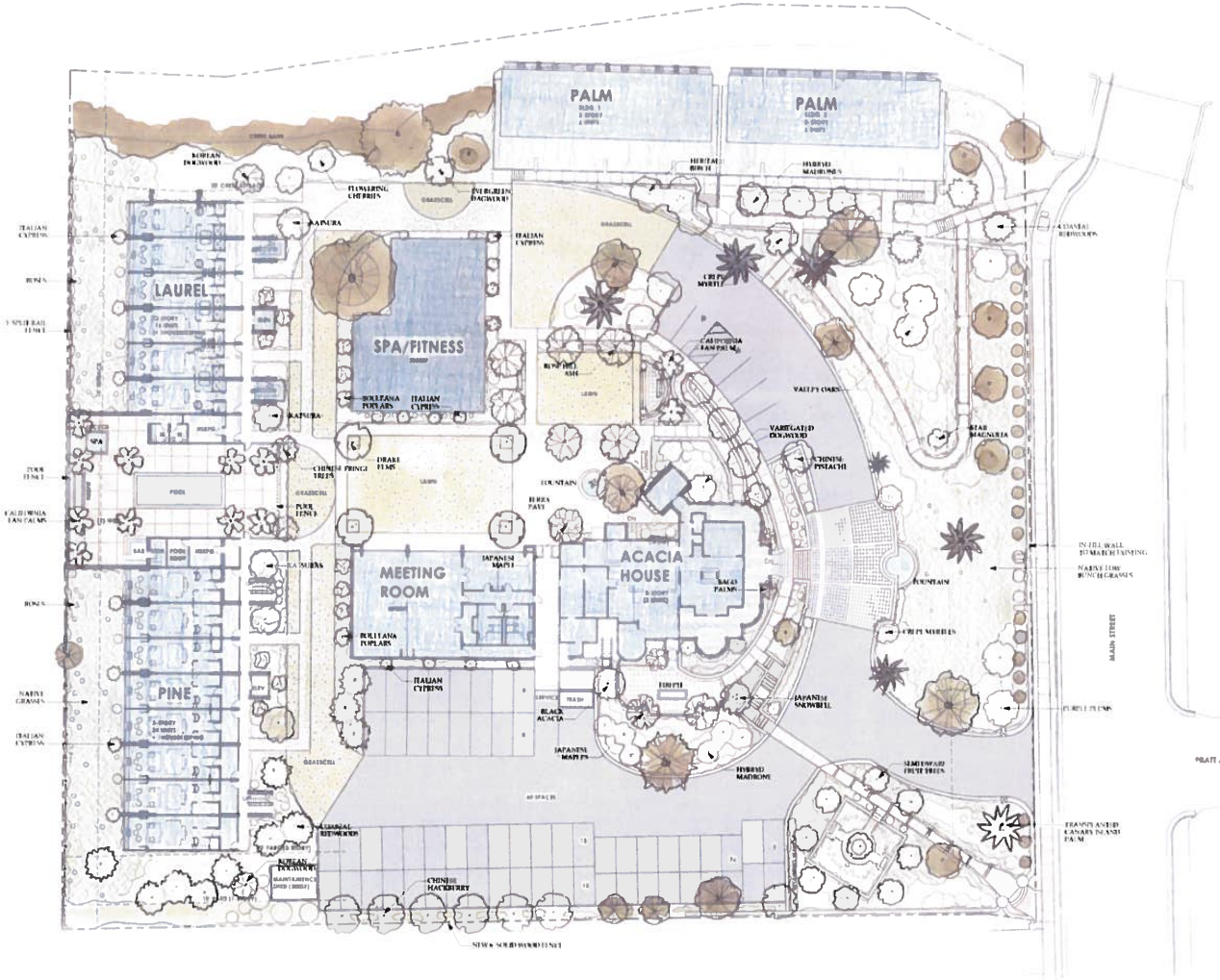
Grandview Inn

Schematic Landscape Plan

Jonathan Plant & Assoc. Inc P.O. Box 1167 St. Helena, CA 707 963 8313 Email jpa@jonathanplant.com

November 16, 2011

Scale 1" = 20' - 0"



Tree List

Common Name	Botanical Name	Quantity	Size	Notes
Black Acaccia	Acaccia melanoxylon	1	24" box	
Bolleana White Poplar	Populus alba "Bolleana"	13	15 gal	
California Fan Palm	Washingtonia robusta	10	14' trunk	
California Fan Palm	Washingtonia filifera	2	14' trunk	
Chinese Dogwood	Cornus capitata 'Mountain Moon	1	24" box	
Chinese Hackberry	Celtis sinensis	7	24" box	
Crepe Myrtle	Lagerstroemia x fauriei 'Muskogee'	2	16" box	
Crepe Myrtle	Lagerstroema indica	1	24" box	
Drake Elm	Ulmus parviflora 'Drake'	4	36" box	
Flowering Cherry	Prunus serrulatus 'Akebono	2	24" box	
Heritage Birch	Berula nigra 'Heritage'	3	15 gal	
Hybrid Madrone	Arbutus 'Marina'	9	24"box	multi tr
Italian Cypress	Cupressus sempervirens	18	14' tall	
Japanese Maple	Acer palmatum cultivars	6	65 gal	
Japanese Snowbell	Styrax japonica	1	30 gal	
Katsura	Cercidiphyllum japonicum	6	65 gal	
Korean Dogwood	Cornus kousa 'Wolfs Eye'	3	30 gal	
Purple Plum	Prunus cerasifera 'Newport'	7	24" box	
Sago Palms	Cycas revoluta	2	36" box	
Semi Dwarf Fruit Trees	Apple and Pear varieties	8	15 gal	
Star Magnolia	Magnolia stellata	1	15 gal	
Tulip Magnolia	Magnolia soulangeana 'Rustica Rubra'	1	24" box	

Shrub List

Botanical Name	Common Name
Low shrubs and ground covers 1-2'	
Calamagrostis foliosa	Mendocino Reed Grass
Arctostaphylos 'Emerald Carpet'	Trailing Manzanita
'Salvia 'Bee's Bliss'	Trailing Salvia
Erica carnea 'Springwood White'	Heath
Scabiosa columbaria 'Blue Butterfly'	Pin Cushion flower
Knephofia 'Little Maid'	Dwarf Hot Poker
Buxus sempervirens var sulfruticosa	Dwarf English boxwood
Trachelospermum jasmenodes	Star Jasmine
Rubus calycenodes 'Emerald Carpet'	Trailing Rubus
Carex testacea	Orange Sedge
Prunella grandiflora 'Lovely'	Self Heal
Medium Shrubs 2-5'	
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Ceanothus griseus horizonntalis	California Lilac
Cistus cobariensis	White Rock rose
Arctostaphylos 'Howard McMinn'	McMinn Manzanita
Mahonia aquifolium	Oregon Grape
Camellia sasanqua	Sasanqua Camellia
Azaleas	Azaleas
Roses	Roses
Ceratostigma	Chinese Plumbago
Muhlenbergia rigens	California Deer Grass
Muhlenbergia capipes	Muehly
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Camellias	Assorted Camellias
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Viburnum plicatum	Double File Viburnum
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Euonymus japonica	Japanese Spindle
Laurus nobilis	Grecian Bay
Citrus	Assorted Citrus

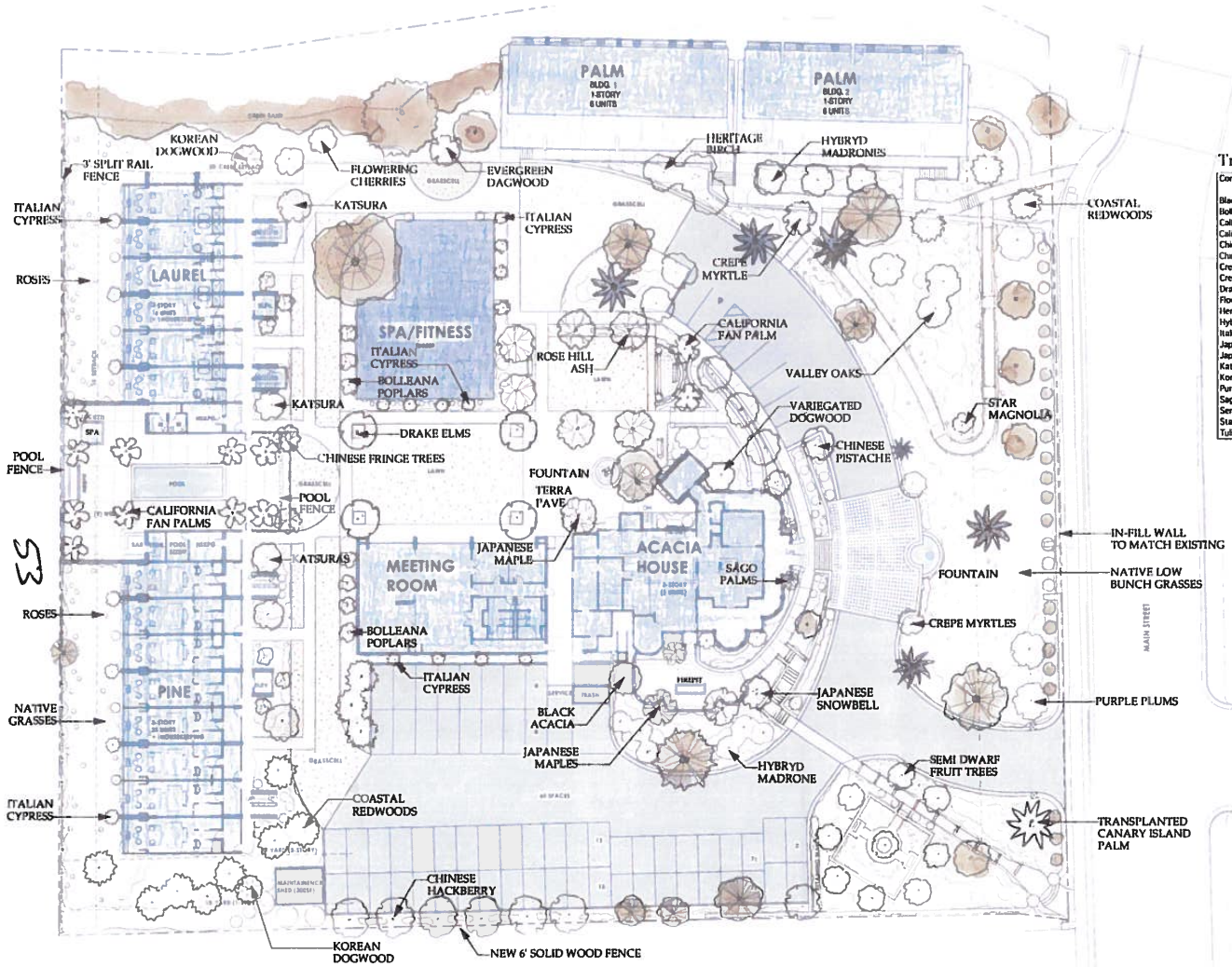
Grandview Inn

Schematic Landscape Plan

Jonathan Plant & Assoc., Inc. P.O. Box 1167, St. Helena, CA 707.963.8313 Email: jpa@jonathanplant.com

November 16, 2011

Scale: 1" = 20'-0"



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Grandview Inn

Schematic Landscape Plan

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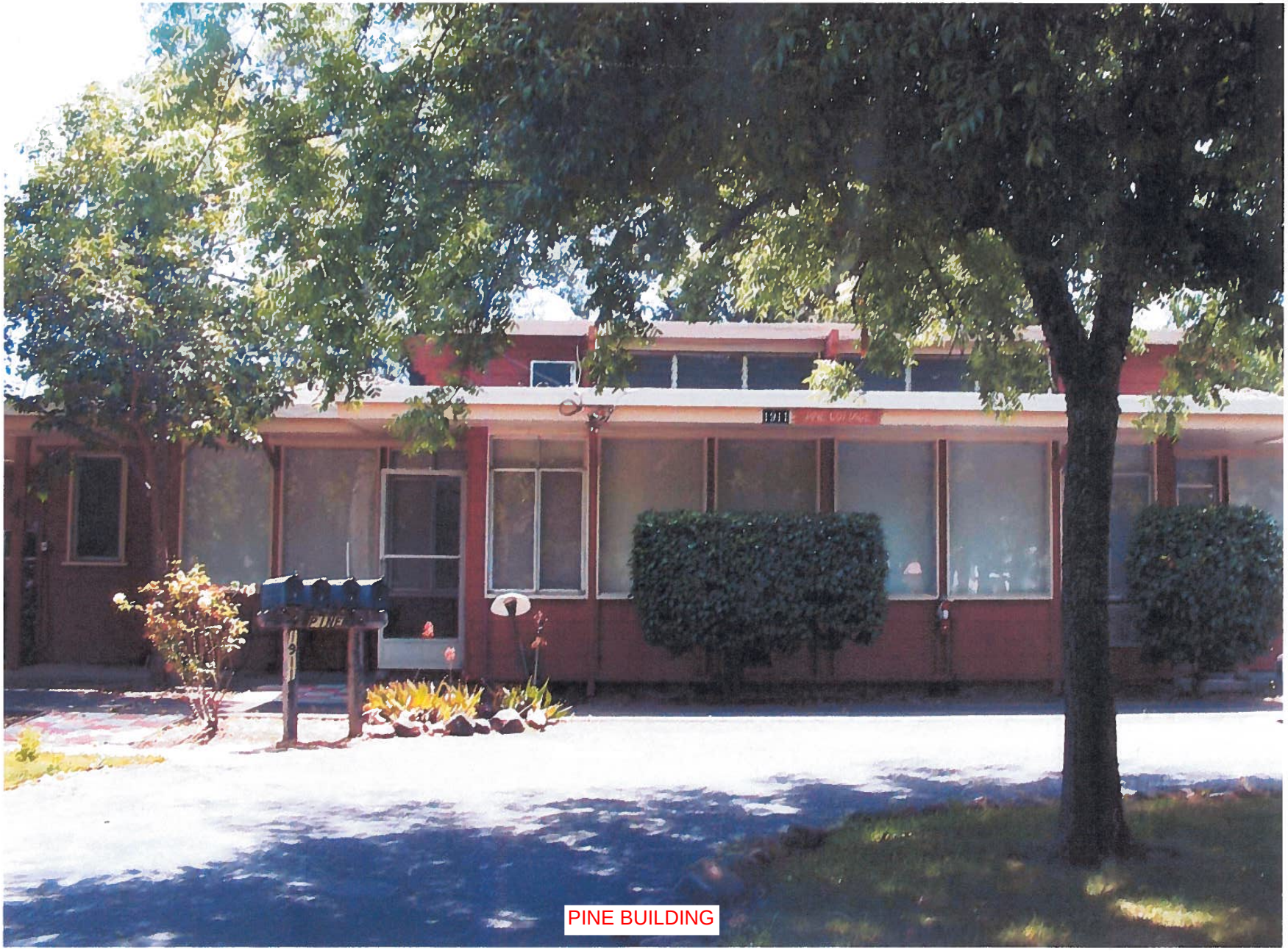
November 30, 2011

Scale: 1" = 40' - 0"

ACACIA HOUSE

OAK BUILDING

PALM BUILDING



PINE BUILDING

REDWOOD BUILDING

WALNUT BUILDING

CITY OF ST. HELENA

RESOLUTION 2012-20

APPROVING DESIGN REVIEW, A DEMOLITION PERMIT, & USE PERMIT AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (2010-19) FOR AN INCREASE TO THE REGULATED FOOD AND BEVERAGE ESTABLISHMENTS INVENTORY TO ALLOW FOR A NEW 40-SEAT RESTAURANT AT THE GRANDVIEW HOTEL LOCATED AT 1915 MAIN STREET

PROPERTY OWNER: Grandview Hotel Investors, LLC APN: 009-490-009

Recital

1. A Use Permit Amendment to a previously approved Use Permit (2010-19) was submitted by the owners, Grandview Hotel Investors, LLC, of the Grandview property located at 1915 Main Street.

2. The current entitlements allow for the conversion and renovation of the site containing the historic Acacia House and adjacent buildings to 57 hotel rooms. While the number of total rooms on the site (57) will not change, the owners propose to remove additional, non-historic buildings beyond what was approved in 2010 to be replaced with new buildings designed to reinforce the historic components of the Acacia House.

3. The historic Acacia House will be returned to its prominence on the site and will be renovated and converted to five guest rooms, restaurant, reception area, common areas for guests, and space for business operations. A change to the previously approved project includes the expansion of the approved food service within the Acacia house to include a 40-seat restaurant that will be jointly used by both guests and the public.

4. Other changes include:
   - Palm Building – A two-story replacement building for Palm building will contain 12 guest rooms on the upper floor with storage functions located on the lower floor. The replacement Palm building will be located in the same footprint of the existing building;
   - Pine Building – A three-story replacement building for Pine will contain 24 guest rooms;
   - Walnut building - A 3,500 square foot meeting & conference Room and a 3,500 square foot spa/fitness center. (A 1,178 square foot spa was previously approved in 2006);
   - New Laurel Building - Approved in 2006 for 10 rooms and will expand to 16 guest rooms;
   - Demolition of the Oak & Redwood buildings for the relocation of the parking into this area along the south property line; and
   - A new 40-seat restaurant to serve the guests and public along with a request for an increase to the Regulated Food and Beverage Establishments Inventory.

- Rather than distributing the parking areas throughout the site as originally approved, the revised site plan includes the parking in one area along the south property line. Valet parking for both hotel and restaurant guests will be available 24 hours per day. Arriving guests will be dropped off at the porte-cochere with valets relocating the vehicles to the south side parking area.

5. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on the applicant's proposal on February 7, 2012 reviewing the public record, including all application submittal materials, letters submitted regarding the proposal and staff reports, opening a public hearing to receive testimony from the applicant and interested persons, and deliberating on the project and recommended approval to the City Council.

6. The City Council of the City of St. Helena, State of California, held a noticed public hearing for this project on February 28, 2012 and which was continued to March 27, 2012.

<u>Resolution</u>

A. The Planning Commission considered and recommended that the City Council find that the prior Negative Declaration adopted for the project is adequate for analysis of the environmental impacts and as pursuant to Section 15162 of the CEQA Guidelines which states that where a Negative Declaration has been prepared, no additional CEQA review is required unless there are substantial changes to the project.

B. The City Council hereby amends the Regulated Food and Beverage Establishments Inventory by increasing number of restaurant from 34 to 35 restaurants and a Use Permit Amendment for establishment of a new 40-seat restaurant within the Grandview Hotel.

C. The City Council makes the following Conditional Use Permit findings, contained in Zoning Ordinance Section 17.168.050, to support the motion to approve a Use Permit Amendment to the previously approved 57-room hotel on the subject parcel:

1. That, as conditioned and with the recommended mitigations place, the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant to include up to 65 off-street parking spaces, adequate off-street parking to accommodate the long term parking needs of residents, employees and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

D. The City Council approves the Design Review subject to the applicable Design Criteria contained in Zoning Ordinance Section 17.164.030. for construction of the following:
   1. Palm Building – A two-story replacement building for Palm building will contain 12 guest rooms on the upper floor with storage functions located on the lower floor. The replacement Palm building will be located in the same footprint of the existing building;
   2. Pine Building – A three-story replacement building for Pine will contain 24 guest rooms;
   3. Walnut building - A 3,500 square foot meeting & conference room and a separate 3,500 square foot spa/fitness center. (A 1,178 square foot spa was previously approved in 2006); and
   4. New Laurel Building - Approved in 2006 for 10 rooms and will expand to 16 guest rooms.

E. The City Council approves the Demolition Permit to remove five existing non-historic structures (Pine, Palm, Walnut, Oak & Redwood buildings) on the site, as provided for in Zoning Ordinance Section 17.164.050(E), and subject to the following:

   1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
   2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

F. The City Council approves the project entitlements, as identified herein, subject to compliance with the following conditions. This project shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of the approval. The conditions noted below are particularly pertinent to this action and shall not be construed to permit violation of other laws and policies not so listed.

   1. This approval shall be vested within one (1) year from the date of action. A building permit for the use allowed under this Use Permit shall have been obtained within one (1) year from the effective date of the Use Permit or the Use Permit shall expire; provided however that the Use Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.

2. This approval is valid for this use only. New approvals must be applied for upon any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.

3. Any request for an extension of the terms of this approval must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

4. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.

5. Compliance with all permit conditions shall occur in accordance with specific regulations, but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

6. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless against any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

7. Provided they are in general compliance with this permit, minor modifications may be approved by the Planning Director.

8. This permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and the benefit of the City of St. Helena.

9. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official/Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

10. Prior to submittal of a building permit application, all plan sheets shall be revised to be consistent with the City's approval and coordinated with the civil and landscaping plans.

11. Construction shall be in compliance with plans reviewed and approved by the City on March 27, 2012, to comply with the applicable conditions provided herein and the associated adopted mitigation measures.

12. Resolution 2010-91, accepting a New Water Use Agreement dated August 24, 2010 for 1915 Main Street was adopted. Prior to issuance of building permits, the owner/applicant shall be required to enter into a new Water Use Agreement with the City of St. Helena which

limits water use at the property to 65 gallons of water per room per day (approximately 3,705 gallons per day). The property shall utilize well water for all landscape irrigation.

13. The hotel project shall be designed for all feasible water conservation technology. Consistent with St. Helena Municipal Code Article IV, Water Conservation Section 18.44, New Development, the applicant shall be required to retrofit existing dwellings prior to receiving a certificate of occupancy. Retrofits must be completed prior to issuance of certificate of occupancy.

14. Prior to issuance of building permit, the applicant shall be required to obtain approval of the Napa County Department of Environmental Management for the food preparation, service area(s), storage area(s) and the employee restrooms must be submitted for review and approval by Napa County DEM prior to issuance of any building permits for said areas. An annual food permit will be required.

15. As part of the construction documents for a building permit application, the applicant shall submit a detailed landscaping plan for review and approval prior to the issuance of any building permits. This plan shall include details and specifications for other landscaping features and detailed irrigation plans, planting details, such as location, number and sizes of the plant materials, and the specifications for planting. Street trees shall be reviewed for approval by the City prior to submitting an application to Caltrans, where required as part of an encroachment permit application.

16. The applicant shall install the landscape irrigation lines in accordance with reclaimed water standards, in consideration of the future reclaimed water lines.

17. The landscape plan shall depict trees to be protected, removed, and replaced and shall be consistent with the State of California's Water Efficient Landscape Ordinance (WELO) and approved by the Planning Director before issuance of a building permit. (PW)

18. Plant materials shall be purchased from a source that verifies they have been inspected for glassy winged sharpshooter to ensure that they will not contribute to the spread of Pierce's disease to the surrounding vineyards.

19. Unless otherwise provided in the Arborists Report for the project, each tree or group of trees to be preserved within the vicinity of the construction site shall be protected by enclosure with a six (6) foot chain link fence prior to grading or movement of heavy equipment. The minimum distance of the fence from the tree shall be at the drip line, but may be extended an additional 10' to include the root zone which shall be determined by the project or City Arborist. Fencing shall remain in place until such time as the Building Inspector is assured the trees are no longer in danger of construction damage.

20. Unless otherwise provided in the Arborists Report for the project, the following activities are prohibited under the drip line of protected trees unless authorized by the Planning Director under the advice of the City Arborist or project arborist:

a. Change in the amount of irrigation provided to the protected tree from that which was provided prior to the commencement of construction activity.
b. Trench, grade or pave into the drip line of a protected tree.
c. Change the grade elevation by more than 6" within the drip line of the tree and for a distance of 30' outward from the drip line of the tree.
d. Park or operate any motor vehicle within the drip line area of a protected tree, except within designated parking areas.
e. Place or store any equipment or construction materials within the drip line area of the tree.
f. Attach any signs, ropes, cables or any other items to the tree.
g. Cut or trim any branch of the tree for temporary construction purposes.
h. Place or allow flowing into or over the root zone area of any tree any oil, fuel, concrete mix, paint, solvent, plaster or other deleterious substance.

21. The applicant shall be required to fully implement the recommendations of the City's arborist, as provided in the preliminary report submitted to City dated 8/8/05 and 10/24/05. A final report shall be prepared and submitted by the arborist as part of the building permit application and approved by the City prior to receiving a grading or building permit authorizing site work or construction on the site.

22. Prior to receiving a building permit authorizing construction on the site, the applicant shall provide and receive approval of an exterior lighting plan. Exterior lighting shall be designed to direct illumination downward or shielded to prevent glare onto the driveway, public roadway and adjacent properties.

23. The applicant shall provide for the enclosed storage of trash and separated recyclable materials and shall be included on the building permit submittal. Should the area designated for trash storage prove insufficient to accommodate approved uses on the site, the applicant agrees to provide alternative means (e.g. expanded facilities, more frequent collection, etc.) to address this issue.

24. Pursuant to Napa County Landmarks recommendation, the entire project shall adhere to the Secretary of Interior Standards; the historic windows in the Acacia house shall be retained and repaired; any new additions or buildings shall be mindful, respectful of their historic setting and environment; and that appropriate architectural proportions with attention to scale and intensity of use be considered.

25. The applicant shall submit manufacturer information pertaining to the noise generation of any mechanical equipment that is proposed to be located on the exterior of the structure. The information will help the building official determine whether the ambient noise level at any property line will be increased by more than 5 dBa. If it is determined that the noise level will be increased by more than this amount, appropriate measures shall be imposed to reduce the increase in the ambient noise level to less than 5 dBa. These measures could include replacement, relocation, removal or shielding of the equipment.

26. The applicant and/or construction manager shall notify all contractors and subcontractors that no trespassing is allowed on adjoining properties.

27. This property adjoins an agricultural district. There exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

28. In compliance with Title 25, Housing and Community Development law, a manager, janitor, housekeeper or other responsible person shall be on premises 24 hours per day, seven days per week.

29. The applicant shall be responsible for compliance with all mitigations measures adopted as part of this project and listed in the Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) dated August 2010 adopted as part of this permit.

30. No signs shall be installed without approval of a Sign Permit, as required by the City's Sign Ordinance.

31. The applicant shall be required to construct and maintain a solid six foot fence with two feet of lattice at the property line adjacent to the south neighbors where the existing chain link fence with wood slats and existing wood fence are presently located. This fence will provide for additional privacy between properties where elevated outdoor decks facing the south at the Oak and Redwood Cottages and raised terrace will be used by guests and could affect the privacy of the adjoining neighbors. The design and location of this fence shall be shown on the construction drawings presented as part of the building permit application submittal.

32. The swimming pool area shall be posted "Quiet Hours – 10:00 P.M. to 8:00 A.M."

33. Complete plans for the swimming pool and/or spa must be submitted to Napa County Department of Environmental Management for review and approval prior to approval of building permits. An annual pool permit will be required.

34. Events conducted on the site shall be limited to no more than 100 persons in attendance, except for up to three events in a given year that may have up to 125 persons in attendance. No more than one event shall be conducted on the site each month. Valet parking or shuttle service shall be provided for all events that include guests not otherwise registered at the inn since parking is not provided on the site to accommodate demand beyond the spaces needed for operation of the inn and residential uses. Amplified music for the events shall be limited to no more than a total of three events in a given year, and only when the City and neighbors are notified in advance of such events and the music ceases at 10:00 p.m.

35. Serving of beer and wine and operation of a wine bar, all beer and wine sales, use and consumption shall be in compliance with a license issued by Alcoholic Beverage Control.

36. The applicant shall be responsible for relocation of the historic street light presently located within the area of the proposed new driveway. To the extent that this historic street light may be located to the north of the new driveway to avoid conflicts with the adjacent residential driveway south of the project site, this alternative is preferred.

Public Works:

37. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements. Improvements shall conform to the requirements previously approved as Resolution 2010-91 including any items agreed to in those public hearings.

38. The improvement plans shall incorporate all grading, drainage, and utilities shown on the approved Use Permit package, those items agreed to in public hearings, those improvements as stated in the mitigations for the Negative Declaration of Resolution 2010-91, the requirements of the 2010-91 conditions of approval, the requirements of these conditions and those improvements required by any codes in effect at the time of plan submittal.

39. The applicant shall construct all on- and off-site improvements in accordance with improvement plans and supporting calculations and documentation that are prepared by a registered Civil Engineer and reviewed and approved by the City of St. Helena Public Works Department and Caltrans, where applicable. The improvement plans shall included detailed designs for all on- and off-site utilities, if applicable, water, sewer, grading, drainage, erosion control and paving. The plans and calculations must be approved by the City Engineer and Caltrans, where applicable, prior to issuance of a building permit.

40. The applicant shall be required to obtain an encroachment permit from the California Department of Transportation (Caltrans) for improvements on Main Street/State Highway 29 prior to receiving a grading or building permit authorizing site work or construction activities on the site. All conditions required by Caltrans shall be incorporated into the project and to the extent that the project is changed as a result of such conditions, the developer may be required to seek additional review by the City. The Caltrans encroachment permit and approved plans shall be submitted to Public Works prior to grading or building permit issuance.

41. The developer shall install at the developer's expense other infrastructure improvements as determined by hydrology analyses, etc, to include relocation of existing utilities and infrastructure facilities and connections, improved drainage facilities and other improvements as shown in the Highway 29 Specific Plan or as amended by the City Engineer.

42. Any request for reimbursement of public improvements shall be made pursuant to procedures in Chapter 17.176.

43. The applicant shall submit a geotechnical report with the submittal of the improvement plans. The improvement plans shall be reviewed and approved by the geotechnical engineer.

44. The applicant shall submit a drainage and hydrology analysis for the project impact, including downstream erosion potential, to the City of St. Helena Public Works Department with the Improvement Plan submittal in accordance with City of St. Helena, Napa County and State of California codes in effect at the time of said improvement plan submittal. If inadequate downstream drainage facilities are found to exist, a program to either upgrade existing facilities or construct new drainage facilities on the west side of Main Street/Highway 29, consistent with the Specific Plan and the City of St. Helena Storm Drain Master Plan, shall be identified. The developer may be required to install stabilization at the outlet on the east side of Main Street for erosion control. On-site stormwater detention/retention/infiltration facilities are encouraged and may be required in accordance with current City, County and State law.

45. Stormwater treatment shall be designed and constructed in accordance with State of California standards to provide the necessary retention volume and infiltration surface area for the stormwater run-off for a 2 year 24 hour storm event. The release of the difference between the pre- and post-developed flows will be metered so as not to exceed the peak of the pre-developed flows for the 10-50-100 year storm events. The storm drain size shall be in accordance with the City of St. Helena Master Storm Drain Plan and the Highway 29 Corridor Specific Plan, or as amended by the City Engineer. The system to detain the post-developed flows will be designed in accordance with City standards and all current federal, state and county codes governing such improvements.

46. Modification to the York Creek stream bank shall require submission of plans and approval by the City Engineer along with California State agencies such as the Department of Fish and Game and the Regional State Water Resources Board, and where required, the Army Corps of Engineers prior to improvement plan approval.

47. The developer shall underground any on-site existing local-serving overhead utility lines per St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of project developers.

48. Project water usage shall conform to the water use agreement as approved as Resolution 2010-91 of 3705 gallons per day maximum for the project. All landscape irrigation water will be served via an on-site water well. Pool water shall be trucked in.

49. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.

50. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.

51. To ensure that adequate fire truck access and circulation exists, no grading or building permits shall be issued until the site improvement plans are submitted and approved by the City Public Works and Fire Departments incorporating ladder truck turning templates and vertical profiles on the driveway access.

52. Hydrant locations to be approved by the Fire Department. Provide and coordinate the location with the Fire Department for an additional Fire Hydrant fronting the Acacia House. The original fire sprinkler system design for the Acacia House shall meet current fire standards. After review of the angle of Departure Design, provide the following:
    a. Confirm the source of where the Fire Truck Turn specifications and angle of departure were obtained from;
    b. Provide a minimum of 1' clearance between lower orientations of fire truck and road surface;
    c. Provide Fire Flow calculations for site and assure that 6" main is sufficient for demand;
    d. Assume the 4" fire water mains serving multiple buildings are providing sufficient

53. Fire hydrants along the project frontage in the public right of way may be required by the Fire Department/Fire Marshall to be installed at the developer's expense.

54. If applicable, the Applicant shall indicate in writing to the City of St. Helena the disposition of all existing water well(s) within the parcel(s) (Chapter 13.16 St. Helena Municipal Code). If one or more wells are to be abandoned, or abandoned and have not been properly destroyed, the Applicant shall provide the City with a true and correct copy of a Permit approved by the Napa County Department of Environmental Management for destruction of the well(s) in conformance with the applicable State of California Water Well Standards as well as confirmation of such destruction in the form of a true and correct copy of the State of California Department of Water Resources Form-188 filed by the Applicant's contractor for each such destruction.

55. Where applicable, existing wells must be properly protected from potential contamination. Any well that is not destroyed must be properly protected and approved backflow prevention devices installed according to the City Water Specifications.

56. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards and shall include the addition of a grease interceptor for food/beverage service activities.

57. Any existing on-site septic systems must be demolished in accordance with the County Department of Environmental Management (DEM) guidelines prior to any clearing, grubbing or grading.

58. The applicant shall be required to mitigate the increase in wastewater generation on the downstream sewer system by constructing a new 6" force main with a 10" containment pipe from the Crinella Pump Station to the existing sewer system at Railroad and Fulton Avenues (approximately 1210 linear feet) at the developer's expense.

59. The applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.

60. Pursuant to Chapter 6.95 of the California Health and Safety Code, businesses that store hazardous materials above threshold planning quantities (55 gallons liquid, 200 cubic feet compressed gas, or 500 pounds of solids) shall obtain a permit and file an approved Hazardous Materials Business Plan with this Department within 30 days of said activities. If the business does not store hazardous materials above threshold planning quantities, the applicant shall submit the Business Activities Page indicating such.

61. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. These areas shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.

62. The applicant shall install the landscape irrigation lines in accordance with reclaimed water standards, in consideration of the future reclaimed water lines.

63. All property lines adjoining public streets shall have a 10-foot Public Utility Easement; recorded deeds shall be submitted to the City Engineer prior to issuance of a building permit.

64. Deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per Caltrans and City specifications, extent to be determined by the Public Works Department.

65. Existing streets being cut by new services will require edge grinding and an A.C. overlay per Caltrans and City standards, extent to be determined by the Public Works Department.

66. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.

Approved at a Regular Meeting of the St. Helena City Council on March 27, 2012 by the following vote:
AYES: Councilmembers Sanchez, White, Crull, Nevero, Mayor Britton
NOES: None
ABSENT: None

APPROVED:

Delford Britton
Mayor

ATTEST:

Delia Guijosa
City Clerk

CITY OF ST. HELENA

RESOLUTION NO. 2010-91

RESCINDING RESOLUTION 2007-73 ACCEPTING A WATER USE AGREEMENT AND REQUIRES A NEW WATER USE AGREEMENT TO NOT ALLOW MUNICIPAL WATER USE TO EXCEED 3,705 GALLONS PER DAY, OR APPROXIMATELY 1,352,325 GALLONS PER YEAR, AND TO REQUIRE AN ON-SITE WELL FOR LANDSCAPE IRRIGATION

PROPERTY OWNER: 1915 Main Street Associates, LLC APN: 009-490-009

Recital

1. On May 23, 2006 the St. Helena City Council approved entitlements to convert the +/-3.38 acre Grandview property containing multi-family apartments into a mixed-use commercial inn and residential project containing a 35-room inn with 22 studio apartments. One of the mitigation measures required that the studio apartments were to be rented as affordable units to qualified tenants.

2. A Use Permit Amendment application was submitted by the owners, 1915 Main Street Associates, and new project applicants, Jeff Feeney and Todd White on April 16, 2010. The requested amendment was to allow a project revision to increase the number of hotel rooms to 57 and to eliminate the 22 studio apartments. An enhanced Housing Impact fee to the City of St. Helena Housing Trust Fund would be made to supplement the construction of affordable housing at another site.

3. The applicant's proposal is also subject to review under the California Environmental Quality Act (CEQA). An Initial Study was prepared on the proposed project and an Environmental Checklist was utilized to focus the Initial Study on the environmental factors that may be impacted or further impacted by implementation of the proposed project. The comment period on the proposed Mitigated Negative Declaration was May 27 – June 27, 2010.

4. The Planning Commission of the City of St. Helena, State of California, held noticed public hearings on the applicant's proposal on June 15, July 6, and August 3, 2010 reviewing the public record, including all application submittal materials, letters submitted regarding the proposal and staff reports, opening a public hearing to receive testimony from the applicant and interested persons, and deliberating on the project before making its determination to deny the application by adopting Findings of Denial.

5. The applicant appealed the Planning Commission decision to deny the project to the City Council. The City Council public hearing on the appeal was heard on August 24, 2010.

Resolution

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

A. The City Council found that the mitigation measures as reviewed and approved by the applicant are adequate and Adopted Resolution 2010-88 Rescinding Resolution 2006-63 and Adopting a Negative Declaration and Mitigation Monitoring and Reporting Program for Grandview Inn.

B. The City Council made the following motions to approve the project:

- Waived first reading and approved Ordinance Rescinding Ordinance 2006-4 and Approving a Zoning Ordinance Map Amendment to Change the Zoning Designation from SC:PD:HP: Service Commercial with Planned Development and Historic Preservation Overlay to SC:HP Service Commercial with Historic Preservation Overlay for the Grandview Inn.

- Adopted Resolution 2010-89 Rescinding Resolution 2006-65 and Approving a Use Permit Amendment to Increase the Hotel, Motel, and B&B Inventory Cap from 307 to 329 Rooms to allow a 57 Room Inn at Grandview, to eliminate the requirement for 22 on site affordable apartments; to reduce the number of required parking spaces to 57; and to increase the number of guests allowed at events at the Grandview Inn.

C. The City Council hereby Rescinds Resolution 2007-73 Accepting a Water Use Agreement and requires a new water use agreement to not to allow municipal water use to exceed 3,705 gallons per day, or approximately 1,352,325 gallons per year, and to require an on-site well for landscape irrigation.

Approved at a Regular Meeting of the St. Helena City Council on August 24, 2010 by the following vote:

AYES: Councilmembers Crull, Schoch, Mayor Britton
NOES: Councilmember Sanchez
ABSENT: None
ABSTAIN: Councilmember Sklar

CITY OF ST HELENA
Incorporated May 18, 1876
Reincorporated May 19, 1886
STATE OF CALIFORNIA

APPROVED:

Delford Britton
Mayor

ATTEST:

Delia Guijosa
City Clerk

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CITY OF ST. HELENA

RESOLUTION NO. 2010-89

RESCINDING RESOLUTION 2006-65 AND APPROVING A USE PERMIT AMENDMENT TO INCREASE THE HOTEL, MOTEL AND B& B INVENTORY CAP FROM 307 TO 329 ROOMS TO ALLOW A 57 ROOM INN AT GRANDVIEW LOCATED AT 1915 MAIN STREET

PROPERTY OWNER: 1915 Main Street Associates, LLC APN: 009-490-009

Recital

1. On May 23, 2006 the St. Helena City Council approved entitlements to convert the +/-3.38 acre Grandview property containing multi-family apartments into a mixed-use commercial inn and residential project containing a 35-room inn with 22 studio apartments. One of the mitigation measures required that the studio apartments were to be rented as affordable units to qualified tenants. The Acacia House, which was originally constructed at the turn of the 20th century as an estate home and was converted into a country inn in 1911, will be restored to its historic use to include a reception area, common areas for guests, a remodeled commercial kitchen and space for business operations (i.e. office, storage, housekeeping, etc.). Two existing buildings on the site would be demolished to accommodate the proposal.

2. The approval also included modifications to the traffic circulation including consolidating and relocating the existing driveway entrances to a single driveway that aligns with the intersection of Main Street and Pratt Avenue and installing a dedicated left-turn lane for northbound traffic on Main Street to allow for efficient movement of vehicles. Approximately 20 curbside parking spaces on Main Street will be eliminated south of the intersection at Pratt Avenue to accommodate the new left-hand turn lane. As proposed in the revised application submittal materials, up to 65 off-street parking spaces will be located on the site to accommodate the proposed inn and residential uses.

3. A Use Permit Amendment application was submitted by the owners, 1915 Main Street Associates, and new project applicants, Jeff Feeney and Todd White on April 16, 2010. The requested amendment was to allow a project revision to increase the number of hotel rooms to 57 and to eliminate the 22 studio apartments. An enhanced Housing Impact fee to the City of St. Helena Housing Trust Fund would be made to supplement the construction of affordable housing at another site.

4. Approval of the revised project would require the following actions:

   - Rescind Resolution 2006-63 and Adopt Negative Declaration for the project as reviewed and approved by the applicant to include the recommended mitigation measures identified in the Initial Study, including the elimination of the requirement for 22 affordable apartments on the site.

C. The City Council makes the following findings to support a reduction in housing density at the site pursuant to Government Code section 65863.

1. The reduction is consistent with the adopted general plan, including the housing element. The property site is designated Service Commercial in the General Plan.
2. The remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The 2009 City of St. Helena Housing Element Update and Housing Needs Assessment, Table 39: Available Land Inventory Summary identifies 12 Key Opportunity Sites that are undeveloped and designated for housing. These sites have a housing unit capacity of between 307 – 924 units, and a "realistic capacity" of 344 units. Table 40 identifies 27 other sites that are underutilized and have a possible capacity of 329 – 747 additional housing units. The Regional Housing Needs Allocation for 2007-2014 is 121 housing units; therefore there are adequate sites to accommodate St. Helena's share of the regional housing need.

D. Conditional Use Permit findings, contained in Zoning Ordinance Section 17.168.050, to support the motion to approve a Use Permit to allow the proposed 57-room inn on the subject parcel:

1. That, as conditioned and with the recommended mitigations place, the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.
7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.
8. That the proposed use would not be in conflict with the City's General Plan.
9. That the proposed use would not be injurious to public health, safety, or welfare.
10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.
11. That, as demonstrated on a detailed plan submitted by the applicant to include up to 65 off-street parking spaces, adequate off-street parking to accommodate the long term parking needs of residents, employees and customers is available.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

6. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless against any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

7. Provided they are in general compliance with this permit, minor modifications may be approved by the Planning Director.

8. This permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and the benefit of the City of St. Helena.

9. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official/Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

10. Prior to submittal of a building permit application, all plan sheets shall be revised to be consistent with the City's approval and coordinated with the civil and landscaping plans.

11. Construction shall be in compliance with plans reviewed and approved by the City on May 23, 2006, as amended to comply with the applicable conditions provided herein and the associated adopted mitigation measures.

12. Resolution 2007-73, approving a Water Agreement at 1915 Main Street shall be rescinded. Prior to issuance of building permits, the owner/applicant shall be required to enter into a new Water Use Agreement with the City of St. Helena which limits water use at the property to 65 gallons of water per room per day (approximately 3,705 gallons per day). The property shall utilize well water for all landscape irrigation.

13. The hotel project shall be designed for all feasible water conservation technology. Consistent with St. Helena Municipal Code Article IV, Water Conservation Section 18.44, New Development, the applicant shall be required to retrofit existing dwellings prior to receiving a certificate of occupancy. Retrofits must be completed prior to issuance of certificate of occupancy.

14. Prior to issuance of building permit, the applicant shall be required to obtain approval of the Napa County Department of Environmental Management for the commercial kitchen. Installation and maintenance of the grease trap system shall be verified and quarterly reports presented to the City in a form acceptable to the City Engineer. Reports shall be submitted not less than 30 days following each maintenance event providing the details of such maintenance.

15. As part of the construction documents for a building permit application, the applicant shall submit a detailed landscaping plan for review and approval prior to the issuance of any building permits. This plan shall include details and specifications for other

22. Prior to receiving a building permit authorizing construction on the site, the applicant shall provide and receive approval of an exterior lighting plan. Exterior lighting shall be designed to direct illumination downward or shielded to prevent glare onto the driveway, public roadway and adjacent properties.

23. The applicant shall provide for the enclosed storage of trash and separated recyclable materials. Should the area designated for trash storage prove insufficient to accommodate approved uses on the site, the applicant agrees to provide alternative means (e.g. expanded facilities, more frequent collection, etc.) to address this issue.

24. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. These areas shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer. (PW)

25. The applicant shall submit manufacturer information pertaining to the noise generation of any mechanical equipment that is proposed to be located on the exterior of the structure. The information will help the building official determine whether the ambient noise level at any property line will be increased by more than 5 dBa. If it is determined that the noise level will be increased by more than this amount, appropriate measures shall be imposed to reduce the increase in the ambient noise level to less than 5 dBa. These measures could include replacement, relocation, removal or shielding of the equipment.

26. The applicant and/or construction manager shall notify all contractors and subcontractors that no trespassing is allowed on adjoining properties.

27. This property adjoins an agricultural district. There exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

28. In compliance with Title 25, Housing and Community Development law, a manager, janitor, housekeeper or other responsible person shall be on premises 24 hours per day, seven days per week.

29. The applicant shall be responsible for compliance with all mitigations measures adopted as part of this project and listed in the Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) dated August 2010 adopted as part of the this permit.

30. No signs shall be installed without approval of a Sign Permit, as required by the City's Sign Ordinance.

of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

36. The improvement plans shall incorporate all grading, drainage, and utilities shown on the approved Use Permit package, those improvements agreed to in public hearings, those improvements as stated in the mitigations for the Negative Declaration, the requirements of these conditions of approval, and those improvements required by any codes in effect at the time of plan submittal.

37. The applicant shall construct all on- and off-site improvements in accordance with improvement plans and supporting calculations and documentation that are prepared by a registered Civil Engineer and reviewed and approved by the City of St. Helena Public Works Department and Caltrans, where applicable. The improvement plans shall included detailed designs for all on- and off-site utilities, if applicable, water, sewer, grading, drainage, erosion control and paving. The plans and calculations must be approved by the City Engineer and Caltrans, where applicable, prior to issuance of a building permit.

38. The applicant shall be required to obtain an encroachment permit from the California Department of Transportation (Caltrans) for improvements on Main Street/State Highway 29 prior to receiving a grading or building permit authorizing site work or construction activities on the site. All conditions required by Caltrans shall be incorporated into the project and to the extent that the project is changed as a result of such conditions, the developer may be required to seek additional review by the City. The Caltrans encroachment permit and approved plans shall be submitted to Public Works prior to grading or building permit issuance.

39. The developer shall install at the developer's expense other infrastructure improvements as determined by hydrology analyses, etc, to include relocation of existing utilities and infrastructure facilities and connections, improved drainage facilities and other improvements as shown in the Highway 29 Specific Plan or as amended by the City Engineer.

40. Any request for reimbursement of public improvements shall be made pursuant to procedures in Chapter 17.176.

41. The applicant shall submit a geotechnical report with the submittal of the improvement plans. The improvement plans shall be reviewed and approved by the geotechnical engineer.

42. The applicant shall submit a drainage and hydrology analysis for the project impact, including downstream erosion potential, to the City of St. Helena Public Works Department with the Improvement Plan submittal in accordance with City of St. Helena, Napa County and State of California codes in effect at the time of said improvement plan submittal. If inadequate downstream drainage facilities are found to exist, a program to

Municipal Code). If one or more wells are to be abandoned, or abandoned and have not been properly destroyed, the Applicant shall provide the City with a true and correct copy of a Permit approved by the Napa County Department of Environmental Management for destruction of the well(s) in conformance with the applicable State of California Water Well Standards as well as confirmation of such destruction in the form of a true and correct copy of the State of California Department of Water Resources Form-188 filed by the Applicant's contractor for each such destruction.

51. Where applicable, existing wells must be properly protected from potential contamination. Any well that is not destroyed must be properly protected and an approved backflow prevention device installed according to the City Water Specifications.

52. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards.

53. Any existing on-site septic systems must be demolished in accordance with the County Department of Environmental Management (DEM) guidelines prior to any clearing, grubbing or grading on any parcel.

54. All property lines adjoining public streets shall have a 10-foot Public Utility Easement; recorded deeds shall be submitted to the City Engineer prior to issuance of a building permit.

55. Deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per Caltrans and City specifications, extent to be determined by the Public Works Department.

56. Existing streets being cut by new services will require edge grinding and an A.C. overlay per Caltrans and City standards, extent to be determined by the Public Works Department.

57. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.

Approved at a Regular Meeting of the St. Helena City Council on August 24, 2010 by the following vote:
AYES: Councilmembers Crull, Schoch, Mayor Britton
NOES: Councilmember Sanchez
ABSENT: None
ABSTAIN: Councilmember Sklar

APPROVED:

Delford Britton, Mayor

ATTEST:

Delia Guijosa, City Clerk

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CITY OF ST. HELENA

RESOLUTION NO. 2010-88

RESCINDING RESOLUTION 2006-63 AND ADOPTING A NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR GRANDVIEW INN LOCATED AT 1915 MAIN STREET

PROPERTY OWNER: Grandview Investors APN: 009-490-009

Recitals

1. On May 23, 2006 the St. Helena City Council approved entitlements to convert the +/-3.38 acre Grandview property containing multi-family apartments into a mixed-use commercial inn and residential project containing a 35-room inn with 22 studio apartments. One of the mitigation measures required that the studio apartments were to be rented as affordable units to qualified tenants. The Acacia House, which was originally constructed at the turn of the 20th century as an estate home and was converted into a country inn in 1911, will be restored to its historic use to include a reception area, common areas for guests, a remodeled commercial kitchen and space for business operations (i.e. office, storage, housekeeping, etc.). Two existing buildings on the site would be demolished to accommodate the proposal.

2. The approval also included modifications to the traffic circulation including consolidating and relocating the existing driveway entrances to a single driveway that aligns with the intersection of Main Street and Pratt Avenue and installing a dedicated left-turn lane for northbound traffic on Main Street to allow for efficient movement of vehicles. Approximately 20 curbside parking spaces on Main Street will be eliminated south of the intersection at Pratt Avenue to accommodate the new left-hand turn lane. As proposed in the revised application submittal materials, up to 65 off-street parking spaces will be located on the site to accommodate the proposed inn and residential uses.

3. A Use Permit Amendment application was submitted by the owners, 1915 Main Street Associates, and new project applicants, Jeff Feeney and Todd White on April 16, 2010. The requested amendment was to allow a project revision to increase the number of hotel rooms to 57 and to eliminate the 22 studio apartments. An enhanced Housing Impact fee to the City of St. Helena Housing Trust Fund would be made to supplement the construction of affordable housing at another site. Approval of the revised project would require the following actions:

   - Rescind Resolution 2006-63 and Adopt Negative Declaration for the project as reviewed and approved by the applicant to include the recommended mitigation measures identified in the Initial Study, including the elimination of the requirement for 22 affordable apartments on the site.

   - Rescind Ordinance 2006-4, and Adopt a Zoning Ordinance Map Amendment to SC:HP: Service Commercial with Historic Preservation Overlay for the Grandview Inn to allow a 57 room inn.

- Amend the Hotel, Motel and B&B Inventory to allow an additional 22 rooms at the Grandview Inn and to increase the overall cap from 307 rooms to 329 rooms.

- Approve a Use Permit Amendment to eliminate the requirement for 22 affordable apartments; to reduce the number of required parking spaces to 57; and to increase the number of guests allowed at events at the Grandview Inn.

- Rescind Resolution 2007-72, Accepting a Regulatory Agreement to Ensure Affordable Housing.

4. The applicant's proposal is subject to review of the California Environmental Quality Act (CEQA). CEQA does not have a process for amending a Negative Declaration after the project has been approved. Therefore the proposed modifications to the Grandview project were reviewed in an Initial Study, dated May 27, 2010. A Notice of Negative Declaration has been prepared and posted for the period of May 27 – June 27, 2010.

5. The Planning Commission of the City of St. Helena, State of California, held noticed public hearings on the applicant's proposal on June 15, July 6, and August 3, 2010 reviewing the public record, including all application submittal materials, letters submitted regarding the proposal and staff reports, opening a public hearing to receive testimony from the applicant and interested persons, and deliberating on the project before making its recommendation to the City Council to deny the application.

6. The City Council held a noticed public hearing on August 24, 2010.

Resolution

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

A. The City Council hereby finds that the project is subject to CEQA and adopts a Mitigated Negative Declaration, including the recommended mitigation measures attached to the Initial Study and Mitigation Monitoring and Reporting Program (MMRP). The Mitigated Negative Declaration prepared for this project and circulated in compliance with the requirements of CEQA establishes that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions to the project in the form of mitigation measures have been adopted.

B. The City Council finds that all potentially significant impacts have been addressed by the application of mitigations measures, and all impacts have been reduced to a less than significant level.

C. The City Council finds that the mitigation measures agreed to by the applicant reduce the potentially significant impact of loss of housing and loss of a housing site to a less than significant impact. These mitigation measures include a contribution of $750,000 to the

Housing Impact Fund in lieu of providing twenty-two (22) affordable housing units on site. The Council finds that this mitigation is adequate for the following reasons:

1. The project as approved in 2006 is unlikely to be built as financing was not found. Without financing, the renovation of the historic Acacia House may not be feasible and the property may fall into disrepair.

2. The Palmer/Sixth Street Properties vs. City of Los Angeles case, which is now law, makes it highly unlikely that the City will be able to preserve restricted rents after the initial occupancy of the apartments. The Palmer case found that the State's Costa Hawkins statute, that allows all rent controlled units to move to market upon vacancy, overrides restrictions that the city would put on the continued affordability of this privately owned housing development.

3. The Council finds that the acceptance of money that can be used to finance affordable rental housing is of great benefit to the City. The Housing Trust Fund can be used to provide affordable rental housing that will be controlled by the City or by a not for profit housing group whose primary purpose is to provide affordable housing. This housing would not be subject to the Costa Hawkins statute.

D. The City Council understands that the applicant has agreed to incorporate the mitigation measures into his project.

E. The Mitigated Negative Declaration, which constitutes the record of proceedings on which the City Council's decision is based, will be kept on file for public review at the City of St, Helena Planning Department.

Approved at a Regular Meeting of the St. Helena City Council on August 24, 2010 by the following vote:

AYES: Councilmembers Crull, Schoch, Mayor Britton
NOES: Councilmember Sanchez
ABSENT: None
ABSTAIN: Councilmember Sklar

APPROVED:

Delford Britton
Mayor

ATTEST:

Delia Guijosa
City Clerk

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MITIGATION AND MONITORING REPORTING PROGRAM
FOR THE GRANDVIEW PROJECT
August 2010

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
I. AESTHETICS				
1. The applicant shall be required to prepare a lighting plan for review and approval by the Planning Commission prior to receipt of a building permit authorizing construction on the site. This lighting plan shall identify the type and placement of all exterior light fixtures on the site. Unless otherwise approved by the Planning Commission, all exterior lighting shall be designed to be directed downward or shielded to prevent glare visible from adjacent properties and the public right-of-way.	The City shall approve the lighting plan prior to receipt of a building permit.	Planning	Building Permit Issuance	
II. AGRICULTURAL RESOURCES				
NO MITIGATIONS				
III. AIR QUALITY				
1. To mitigate impacts related to GHG emissions from the built environment, the building construction and remodeling shall be done in compliance with the California Green Building Code and other Green Building practices that have been adopted by the City of St. Helena at the time of submittal of building permit.	City shall review construction drawings.	Building	Plan Check	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
2. To mitigate impacts related to GHG emissions from transportation, the hotel management shall provide hybrid or electric vehicle shuttle transportation between the hotel and destinations within a minimum 3 mile radius of the hotel.	Applicant shall submit schedule	Planning	Prior to occupancy	
3. All grading and construction equipment shall be shut down when not in use to ensure the project's contribution to maintaining existing ambient air quality within the vicinity of the project site and to avoid unnecessarily exposing people in the area to odors and fumes associated with such equipment.	City shall inspect construction activities.	Building	Project Construction	
4. Grading and excavation activities shall not occur during windy periods to avoid unnecessary exportation of dust and similar materials that can degrade air quality.	City shall inspect construction activities.	Building	Project Construction	
5. Exposed soil surfaces shall be sprinkled at least twice daily with non-potable water to retard dust and disturbed areas shall be fully landscaped upon completion of the project.	City shall inspect construction activities.	Building	Project Construction	
6. Demolition materials and solid waste, including broken asphalt and concrete, soils stockpiles, steel, wood and metal scraps materials, domestic waste, and similar materials, shall be properly managed to prevent the accumulation of dust or similar materials that can degrade air quality. The site shall be cleaned daily and such materials shall be properly placed in dumpsters or removed from the project site and placed in a licensed landfill facility.	City shall inspect construction activities.	Building	Project Construction	
7. To the extent practicable, reusable materials shall be recycled.	City shall inspect construction activities.	Building	Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
8. Grinding of broken asphalt, concrete, wood or other materials on the site prior to their removal shall be prohibited to avoid degrading the ambient air quality in the area.	City shall inspect construction activities.	Building	Project Construction	
9. The collection of materials, such as construction debris and loose dirt, within the public right-of-way adjacent to the site shall be prohibited.	City shall inspect construction activities.	Building	Project Construction	
10. Although the exporting of excavated materials from the site is not anticipated as a part of this project, where this could occur trucks shall maintain adequate freeboard and shall be covered when leaving the site to minimize release of materials into the air.	City shall inspect construction activities.	Building	Project Construction	
11. Hydroseeding or other non-toxic soil stabilizers shall be applied to construction areas that remain inactive for a period of 10 days or more to reduce the accumulation of dust particles in the air.	City shall inspect construction activities.	Building	Project Construction	
12. The property owner shall comply with the requirements of BAAQMD Regulation 11, Rule 2 and the City's Demolition Permit requirements, which require that prior to commencing removing structures on the site approved for demolition, the property owner shall obtain all necessary permits BAAQMD permits.	Prior to building permit issuance.	Public Works/Building	Demolition or Building Permit Issuance	
IV. BIOLOGICAL RESOURCES				
1. Any modifications to the bank of York Creek shall require submission of plans for review and approval by the City Engineer and the California Department of Fish and Game, and where required by the Army Corps of Engineers.	City shall review and approve plans prior to issuance of a grading or Building Permit.	Planning/Public Works	Grading or Building Permit Issuance	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
2. The incorporation of the grading and drainage plan shall be subject to review and approval by the Public Works Director prior to issuance of a grading or building permit on the site.	City shall review and approve plans prior to issuance of a grading or Building Permit.	Public Works	Grading or Building Permit Issuance	
3. Since construction activity will result in the disturbance of one (1) acre or more total land area, the project applicant and/or developer shall obtain all required permits from the California Regional Water Quality Control Board prior to grading of construction activity.	City shall review and approve plans prior to issuance of a grading or Building Permit.	Public Works	Grading or Building Permit Issuance	
4. Developer shall meet the requirements of discharging to a public storm drainage system as required to ensure compliance by the City with all state and federal laws and regulations related to storm water as stipulated in the Clean Water Act. Developer shall meet the requirements of the National Pollutant Discharge Elimination System ("NPDES") permit in effect prior to completion of project construction for storm water discharges from the municipal storm water system operated by the City of St. Helena. Developer shall comply with the Storm Water Pollution Mitigation Plan ("SWPMP") submitted by Developer as part of its application as (modified and) approved by the Director of Public Works.	City shall review and approve plans prior to issuance of a grading or Building Permit.	Public Works	Grading or Building Permit Issuance through Project Construction	
5. To protect water quality, appropriate best management practices (BMPs) shall be incorporated into the design of the project to the maximum extent practicable, including the measures identified below: a. Trash enclosures and dumpster areas shall be covered and protected from roof and surface drainage. b. Commercial Kitchen Grease Control: Kitchens associated with food service facilities must be	City shall review and approve plans prior to issuance of a grading or Building Permit.	(a) Public Works for design and (b) Building for inspection	Grading or Building Permit Issuance through Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
designed with contained area for cleaning mats, containers and sinks connected to a sanitary sewer. Grease must be collected in a contained area and removed regularly in conformance with the City of St. Helena Municipal code (Section 13.24.100). c. Outdoor Storage Controls: All materials that could cause water pollution (oils, fuels, solvents, coolants, pool chemicals) and/or other chemicals stored outdoors in containers must be protected from drainage by secondary containment structures such as berms and roofs. Bulk material stored outdoors must also be protected from drainage with berms and covers. Process equipment stored outdoors must be inspected for proper function and leaks and stored on impervious surfaces with cover. Storage areas must implement a regular approved program of sweeping, and litter control and a spill cleanup plan. Amounts of chemicals stored shall be regulated by the Fire Department. All discarded material and any accidental spills shall be removed and disposed of at an approved disposal site. d. Efficient irrigation, appropriate landscape design and property maintenance shall be implemented to reduce irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides and pesticides. e. Parking Lot and Driveway Sweeping: The collection of materials, such as construction debris and dirt shall be prohibited within the public right-of-way adjacent to the site and shall				

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
be monitored on a regular basis and cleaned with water sweepers when material is present to avoid degrading the ambient air quality in the area. Such materials shall not be washed down into the storm water system. A parking lot and driveway sweeping program shall be implemented that at a minimum provides for sweeping immediately prior to October 1, and once during the storm season (October 1st to May 1st) and shall include the following: • sweep, collect, and dispose of debris and trash in a property container; • do not sweep debris onto City streets or into catch basins; • use dry methods of sweeping and vacuuming to clean parking lots and driveways rather than hosing, pressure washing or steam cleaning; • if water is used for cleaning, collect wash water and dispose of as a hazardous waste or place on site where it can evaporate; and • catch basins in parking lots and driveways shall be cleaned every 6 to 12 months, or whenever a sump, if located on the site, is half full.				
6. Developer shall record a plan for long-term private maintenance acceptable to the Director of Public Works and the City Attorney for any structural storm water pollution removal devices or treatment control BMP incorporated as part of the project. The plan shall comply with City and SWRCB requirements including, but not limited to, a detailed description of responsible parties, inspections,	City shall review and approve plans prior to issuance of a grading or Building Permit.	Public Works	Grading or Building Permit Issuance through Project Construction and Post-Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
maintenance procedures for the detention system, including monitoring and documentation of annual report to the Public Works Department and procedures for enforcement. Appropriate easements or other arrangements satisfactory to the Public Works Director and City Attorney necessary or convenient to ensure the feasibility of the scheme and fulfillment of maintenance responsibilities shall be secured and recorded prior to approval of the final map or issuance of a building permit, whichever comes first.				
7. Permanent erosion control measures shall be placed on all slopes. Until permanent vegetation can be established, temporary erosion control measures shall be implemented through the first winter. The project applicant shall prepare and implement an erosion and sediment control program using approved and appropriately applied BMPs. Unless otherwise approved by the City, the project application shall ensure that grading or excavation activities shall be limited to the period between April 1 and October 15. The project applicant shall provide an erosion and sediment control plan and a schedule for implementation of the approved measures to the City Engineer for approval. No such grading or excavation shall be performed except in accordance with the approved plan and schedule.	City shall review and approve plans prior to issuance of a Building Permit.	Public Works/Building	Building Permit Issuance through Project Construction	
8. All construction activities shall be performed in a manner that minimizes, to the maximum extent practicable, any pollutants entering directly or indirectly the storm water system or ground water. The Developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.	City shall review and approve plans prior to issuance of a Building Permit and City shall inspect construction activities.	Public Works	Building Permit Issuance and Project Construction	
9. Demolition materials and solid waste, including broken asphalt and concrete, soils stockpiles, steel, wood and metal scraps, domestic waste, and similar materials, shall be properly managed to prevent	City shall inspect construction activities.	Public Works	Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
the accumulation of dust or similar materials that can degrade water quality. The site shall be cleaned daily and such materials shall be properly placed in dumpsters or removed from the project site and placed in a licensed landfill facility.				
10. Consistent with the applicant's revised submittal, the retaining wall shown on the plans located between the Laurel Cottage and Palm Buildings shall either be eliminated or relocated completely outside of the creek bank.	City shall inspect construction activities.	Building Inspector and Public Works	Project Construction	
V. CULTURAL RESOURCES				
1. The applicant shall comply with all recommendations contained in the Architectural Resources Group (ARG) Historic Resources Assessment (August 2005) for the Grandview property as part of development of the project site.	City shall inspect construction activities.	Planning/ Building	Project Construction	
2. In the event that previously unknown paleontological artifacts or archeological materials or objects are unearthed during excavation or grading, all work in the discovery area shall be immediately halted pursuant to CEQA Guidelines 15064.5 (5)(e) and (f) and barricades installed surrounding the area until a qualified archeologist approved by the City is consulted to evaluate the material or object and determine avoidance measures to lessen the impacts in accordance with State and Federal guidelines. The developer shall comply with all mitigation recommendations of the qualified archeologist prior to commencing work in the discovery area and shall be responsible for all costs associated with these activities.	City shall inspect construction activities.	Planning/ Building	Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
VI. GEOLOGY AND SOILS				
1. A Soils Investigation/Geotechnical Report prepared by the developer's representative shall be prepared and accepted as complete by the City, and the improvement plans for construction on the site shall incorporate all design and construction criteria specified in the report. The project geotechnical engineer shall approve and sign the improvement plans as conforming to his/her recommendations prior to final approval, assume responsibility for inspection of the work, and certify to the City, prior to acceptance of the work, that the work performed is adequate and complies with his/her recommendations.	City shall review and approve plans prior to issuance of a Building Permit and City shall inspect construction activities.	Public Works/Building	Grading or Building Permit Issuance and Project Construction	
2. The incorporation of the final grading and drainage plan shall be subject to review and approval by the Public Works Director prior to issuance of a grading or building permit on the site. All project-related grading, trenching, backfilling, and compaction operations shall be conducted in accordance with the approved plan.	City shall review and approve plans prior to issuance of Building Permit and City shall inspect construction activities.	Public Works/Building	Grading or Building Permit Issuance and Project Construction	
3. Storm water runoff on the site should be directed to a subsurface or a properly surfaced in-street storm drainage system to avoid runoff of topsoil and soil erosion.	City shall review and approve plans prior to issuance of Building Permit and City shall inspect construction activities.	Public Works	Submittal of first improvement plans and Project Construction	
4. All construction activities shall meet the Building Code regulations for seismic safety (i.e., reinforcing perimeter and/or load bearing walls, bracing parapets, etc.).	City shall review and approve plans prior to issuance of Building Permit and City shall inspect construction activities.	Building	Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
5. Permanent erosion control measures shall be placed on all slopes. Until permanent vegetation can be established, temporary erosion control measures shall be implemented through the first winter. The project applicant shall prepare and implement an erosion and sediment control program using approved and appropriately applied BMPs.	City shall review and approve plans prior to issuance of Building Permit and City shall inspect construction activities.	Public Works/Building	Grading or Building permit issuance and Project Construction	
6. Unless otherwise approve by the City, the project application shall ensure that grading or excavation activities shall be limited to the period between April 1 and October 15. No such grading or excavation shall be performed except in accordance with the approved plan and schedule. Modifications to the construction time frame may be imposed/approved by the City based on weather and site conditions.	City shall review and approve plans prior to issuance of Building Permit and City shall inspect construction activities.	Public Works/Building	Grading or Building permit issuance and Project Construction	
VII. HAZARDS AND HAZARDOUS MATERIALS				
1. No hazardous materials (e.g. fuel, oil, paints and solvents, fertilizer, growth inhibiters, etc.) shall be stored on the site without first providing a plan to the City and receiving approval of said plan by the City, which includes, but is not limited to, identification of the type of materials, their intended use during construction, a schedule for use on the site, and the method of enclosed storage in areas that are not susceptible to infiltration by water.	City shall inspect construction activities.	Building/Public Works	Project Construction	
2. In the event of a hazardous spill both the City's Fire Department and the State Office of Emergency Service (OES) shall be contacted.	City shall inspect construction activities.	Building/Fire Department	Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
VIII.HYDROLOGY AND WATER QUALITY				
1. To insure adequate drainage control, the Developer of any project which introduces new impervious surfaces (i.e. roof, driveways, patios, etc.) that will change the rate of absorption of drainage or surface run-off shall submit a drainage and grading plan for review and approval by the City Engineer, which shall reduce the increase in storm water runoff resulting from the project.	Prior to issuance of a Grading or Building Permit.	Public Works	Grading or Building Permit Issuance	
2. Given the potential for flooding in the basement level of the Palm Buildings, use of this area shall be limited to non-residential space such as storage, mechanical equipment and laundry facilities. No storage of materials or equipment shall be permitted outside of the building on the basement level. Essential mechanical equipment in the basement area to be flood proofed since the building is being remodeled and a flood could affect its habitability.	City shall inspect construction activities.	Building	Project Construction	
3. The Developer shall file a Notice of Intent (NOI) with the California Regional Water Quality Control Board ("SWRCB") prior to any grading or construction activity and shall provide the City with a copy of the signed NOI from the SWRCB and a copy of the project storm water pollution prevention plan (SWPPP).	Prior to issuance of a Grading or Building Permit	Public Works	Grading or Building Permit	
4. The Developer shall ensure that no construction materials (e.g., cleaning fresh concrete from equipment) are conveyed into the storm drain system. The developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.	City shall inspect construction activities.	Building	Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
5. All materials that could cause water pollution (i.e., motor oil, fuels, paints, etc.) shall be stored and used in a manner that will not cause any pollution. All discarded material and any accidental spills shall be removed and disposed of at an approved disposal site.	City shall inspect construction activities.	Building	Project Construction	
6. All construction activities shall be performed in a manner that minimizes, to the maximum extent practicable, any pollutants entering directly or indirectly the storm water system or ground water. The Developer shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system.	City shall inspect construction activities.	Building/	Project Construction	
7. Developer shall meet the requirements of discharging to a public storm drainage system as required to ensure compliance by the City with all state and federal laws and regulations related to storm water as stipulated in the Clean Water Act. Developer shall meet the requirements of the National Pollutant Discharge Elimination System ("NPDES") permit in effect prior to completion of project construction for storm water discharges from the municipal storm water system operated by the City of St. Helena. Developer shall comply with the Storm Water Pollution Mitigation Plan ("SWPMP") submitted by Developer as part of its application as (modified and) approved by the Public Works Director.	City shall review and approve plans prior to issuance of Grading or Building Permit and City shall inspect construction activities.	Public Works/Building	Grading or Building Permit issuance and Project Construction	
8. Developer shall mark all new storm drain inlets with permanent markings, which state "No Dumping—Flows to River." This work shall be shown on improvement plans.	City shall review and approve plans prior to issuance of Building Permit and City shall inspect construction activities.	Public Works/Building	Building Permit issuance and Project Construction	
9. Developer shall record a plan for long-term private maintenance of	Prior to Grading or Building Permit	Public Works	Grading or Building	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
any structural storm water pollution removal devices or treatment control BMP incorporated as part of the project, acceptable to the Public Works Director. The plan shall comply with City and SWRCB requirements including, but not limited to, a detailed description of responsible parties, inspections, maintenance procedures for the detention system, including monitoring and documentation of annual report to the Public Works Department and procedures for enforcement. Appropriate easements or other arrangements satisfactory to the Public Works Director necessary or convenient to ensure the feasibility of the scheme and fulfillment of maintenance responsibilities shall be secured and recorded prior to approval of the final map or issuance of a building permit, whichever comes first.	Issuance		permit issuance	
10. As a basis for preparing a SWPMP, it is recommended that the developer review and utilize where applicable "Start at the Source," which is a design guidance manual for storm water quality protection prepared for the San Francisco Bay Areas Storm Water Management Agencies Association. To protect water quality, appropriate best management practices (BMPs) shall be incorporated in the design of the project, including the measures identified below: a. Trash enclosures and dumpster areas shall be covered and protected from roof and surface drainage. b. Kitchen Grease Control: Kitchens associated with food service facilities must be designed with contained area for cleaning mats, containers and sinks connected to a sanitary sewer. Grease must be collected in a contained area and removed regularly in conformance with the City of St. Helena Municipal Code (Section 13.24.100). c. Outdoor Storage Controls: Oils, fuels, solvents, coolants, pool chemicals, and or other chemicals stored outdoors in containers must be protected from drainage by secondary containment structures such as berms and roofs. Bulk material stored outdoors must also be protected from	City shall inspect construction activities.	Public Works/Building	Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
drainage with berms and covers. Process equipment stored outdoors must be inspected for proper function and leaks and stored on impervious surfaces with cover. Storage areas must implement a regular approved program of sweeping, and litter control and a spill cleanup plan. Amounts of chemicals stored shall be regulated by the Fire Department. d. Efficient irrigation, appropriate landscape design and property maintenance shall be implemented to reduce irrigation runoff, promote surface filtration, and minimize use of fertilizers, herbicides and pesticides. e. Parking Lot and Driveway Sweeping: A parking lot and driveway sweeping program shall be implemented that at a minimum provides for sweeping immediately prior to October 1, and once during the storm season (October 1st to May 1st). Sweep, collect, and dispose of debris and trash in a property container. Do not sweep debris onto City streets or into catch basins. Use dry methods of sweeping and vacuuming to clean parking lots and driveways rather than hosing, pressure washing or steam cleaning. If water is used for cleaning, collect wash water and dispose of as a hazardous waste or place on site where it can evaporate. Catch basins in parking lots and driveways shall be cleaned every 6 to 12 months, or whenever debris is collected which could affect their use.				
11. Drainage facilities shall be designed as required by adopted City standards.	Prior to Grading or Building Permit issuance and the City shall inspect construction activities.	Building/Public Works	Prior to Grading or Building Permit and throughout Project Construction	
12. Demolition materials and solid waste, including broken asphalt and concrete, soils stockpiles, steel, wood and metal scraps, domestic waste, and similar materials, shall be properly managed to prevent the accumulation of dust or similar materials that can degrade water	City shall inspect construction activities.	Building	Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
quality. The site shall be cleaned daily and such materials shall be properly placed in dumpsters or removed from the project site and placed in a licensed landfill facility.				
13. The collection of materials, such as construction debris and dirt, within the public right-of-way adjacent to the site on Main Street shall be prohibited.	City shall inspect construction activities.	Building	Project Construction	
14. Hydroseeding or other non-toxic soil stabilizers shall be applied to construction areas that remain inactive for a period of 10 days or more to reduce the accumulation of dust particles in the air.	City shall inspect construction activities.	Building	Project Construction	
IX. LAND USE AND PLANNING				
NO MITIGATIONS				
X. MINERAL RESOURCES				
NO MITIGATIONS				
XI. NOISE				
1. To reduce disturbance of residents in the project vicinity, construction activities, which generate noise that can be heard at the	City shall inspect construction activities.	Building	Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
property line of any parcel of real property within the City limits, shall be limited to between the hours of 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of equipment and removal of debris associated with the demolition of this structure shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.				
2. Construction equipment must have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained.	City shall inspect construction activities.	Building	Project Construction	
3. Noisy stationary construction equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding.	City shall inspect construction activities.	Building	Project Construction	
4. Grading and construction equipment shall be shut down when not in use.	City shall inspect construction activities.	Building	Project Construction	
XII. POPULATION AND HOUSING				
1. The owner/applicant shall pay a housing impact fee of	Building shall notify Planning of	Planning/	Prior to issuance of	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
approximately $40,000 (the exact amount shall be calculated at the time of issuance building permit) to mitigate the housing impact of the jobs that are generated by the hotel use.	permit submittal	Building	building permits.	
2. To mitigate the loss of 22 affordable studio apartments that were to be located on-site, the owner/ applicant shall make a $750,000 contribution to the City of St. Helena Housing Trust Fund prior to issuance of building permits for the project. The preference is that the contribution be earmarked for a not for profit housing developer who has an approved project to build affordable housing in St. Helena	Building shall notify Planning of permit submittal.	Planning	Prior to issuance of building permits.	
3. To mitigate the impact upon lower income households that will be displaced by the loss of the rental housing at Grandview, the owner/applicant shall provide relocation assistance equal to three months rent to any tenant household that is living in any unit at Grandview the time of submittal for building permits.	Details to be agreed upon with staff and owner shall show verification of payments.	Planning	Prior to issuance of building permits.	
XIII. PUBLIC SERVICES				
NO MITIGATIONS				
XIV. RECREATION				
NO MITIGATIONS				
XV. TRANSPORTATION/TRAFFIC				
1. All required public frontage and street improvements shall be	City shall review and approve plans	Public Works	Prior to Grading or	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
designed and built in accordance with an approval by the City of St. Helena Public Works Department.	prior to issuance of a Grading or Building Permit and City shall inspect construction activities.		Building permit issuance and Project Construction	
2. To mitigate the impact of the traffic generated by the land use at 1915 Main Street (Grandview Inn) on the intersection of Main Street and Pratt Avenue, the applicant shall enter into a deferred improvement agreement with the City that would require future participation of the design and installation of a traffic signal at the intersection of Pratt Avenue and Main Street, should one be necessary and constructed in the future.	City shall review and approve plans prior to issuance of a Grading or Building Permit.	Public Works	Prior to Grading or Building Permit issuance	
3. The improvements identified in the Crane Transportation Group Traffic Impact Report (November 2003) and Addendum (February 2005) are determined to be accepted in this Initial Study and shall be implemented as part of the project prior to receipt of a final permit.	City shall review and approve plans prior to issuance of a Grading or Building Permit and ensure installation prior to final inspection	Public Works/Planning	Shown on the plans prior to Grading or Building Permit issuance and at final inspection	
4. The applicant shall provide no less than 57 parking spaces on the site based on a minimum of 1 space/inn room and 1 space/residential unit with two extra spaces, the final location of which shall be reviewed for their compliance with the dimensional requirements of the City's parking ordinance and for their potential impact on trees, as determined by the Planning Director and the City's Consulting Arborist. All parking shall be shown on the construction plans proposed as part of the building permit application and approved by the City prior to issuance of the permit.	City shall review and approve plans prior to issuance of a Grading or Building Permit and ensure installation prior to final inspection	Planning	Shown on the plans prior to Grading or Building Permit issuance and at final inspection	
5. To minimize an impacts resulting from vehicles associated with construction activities on the site, including trucks hauling fill materials, a Traffic Control Plan will be required, subject to	City shall review and approve plans prior to issuance of Building Permit	Public Works/ Building	Grading or Building permit issuance and throughout project	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
approval by the City, prior to issuance of a building or grading permit.			construction	
XVI. UTILITIES AND SERVICE SYSTEMS				
1. Prior to construction within existing roadway areas, the property owner shall ascertain the location of all underground utility systems and shall design any proposed subsurface utility extensions to avoid disrupting the services of such systems.	City shall review and approve plans prior to issuance of a Grading or Building Permit.	Public Works/Building	Prior to Grading or Building Permit Issuance	
2. Water and energy conservation measures shall be incorporated into project design and construction in accordance with applicable codes and ordinances.	City shall review and approve plans prior to issuance of Building Permit.	Building	Prior to Building Permit Issuance	
3. The project shall be connected to the City's potable water and sanitary sewer services in conformance with City standards and specifications.	City shall review and approve plans prior to issuance of Building Permit	Building	Building Permit Issuance	
4. The project shall be designed and built in accordance with the City standards regarding the adequate conveyance of storm waters.	City shall review and approve plans prior to issuance of a Grading or Building Permit	Public Works/Building	Grading or Building permit issuance and Project Construction	
5. All faucets in sinks and lavatories, including showerheads, faucets and toilets, shall be equipped with faucet water conserving fixtures.	City shall review and approve plans prior to issuance of Building Permit	Building	Building permit issuance and Project Construction	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
6. During the construction / demolition/renovation period of the project, the property owner shall use the franchised garbage hauler for the service area in which the project is located to remove all wastes generated during project development, unless Developer transports project waste. If the property owner transports the project's waste, property owner shall use the appropriate landfill for the service area in which the project is located.	City shall inspect construction activities.	Building	Project Construction	
7. The property owner shall provide for the source separation of wood waste for recycling. The property owner shall use the franchised garbage hauler for the service area in which it is located for collection of such wood waste, unless the property owner transports such wood waste to a location where wood waste is recycled.	City shall inspect construction activities.	Building	Project Construction	
8. The property owner shall submit to, and receive approval from the Building Official of a source reduction plan that meets the City's requirements.	City shall review and approve plans prior to issuance of Building Permit	Building	Building permit issuance	
9. A recycling/solid waste enclosure shall be provided in accordance with City standards for all common solid waste facilities.	City shall review and approve plans prior to issuance of Building Permit and the City shall inspect construction activities.	Building	Building permit issuance and throughout project construction	
10. The applicant shall be required to pay all water and sewer impact fees associated with any increase in water use or the generation of wastewater treatment demand on the City's facilities.	City shall review and approve plans prior to issuance of Grading or Building Permit	Building	Prior to grading or building permit	

MITIGATION MEASURE	METHOD OF MONITORING/REPORTING	VERIFYING DEPARTMENT	TIME OF COMPLIANCE	INT. DATE
11. The applicant shall be required to mitigate the increase in wastewater generation on the downstream sewer system by constructing a new 6" force main with 10" containment pipe from Crinella pump station to existing sewer system at intersection of Railroad Avenue and Fulton Avenue (+/-1,210 linear feet) at the developer's expense.	City shall review and approve plans prior to issuance of a Grading or Building Permit	Public Works	Prior to grading or building permit	
XVII. Mandatory Findings of Significance.				
NO MITIGATIONS				

C ITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC2016-013

RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA GRANTING APPROVAL OF A USE PERMIT TO ADD BREWERY OPERATIONS AS AN ACCESSORY USE TO THE LAS ALCOBAS HOTEL ON A 3.83 ACRE PARCEL IN THE SERVICE COMMERCIAL ZONING DISTRICT. LOCATED AT LOCATED AT 1915 MAIN STREET (APN 009-490-009)

PROPERTY OWNER: Spring Mountain Hotel **APN:** (009-490-009)

Recitals

A. Whereas, Spring Mountain Hotel LLC submitted an application for a Use Permit to add 'Brewery' operations as an accessory use to the Las Alcobas Hotel on a 3.83 acre parcel located at 1915 Main Street (APN 009-490-009) in the Service Commercial Zoning District; and

B. Whereas, the Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on April 19, 2016.

C. Now, therefore let it be found that, the Planning Commission approves the requested Use Permit on the following basis:

Resolution

A. The Planning Commission hereby finds that Mitigated Negative Declaration (and subsequent addenda) for the Spring Mountain Hotel project fully analyzes and mitigates the impacts of this project as required under the California Environmental Quality Act (CEQA).

B. The Planning Commission makes the following Use Permit findings pursuant to Municipal Code Section 17.168.050 to support the motion to approve the Use Permit

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that brewing activities are limited to occur less than once per month and the most odor producing activities (the creation of the wort) is proposed to occur off-site.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses in that the brewery land use is an accessory to the hotel and restaurant use and is not anticipated to generate significant increases in noise, traffic or other external activities on-site.

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan in that the brewery land use is an accessory to the hotel and restaurant use, is proposed to occur completely within the existing structures and is not a noise generating activity.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection given that the most water intensive elements of the brewery use (creation of the wort) are proposed to occur off-site and the project has identified the on-site brewery activities will generate minimal impacts to the use an provision of City infrastructure and services.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location in that all site circulation is preserved by the proposed addition of brewery activities.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed brewery use will add an additional element of economic activity to the approved hotel and restaurant as well as facilitate acquisition of a Type 75 Liquor License for the restaurant.

7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located in that the project analysis did not identify any previously unanticipated impacts, the brewery use is proposed as a secondary land use to the hotel and restaurant and the Service Commercial Zoning District is intended for these types of commercial uses.

8. That the proposed use would not be in conflict with the City's General Plan in that the use implements the intentions and allowances of the Service Commercial designation.

9. That the proposed use would not be injurious to public health, safety, or welfare as no impacts to public health, safety or welfare were identified by the addition of an accessory brewery land use, with a maximum capacity of 7-barrells and housed completely within an existing structure.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that Brewery land uses are only permitted in commercially designated properties, require Use Permit approval and are reviewed on a case-by-case basis subject to the constraints of each site and the specific operational characteristics proposed with each application.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and

business owners and customers is available in that all required parking for the proposed and approved uses on the site is provided in the subject property.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use given the improvements required and made to facilitate the hotel and restaurant uses, the limited brewing operations proposed by the project and the findings and analysis identified in the traffic report for the hotel and restaurant.

C. Now therefore be it further resolved that, the Use Permit for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The Use Permit shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Use Permit decision or these approvals shall expire; provided however that the approved Use Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.

2. This permit is valid for this use only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.

3. The Use Permit and Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.

4. Any request for an extension of the Use Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

5. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.

6. Compliance with all permit conditions shall be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.

7. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such

claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

8. Provided they are in general compliance with the approved Use Permit, minor modifications found to be in substantial conformance with the approved use may be approved by the Planning Director.

9. This Use Permit and Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.

11. Construction documents shall be in compliance with approved plans and exhibits.

12. Construction activities and business operation shall be in compliance with all mitigation measures adopted in the Negative Declaration.

13. The capacity of the brewery equipment installed at the project site is limited to a maximum of seven-barrels (or approximately 310 gallons) at any one time.

14. All brewing equipment, activities and storage are required to occur completely within the existing buildings on the project site.

15. No bottling, distribution or off-site sales or brewed beer are permitted with this action. Brewing activities are accessory to the approved hotel and restaurant use and all beer brewed on the project site is intended to be produced and consumed onsite.

Public Works Department Conditions of Approval

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

17. The applicant shall incorporate water conservation practices into the proposed project per the Water Use Report prepared by Bryan Jackson of Delta Consulting & Engineering, dated January 22, 2016. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises.

18. Water usage for brewing operations shall be limited to 3,350 gallons per year.

19. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

20. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

21. An encroachment permit shall be required for any work performed in the public right of way.

22. The applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharged. The annual stormwater illicit discharge inspections are performed and invoiced by Napa County Department of Environmental Management.

23. All wastewater lines of the proposed use must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Wastewater shall not contain beer production byproducts. A sewer sampling manhole shall be installed at or near the unit cleanout per City Sewer Standards.

24. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.20, Sewer Service System, of the St. Helena Municipal Code.

25. Apply for and obtain a Wastewater Discharge Permit from the Department of Public Works as specified in St Helena Municipal Code Section 13.24.50. The permit conditions will require:

    Wastewater is required to achieve the following discharge limits for the following constituents and characteristics:

Constituent or Characteristic	Maximum Allowable Concentration (mg/L)
pH	6.0 < pH < 9.0
BOD	250
TSS	250
FOG	40

- All residual solid "by product" produced from the brewing process shall be captured and disposed of prior to discharge as specified in the Wastewater Generation Report prepared by Delta Engineering & Consulting Engineers, dated January 29, 2016.

- Wastewater with a pH less than 6.0 or greater than 9.0 shall be held in an onsite tank. This wastewater shall only be released after receiving approval to

discharge from the wastewater treatment plant operator. Release of said wastewater shall then be limited to the periods from of 6:00 am to 9:00 am and from 5:00 pm to 8:00 pm. The flow rate of the release or discharge shall then not exceed 10 gpm.

- At the owner's expense, sampling and discharge water quality analysis shall be performed once a year for the above listed constituents and/or characteristics after brewing operations by a California-certified laboratory under chain of custody documents. Such reports shall be submitted to the City by the following month.

- The owner shall notify the City and take immediate corrective action upon receipt of any laboratory report or other information indicating that the concentration of any constituent listed in the table above exceeded the maximum concentration. Failure to take immediate corrective actions may result in enforcement actions as provided under the St. Helena Municipal Code or other applicable law.

- The City shall have the right to randomly sample and test the discharge for the above listed constituents. Owner agrees to reimburse the City for the cost of such testing. The sampling manhole shall be accessible at all times. The City shall have the right to inspect all parts of the system at any time during normal business hours.

Fire Department Conditions of Approval

26. Installation of approved interior fire sprinkler system is required.

27. One hour minimum fire resistant construction on all exterior walls within 10' of property boundary. Fire resistant construction of interior walls shall be determined by type of occupancy.

Building Department Conditions of Approval

28. A building permit is required for all construction, demolition and/or change of use on site. The building permit application package may require a geotechnical report, and shall be reviewed and approved by the Building Official prior to issuance of a building permit.

29. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall

occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

I HEREBY CERTIFY that the foregoing Use Permit was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 19, 2016, by the following roll call vote:

AYES: *Commissioners Koberstein, Sweeney, Monnette, Kistner, Chair Parker*
NOES: *None*
ABSENT: *None*
ABSTAIN: *None*

APPROVED:

Sarah Parker
Chair, Planning Commission

ATTEST:

Noah Housh,
Planning and Community Improvement Director

CITY OF ST. HELENA CITY COUNCIL RESOLUTION 2015-24

APPROVING A REQUEST BY GUNEET BAYWA TO INCREASE THE TOTAL NUMBER OF HOTEL ROOMS ALLOWED WITHIN THE CITY OF ST HELENA FROM 329 ROOMS TO 342 ROOMS, AN INCREASE OF 13 ROOMS, AND APPROVING A USE PERMIT AND DESIGN REVIEW APPLICATION, FILE NO. PL14-037, TO ALLOW THIRTEEN (13) ADDITIONAL HOTEL ROOMS, ALONG WITH RELATED PARKING AND ASSOCIATED SITE PLAN MODIFICATIONS, TO THE PREVIOUSLY APPROVED PLANS FOR THE GRANDVIEW/LAS ALCOBAS HOTEL LOCATED AT 1915 MAIN STREET, APN 009-400-009

WHEREAS, an application was submitted by Guneet Bajwa on behalf of the Las Alcobas Hotel (also known as the Grandview Hotel) to increase upper limit on the total number of hotel rooms allowed in the City by 13 rooms, along with a Use Permit and Design Review application to add a total of thirteen (13) new hotel rooms to the fifty seven (57) rooms already approved, for a total of seventy (70) hotel rooms at 1915 Main Street in the SC: Service Commercial district, and

WHEREAS, an Addendum to a previously adopted Mitigated Negative Declaration was prepared for the project pursuant to the California Environmental Quality Act ("CEQA"), and

WHEREAS, the Planning Commission on February 17, 2015 recommended to the City Council approval of the applicant's requests by a 5-0 vote

WHEREAS, the City Council of the City of St. Helena, State of California, held a noticed public hearing on March 10, 2015, and considered all comments presented at the public hearing

Resolution

NOW, THEREFORE, BE IT RESOLVED that the City Council find that the Addendum to the previously approved Mitigated Negative Declaration adopted for the project as adequate to address the environmental impacts of the project, that the Addendum demonstrates that the present revisions to the project create no substantial new or different adverse environmental impacts, and that no further or additional environmental review is required by CEQA, and

BE IT FURTHER RESOLVED that pursuant to St. Helena Municipal Code ("SHMC") 17.52.030 section the City Council hereby approves an increase in the number of permitted hotel rooms in the City from 329 rooms to 342 rooms, an increase of 13 rooms, and

BE IT FURTHER RESOLVED that the City Council hereby makes the following Use Permit findings required by SHMC section 17.168.050:

1. That, as conditioned and with the recommended mitigations place, the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

Conditions of approval required with this project in conjunction with City ordinances regulating construction related impacts, and light and glare, address any such impacts. The lighting plan for the project requires that all lighting be directed downwards and shielded so as to prevent any glare from the site impacting adjacent properties and streets (Condition #22, City Council Resolution 2010-89)

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

   The adding of 13 hotel rooms will not increase the project's ambient noise level. Conditions have been added requiring that the ambient noise level at the property line be increased by no more than 5dba. Mitigation measures of the project (Noise mitigation measures 1-4) require that all construction equipment contain state of the art noise suppression equipment.

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

   The addition of 13 hotel rooms will increase peak hour traffic by 6 vehicles hour, which is well within the capacity of Hwy 29. This small increase in traffic will not create a discernable increase in traffic related noise above current ambient noise levels on Hwy 29.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

   The water analysis prepared for this project documents that the increase in 13 hotel rooms will not increase the projects total water/ sewer demand due to use of low flow fixtures. No added public services to serve the site will be required. A condition of approval (Condition #9 of the engineering conditions) is proposed that requires the applicant to install approximately 1200 lineal feet of 6 inch force main in order to upgrade the City's sewer system to allow the project to hook up to sewer service.

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

   The plan is designed to handle the very small incremental increase in traffic due to the addition of 13 hotel rooms. The current driveways leading to and from Hwy 29 are sufficiently large to accommodate the small incremental increase in project traffic.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

   The added hotel rooms will result in an increase in the number of tourists and others staying in St Helena, which will enhance local businesses. The projected

Transient Occupancy Tax (TOT) from the added 13 rooms is projected to bring to the City $250,000 to $300,000 in new revenue annually which will enhance the City's General Fund.

7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

   A 57 room hotel has already been approved for the site, which is compatible with the addition of 13 hotel rooms. The addition of 13 new hotel rooms requires an amended Use Permit, which is being requested as part of this application process.

8. That the proposed use would not be in conflict with the City's General Plan.

   Hotel rooms are allowed in the General Plan Service Commercial Zoning District.

9. That the proposed use would not be injurious to public health, safety, or welfare.

   The addition of 13 hotel rooms will not impact the public health safety and welfare, as documented by the fact that the environmental analysis prepared for this project, which includes the 2010 Mitigated Negative Declaration and the subsequent Addendum, conclude that with the proposed mitigation measures and conditions of approval, will not create significant impacts on the City, its residents, and the environment, and will therefore the proposed project will not impact the City's public health , safety , and welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.

    The addition of 13 hotel rooms will not set a precedent that would be detrimental to the City. Adding more hotel rooms to existing projects is typically more efficient and effective way to increase TOT creates fewer impacts than building a new hotel, therefore adding 13 rooms sets a desirable precedent for the City.

11. That, as demonstrated on a detailed plan submitted by the applicant to include up to 70 off-street parking spaces, adequate off-street parking to accommodate the long term parking needs of residents, employees and customers is available.

    A total of 13 parking spaces are proposed to be added which meets City requirements. As a result there will be sufficient parking to accommodate the demands of the added 13 hotel rooms on site.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

    The access to the additional 13 rooms is Hwy 29. The capacity of Hwy 29 greatly exceeds the small incremental increase in traffic created by the 13 added rooms.

In addition, the improvements currently being implemented by CALTRANS for Hwy 29 will further enhance the capacity of Hwy 29.

BE IT FURTHER RESOLVED the City Council finds and determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030:

1. Consistency and compatibility with applicable elements of the general plan;

   Addressed under Use Permit Findings

2. Compatibility of design with the immediate environment of the site;

   The design of the 13 rooms will match the already approved design.

2. Relationship of the design to the site;

   The additional of a 3rd story is compatible with the design of the site, as it does not change the footprint.

3. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

   The design of the added 13 rooms is the same as the already approved project

4. Whether the design promotes harmonious transition in scale and character in areas between different designated land use;

   The design of the 13 rooms will match the already approved design

5. Compatibility with future construction both on and off the site;

   The additional of a 3rd story is compatible with the design of the site, as it does not change the footprint

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

   The design of the 13 rooms will match the already approved design

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;

   The additional of a 3rd story is compatible with the design of the site, as it does not change the footprint

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

   The only additional landscaping this is proposed adds to screen the site from neighboring uses

10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;

The added 13 rooms does not change the site plan, therefore does not impact access.

13. Whether natural features are appropriately preserved and integrated with the project;

The added 13 rooms does not change the site plan, and therefore has no impact on natural features.

14. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;

The design of the 13 rooms will match the already approved design

15. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;

The design of the 13 rooms will match the already approved design

16. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;

Conditions of approval require appropriate site landscaping

16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;

The addition of 13 rooms does not impact the site landscaping

17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The project will meet Title 24 and all State require green construction standards

BE IT FURTHER RESOLVED the City Council hereby approves the Use Permit and Design Review applications for the above-described project subject to the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The Use Permit/Design Review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.

3. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

4. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.

5. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.

6. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.

7. Construction shall be in compliance with plans submitted and reviewed and approved by the City Council on March 10, 2015, except as modified herein. The Planning Director may authorize minor modifications to the approved plans.

8. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.

9. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall

occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits

10. That all conditions of the previous August 2010 Use Permit for the 57 room Las Alcabas Project shall be complied with, unless such a condition explicitly conflicts with a condition of approval contained in this resolution, in which case the Condition of approval in this resolution shall take precedence.

11. That all requirements of the Addendum prepared for the previous Negative Declaration be complied with.

Public Works Conditions

1. Approval of this project shall be subject to the requirements of, and designed and constructed in accordance with the most current version of municipal codes, and all current federal, state and county codes governing such improvements at the time of improvement plan submittal.

2. The improvement plans shall include all grading, hardscape, landscape, drainage and utilities as shown on the Design Review package as well as those agreed to in public hearings and those required by the municipal codes.

3. The developer shall construct all on and offsite improvements in accordance with improvement plans and supporting calculations and documentation that are prepared by a registered Civil Engineer and reviewed and approved by the City of St. Helena Public Works Department. The improvement plans shall include detailed designs for all on and off site utilities, water, sewer, grading, drainage, erosion control and paving. The improvement plans and calculations must be approved by the City Engineer prior to the approval of the Final Map.

4. An encroachment permit shall be required for any work performed in the public right of way.

5. No added drainage from new hardscape, roofs or pool improvements shall be allowed to leave the site; improvement plans shall show how drainage will be treated/infiltrated on site and at the property lines to prevent inundation of neighboring properties. 10-year and 100-year storm event overflow site drainage shall be directed in to an existing storm drain or gutter through City standard undersidewalk drains or infiltration pit where applicable. If needed, a system to detain the post-developed flows shall be designed in accordance with City/County/State standards at the direction of the City Engineer.

6. Stormwater treatment shall be designed and constructed in accordance with St. Helena Development Manual Stormwater Standards and the State of California standards for the stormwater run-off for 85th percentile storm event.

7. The developer shall repair all public improvements that are damage by the construction process in accordance with the City of St. Helena Water/Sewer/Street/Storm Drain/Sidewalk Standards.

8. New and existing private water and sewer lines shall be shown on the site improvement plans.

9. That prior to occupancy the developer shall mitigate the increase in waste water generation on the downstream sewer system by constructing a new six (6) inch force main with a ten (10) inch containment pipe from the Crinella Pump Station to the existing sewer system at Railroad and Fulton Avenues (approximately 1210 lineal feet) at the developer's expense. A reimbursement district shall be established by the City that includes those properties that benefit from the extension of the six (6) inch force main required by this Condition. Properties that connect to the City's sewer system that benefit from the construction of this force main, shall reimburse the Developer of the Las Alcabas project in proportion to their relative. The boundaries, requirements, and provisions of this reimbursement district shall be determined by the City Engineer. Cost of the formation of such a district shall be borne by the Developer.

Planning Department Conditions

1. That prior to the issuance of building permits for the additional thirteen (13) hotel rooms the Developer shall pay in full to the City a Housing Mitigation Fee in the amount of $300,000. This housing mitigation fee of $300,000 is over and above the amount of the Housing Mitigation Fee paid by the Developer ($750,000) for the first 57 rooms of the project.

2. In consideration of the lost mature Oak Tree on the property, the Developer is required to plant three (3) additional 36" box oak trees (two at SW corner and one at NE corner of property), and upsize five (5) additional oak trees (from 24" to 36" box size). In addition, the Developer shall install the landscaping as described in Exhibit #1 (attached) to this Resolution as agreed to by the Quail Meadow HOA and the applicant in order to provide sufficient tree screening for the Quail Meadow property to protect their privacy and buffer the view of the hotel from the Quail Meadow residents. The landscape plan depicting the tree planning necessary to offset the removal of the lost mature oak tree, and depicting the landscaping necessary to screen the Quail Meadows Development as described in Exhibit #1, is subject to the review and approval of the Planning Director. All such trees and landscaping shall be installed prior to occupancy of the site.

I HEREBY CERTIFY that the foregoing increase to the total number of hotel rooms allowed in the City by 13 rooms and the Use Permit and Design Review was duly approved by the City Council of the City of St. Helena at a regular meeting of said City Council held on March 10, 2015 by the following roll call vote:

Mayor Galbraith:	Yes
Vice Mayor White:	Yes
Councilmember Crull:	Absent
Councilmember Dohring:	Yes
Councilmember Pitts:	Yes

APPROVED:

Alan Galbraith, Mayor

ATTEST:

Cindy Black, City Clerk

CITY OF ST. HELENA
Incorporated March 24, 1978
Re-incorporated May 14, 1889
STATE OF CALIFORNIA

OAK #4810-8033-1554 v1

EXHIBIT #1

DESCRIPTION OF LANDSCAPE SCREEN PLANTING AGREED TO BY REPRESENTATIVES OF THE QUAIL MEADOWS HOMEOWNERS ASSOCIATION AND THE OWNERS OF THE LAS ALCOBAS/GRANDVIEW PROJECT
March 10, 2015

As mitigation for sight and privacy issues at Quail Meadows Home Owners Association created by the Las Alcobas Project, Las Alcobas agrees to purchase, transport and install trees and plants according to the conceptual plan developed by CECWest dated March 3, 2015, with the following changes:

1) Three Arbutus Unedo are to be deleted. In exchange for the two shown between 1842 and 1840, there will be one Cork Oak, approximately 20 feet tall. This tree has been tagged at ***Main Street Trees in Napa*** in exchange for the one shown at 1844, please see item #2 below.

2) Two Dwarf Southern Magnolias are deleted. In exchange for these and one of the Arbutus noted above, they will be substituted by one of the following selected by homeowner at 1844:
   a. Three mature Magnolias
   b. Three mature trees of another species not yet identified
   c. Two mature olive trees, approximately 12 feet tall

3) Two field grown olives to be substituted with one 100 year old large olive, approximately 18 feet tall. This tree has been tagged at ***The Olive Tree Farm in Sonoma***.

4) One Coast Live Oak at 1840 is deleted. In exchange there will be one Cork Oak, approximately 16 feet tall. This tree has been tagged at ***Main Street Trees in Napa.***

5) Approximately eight Coast Redwoods on Las Alcobas property, at the intersecting corner of their property, QMHOA and Beringer Vineyard, will be of at least 24" box size, or approximately 12 feet tall. It is understood that these will be planted on different time frame than the trees at QMHOA.

6) One Laurel 15 gallon plant at 1850 to remain as per plan.

In addition, Las Alcobas agrees to plant these trees as quickly as possible, making arrangements to transport them via Beringer Vineyards access. Irrigation changes will be made to the QMHOA water system adequate to maintain the trees. Trees will be protected by gopher netting and guaranteed by Nursery for problems with trees not associated with lack of water or proper maintenance. Las Alcobas will remove Beringer fencing as required and replace as needed when project completed.

PLANNING COMMISSION REPORT

Planning Commission Meeting of August 15, 2017

AGENDA SECTION: Public Hearing

FILE NUMBER: PL16-055

SUBJECT: Request for Design Review Approval to construct a two-story single family residence on the vacant flag lot at 1045 Pratt Avenue in northeast St. Helena and in the Medium Density Residential Zoning District.

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 07/21/16 **ACCEPTED AS COMPLETE:** 07/17/17

LOCATION OF PROPERTY: 1045 Pratt Avenue

APN: 009-124-024

GENERAL PLAN/ZONING: Medium Density Residential: MDR

APPLICANT: Mark Andrade

BACKGROUND

The subject property is a vacant flag lot of approximately 15,777 square feet and located directly behind 1025 Pratt Avenue. The lot is accessed via a 20' wide permanent easement over 1025 Pratt Avenue.

In 2002 and per Resolution 2002-120, the St. Helena City Council approved a tentative subdivision map, use permit, design review and demolition for 1025 Pratt, which also included the creation of a flag lot at the subject property, 1045 Pratt (referenced therein as Lot #2). In 2003 the City Council approved the Final map per Resolution 2003-161. The Approval (2002-120) authorized the creation of a flag lot at 1025 Pratt on the

condition that, "construction on Lot #2 (i.e. 1045 Pratt) *shall generally be in compliance* with the following:

1. The maximum non-exempt floor area allowed on Lot #2 is 3,632 square feet. The maximum height of the structure shall be twenty-two (22) feet. A total of three (3) covered parking spaces shall be constructed, consistent with Exhibit B, dated 08/06/02.

2. The required yards shall be at least:
    - Front: 25' along north property line
    - Rear: 21' along south property line
    - Side: (east) 12' , (west) 13'

PROJECT DESCRIPTION

Applicant, Mark Andrade, is requesting Design Review Approval to construct a two-story single family residence on the vacant flag lot at 1045 Pratt Avenue in northeast St. Helena. The proposed residence would feature four (4) bedrooms, four-and-a-half (4.5) baths and loft which would comprise a total square footage of 3,423 square feet of living area. Additional components include a 231 sf garage, 210sf carport, and 203 sf porch. The floor area ratio (F.A.R) amounts to 0.232 (accounting for the porch and garage exemptions). The maximum height as measured at the peak of the roof would be approximately 21'10".

The residence would be a two story, asymmetrical residence with attached garage and carport. The residence would feature cementitious (Hardie plank) shiplap and board and batten siding, composition shingle roof and would be punctuated by metal clad wood windows. A small covered porch would be located at the property's entrance with wrapped wood supports.

ANALYSIS

GENERAL PLAN/ZONING

The property has a General Plan and Zoning designation of Medium Density Residential (MR). This district provides for single-family detached homes, accessory dwelling units and other compatible uses.

As part of the tentative and final map approval, the main residence would exhibit a north setback of 39', south setback of 30'61'2", east setback of 20' and west setback of 29" which exceed the setbacks required by the Map and zoning district. The detached garage would, however, be located within the north yard setback and would exhibit a setback from the property line of 10 feet, which would meet the zoning code requirements, but deviate somewhat from the original flat log approval. In addition, the residence would feature a maximum height of 21' 10" which is consistent with the 22' height limited imposed on the project under Resolution 2002-120.

In accordance with Municipal Code Section 17.40.070 , a 15,776.8 square foot parcelis allowed a maximum F.A.R. of .0.25 for a maximum square footage of 3,944 square feet

(excluding F.A.R. exemption of 200-sf of garage space and of porch area). As detailed below, the proposed project consists of 3,664 square feet of non-exempt living area, which is within the allowed maximum floor area of 3,944 that would be allowed under the Code, as well as be in general conformance with the the max floor area conditioned on the lot per Reso 2002-120.

PROPOSED FLOOR AREA:

RESIDENCE – 1st Floor	2790 SF
RESIDENCE – 2nd Floor	633 SF
GARAGE	231 SF
CARPORT	210 SF
PORCH (**EXEMPT**)	
COVERED PARKING EXEMPTION	-200 SF
TOTAL	**3,664 SF**

FLOOR AREA RATIO:
3,664 sf / 15,776.8 sf = **.232**

As proposed, the residence meets all development criteria including height, setback, and floor area criteria prescribed by Chapter 17.40 and as described above. Similarly, the project is in general conformance with the setbacks and maximum height imposed on the lot under Resolution 2002-120. Accordingly, the project is consistent with all applicable zoning provisions prescribed by the Code and applicable Conditions imposed by prior approvals.

GROWTH MANAGEMENT
The City of St. Helena has a Residential Growth Management System (GMS) that limits the number of residential building permits that can be issued each year (Municipal Code Chapter 17.152). The stated purpose of the GMS is to regulate the residential growth of the City to approximately 2% per year, while providing for both market rate and affordable housing. The GMS applies to market rate housing with exemptions for other types of development including non-residential development (e.g. hotels), replacement or relocated housing, additions, guest cottages, second units and affordable housing.

According to the GMS, no more than nine (9) building permits for market rate housing may be issued each year. As of the drafting of the Staff Report, 5 new market rate homes have been approved for the year 2017 (632 McCorkle (4 permits anticipated) and 1401 Allyn (1 permit anticipated) however; no building permits have yet been issued. A condition of approval has been included requiring that this project comply with all housing allocation requirements at the time building permits are issued.

WATER
In August 2015 and pursuant to Ordinance 2015-5 the City of St. Helena established mandatory water efficiency measures for new construction, and adopted water demand

offset requirements enumerated in Chapter 13.12.050 of the Municipal Code. Amongst these provisions is the requirement that any “new development” (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new demand by an amount of water equal to the new demand placed on the city water system using the methodology defined in Code section 13.12.050. The offset must be clearly demonstrated to the satisfaction of the Director of Public Works.

Given that the project meets the definition of “new development,” the project is required to provide off-site retrofits to offset projected future water use. The applicant has provided a water neutrality analysis (Attachment 5) demonstrating no net increase in water consumption from the project after required off-site retrofits. Per condition of Approval, the applicant will be required to perform the appropriate number of retrofits prior to issuance of building permit.

PARKING

Municipal Code Section 17.124 “Parking and Loading Requirements”, requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. The proposed project includes a single car garage, a carport, and 4 uncovered spaces. Accordingly, the project satisfies all parking requirements prescribed by the Zoning Code. Note that under Resolution 2002-120, construction on the lot was conditioned to include a total of three (3) covered spaces. However, the applicant has requested to deviate from this and instead provide two covered parking spaces and 4 uncovered spaces, in keeping with the zoning code criteria of the Medium Density Residential District.

DESIGN REVIEW

The purpose of design review is to, amongst other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. To approve design review, the Commission must find that the project is consistent with the design criteria prescribed by Section 17.164.030 and exhibits a quality of design that is compatible with adjacent development, features a siting, scale, massing and architectural style that is generally consistent with the predominant development patterns and that does not otherwise detract or negatively affect the established character of the surrounding neighborhood.

The proposed residence would be located on a flag lot located off of Pratt Avenue and directly behind 1025 Pratt Avenue. As such, the proposed residence would be largely obscured from view. The design is contemporary and features an asymmetrical, two-story residence, with detached garage and carport. The residence would be clad in a mixture of siding materials that include hardie plank shiplap (first story) and board and batten (second story) siding. The residence would be punctuated with metal clad wood windows and would feature an irregular, composition shingle roof. A small entry porch would be located at the residence’s entrance. Proposed landscaping includes grapevines, and annuals. Hardscape would include pavers.

1. Consistency and compatibility with applicable elements of the general plan;
The proposed project is consistent with General Plan policies e2.6.1, 2.6.4 and 4.3.25 in that it proposes development on vacant flag lot in a logical and orderly manner and which will serve to utilize existing land within the ULL.

2. Compatibility of design with the immediate environment of the site;
The proposed residence is located on an existing flag lot. It has been oriented to logically facilitate ingress/egress. Privacy of neighboring properties, particularly that located to the rear of the flag lot, are addressed through appropriate window placement on the second story so as to minimize sight lines from the upper stories to neighboring yards. By providing for greater setbacks and placing windows to enhance privacy, the project appears to be compatible with the immediate environment of the site.

3. Relationship of the design to the site;
As stated above, the configuration appears to be logical and facilitates efficient and safe ingress and egress.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
The subject property is not identified as being in an area with a unified design or historical character.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
The subject property is within the MDR Zoning District and surrounded by like uses. Therefore, there are no concerns about the transition in scale or character between different designated land uses.

6. Compatibility with future construction both on and off the site;
The project is residential in character and is expected to be compatible with future construction on and off site.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
The proposed design and materials are typical to residential construction and appropriate the function and nature of the project.

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
The layout of the flag lot and configuration of the residence, parking, and landscaped areas appear to be logical and provide for an internal sense of order.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

As conditioned, the project will exhibit an appropriate amount of open space and landscaping to serve the residential use.

10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;

The provision of covered and uncovered parking, as well as landscaped areas appears sufficient to serve the residential land use.

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;

The driveway providing access to the flag lot would be designed and constructed in accordance with St. Helena standards for Access roads and therefore is expected to provide safe and convenient access.

12. Whether natural features are appropriately preserved and integrated with the project;

The existing flag lot does not support and significant natural features.

13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;

The proposed design and materials are typical to residential construction and appropriate the function and nature of the project and compatible with surrounding residential development.

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;

The subject property is not located in an area identified as having a unified design or historical character.

15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site.

Proposed landscaping is minimal in an effort to promote water savings. However, given the residential function and to soften the appearance of the proposed structure and hardscape, the project will be subject to condition of approval requiring at a minimum the inclusion of porous pavers and at least three 15 gallon trees to soften and shade the lot.

16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;

All landscaping proposed and/or required per condition of approval would be adaptable to the site and appropriate for the climate of St. Helena.

17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

The project would be subject to Title 24 energy requirements and all landscaping would be drought tolerant to limit water use. As such, the project would help further sustainability goals and climate protection.

CORRESPONDENCE

A comment was received prior to publicly noticing the project and which cited concerns related to (1) privacy and (2) noise. The side yard of the proposed residence would be situated adjacent to the back yard of 1816 Crinella, which is a one story residence such that the second story windows would look down into the backyard of 1816 Crinella.

The commentor also noted that the outdoor living area would be directly adjacent to the rear yard fence of 1816 Crinella. And last, the commenter noted that 1025 Pratt is a vacation rental and has had noise and disturbance issues in the past, and there is a concern that the introduction of the proposed residence may further exacerbate these issues.

ISSUES

The concern over neighbor privacy was identified to the project applicant whom has re-designed the proposed orientation of the windows to minimize the visibility toward the adjacent property. From the staff perspective, this concern will be remedied by the revised the window placement to limit site lines from the second story and reduce visibility into the neighboring yard.

Regarding the noise concern, the applicant has not requested that the proposed residence be a vacation rental and there is no reason to believe that there would be noise impacts above and beyond those typically exhibited by residential land uses. The parcel was intended for a single family residential land use and was legally created, meeting or exceeding all subdivision and zoning code criteria governing such uses. Further, single family residential land uses are not associated with significant noise creation and therefore this is not seen as a significant concern.

STAFF RECOMMENDATION

The Planning and Community Development Department recommends that the City of St. Helena Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA, pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

2. Accept the required findings and approve design review, as conditioned, for the proposed two-story, single-family residence on the vacant flag lot located at 1045 Pratt Avenue.

ATTACHMENTS

1045 Pratt ATTCH 1. Resolution
1045 Pratt ATTCH 2. APN Map
1045 Pratt ATTCH 3. Aerial View
1045 Pratt ATTCH 4. Project Plans
1045 Pratt ATTCH 5. Water Neutrality analysis
1045 Pratt ATTCH 6. Resolution 2002-120 and Exhibits
1045 Pratt ATTCH 7. Resolution 2003-161
1045 Pratt ATTCH 8. Public Comment

DESIGN REVIEW NO. PL15-070
CITY OF ST. HELENA, STATE OF CALIFORNIA
GRANTED TO 1045 Pratt Avenue

PROPERTY OWNER: Mark Andrade **APN:** 009-142-024

Recitals

1. The applicant requests Design Review approval to construct a new, two-story, single-family residence with attached garage on the vacant flag lot located at 1045 Pratt Avenue in the MR: Medium Density Residential district.
2. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on August 15, 2017.

Resolution

A. The Planning Commission hereby finds that the project is exempt from CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

B. The Planning Commission determines the project is in compliance with the following Design Review criteria of Municipal Code Section 17.164.030.The proposed residence would be located on a flag lot located off of Pratt Avenue and directly behind 1025 Pratt Avenue. As such, the proposed residence would be largely obscured from view. The design is contemporary and features an asymmetrical, two-story residence, with detached garage and carport. The residence would be clad in a mixture of siding materials that include hardie plank shiplap (first story) and board and batten (second story) siding. The residence would be punctuated with metal clad wood windows and would feature an irregular, composition shingle roof. A small entry porch would be located at the residence's entrance. Proposed landscaping includes grapevines, and annuals. Hardscape would include pervious pavers.

1. Consistency and compatibility with applicable elements of the general plan;
   The proposed project is consistent with General Plan policies 2.6.1, 2.6.4 and 4.3.25 in that it proposes development on vacant flag lot in a logical and orderly manner and which will serve to utilize existing land within the ULL.

2. Compatibility of design with the immediate environment of the site;
   The proposed residence is located on an existing flag lot. It has been oriented to logically facilitate ingress/egress. Privacy of neighboring properties, particularly those located to the rear of the flag lot, would be addressed through appropriate window placement on the second story so as to minimize sight lines from the upper stories to neighboring yards. By providing for greater setbacks and placing windows to enhance privacy, the project appears to be compatible with the immediate environment of the site.

3. Relationship of the design to the site;

As stated above, the configuration appears to be logical and facilitates efficient and safe ingress and egress.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
   The subject property is not identified as being in an area with a unified design or historical character.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
   The subject property is within the MDR Zoning District and surrounded by like uses. Therefore, there are no concerns about the transition in scale or character between different designated land uses.

6. Compatibility with future construction both on and off the site;
   The project is residential in character and is expected to be compatible with future construction on and off site.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;
   The proposed design and materials are typical to residential construction and appropriate the function and nature of the project.

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
   The layout of the flag lot and configuration of the residence, parking, and landscaped areas appear to be logical and provide for an internal sense of order.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
   As conditioned, the project would exhibit an amount of open space and landscaping to serve the residential use.

10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept;
    The provision of covered and uncovered parking, as well as landscaped areas appears sufficient to serve the residential land use.

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
    The driveway providing access to the flag lot would be designed and constructed in accordance with St. Helena standards for Access roads and therefore is expected to provide safe and convenient access.

12. Whether natural features are appropriately preserved and integrated with the project;

The existing flag lot does not support and significant natural features.

13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions;
    The proposed design and materials are typical to residential construction and appropriate the function and nature of the project and compatible with surrounding residential development.

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character;
    The subject property is not located in an area identified as having a unified design or historical character.

15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site.
    Proposed landscaping is minimal in an effort to promote water savings. However, given the residential function and to soften the appearance of the proposed structure and hardscape, the project will be subject to condition of approval requiring a greater level of landscaping, including porous pavers and trees.

16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena;
    All landscaping proposed and/or required per condition of approval would be adaptable to the site and appropriate for the climate of St. Helena.

17. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.
    The project would be subject to Title 24 energy requirements and all landscaping would be drought tolerant to limit water use. As such, the project would help further sustainability goals and climate protection.

<u>Planning Department Conditions of Approval</u>

C. The Planning Commission approves design review for the above-described project with the following conditions of approval. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The design review shall be vested within one (1) year from the date of final action. A building permit for the project allowed under this approval shall have been obtained

within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

2. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
3. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
4. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
5. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
6. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
7. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
8. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on August 15, 2017, except as modified herein.
9. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
10. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following

reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

11. The project shall comply with all housing allocation requirements per the City's Growth Management System at the time building permits are issued.

12. Landscape pavers shall be porous pavers to minimize the appearance of a heavily paved area and facilitate stormwater percolation.

13. Prior to issuance of building permit, applicant shall provide a landscape plan detailing the planting of three or more trees of at least 15 gallon size and of a species that is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena. All required trees shall be planted by issuance of Certificate of Occupancy.

Public Works Department Conditions of Approval

14. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.

15. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.

16. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.

17. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.

18. Provide details of any and all proposed fencing, walls, and/or gates on all plans submitted for building permit review.

19. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.

20. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.

21. The property shall be connected to the City of St. Helena municipal water system and installed per City of St. Helena standards.

22. The applicant shall incorporate water conservation practices into the proposed project and per the approved Water Usage Calculations. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water analysis shall be replicated on the building plans prior to building permit approval. Off-site retrofits are required, as determined by the Director of Public Works. All off-site retrofits shall be completed and provided to the City prior to building occupancy of any building.

23. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).

24. The applicant shall apply for annexation to the St. Helena Municipal Sewer District No. 1 prior to issuance of a Building Permit. The application shall be completed in accordance with the City of St. Helena's Sewer Annexation Procedures including all annexation, impact, connection, and sewer fees.

25. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.

26. Construct sidewalk, curb, and gutter along the property street front per current City and ADA standards prior to Certificate of Occupancy.

27. Construct the driveway approach per current City and ADA standards prior to Certificate of Occupancy.

28. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.

29. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.

30. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.

31. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

32. A building permit is required for all onsite demolition, construction and/or change of occupancy.

33. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.

34. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

35. The applicant shall provide a construction waste management plan with the building permit application.

36. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

37. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

38. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

Fire Department Conditions of Approval

39. The Driveway shall be paved with a minimum of 12 feet with 2 feet compacted aggregate base on each side.
40. No gate shall be placed within 30 feet or less from road pavement edge.
41. Signage shall be installed at access drive frontage stipulating that emergency vehicle access be maintained.
42. The access drive shall be inspected annually by the Fire Marshal to ensure that the 20x30 foot Emergency vehicle access is maintained and appropriately signed to prohibit residential vehicle parking in areas where it could impede access

I HEREBY CERTIFY that the foregoing design review was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on August 15, 2017 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

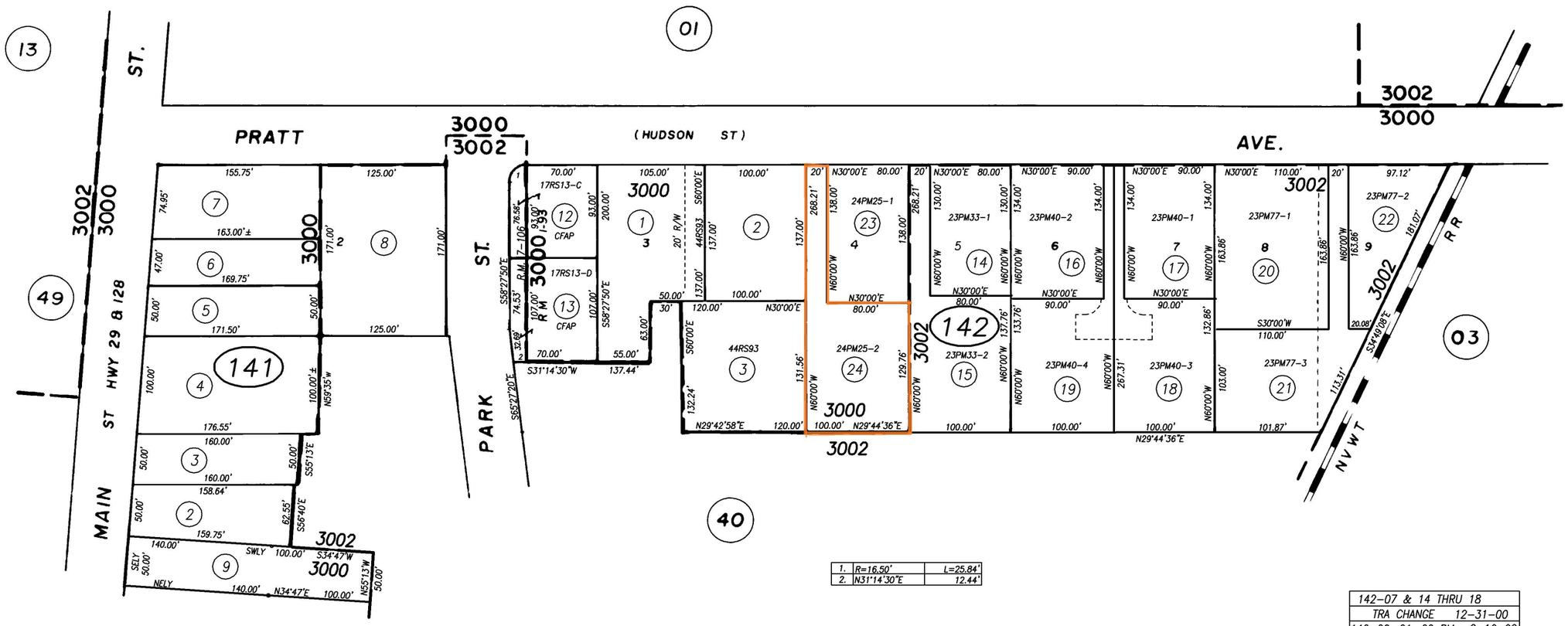
APPROVED:	ATTEST:
Grace Kistner Chair, Planning Commission	Noah Housh Planning Director

COUNTY ASSESSOR'S PARCEL MAP

PTN. RANCHO CARNE HUMANA

Tax Area Code
3000,3002

9–14



1.	R=16.50'	L=25.84'
2.	N31°14'30"E	12.44'

142-07 & 14 THRU 18	
TRA CHANGE	12-31-00
142-20, 21, 22 PM	8-16-02
142-23 & 24 PM	12-29-03
142-03 RS,PTN 01 RS	7-8-15
141-09 MERGER	9-28-16
REVISION	DATE

1968

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

ELIZABETH L. HACKNEY TRACT, R.M. BK. 1, PG. 94

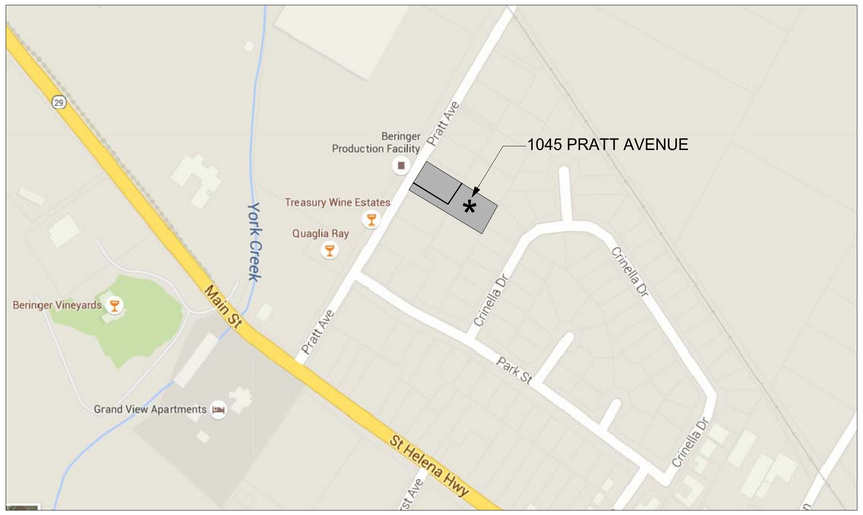
PTN. CRINELLA TERRACE UNIT 2, R.M. BK. 7, PG. 106

9–14

1045 Pratt Ave
Helena Hwy
Park St
Crinella Dr
Main St
Fulton Ln
Crinella Ct
Tripoli Ct
Railroad Ave
Fernhurst Ave
Granger Way
© 2017 Google
Google Earth
38°30'38.64" N 122°28'47.67" W elev 380 ft eye alt 3539 ft

NEW RESIDENCE
1045 PRATT AVENUE
ST. HELENA, CA

VICINITY MAP:



(MAP NOT TO SCALE)

PROJECT DESCRIPTION:

NEW CONSTRUCTION - 2-STORY SINGLE FAMILY HOME
4 BEDROOMS, 4.5 BATHS, PLUS LOFT.

TOTAL HEIGHT FROM TOP OF GRADE TO TOP OF
HIGHEST RIDGE = 21'-10" 3

2 FIRE SPRINKLERS REQUIRED.

SQUARE FOOTAGE SUMMARY:

FIRST FLOOR	2,790 SF
SECOND FLOOR	633 SF
TOTAL LIVING	3,423 SF
GARAGE	231 SF
CARPORT	210 SF
PORCH	203 SF

SHEET INDEX:

CS	COVER SHEET
A.1	FLOOR PLANS & ROOF PLAN
A.2	EXTERIOR ELEVATIONS
S.1	SITE PLAN
S.2	CONCEPTUAL GRADING, DRAINAGE & LANDSCAPE PLAN
P.1	SITE PHOTOS
P.2	3D IMAGES

REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA
1045 PRATT AVENUE
ST. HELENA, CA

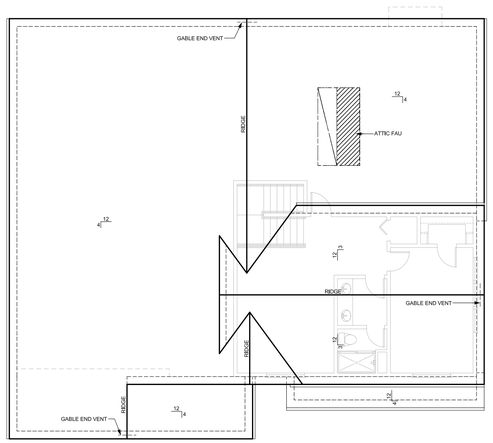
DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

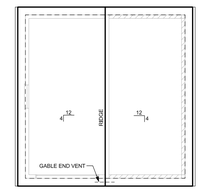
SCALE
NO SCALE

SHEET
COVER SHEET

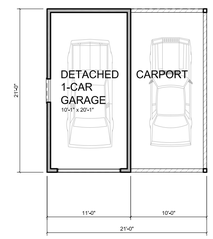
CS



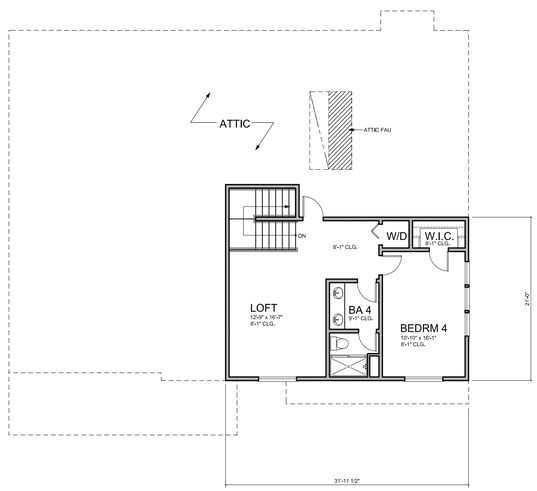
ROOF PLAN



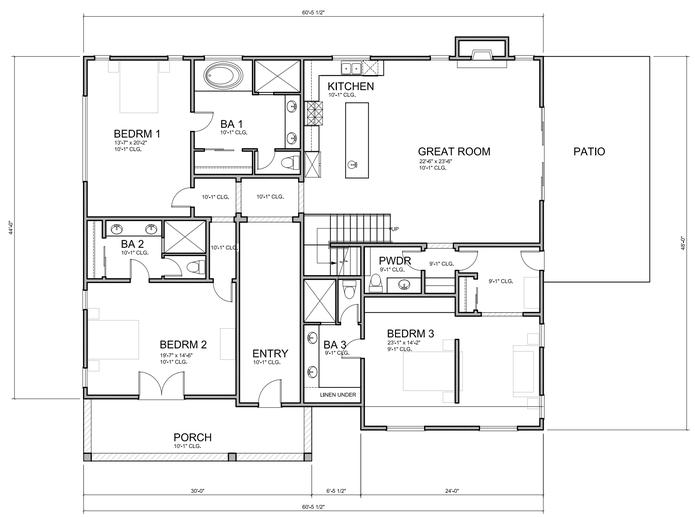
GARAGE/CARPORT ROOF PLAN



GARAGE/CARPORT PLAN



SECOND FLOOR



FIRST FLOOR

REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA

1045 PRATT AVENUE
ST. HELENA, CA

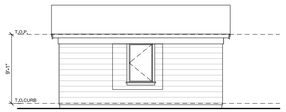
DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

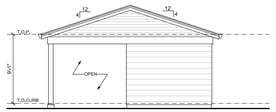
SCALE
1/8" = 1'-0"

SHEET
FLOOR PLANS & ROOF PLAN

A.1

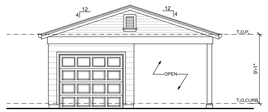


GARAGE/CARPORT NORTHWEST ELEVATION

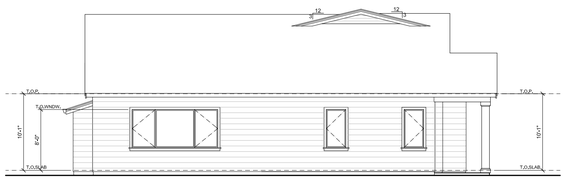


GARAGE/CARPORT NORTHEAST ELEVATION

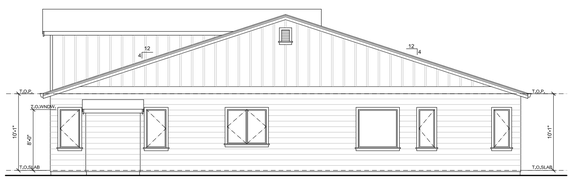
GARAGE/CARPORT SOUTHEAST ELEVATION



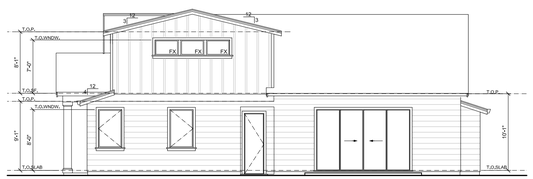
GARAGE/CARPORT SOUTHWEST ELEVATION



NORTHWEST ELEVATION



NORTHEAST ELEVATION



SOUTHEAST ELEVATION

RENDERED ELEVATION FOR COLOR AND MATERIAL REPRESENTATION ONLY. IMAGE DOES NOT REFLECT FINAL ARCHITECTURAL DESIGN. REFER TO BLACK AND WHITE ELEVATIONS FOR FINAL DESIGN.

SOUTHWEST ELEVATION

SOUTHWEST ELEVATION

EXTERIOR MATERIALS:

- LAP SIDING
- COMPOSITION SHINGLE ROOF
- WOOD TRIM AT WINDOWS AND DOORS
- METAL CLAD ALUMINUM WINDOWS
- WRAPPED WOOD POSTS

REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA

1045 PRATT AVENUE
ST. HELENA, CA

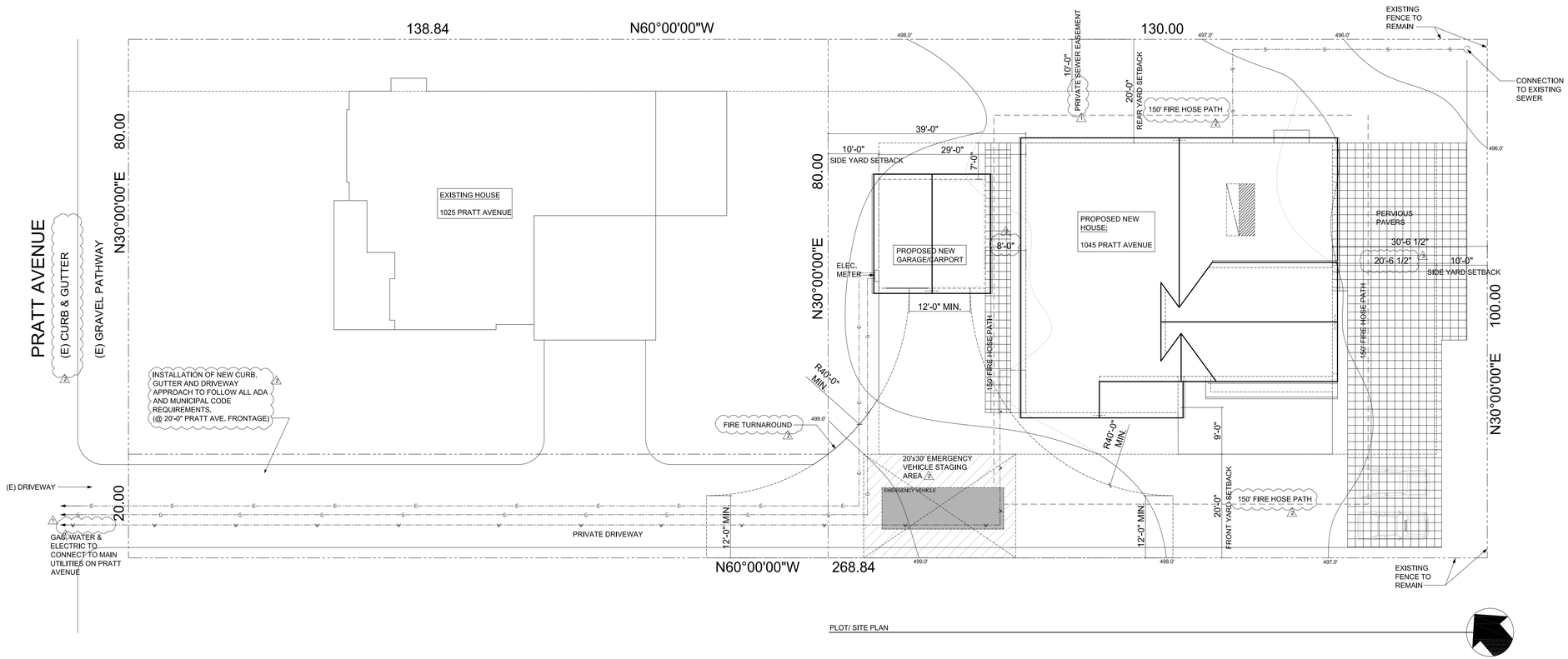
DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

SCALE
1/8" = 1'-0"

SHEET
ELEVATIONS

A.2



REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA

1045 PRATT AVENUE
ST. HELENA, CA

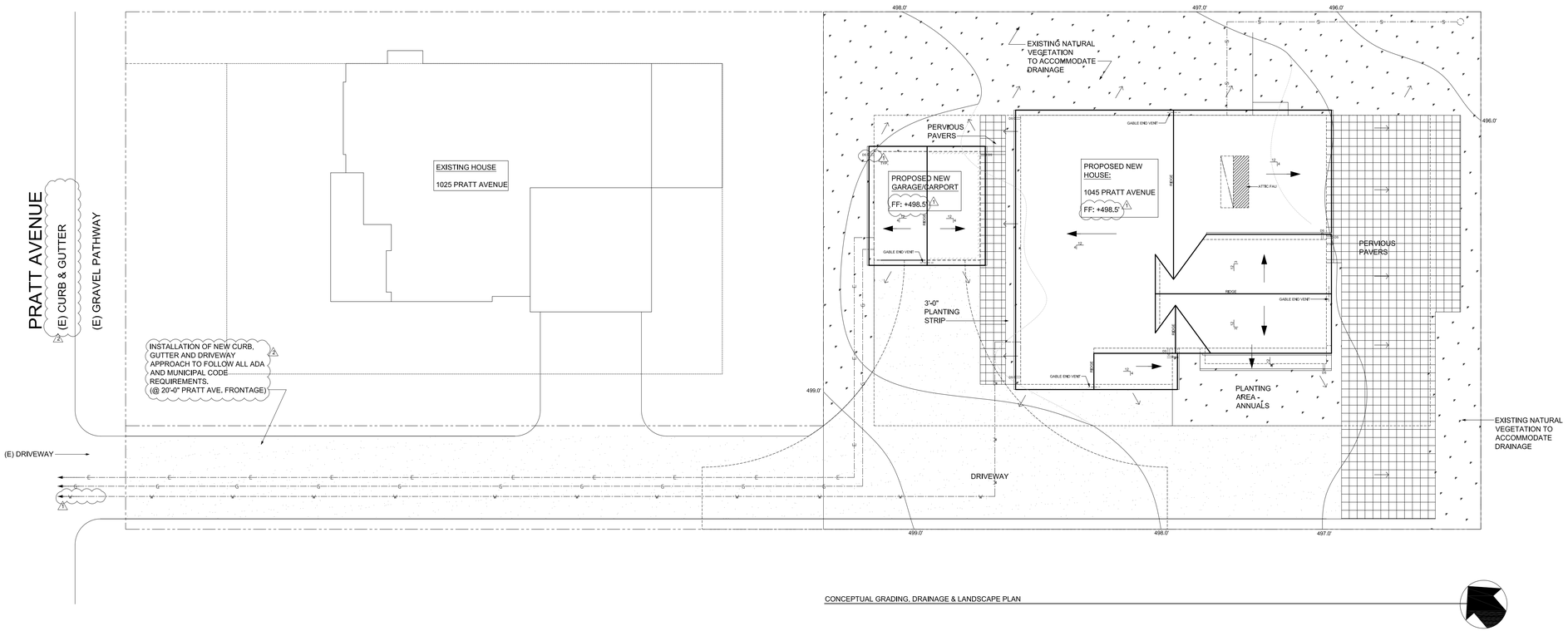
DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

SCALE
1" = 10'

SHEET
SITE PLAN

S.1



CONCEPTUAL GRADING, DRAINAGE & LANDSCAPE PLAN

REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA

1045 PRATT AVENUE
ST. HELENA, CA

DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

SCALE
1" = 10'

SHEET
GRADING & DRAINAGE

S.2

REVISIONS

1	CITY COMMENTS	09/06/16
2	CITY COMMENTS	04/02/17
3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA

1045 PRATT AVENUE
ST. HELENA, CA

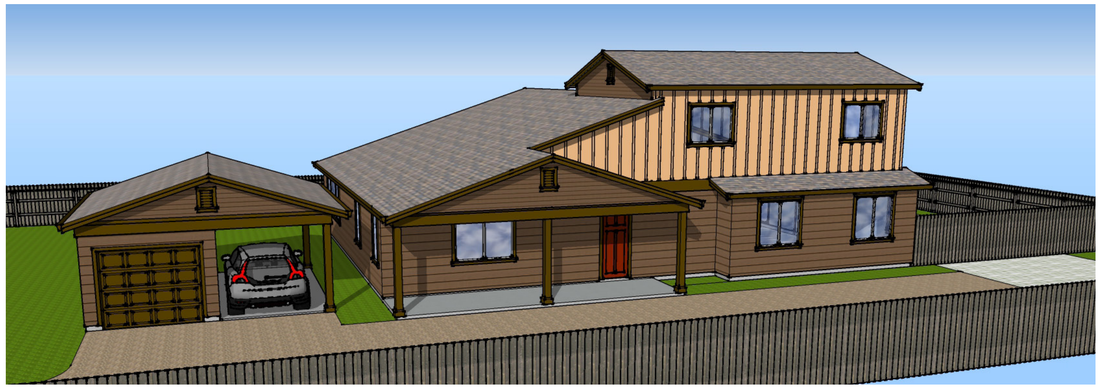
DRAWN BY
L JESSUP-MOSU

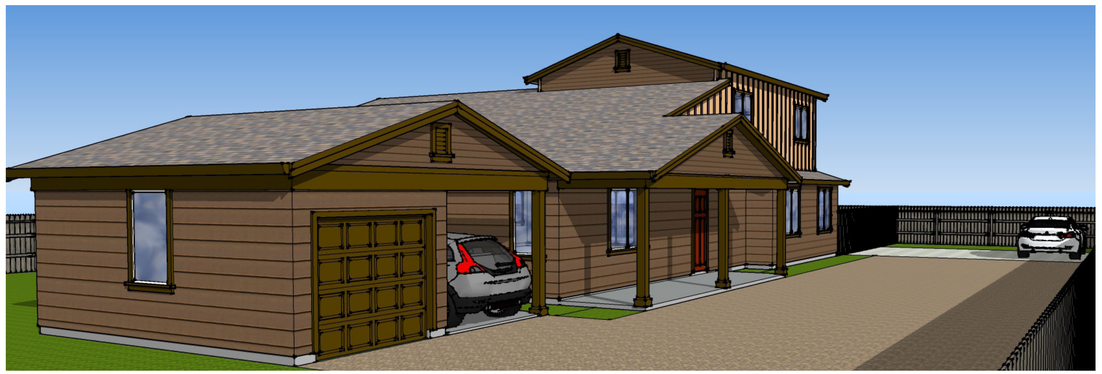
DATE ISSUED
07/24/2017

SCALE
NO SCALE

SHEET
SITE PHOTOS

P.1





REVISIONS

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3	CITY COMMENTS	07/24/17

NEW RESIDENCE - NAPA

1045 PRATT AVENUE
ST. HELENA, CA

DRAWN BY
L JESSUP-MOSU

DATE ISSUED
07/24/2017

SCALE
NO SCALE

SHEET
3D IMAGES

P.2

New Residence 1045 Pratt Rd. St Helana, Ca

# Of Rooms		Occupants Per Bedroom		Total Occupants
4	x	2	=	8

	FLOW RATE GAL/MIN OR GAL/FLUSH		FLOW DURATION (MIN.,FLUSH, LOAD ETC		DAILEY USES PER OCCUPANT		NUMBER OF OCCUPANT		GALLONS PER DAY
SHOWER HEADS	1	X	8	X	1	X	8	X	64
SINK FAUCETS	0.5	X	0.25	X	3	X	8	X	3
KITCHEN FAUCETS	0.5	X	4	X	1	X	8	X	16
TOILET	1.3	X	1	X	3	X	8	X	31.2
CLOTHES WASHER	13	X	1	X	0.37	X	8	X	38.48
DISH WASHER	4	X	1	X	0.1	X	8	X	3.2
Water usage for 1045									155.88

Residence 1025 Pratt Rd. St Helana, Ca. To be retro fitted

# Of Rooms		Occupants Per Bedroom		Total Occupants
4	x	2	=	8

	FLOW RATE GAL/MIN OR GAL/FLUSH		FLOW DURATION (MIN.,FLUSH, LOAD ETC		DAILEY USES PER OCCUPANT		NUMBER OF OCCUPANT		GALLONS PER DAY
SHOWER HEADS	2	X	8	X	1	X	8	X	128

Attachment A

SINK FAUCETS	1.5	X	0.25	X	3	X	8	X	9
KITCHEN FAUCETS	1.5	X	4	X	1	X	8	X	48
TOILET	1.6	X	1	X	3	X	8	X	38.4
CLOTHES WASHER	19.7	X	1	X	0.37	X	8	X	58.312
DISH WASHER	6.3	X	1	X	0.1	X	8	X	5.04
current usage @1025									286.752

	FLOW RATE GAL/MIN OR GAL/FLUSH		RETROFIT FLOW RATE GAL/ MIN OR GAL/ FLUSH		FLOW RATE SAVINGS GAL/ MIN OR GAL/ FLUSH	FLOW DURATION (MIN.,FLUSH, LOAD ETC		DAILEY USES PER OCCUPANT		NUMBER OF OCCUPANT		GALLONS SAVEDPER DAY
SHOWER HEADS	2	-	1	=	1	8	X	1	X	8	X	64
SINK FAUCETS	1.5	-	0.5	=	1	0.25	X	3	X	8	X	6
KITCHEN FAUCETS	1.5	-	0.5	=	1	4	X	1	X	8	X	32
TOILET	1.6	-	1.3	=	0.3	1	X	3	X	8	X	7.2
CLOTHES WASHER	19.7	-	13	=	6.7	1	X	0.37	X	8	X	19.832
DISH WASHER	6.3	-	4	=	2.3	1	X	0.1	X	8	X	1.84
Water savingsfrom 1025												130.872

John Filice 241 Kid Ranch Rd. to be used as water offset

# Of Rooms	Per Bedroom	Occupants Total Occupants

Attachment A

3 x 2 = 6

	FLOW RATE GAL/MIN OR GAL/FLUSH		RETROFIT FLOW RATE GAL/ MIN OR GAL/ FLUSH		FLOW RATE SAVINGS GAL/ MIN OR GAL/ FLUSH	FLOW DURATION (MIN.,FLUSH, LOAD ETC		DAILEY USES PER OCCUPANT		NUMBER OF OCCUPANT		GALLONS SAVEDPER DAY
SHOWER HEADS	2	-	1	=	1	8	X	1	X	6	X	48

Water needed for 1045	155.88
water offset from 1025	130.872
balance needed for 1045	25.008
Offset from 241 Kidd Ranch	48
Net water usage	-22.992

Replacement Appliances and water usage

PART #	WATER USED
DISHWASHER KitchenAid KDTM354DSS	4
Faucet Aerator NP10-2020-2120-0000	0.5
Delta Faucet 559LF-HGM-PP Trinsic Lavatory Single Hole	0.5
Chicago Faucet 0.5 gpm Kitchen Sink Faucet C201AGN8AE2805FAB	0.5
Washer Whirlpool WTW4850BW	13

Attachment A

CITY OF ST. HELENA
CITY COUNCIL

RESOLUTION NO. 2002-120

APPROVING A TENTATIVE SUBDIVISION MAP, USE PERMIT, DESIGN REVIEW, AND DEMOLITION PERMIT FOR 1025 PRATT AVENUE.

RECITALS

A. Bill McInerney submitted a request for approval of a Tentative Subdivision Map, Use Permit, Design Review, and a Demolition Permit.

Although this project will only result in the creation of two parcels, a Tentative Subdivision Map is required rather than a Tentative Parcel Map because the applicant has already created more than four (4) parcels on contiguous properties.

The project site is located on the west side of the two other properties Mr. McInerney has subdivided on Pratt Avenue. It is 26,680 square feet (0.61 acres) and currently houses a single-family dwelling, a detached garage, a 450 square foot detached storage building, and a small metal garden shed. The property will be subdivided into two single-family residential properties that will be 11,040 square feet (Lot #1) and 15,640 square feet (Lot #2). The two parcels will share access from the panhandle portion of Lot #2, which will be a flag lot. The establishment of a flag lot requires approval of a Use Permit.

The proposal also includes a request to move the existing 1,251 square foot home and 716 square foot detached garage so that they will be located entirely within the bounds of proposed Lot #1. No changes are proposed to either building at this time, and Design Review will be required before any modifications are made in the future.

Design Review is also required for the proposed single-family residence with an attached garage and a single-car carport on the Lot #2.

Finally, a Demolition Permit is required for the demolition of a 450 square foot detached accessory building that is currently located to the rear of the property. The building is a wooden shed with a corrugated tin roof. An outdoor storage space with a shed roof has been added to the west side of this accessory building.

B. On August 6, 2002, the Planning Commission recommended that the City Council accept the required findings and approve the Tentative Subdivision Map, Use Permit, Design Review, and Demolition Permit as described in the application for the property at 1025 Pratt Avenue.

C. The City Council considered this application at a public hearing held on August 27, 2002.

FINDINGS

A. The City Council makes the following findings to support a motion to approve a Tentative Subdivision Map:

1. Pursuant to Section 25.62 of the City of St. Helena Subdivision Ordinance and California Government Code Section 66473.5, the Planning Commission recommends that the City Council find that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable specific plan, and other applicable provisions of the Code.

   The following General Plan policies support the proposed development:

   Policy 2.6.4: *Permit infill development and higher densities within currently developed areas wherever possible to minimize and postpone the need for expansion of the Urban Service Area.*

   Policy 2.6.14: *Encourage a mix of housing types and price ranges to allow choice for current and future generations of St. Helenans.*

   Policy 2.6.15: *Encourage new residential development in all density ranges that is consistent with scale and character of the older residential districts of the City, particularly the neighborhoods west of Main Street.*

   Policy 2.6.17: *Minimize situations where new residential development will block public view of surrounding vineyards.*

   Policy 2.6.18: *Minimize large lot development (one dwelling unit per acre or less) except where this scale of development would not threaten retention of vineyards, inefficiently utilize land, or physically separate the community from the surrounding vineyards.*

   The development proposed for this project is consistent with all applicable development regulations for properties within the MR: Medium Density Residential district, including the development standards for flag lots. The project site is not in a specific plan area.

2. The design of the subdivision shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities. (Section 25.62 of the City of St. Helena Subdivision Ordinance and California Government Code Section 66473.1).

   The proposed construction will be required to comply with the Uniform Building Code Requirements and the Title 24 requirements to ensure an energy efficient development.

3. Pursuant to California Government Code Section 66412.3, the City Council has considered the effect of the action on the housing needs of the region in which it is located and has balanced those needs against the public service needs of its residents and available fiscal and environmental resources.

   Preservation of viable agricultural lands is a primary goal of the City of St. Helena and of the Napa Valley region. One of the most effective ways to preserve agricultural lands in the City of St. Helena is to concentrate development within the Urban Limit Line. Approval of the proposed subdivision shows support of the type of in-fill development that is necessary to effectively utilize the few vacant lots that are left within the Urban Limit Line.

B. Pursuant to Section 27.439 of the City of St. Helena Zoning Ordinance, the City Council makes the following general findings to approve a Use Permit to establish Lot #2 as a flag lot:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

The residential use associated with the proposed subdivision will only generate odors, fumes, dust, light, glare or refuse that are consistent with single-family residential use and are similar to those generated by surrounding properties. This level of impact is not considered to be injurious to the surrounding uses or to the community. One condition of approval shall require that the developer to implement a dust suppression plan during the construction to reduce the amount of dust or particulate matter entering the air basin. Another will require that any exterior lighting be shielded and directed so that it will not negatively impact the neighboring residences.

2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

Section 8.3 of the General Plan states that, "The ambient noise environment over much of the City of St. Helena can be characterized as quiet and largely unaffected by man-made sources of noise. The major source of noise in the community is traffic noise. In areas near the primary transportation arteries, such as Main Street, the ambient noise environment is largely determined by motor vehicle traffic… The future noise environment in St. Helena is projected to experience little change from 1991 conditions. The increases in traffic (from 1991 levels to those expected in 2010) would generally result in increases in noise levels of less than one or two dBA…Typically, a change in noise levels of less than 3dBA is not discernible to the general population." Based on this analysis, staff believes that the additional noise generated by the proposed project would not adversely affect the health, safety, or welfare of neighboring properties or uses.

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

Based on the analysis noted above, staff believes that the additional traffic noise generated by the proposed project would not exceed the "normally acceptable" range identified in the General Plan.

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

The proposed residences will be connected to the municipal water supply system, which has sufficient capacity to support one additional residential unit.

The residences will be connected to the municipal sewer main in Voelker Court. The Public Works Director has reviewed this proposal with the applicant and has indicated that this will be an acceptable design if the following conditions are included:

- The applicant shall design the replacement of the force main from the Crinella Pump Station to the sewer main in Main Street.
- The applicant shall evaluate the Crinella Pump Station and provide comment on the most feasible alternative that will meet the winter load at the Crinella Pump Station.

In addition, the developer will be contributing to any expansion of the infrastructure that might be necessary to support the proposed development through the payment of the required impact fees (Public safety, Civic improvement, Water, Sewer, Storm drain, and Traffic mitigation).

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

The proposed access to both parcels complies with current standards and has been reviewed and approved by the Fire Chief, the Fire Marshal, the Public Works Department, and the Planning Department. The 20' x 30' staging area located in front of the parking area for Lot #2 will be signed so that clearance is maintained for emergency vehicle access.

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

Construction of one additional single-family dwelling will not conflict with the City's goal of maintaining the economic viability of a local serving economy. It is reasonable to expect that the new residents will, in fact, support the local economy by patronizing local stores and paying local taxes.

7. That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

The project site is surrounded by single-family residential uses on the south, east, and west sides, and by the Beringer production facilities on the north side. The purpose of the MR: Medium Density Residential district is to provide for single-family detached homes, accessory dwelling units, limited agricultural uses, and compatible uses.

8. That the proposed use would not be in conflict with the City's General Plan.

The proposed use is supported by General Plan policies 2.6.4, 2.6.14, 2.6.15, 2.6.17, and 2.6.18.

9. That the proposed use would not be injurious to public health, safety, or welfare.

Based on the analysis completed for this project, it is unlikely that any part of this project will be injurious to public health, safety, or welfare.

10. That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan.

This Use Permit, which allows for the establishment of two (2) residential lots where one (1) existed before, could set a precedent for the approval of similar uses. However, the incremental effect of future in-fill development projects will not be detrimental to the City and will not conflict with the General Plan. As stated in Finding #8, the proposed development is supported by a number of General Plan policies. In addition, a Vacant Land Survey completed in July 2001 showed that there are 28 vacant parcels remaining within the Urban Limit Line which are designated for residential use. In an effort to prolong the time before the City must expand the Urban Limit Line to meet housing needs, it is imperative that the existing vacant parcels are utilized in the most effective manner possible.

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.

On site parking is in compliance with the regulations.

12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.

According to the Traffic Impact Analysis completed by Crane Transportation Group for this project, the traffic generated by the new residential unit would be expected to increase peak hour traffic volumes along Pratt Avenue by approximately 0.7%, and along Main Street south of Pratt Avenue by approximately 0.07%. It is likely to add one outbound trip during the morning peak hours and one inbound trip during the evening peak hours, neither of which will create a measurable difference in the existing Level of Service at the Pratt Avenue/Main Street intersection.

D. Pursuant to Section 27.220 of the City of St. Helena Zoning Ordinance, the City Council also makes the following special findings to approve the Use Permit for establishment of a flag lot:

1. The creation of a flag lot is consistent with neighborhood character and density.

The three properties immediately adjacent to the east side of the project site have recently been subdivided into nine lots, four of which are flag lots.

2. Development upon the flag lot will not result in a significant loss of privacy for adjoining residential units.

The proposed development on the flag lots will not result in a significant loss of privacy for adjoining residential units. The residential unit on the proposed flag lots has larger than required setbacks from all property lines and is single-story, with a maximum height of 22'.

3. Development on the flag lot will not result in excessive noise, traffic and parking congestion.

The proposed development of a single-family home on each of the proposed flag lots will not result in excessive noise, traffic, or parking congestion. Normal noises associated with residential uses in a residential district are not considered significant impacts.

According to the Traffic Impact Analysis completed by Crane Transportation Group for this project, the traffic generated by the new residential unit would be expected to increase peak hour traffic volumes along Pratt Avenue by approximately 0.7%, and along Main Street south of Pratt Avenue by approximately 0.07%. It is likely to add one outbound trip during the morning peak hours and one inbound trip during the evening peak hours, neither of which will create a measurable difference in the existing Level of Service at the Pratt Avenue/Main Street intersection.

On site parking is in compliance with the regulations.

E. Pursuant to Section 27.377 of the City of St. Helena Zoning Ordinance, the City Council has considered the following factors in approving Design Review for the construction of one (1)

single-family dwelling on Lot #2 and for the relocation of an existing home and detached garage on Lot #1.

1. Consistency and compatibility with applicable elements of the St. Helena General Plan.
2. Compatibility of design with the immediate environment of the site.
3. Relationship of the design to the site.
4. Determination that the design is compatible in areas considered by the Board as having a unified design or historical character.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use.
6. Compatibility with future construction both on and off the site.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures.
10. Whether sufficient ancillary functions are provided to support the main functions of the project and whether they are compatible with the project's design concept.
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles.
12. Whether natural features are appropriately preserved and integrated with the project.
13. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions.
14. In areas considered by the Board as having a unified design character or historical character, whether the design is compatible with such character.
15. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site.
16. Whether plant material is suitable and adaptable to the site, capable of being properly maintained on the site, and is of a variety which is suitable to the climate of St. Helena.

F. Pursuant to Section 27.379(e), the City Council makes the following findings to support a motion to approve a Demolition Permit for the demolition of two accessory structures on the project site:

1. That based on the public record and testimony presented at a public hearing, the buildings proposed for demolition are not significant architectural or historical buildings.

The building proposed for demolition is a 450 square foot detached wooden shed with a corrugated tin roof. An outdoor storage space with a shed roof has been added to the west elevation of the building. It is staff's opinion that the building is not architecturally or historically significant.

2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.

The building proposed for demolition does not contain any significant architectural features that might lend to the essential character of the neighborhood.

RESOLUTION

The City Council of the City of St. Helena hereby resolves as follows:

A. The proposed subdivision is exempt from the requirements of CEQA pursuant to Section 15332, Class 32 of the Guidelines; that the proposed construction is exempt pursuant to Section 15303, Class 3 of the Guidelines; and, that the proposed demolition is exempt pursuant to Section 15301, Class 1 (L.4) of the Guidelines.

B. The Tentative Subdivision Map to subdivide the property at 1025 Pratt Avenue into (2) residential lots, as described above, is approved consistent with Exhibits A and B, dated 08/06/02, and with the conditions listed below.

C. The Use Permit to establish Lot #2 as a flag lot is approved, consisted with Exhibits A and B, dated 08/06/02, and with the conditions listed below.

D. Design Review for construction of a single-family dwelling on Lot #2, and for the relocation of the existing house and detached garage on Lot #1, is approved, consistent with Exhibits A and B, dated 08/06/02, and with the conditions listed below.

E. A Demolition Permit to demolish a 450 square foot detached storage building, described above and shown in Exhibits C and D, dated 08/06/02, is approved, consistent with the conditions listed below.

1. The approval is valid for a two (2) year period ending _____. This approval may be extended for up to two (2) one-year periods, pursuant to the St. Helena Municipal Code, Section 25.65, Tentative Subdivision Map Extensions.
2. Any request for an extension of the Tentative Subdivision Map must be justified in writing and received by the Planning Department at least twenty (20) days prior to expiration.
3. Pursuant to Government Code §§ 66452.12 and 65863.9, all of the project actions associated with the Tentative Subdivision Map shall be vested within two (2) years from the date of approval. A building permit for the use allowed under this Design Review shall have been obtained within two (2) years from the effective date of the permit or the permit shall expire; provided, however, that the Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 27.412, Extensions of Permits and Approvals.

4. Any request for an extension of the Use Permit, Design Review, or Demolition Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
5. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
6. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
7. All required fees, including planning fees, development impact fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
8. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
9. The applicant will defend and indemnify and hold the City, its agents, officers, and employees harmless of any claim, action or proceedings to attack, set aside, void or annul an approval so long as the City promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
10. This Tentative Subdivision Map, Use Permit, Design Review, and Demolition Permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The Final Map shall be prepared in accordance with the State Subdivision Map Act and St. Helena improvement standards. All public and private easements shall be included on the Final Map. Improvement plans are subject to review and approval of the City Engineer, Planning Director and Fire Chief.
12. An addendum sheet to the Final Map shall show building envelopes and distances of yards and setbacks. Separate water service connections and meters shall be provided for each parcel. Descriptions of access and utility easements shall be included on the map.
13. No building permits for construction of units shall be issued prior to recordation of the Final Subdivision Map.
14. All future development shall comply with the development standards for the MR: Medium Density Residential zoning district that are in effect at the time of permit application, and shall generally be in compliance with the following conditions:
15. All future construction that has not been considered with this application shall undergo Design Review prior to issuance of a building permit. Any modifications to the current plans shall be reviewed by the Planning Director, who may approve the changes if they are

minor, or may require that the plans be returned to the Planning Commission for further review.

16. The maximum non-exempt floor area allowed on Lot #1 is 3,300 square feet. Except for moving the existing home and garage to the new locations indicated on Exhibit B, dated 08/06/02, no construction has been approved for the structures on Lot #1.
17. Construction on Lot #2 shall generally be in compliance with the following:

    a. The maximum non-exempt floor area allowed on Lot #2 is 3,632 square feet. The maximum height of the structure shall be twenty-two (22') feet. A total of three (3) covered parking spaces shall be constructed, consistent with Exhibit B, dated 08/06/02.
    b. The required yards shall be at least:
        - Front: 25' along north property line
        - Rear: 21' along south property line
        - Side: (east) 12', (west) 13'
18. The buildings on both parcels shall be connected to the municipal water system. Separate water meters shall be installed for each of the dwelling units.
19. The buildings on both parcels shall be connected to the municipal sewer main in Voelker Court via the easement that was recorded with the parcel map for 999 Pratt Avenue. In order to ensure that the sewer system can adequately support these new connections, the applicant shall comply with the following conditions:
    a. The applicant shall design the replacement of the force main from the Crinella Pump Station to the sewer main in Main Street.
    b. The applicant shall evaluate the Crinella Pump Station and provide comment on the most feasible alternative that will meet the winter load at the Crinella Pump Station.
20. The applicant shall install curb, gutter, sidewalk, and a landscape strip per City specifications in front of the project site. Plans for these improvements shall be submitted to the Public Works Department for review and approval prior to approval of a Final Subdivision Map. The improvements shall be installed prior to issuance of a Certificate of Occupancy for the home on either Lot #1 or Lot #2.
21. The applicant shall submit a complete landscaping plan prior to approval of a Final Map. This plan will be reviewed by the City's Tree Committee, which shall recommend trees to replace the six (6) trees previously removed by the applicant.
22. Consistent with Ordinance 98-5, the Urgency Water Conservation Ordinance (Toilet Retrofit Program), the applicant shall be required to retrofit 5 single-family dwelling units prior to receiving a Final Map. If the applicant is unable to complete the retrofits an in-lieu fee of $1,000 per required retrofit, or $5,000.00 will be required. Appeals to this requirement may be made pursuant to Article IV, Section 18.46.

23. There shall be an annual inspection by the Fire Marshal to insure that the 20' x 30' emergency vehicle staging area on Lot #2 is signed to keep the area clear of residential vehicle parking.
24. In order to reduce the potential for significant air pollutant emissions during the construction process, the contractor shall implement the following practices:
    - *Water all active construction areas at least twice daily.*
    - *Cover all trucks hauling soil, sand, and other loose materials.*
    - *Apply water three times daily to all unpaved access roads, parking area, and staging areas at the construction site.*
    - *Sweep adjacent public streets daily with water sweepers if visible soil material is carried onto streets.*
25. Prior to issuance of a demolition permit, the applicant shall provide the Building Department with an approval from the Bay Area Air Quality Management District for the demolition.
26. If any well(s) are to be destroyed, a well destruction permit must be obtained by a licensed well-driller from the Napa County Department of Environmental Management.
27. No mechanical equipment shall be located within the required setbacks unless it is shielded to reduce noise levels to no greater than a 5 dba increase over the ambient noise level at the property line. The builder shall submit manufacturer information pertaining to the noise generation of any mechanical equipment that is proposed to be located on the exterior of the structure. The information will help the building official determine whether the ambient noise level at any property line will be increased by more than 5 dba.
28. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.
29. Property owners within this district shall recognize that there exist right-to-farm properties within the district and in the vicinity of the district. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.

Approved at a Regular Meeting of the St. Helena City Council on August 27, 2002 by the following vote:

AYES: Councilmembers Toller, Bowers, Potter, Mayor Slavens

NOES: None

ABSENT: Councilmember Savidge

ABSTAIN: None

CITY OF ST. HELENA
Incorporated March 24, 1878
Re-incorporated May 14, 1889
STATE OF CALIFORNIA

APPROVED:

Ken Slavens
Mayor

ATTEST:

Delia Guijosa
City Clerk

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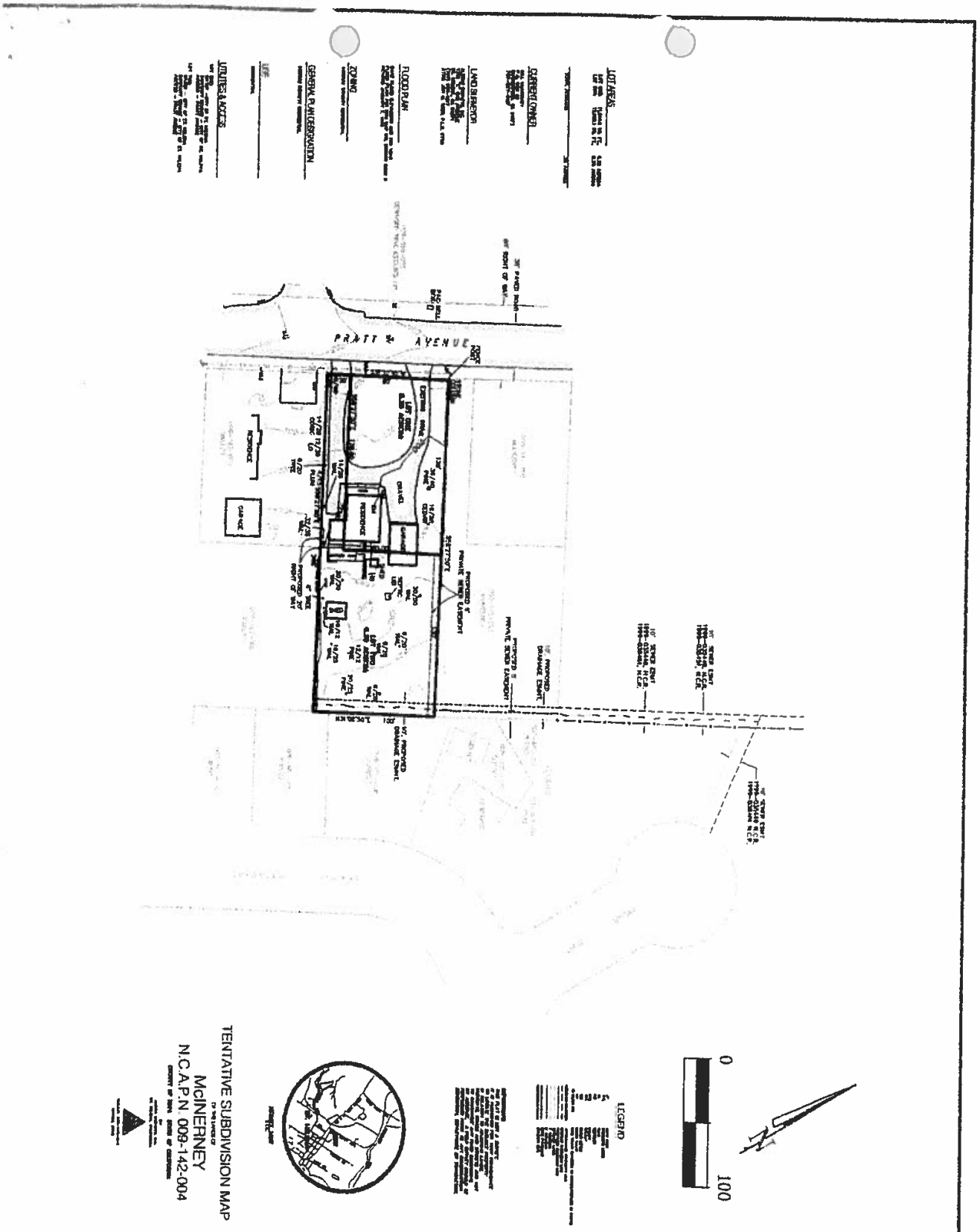
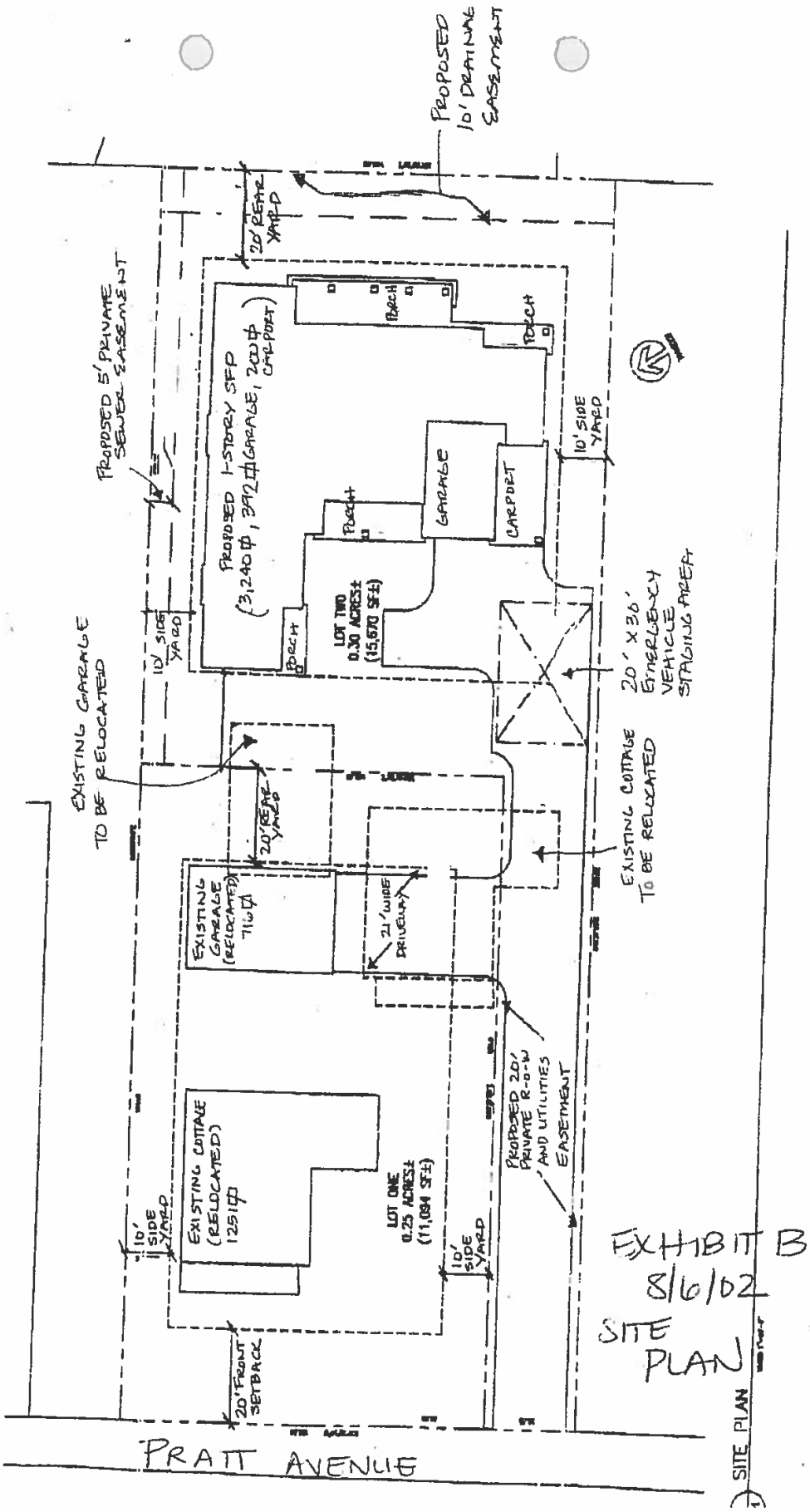


EXHIBIT A 3/6/02
PROPOSED CONFIGURATION



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CITY OF ST. HELENA

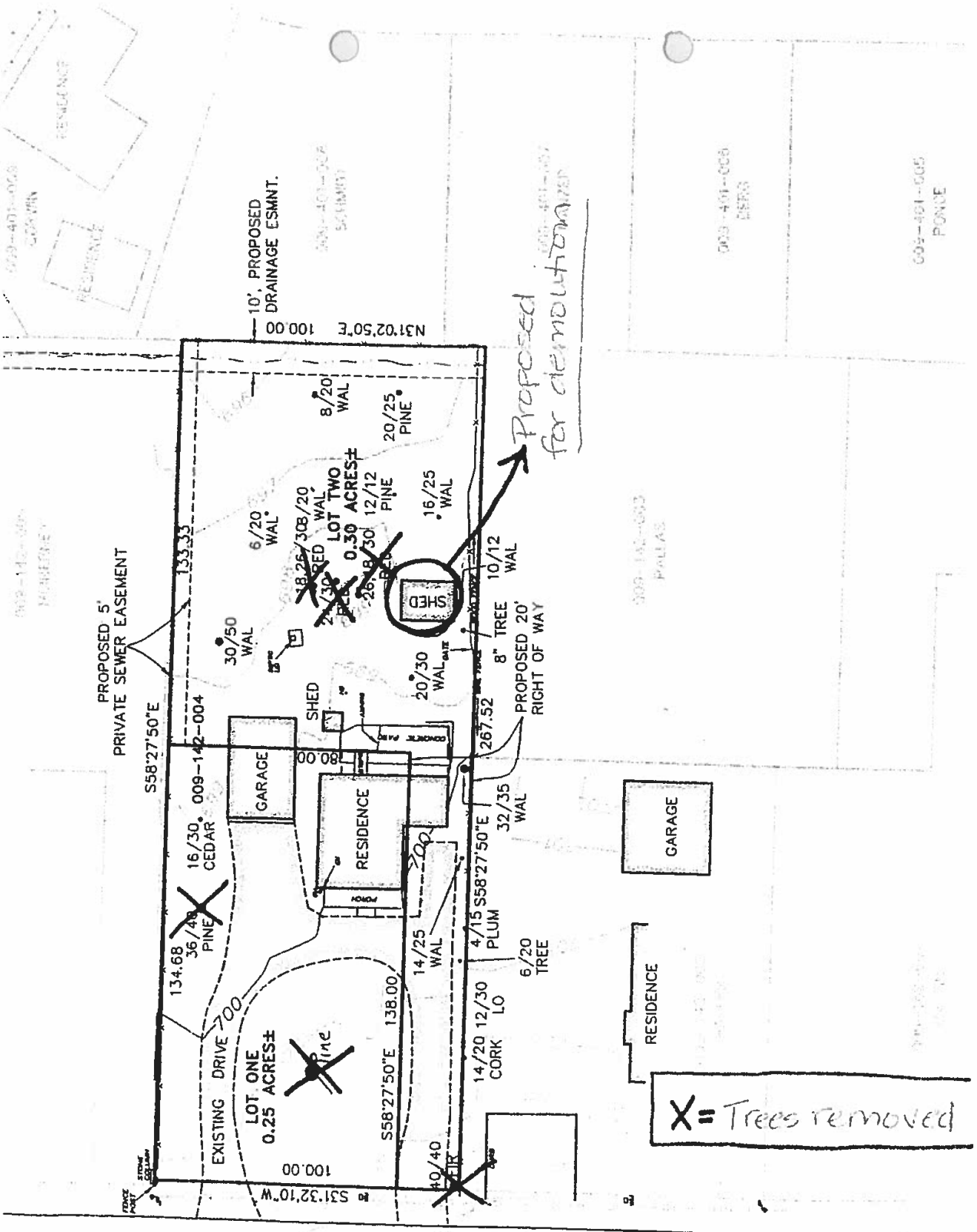

EXHIBIT C 8/6/02
Tree Removal, Demo Info

CITY OF ST. HELENA

RESOLUTION NO. 2003-161

APPROVING THE FINAL MAP OF THE LANDS OF WILLIAM MCINERNEY LOCATED AT 1025 PRATT AVENUE AND THE SUBDIVISION IMPROVEMENT AGREEMENT

RECITALS

A. The City of St. Helena City Council approved Resolution 2002-120 approving a Tentative Subdivision Map to divide lands located at 1025 Pratt Avenue into two parcels. A Tentative Subdivision Map was required rather than a Parcel Map because Mr. McInerney had already created more than four lots on contiguous parcels.

B. A Subdivision Improvement Agreement is required to insure completion of public improvements.

RESOLUTION

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

1. The City Council hereby finds that the Final Map meets all the requirements and conditions imposed by the state Subdivision Map Act and by the Municipal Code, which were applicable to the subdivision at the time of the approval of the tentative map.

2. The Subdivision Improvement Agreement has been reviewed and approved by the Acting City Engineer and by the City Attorney. All fees have been paid.

Approved at a Regular Meeting of the St. Helena City Council on December 18, 2003, by the following vote:

AYES: Councilmember Potter, Savidge, Sklar, Mayor Slavens
NOES: None
ABSENT: Councilmember Schoch
ABSTAIN: None

APPROVED:

Ken Slavens
Mayor

ATTEST:

Delia Guijosa
City Clerk

2004-0002553

Recorded
Official Records
County Of
NAPA
JOHN TUTEUR
Recorder

02:32PM 21-Jan-2004

REC FEE .00

CW
Page 1 of 10

RECORDING REQUESTED BY

CITY OF ST. HELENA

WHEN RECORDED MAIL TO

Name	City of St. Helena
Street Address	1480 Main St.
City & State	St. Helena, Ca 94599

SPACE ABOVE RECORDER'S USE ONLY
Recording Fees Exempted per Government Code Section 6103

SUBDIVISION IMPROVEMENT AGREEMENT
Lands of William G. McInerney
(Assessor's Parcel Number 009-142-004)

THIS AGREEMENT is made and entered into this 18th day of Dec., 2003, between the CITY OF ST. HELENA, a Municipal Corporation, hereinafter referred to as "City" and William G. McInerney, owner, hereinafter referred to as "Subdivider".

RECITALS

1. Subdivider is the owner of that certain tract of land situated in the City of St. Helena (City), County of Napa, California, located on Pratt Avenue and generally known and described as the McInerney property of which a legal description is attached as Exhibit "One". On or about August 27, 2002, the City approved a Tentative Map (the Tentative Map) for the "Lands of William G. McInerney" (the Subdivision). Subdivider proposes to perform certain works of improvement thereon as hereinafter set forth.

2. City desires to assure that the proposed improvements will be done in a workmanlike manner and in accordance with the laws now in force and effect in the City, particularly Chapter 16.32 of the St. Helena Municipal Code regarding subdivision improvements, the terms and conditions of which are incorporated herein by reference. Subdivider declares that it is familiar with the regulations contained in such ordinance and in the Subdivision Map Act (Government Code Section 66410-66499.37).

3. A Final Map of the Subdivision, consisting of 3 sheets labeled Lands of William G. McInerney and dated October 2003, prepared by Albion Surveys in accordance with the provisions of the St. Helena Subdivision Ordinance has been filed by Subdivider with City (and, as filed, is referred to herein as the Final Map). The Final Map can only be approved by the City Council subject to Subdivider entering into this Agreement with the City.

Now therefore, for good and valuable consideration, including the City's approval of the Final Map, the parties hereto mutually covenant and agree as set forth herein.

AGREEMENT

1. Construction of Improvements. Subdivider shall, at its own cost and expense, furnish all labor and materials required to fully construct or install the monumentation and the improvements (collectively the "Improvements") within and without the Subdivision shown and delineated upon the Final Map and as required in the Conditions of Approval approving the Tentative Map. Subdivider shall do all work in a good workmanlike manner and complete the Improvements in accordance with the approved plans and specifications or with any changes required or ordered by the City Engineer which in the Engineer's opinion are necessary to complete the work. Also included in the Improvements secured by this Agreement is construction of curb, gutter, and sidewalk along the frontage of APNs 009-142-014, 009-142-015, 009-142-016, 009-142-017, 009-142-018, and 009-142-019 in accordance with their respective subdivision Final Map approvals.

2. Compliance. In constructing the Improvements, Subdivider shall comply with all conditions and requirements set forth in the Conditions of Approval approving the Tentative Map, any environmental documentation, including a Negative Declaration, Environmental Impact Report and Mitigation Monitoring Plan, if applicable, design and construction standards of the City, and all ordinances, rules and regulations of the City.

3. Ownership of Improvements. All Improvements constructed or installed pursuant to this Agreement expressly including, but not limited to, water and sewer lines, but excluding gas, electrical, telephone, and cable television facilities, shall become the sole exclusive property of the City of St. Helena, without payment therefor, upon acceptance of those Improvements by the City.

4. Time of Completion. All of the Improvements shall be completed by Subdivider within twelve (12) months from the recording of the Final Map, unless an extension is granted by the City Council pursuant to Section 16.32.300 of the St. Helena Municipal Code. No certificate of occupancy will be issued prior to completion of the Improvements.

5. Improvements Security. This Agreement shall be secured by:

(a) A performance bond or other form of security permitted under Section 6 in the sum of $5,850 (the Estimated Cost calculated pursuant to Section 16.32.320C for the frontage improvements);

(b) A labor and materials bond or other permitted security in the sum of $5,850 guaranteeing payment of Subdivider's contractor, subcontractors and other persons furnishing labor, materials or equipment for the construction or installation of the Improvements;

(c) Cash deposit of $1,000, as established by Section 16.32.320D, to be used at the discretion of City to correct deficiencies and conditions that may arise during and after construction of the Subdivision.

(d) Completion of the Crinella Force Main/Pump Station study shall be secured by security in the sum of $7,500.

6. Form of Security. The form of the security required under Section 5 shall be one of the following:

(a) A bond or bonds meeting the requirements of Government Code Section 66499 through 66499.4 secured by one or more corporate sureties approved by the City;

(b) A deposit either with the City or a responsible escrow agent or trust company, at the option of the City, of money or negotiable bonds of the kind approved for securing deposits of public money; or

(c) An instrument of credit from one or more financial institutions subject to regulation by the State or Federal Government and pledging that the funds necessary to carry out this Agreement are on deposit and guaranteed for payment.

7. Liability for Personal Injuries. City shall not be liable to the Subdivider or to any other person, firm, or corporation whatsoever for any injury or damage that may result to any person or property by or from any cause whatsoever in, on, or about the Subdivision or any part thereof.

8. Release and Indemnification. In no case does the City assume any responsibility for the construction or supervision of the Improvements or the time of completion, and all liability for damage or injury to persons or property prior to the time of acceptance shall be borne by Subdivider. Subdivider agrees to indemnify the City for any such liability or claims thereof including any reasonable attorney's fees and costs incurred by the City in connection with this Agreement, the construction of the Improvements and/or the defense of any third party claims relating to this Agreement and/or the construction of the Improvements. Subdivider shall pay all reasonable attorney's fees that City may incur because of any legal action or other proceeding arising from the Subdivision or improvements.

9. Liability of Subdivider. Subdivider agrees that the use for any purpose and by any person of any and all of the Improvements shall be at the sole and exclusive risk of Subdivider at all times prior to acceptance by the City of the completed Improvements; provided, that acceptance by City shall in no way eliminate or lessen any of Subdivider's obligations or undertakings contained in this Agreement. The issuance of any occupancy permits by the City for dwellings located in the Subdivision shall not be construed in any manner to constitute an acceptance and approval of any and all of the Improvements.

10. Extensions and Security. Any extensions of time granted by the City for completion of the Improvements shall not relieve or affect the security given to secure Subdivider's performance under this Agreement.

11. Payment of Fees. The Subdivider shall pay the City prior to commencement of construction of the Improvements all applicable fees in the amount required by the City.

12. Warranty. The Subdivider hereby warrants that the construction of the Improvements hereunder will not adversely affect any portion of adjacent property. Subdivider shall replace, or have replaced, or repair, or have repaired, as the case may be, all pipes and monuments shown on the Final Map which are destroyed or damaged by Subdivider. The Subdivider shall replace or have replaced, repair, or have repaired, as the case may be, or pay to the owner, the entire cost of

replacement or repairs, of any and all property damaged or destroyed by reason of any work done hereunder, whether such property be owned by the United States or any agency thereof, or the State of California, or any agency or political subdivision thereof, or by the City or any public or private corporation, or by any person whomsoever, or by any combination of such owners. Any such repair or replacement shall be to the satisfaction, and subject to the approval of the City Engineer.

13. Approval and Modifications. The Improvements shall be subject to approval and acceptance by the City Engineer and to inspection at all times by City officials. The City Council shall accept the Improvements immediately upon or as soon as reasonably possible following completion thereof in accordance with this Agreement. The City shall have the right to modify the plans and specifications for the Improvements if, in its discretion, the City deems modifications desirable for public health or safety provided that the costs (as estimated by the City Engineer) for Subdivider to implement all such modifications (in the aggregate) shall not exceed 25 percent (25%) of the Estimated Cost, provided Subdivider shall comply with all state and Federal requirements regardless of costs.

14. Repair or Reconstruction of Defective Work. Upon acceptance of the Improvements by City, Subdivider shall provide warranty security in an amount equal to 10% of the Estimated Cost (less the remainder of the cash bond which shall be retained for the one-year warranty period) to guarantee the Improvements against any defective work or labor done or defective materials used for a period of one year after acceptance of the Improvements. If, within this period, any structure or part of any structure furnished and/or installed or constructed, or caused to be installed or constructed by Subdivider as part of the Improvements, or any of the work done under this Agreement, fails to fulfill any of the requirements of this Agreement or the specifications referred to herein (Non-Conforming Work), Subdivider shall, within five (5) business days following receipt of notice from the City (as provided in Section 16) describing the Non-Conforming Work and without any cost to City, repair or replace the Non-Conforming Work. Should Subdivider fail to act promptly or in accordance with this requirement, or should the exigencies of the case require repairs or replacements to be made before Subdivider can be notified, City may, at its option, invoke the warranty security or perform the necessary repairs or replacements itself and Subdivider or its guarantor shall pay to City the actual cost of such repairs; provided that if City invokes the warranty security or performs the repairs due to Subdivider's failure to act (as opposed to the exigencies of the situation), City shall be entitled to recover an additional fifteen percent (15%) of the cost of such repairs.

15. Subdivider not Agent of City. Neither Subdivider nor any of the Subdivider's agents or contractors are or shall be considered to be agents of City in connection with the performance of Subdivider's obligations under this Agreement.

16. Notice of Breach and Default. If Subdivider (a) refuses or fails to commence, perform and complete construction of the Improvements, or any severable part thereof within the time specified in Section 4 above, or any extension thereof, or (b) is adjudged a bankrupt, makes a general assignment for the benefit of Subdivider's creditors, has a receiver appointed, or otherwise becomes insolvent, or (c) violates any of the provisions of this Agreement, then the City Engineer or City Council may serve written notice of breach upon Subdivider and Subdivider's surety. The failure of the City Engineer or City Council to serve the notice of

breach shall not be construed as a waiver of any breach by Subdivider nor provide a defense nor exoneration to the Subdivider's surety.

17. Breach of Agreement: Performance by Surety or City. In the event any notice of breach is given to Subdivider and Subdivider's surety in accordance with Section 16 above, Subdivider's surety shall have the duty to take over and complete the Improvements; provided, however, that if neither Subdivider nor the surety, within five (5) business days after receipt by it of such notice of breach, does not give City written notice of its intention to complete the Improvements in accordance with this Agreement, and does not commence performance thereof within five (5) business days after notice to City of such election, City may take over the construction of the Improvements and prosecute the same to completion, by contract or by any other method City may deem advisable, for the account and at the expense of Subdivider, and Subdivider's surety shall be liable to City for any excess cost or damages occasioned City thereby. If Subdivider has posted a cash deposit or letter of credit as security, City may dedicate the proceeds to the cost of completing the work and any excess cost of damages occasioned thereby.

18. Notices. All notices herein required shall be in writing, and delivered in person or sent by registered mail, postage prepaid. Each notice shall be deemed delivered upon actual receipt or upon refusal of delivery. Notices required to be given to City shall be addressed as follows:

City Engineer
1480 Main Street
St. Helena, California 94559

Notices required to be given to Subdivider shall be addressed as follows:

William G. McInerney
P.O. 436
St. Helena, CA 94574

Notices required to be given to a surety or the issuer of a letter of credit shall be addressed to the address shown on the bond or letter of credit. Any party or the surety or issuer of a letter of credit may change such address by notice in writing to the other party and thereafter notices shall be addressed and transmitted to the new address.

19. Assignment. Any assignment of this Agreement must be approved by the City Council, which approval shall not be unreasonably withheld; provided that Subdivider may assign this Agreement to an affiliate of Subdivider without obtaining such approval. This Agreement shall run with the land and all assignees, heirs, and successors in interest shall be bound by the terms of this Agreement.

20. Attorney Fees and Costs. In the event that either party breaches or repudiates this agreement, the party aggrieved shall be entitled to recover from the other party the amount of damages suffered on account of such breach, as well as any costs, expenses and attorney fees as a result of the breach or in enforcing rights under this agreement.

21. Utility Deposits – Statement. Subdivider shall file with the City Clerk, prior to the commencement of any work to be performed within the area delineated on the Final Map, a written statement signed by Subdivider and each public utility corporation involved to the effect that Subdivider has made all deposits legally required by such public utility corporation for the connection of any and all utilities to be supplied by such public utility corporation within the Subdivision.

22. Superintendence and Inspection by Subdivider. Subdivider shall give personal superintendence to the work on the Improvements, or have a competent foreperson or superintendent, satisfactory to the City Engineer, on the work at all times during progress, with authority to act for Subdivider. The inspection services performed by the City Engineer are solely for the benefit of the City. The Subdivider shall furnish its own inspection service for all work performed under this Agreement, and City shall not be responsible for any defective work or materials which could have been discovered by Subdivider's thorough independent inspection.

23. Financial Responsibility. Subdivider agrees to be financially responsible for all required City services provided to the Subdivision's lots prior to acceptance by City.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.

SUBDIVIDER: WILLIAM G. MCINERNEY

By: William G. McInerney
Owner

CITY OF ST. HELENA, A MUNICIPAL CORPORATION

By: Bert Johansson
Bert Johansson, City Manager

ATTEST:

City Clerk

APPROVED AS TO FORM:

Diane M. Price, City Attorney

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

On December 17, 2003, before me, Debi Craig, personally appeared William G. McInerney, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.
Signature Debi Craig

DEBI CRAIG
Commission # 1451207
Notary Public - California
Napa County
My Comm. Expires Nov 29, 2007

STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

On December 18, 2003, before me, Delia Guijosa, the City Clerk of the City of St. Helena, personally appeared, Bert Johansson, personally known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same in his/her authorized capacity, and that by his/her signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Delia Guijosa
Delia Guijosa
City Clerk

CITY OF ST. HELENA
Incorporated March 24, 1878
Re-Incorporated May 14, 1889
STATE OF CALIFORNIA

CERTIFIED COPY

CITY OF ST. HELENA

RESOLUTION NO. 2003-161

APPROVING THE FINAL MAP OF THE LANDS OF WILLIAM MCINERNEY LOCATED AT 1025 PRATT AVENUE AND THE SUBDIVISION IMPROVEMENT AGREEMENT

RECITALS

A. The City of St. Helena City Council approved Resolution 2002-120 approving a Tentative Subdivision Map to divide lands located at 1025 Pratt Avenue into two parcels. A Tentative Subdivision Map was required rather than a Parcel Map because Mr. McInerney had already created more than four lots on contiguous parcels.

B. A Subdivision Improvement Agreement is required to insure completion of public improvements.

RESOLUTION

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

1. The City Council hereby finds that the Final Map meets all the requirements and conditions imposed by the state Subdivision Map Act and by the Municipal Code, which were applicable to the subdivision at the time of the approval of the tentative map.

2. The Subdivision Improvement Agreement has been reviewed and approved by the Acting City Engineer and by the City Attorney. All fees have been paid.

Approved at a Regular Meeting of the St. Helena City Council on December 18, 2003, by the following vote:

AYES: Councilmember Potter, Savidge, Sklar, Mayor Slavens
NOES: None
ABSENT: Councilmember Schoch
ABSTAIN: None

APPROVED:

Ken Slavens
Mayor

ATTEST:

Delia Guijosa
City Clerk

ATTEST:

The foregoing instrument is a correct copy of original on file in this office of City Clerk and Clerk of the St. Helena City Council, County of Napa, State of California.

By _____ **Date** 1-9-04

Seal

CITY OF ST. HELENA
Incorporated March 24, 1878
Re-Incorporated May 14, 1889
STATE OF CALIFORNIA

END OF DOCUMENT

Order No. 804811

EXHIBIT "ONE"

Being Lot Four (4) according to a Map entitled "Map of property belonging to Elizabeth L. Hackney, situated in St. Helena, Cal., as surveyed and Mapped by C. H. Wallace, Civil Engineer, January 20, 1903", as per Map thereof filed in the office of the County Recorder of Napa County, California, July 25th., 1905

Assessor's Parcel No: 009-142-004

From: Aaron Hecock
To: Shannon Pestoni
Cc: Lilly Bianco
Subject: RE: 1045 Pratt Ave
Date: Tuesday, August 08, 2017 8:54:57 AM

Good Morning Shannon,

I have CC'd Lilly Bianco, the project planner for this project, who can provide more information about this project.

Have a nice day,

Aaron

Aaron Hecock, AICP
Senior Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574
707-967-2792
aaronh@cityofsthelena.org

From: Shannon Pestoni [mailto:shannon@jellyjarwines.com]
Sent: Monday, August 07, 2017 1:02 PM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Subject: Re: 1045 Pratt Ave

Hi Aaron,

I just received a notice about a planning meeting for 1045 Pratt.
Unfortunately I will be out of town and can't attend.

We live directly behind this lot and are very concerned about a 2 story home going in due to privacy issues.
See my earlier email below.

Is there any way to find out more about this project without being at this upcoming meeting on 8/15?

Thanks,
Shannon

Shannon Pestoni
mobile | 707–738-3050

From: Aaron Hecock <ahecock@cityofsthelena.org>

Date: Monday, September 19, 2016 at 8:56 AM
To: Shannon Pestoni <shannon@jellyjarwines.com>
Subject: RE: 1057 Pratt Ave

Thanks Shannon. What's strange is I never received the original email. It must be in a spam folder or something. At any rate, I've forwarded on your email to Contract Planner Lilly Bianco who is working on the 1045 Pratt project.

Thanks!

Aaron

Aaron Hecock, AICP
Senior Planner
City of St. Helena
1480 Main Street
St. Helena, CA 94574
707-967-2792
aaronh@cityofsthelena.org

From: Shannon Pestoni [mailto:shannon@jellyjarwines.com]
Sent: Saturday, September 17, 2016 11:53 AM
To: Aaron Hecock <ahecock@cityofsthelena.org>
Subject: FW: 1057 Pratt Ave

Hi Aaron,
We sent the below email to you last week mistakenly thinking the notice we received in the mail was referring to the empty lot behind our lot, which looks to be 1045 Pratt, not 1057 Pratt.
Sorry for the confusion. There are two lots, both empty, next to each other that are behind us. The 1045 Pratt lot is directly behind us, while the 1057 Pratt is not but we do see this one as well.
I would like to file the below email towards the 1045 proposed building project instead.

Thanks,
Shannon Pestoni

Shannon Pestoni
Jelly Jar Wines | Hearsay Wines
707-738-3050
www.jellyjarwines.com

From: Shannon Pestoni <shannon@jellyjarwines.com>
Date: Monday, September 12, 2016 at 10:10 AM
To: "aarronh@cityofsthelena.org" <aarronh@cityofsthelena.org>
Cc: Andy Pestoni <andy@jellyjarwines.com>

Subject: 1057 Pratt Ave

Hi Aaron,

We spoke previously about the property at 1057 Pratt Ave and the application that has been submitted to build a 2 story home.
This lot is behind our property at 1816 Crinella Drive. We share a back fence that runs the entire length of our backyard/property.
I am contacting you in response to the notice that we received for the Pratt Ave property.

Our concern with this project is total loss of privacy. The proposed home is 2 story and would look down into our small backyard as well as our home. Our living/kitchen/family room as well as our master bedroom and bathroom would all be compromised for privacy.

The way our home is situated and designed, it completely opens out onto our backyard with large doors and windows. We just remodeled our home 2 years ago with an inside/outside living and entertaining area to take advantage of our backyard and the fact that our home is small in size, the outdoor space helps to increase our living area. If a 2 story home is built just on the other side of our back fence we will loose all privacy in the area of our home where we spend all our time. The proposed new home shows their entertaining and outdoor areas all facing our yard and home so we are also concerned about noise.

Our other concern is that we were told the owners of the Pratt Ave property also own 1025 Pratt that is a vacation rental.
We have many issues with this rental already, very large groups and noise problems are the main problem.
We filed a compliant just this weekend with the police due to very loud party noise from Thursday - Sunday.
We are concerned that the proposed residence at 1057 Pratt Ave will not be a full-time residence but another part-time weekend home or vacation rental that has no concern for the neighbors and noise. Large groups who are visiting only for the weekend tend not to be concerned about loud partying noise they create since they have no connection to the neighbors.

We invite you to visit our side of the fence to see for yourself how this will impact our home life.
Please feel free to come by and see our perspective.

We would like to opportunity to speak with you in further detail about this project.

Best regards,
Andy and Shannon Pestoni

Shannon Pestoni
Jelly Jar Wines
707-968-5221 office | 707-738-3050 cell
jellyjarwines.com

Tentative Planning Commission Agenda
Updated: July 27, 2017

CURRENT AND PENDING MATTERS

August/September Planning Commission (PC) and City Council (CC) Likely Items:
1. PL16-055 1045 Pratt Avenue-DR for new SFD on existing undeveloped flag lot. Lilly Bianco
2. PL17-013 1915 Main St DR for Pedestrian Bridge over York Creek extending from Las Alcobas Hotel to Historic Beringer winery (2000 Main St)-Lilly Bianco
3. PL16-018& PL16-094 890 Dowdell Ln and 420 Lafata St. Mitigated Negative Declaration, UP and DR for a new custom crush winemaking facility
4. PL17-037 1508 Spring St- DR for new SFD-Result of Code Enforcement- Aaron Hecock
5. PL17-019 Design Review, Demo and CUP for demolition and re-construction of a new SFD on a small lot at 1734 Scott St-Continued-Date Uncertain
6. OTSH Fee Waiver Request-CC To Review and Provide Direction to Staff-Noah Housh
7. HOME Grant Acceptance and Administration Contract-CC to Review and Act-Noah Housh
8. City Facilities Assessment RFP-CC to Review and Direct staff-Noah Housh
9. Joint PC/CC Meeting-August 22-Land Use 101
Active/Pending Projects In Process
1. TSM 2010-40 Vacant Parcel-2010-40 Hunter Subdivision and EIR-Noah Housh
2. PL14-041 741 McCorkle-Tentative Map and Use Permit-Under Review-Aaron Hecock
3. PL14-10 1701 Madrona-Final Map and Tentative Map Extension-Frozen by Applicant
4. PL16-012 633 Main St-UP to convert existing SFD into 2-room Hotel-Frozen by Applicant-Noah Housh
5. PL16-081 thru -083 1003 Charter Oak Subdivision and 2 SFDs; Under Review -Aaron Hecock
6. PL16-097 563 Main St Admin Determination; Frozen by Applicant-Noah Housh
7. PL16-025 661 Main St LLA-Frozen by Applicant-Noah Housh
8. PL16-048 576 Pope St-DR for new SFD-Frozen by Applicant
9. PL17-006 1000 Mills Ln Use Permit, LLA and Design Review for a new Farmstead Hotel-Application under review and CEQA in process-Aaron Hecock
10. PL17-007 1178 Hudson Design Review Aaron Hecock
11. PL17-015 1136 Main TPM Extension
12. PL17-017 995 Vintage Ave, Suite 100 Use Permit
13. PL17-020 1727 Scott St DR & Demolition for New SFD and Second Unit-Lilly Bianco
14. PL17-021 1764 Spring St New Short Term Rental-Aaron Hecock
15. PL17-022 1351 Main St Use Permit Amendment-
16. PL17-023 1237 Main St New Short Term Rental Renewal
17. PL17-024 1830 Main St Remodel and Addition to a Historic Home-Lilly Bianco
18. PL17-026 STR Permit Renewal-Aaron Hecock
19. PL17-027 2800 Main St DR for Pizza Oven Structure-Aaron Hecock

20. PL17-030 APN 009-362-015 LLA-Aaron Hecock
21. PL17-031 1711 Pine St DR for New SFD-Lilly Bianco
22. PL17-035 940 Brown St STR Renewal-In Process-Aaron Hecock
23. PL17-036 738 Main St Farmstead UP Amendment In Process-Aaron Hecock
24. PL17-038 880 College DR for New Montessori School Building-In Process-Aaron Hecock
25. PL17-040 1030 Fulton Ln DR for 2 new Office Buildings (9290 sq ft and x sq ft) with related site improvements-Review In Process-Noah Housh
26. PL17-043 CIA Use Permit and Design Review 2555 Main St-Request to increase the total number of students enrolled at the Greystone Facility to 300-Review in process-Lilly Bianco
27. PL17-044 1761 Stockton St DR for Residential Remodel and Addition-Under Review-Aaron Hecock
28. PL17-046-1916 Vineyard Ave-Demo and DR requesting to demolish existing SFH and construct a new SFH-Under Review -Aaron Hecock
29. General Plan Update EIR-In Process-Noah Housh
30. General Plan Update-In Process-Noah Housh
Citywide PC/CC Assignments Prioritized by Staff and Planning Commission:
1. General Plan Update and General Plan EIR-On Going
2. Code Enforcement Policy and Procedures Update
3. Initiate Creation and Implementation of Design Guidelines
4. Comprehensive Zoning Code Update-Following General Plan Adoption
5a. F.A.R. Review-To be conducted with Zoning Code Update
5b. Demolition Permit Review/ Limit on Demolition Permits
5c. Temporary Use Permit-Create Process-Ordinance and ZC Amendments
5d. Update Daycare Zoning Regs-Consistent with State Law
5e. Food Truck Ordinance
5. Pre-Application/Concept Design Review Meeting prior to Submittal (CC Assigned 3/28/17)
6. Noise Ordinance Review (CC Assigned 3/28/17)
7. Plan Improvements, Additional Requirements, Application Checklist
8. Pools-Drought Policy Changes. Phase 1?
Pending PC/CC Assignments for Planning Department
1. Facilities Assessment RFP (CC Assigned 7-11-17)
2. Water Update/Report from PW
Other Items of Interest to Planning Commission
1. Lot Line Adjustment Code Update-Potential
Required & On Going Items and Issues of Interest to Staff
1. Calderon Settlement Agreement Implementation and Monitoring-On Going
3. Short-Term Rental Ordinance Enforcement-On Going

4. Code Enforcement-On Going
5. PG&E Parking Lot Negotiation-On Going-Noah Housh
6. Cell Towers Ordinance-Update Current Code -State and Fed Laws
7. Growth Management Code Language Update and Annual Review (Sept)-Noah Housh
8. Fee Study-Pending
9. Review and Comment-Draft Tree Ordinance
10. AB 52 CEQA Process Implementation-Native American Consultation-On Going
12. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire Sprinklers
13. Affordable Housing Assistance; Contract Review; Term Negotiation; Etc-On Going Noah Housh
Recent Actions
1. PL17-012 1230 Allyn Avenue DR for Addition to Existing Home, April 18, 2017 PC Aaron Hecock-Approved
2. PL15-049 837 Signorelli Cir-Garage-DR Exemption-Pending Resubmittal-Aaron Hecock-Withdrawn
3. PL17-011 2140 Dean York DR for Bathroom Addition, April 18, 2017 PC Aaron Hecock-Approved
4. Napa Countywide Pedestrian Plan PC Review and Recommendation April 18, 2017 Erica Ahmann-Smithies-PC Recommended Approval to CC
5. PL17-017-995 Vintage Ave. UP for Crush Fitness-April 18, 2017 PC Lilly Bianco-Approved
6. PL16-096 800 Crane Ave DR Exemption for Equipment Install- PC Approved Noah Housh
7. PL16-095 1827 Vineyard Ave Demo and DR SFD – Aaron Hecock-Withdrawn
8. PL17-005 1380 Main #103 Use Permit for Retail Store-Aaron Hecock-Approved
9. PL17-016 1136 Main St Sign Permit-Approved
10. PL17-003 1335 Main Street- “Richie Building” Design Review-Lilly Bianco-Approved 5-2-17
11. 1764 Spring St STR Permit-Aaron Hecock May 16, 2017 PC Review-Approved 05-02-17
12. Discretionary Review Process Discussion with PC-Noah Housh, May 16, 2017
13. Review of Tentative Agenda to Prioritize PC/CC Assignments to Staff-PC Reviewed and gave direction May 2, 2017
14. PL17-018 1050 Charter Oak Sign Permit-PC Approved
15. PL16-074 Money Way Bathrooms-Aaron Hecock/Tobias Barr PC Review May 16, 2017-PC Approved
16. Zoning Code Update to address changes in State Law-Recreational Marijuana-In Process-Noah Housh CC to Review May 9, 2017 (PC Recommended-April 28, 2017) May 29, 2017-CC Approved
17. PL16-043 830 Pratt Ave CIA DR, Variance and CUP for Dormitory Expansion-PC Review date Feb 21, 2017-Lilly Bianco-Denied by PC; Appealed to CC Continued to May 23, 2017-Council Denied Appeal
18. PL17-009 1380 Main St Sign Permit-Approved Aaron Hecock
19. PL17-010 609 McCorkle DR for Pool House-PC Approved-Aaron Hecock

20. PL17-011 2140 Dean York DR for Bathroom Addition-PC Approved-Aaron Hecock
21. PL17-012 1230 Allyn Avenue DR for Addition to Existing Home-PC Approved-Aaron Hecock
22. Turley Flats Final Loan Document Review by CC-June 13, 2017-Noah Housh-Approved
23. 1351 Main St Use Permit-Eating and Drinking Establishment Aaron Hecock, May 16, 2017 PC-Approved, Pending CC Review June 13, 2017-Noah Housh-Approved
24. PL17-014 1000 Pratt Ave, DR for Beringer Winery Production Modifications April 18, 2017 Lilly Bianco-Approved- DR Appealed to the City Council 5-3-17 (PL17-032 1000 Pratt Ave) CC Review June 13, 2017-Appeal Denied by CC-Lilly Bianco
25. Zoning Code Update to Address Changes in State Law-Second Dwelling Units-Noah Housh- CC Pending for June 13, 2017 (PC Recommended May 2, 2017)-Approved
26. PL17-021 STR Permit 1764 Spring Street-Aaron Hecock-PC Approved
27. OTSH Concept for Affordable Housing on Railroad Property (CC Assigned 3/28/17) Presented to the CC
28. RFP Selection Committee Recommendation on Adams Street RFP responses. Presented to the CC June 27, 2017.
29. PL17-045-1380 Main St-Sign Permit for New West Knife Works-Staff Approved-Aaron Hecock
30. PL17-039 1427 Kearney St DR for SFD Remodel + Addition –PC Approved-Lilly Bianco
31. PL17-019 1734 Scott St DR for Home and Second Unit Remodel-PC approved June 20, 2017 Lilly Bianco
32. PL17-028 1660 Kearney St DR for Residential Remodel + 455 Sq ft Addition-PC approved June 20, 2017Lilly Bianco

*This document is intended as a courtesy and is only updated periodically. Therefore it may not reflect the most current project status. Please contact planning staff with questions about specific projects or properties at 707-967-2792.