



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, March 6, 2018 @ 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 the 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. Design Review Exemption to make minor cosmetic changes to the exterior of the residence at 1309 Hillview Place in the Medium Density Residential District.

7 - 24

CEQA Determination: Exempt

Prepared By: Joseph Brockhoff, Planning Intern

Recommendation:

Staff recommends that the Planning Commission adopt a resolution finding that:

1. Determine that the project is exempt from the requirements of CEQA as a Class 1 Categorical Exemption under Section 15301 of CEQA.

2. Accept the required findings and approve the required Design Review Exemption for the proposed project, located at 1309 Hillview Place.

[Staff Report - 1309 Hillview Pl.](#)

- 4.2. Request for a Design Review Exemption for a residential remodel of a 5 bedroom home located at 280 Pope Street in the Medium Density

25 - 49

Residential District

CEQA Determination: Exempt

Prepared By: Joseph Brockhoff, Planning Intern

Recommendation:

Staff finds that the proposed residential remodel raises no substantial design problems and therefore recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301; and

2. Approve a resolution finding that the project is exempt from design review thereby approving the exterior modifications to the single-family home located at 280 Pope Street.

[Staff Report - 280 Pope St.](#)

5. PUBLIC HEARINGS

- 5.1. Request for a use permit to operate a real estate office, Coldwell Banker Brokers of the Valley (CBBOV), out of an available tenant space located at 1200 Main Street and in the Central Business (CB) District.

51 - 82

CEQA Determination: The project is categorically exempt in accordance with CEQA Section 15301 “existing facilities” as the operation of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

The Planning and Community Improvement Department recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301 “existing facilities” as the operation of a business within an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination.

2. Accept the required findings enumerated in Municipal Code Section 17.168. 040 and adopt a resolution approving a Use Permit for the proposed real estate office use located at 1200 Main Street.

[Staff Report - 1200 Main St. Coldwell Banker Brokers of the Valley Letters of Support](#)

- 5.2. Request by Alexander Heil on behalf of the St. Helena Montessori School for adoption of a resolution approving design review in order to accommodate building design and floor plan changes to several previously approved school buildings and the construction of a new Toddler Building located on the Montessori School campus at 880

83 - 304

College Avenue in the Public/Quasi-Public (PQP) district.

CEQA Determination: An addendum to the adopted May 12, 2009 Mitigated Negative Declaration has been prepared.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff finds that required findings can be made in support of approving the project and recommends that the Planning Commission:

1. 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; and
2. Accept the required findings and approve a resolution granting design review approval for the proposed design and site modifications including a new Toddler Building to the St. Helena Montessori School located at 880 College Avenue.

[Staff Report - 880 College Ave. St. Helena Montessori School](#)

[*Supplemental Information](#)

[*Montessori PPT. Presentation](#)

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. Tentative Agenda

305 - 307

[PC Tentative Agenda 2018-Update](#)

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for March 20, 2018, 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 March 1, 2018.



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://cityofstheleena.org> and will be available for public review at the respective meeting.



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 6, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL18-003

SUBJECT: Design Review Exemption to make minor cosmetic changes to the exterior of the residence at 1309 Hillview Place in the Medium Density Residential District.

PREPARED BY: Joseph Brockhoff, Planning Intern

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 01/10/18

LOCATION OF PROPERTY: 1309 Hillview PL

APN: 009-162-005

GENERAL PLAN/ZONING: Medium Density Residential/MR

APPLICANT: Richard Slie

PHONE: 707-257-7907

BACKGROUND

The subject property is a .15-acre parcel developed with a 1,254 square foot single family home and attached garage, located at 1309 Hillview Place in the Medium Density Residential District.

PROJECT DESCRIPTION

Applicant Richard Slie, on behalf of Peter Hamilton is requesting a design review exemption to allow minor exterior changes resulting from a 1,205 square foot (sf) interior remodel. These exterior modifications include changes to the roof and front entryway of the primary residence located at 1309 Hillview Place.

Specifically, the exteriors changes would involve the replacement of 625sf of roof, the addition of a 265sf entryway and 855sf of deck. (See plan set #2 & #3 for elevation changes). The existing exterior and replacement materials are as follows:

<u>Existing Roof Materials:</u>	Class A Comp. Shingles
<u>Existing Exterior Walls:</u>	Stucco
<u>Existing Windows:</u>	Aluminum Single Pane
<u>Replacement Roof Materials:</u>	Standing Seam Metal Roof-24GA.
<u>Replacement Exterior Wall Material:</u>	Stucco
<u>Replacement Windows:</u>	Milgard Vinyl Windows or Equivalent

In addition to these changes, a Velux Model VGE 3030 Skylight will be installed above the Master Bathroom and an 6-Squarefoot Acrylic Pyramid Skylight installed above the Great Room.

ANALYSIS

General Plan

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses. The MDR designation is the predominant residential designation occurring throughout large areas of the City. The wide distribution of this designation is intended to maintain a development pattern in newly developing areas of the City that is consistent with historic development patterns exhibited by St. Helena's established neighborhoods.

The 1993 St. Helena General Plan and Housing Element Update 2015-2023 Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

- 2.6.14 - Encourage a mix of housing types and price ranges to allow choice for current and future generations of St. Helenans.
- 4.3.4 - Strengthen community identity by appropriate building design, size, and site landscaping.
- 4.3.25 - Within the primary urban area of St. Helena, encourage variety in housing types and density consistent with those found in the older neighborhoods of town. Encourage varying lot widths and configuration, but limit the allowable building envelope by parcel size to avoid overbuilt conditions.
- HE1.5 - Encourage innovative housing types and designs.

- HE2.6 - Promote a balance of types of housing throughout the whole community.

Staff Response: Staff finds that the proposed project is consistent with the General Plan policies listed above in that the home would continue an existing residential use and housing opportunity within the City, would be professionally designed and constructed to suit the site, and would maintain the residential character of the site and area in general.

Zoning

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of MDR. The MDR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. The remodeling of an existing single-family home is a permitted use in the MDR district however it must conform to the development standards prescribed by Municipal Code Section 17.40.060.

The project will not cause any significant visual changes to the primary dwelling unit and will not substantially affect the massing or scale of said structure. The proposed remodel involves only minor cosmetic changes to the building's exterior and the new materials used will closely match the existing materials. The proposed project was not found to diminish or detract from the character of the neighborhood or that of adjacent properties.

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. Consistent with Zoning Code Section 17.164.060, the Commission may approve a design review exemption insofar as the project raises no substantial design problems of the sort enumerated in sections 17.164.010 to 17.164.030. The project therefore must be obviously 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 related to the Design Review Criteria and enumerated, below.

Design Review Criteria.

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

The design as proposed does not conflict with any General Plan elements.

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

The design is compatible with the immediate environment and does not conflict with the Vision set forth in the General Plan.

3. Relationship of the design to the site;

The design is appropriate to the site and fits the St. Helena General Plan vision for single-family homes in the Medium Density Residential District.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

The property is not considered an Historic Resource nor does the project proposal create any design conflicts with the neighborhood theme or character.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

The home is not visible from street frontage and therefore would not be expected to affect the visual transitions exhibited by different land use areas.

6. Compatibility with future construction both on and off the site;

The remodel in terms of materials, finishes, building footprint and building envelope will remain relatively unchanged and therefore is and would continue to be compatible with construction on site.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

The proposed remodel involves only minor cosmetic changes to the buildings exterior and the new materials used will closely match the existing materials.

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 and placement of structures will not change.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

There are no proposed changes to any of these elements individually or in relationship to one another.

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;

No additional ancillary functions are proposed.

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

The project does not propose any changes to circulation systems or site access.

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

No significant changes are expected to occur as a result of this project according to the proposal.

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;

There are no significant changes to the materials or textures and the buildings envelope will not change so significantly as to change the expression or concept of the existing structure in any meaningful way.

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 does not fall into either category and is shielded from the view of surrounding properties. Therefore, the project would not affect the character of the greater neighborhood.

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 changes to landscaping are proposed as part of this project.

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;

There are no proposed changes to the landscaping as part of this project proposal.

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 not result in changes to the landscaping and will adhere to St. Helena Building Code Standards which are adopted from the 2016 California Residential Codes, 2016 California, Green Building Standard Codes, 2016 California Mechanical Codes, 2016 California Plumbing Codes, 2016 California Electrical Codes, 2016 California Energy Standards, and the 2016 California Fire Codes.

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the minor alteration of existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous

waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

ISSUES

Staff has not identified any issues at the time of this documents' preparation.

CORRESPONDENCE

At this time the Planning Department has not received any correspondence pertaining to this project.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt a resolution finding that:

1. Determine that the project is exempt from the requirements of CEQA as a Class 1 Categorical Exemption under Section 15301 of CEQA.
2. Accept the required findings and approve the required Design Review Exemption for the proposed project, located at 1309 Hillview Place.

ATTACHMENTS

[Resolution](#)

[Plan Set](#)

[Plan Set2](#)

[Plan Set3](#)

[Plan Set4](#)

[Plan Set5](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF DESIGN REVIEW EXEMPTION
TO REMODEL THE PRIMARY RESIDENTIAL UNIT LOCATED AT 1309 Hillview PL.
(File No. PL18-003)**

PROPERTY OWNER: Peter Hamilton APN: 009-162-005

Recitals

- A. On January 10th 2018 Richard Slie** submitted an application for Design Review Exemption to remodel the primary residence at 1309 Hillview PL. located in the Medium Density Residential District; and
- B. On March 6th, 2018** 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.
- C. Now, therefore** let it be found that, the Planning Commission approves the Design Review Exemption on the following basis:

Resolution

- A.** The Planning Commission hereby finds that this project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) in that projects that consist of the minor alteration of existing facilities...such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are exempted.
- B.** The Planning Commission has considered the Design Review design criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review given that the project has been found to demonstrate:
1. Consistency and compatibility with applicable elements of the general plan;
The design as proposed does not conflict with any General Plan elements.
 2. Compatibility of design with the immediate environment of the site;
The design is compatible with the immediate environment and does not conflict with the Vision set forth in the General Plan.

3. Relationship of the design to the site;

The design is appropriate to the site and fits the St. Helena General Plan vision for single-family homes in the Medium Density Residential District.

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;

The property is not considered an Historic Resource nor does the project proposal create any design conflicts with the neighborhood theme or character.

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;

The home is not visible from street frontage and therefore would not be expected to affect the visual transitions exhibited by different land use areas.

6. Compatibility with future construction both on and off the site;

The remodel in terms of materials, finishes, building footprint and building envelope will remain relatively unchanged and therefore is and would continue to be compatible with construction on site.

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

The proposed remodel involves only minor cosmetic changes to the buildings exterior and the new materials used will closely match the existing materials.

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 and placement of structures will not change.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;

There are no proposed changes to any of these elements individually or in relationship to one another.

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;

No additional ancillary functions are proposed.

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

The project does not propose any changes to circulation systems or site access.

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

No significant changes are expected to occur as a result of this project according to the proposal.

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;

There are no changes to the materials or textures and the buildings envelope will not change so significantly as to change the expression or concept of the existing structure in any meaningful way.

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 does not fall into either category and is shielded from the view of surrounding properties. Therefore, the project would not affect the character of the greater neighborhood.

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 changes to landscaping are proposed as part of this project.

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;

There are no proposed changes to the landscaping as part of this project proposal.

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 not result in changes to the landscaping and will adhere to St. Helena Building Code Standards which are adopted from the 2016 California Residential Codes, 2016 California, Green Building Standard Codes, 2016 California Mechanical Codes, 2016 California Plumbing Codes, 2016 California Electrical Codes, 2016 California Energy Standards, and the 2016 California Fire Codes.

E. Now therefore be it further resolved that, the Design Review Exemption 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 Design Review Exemption shall be vested within one (1) year from the date of approval. A building permit for the activities allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review Exemption decision or this approval shall expire; provided however that the approved Design Review Exemption 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 and design 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 Design Review Exemption 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 Design Review Exemption 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. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing, should such mechanisms be established by the City.

7. 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.
8. 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.
9. Provided they are in general compliance with the approved Design Review Exemption, minor modifications found to be in substantial conformance with the approved design and use may be approved by the Planning Director.
10. This Design Review Exemption 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. Construction documents shall be in compliance with approved plans and exhibits.
13. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.

Public Works Department Conditions of Approval

14. A drainage and grading plan may be required for review and approval by the City Engineer prior to the issuance of a building permit.
15. All activities affecting storm water and/or erosion, air quality, traffic control and equipment and/or material storage on grading and construction sites are required to be managed in accordance with State and Federal regulations, City of St. Helena standards and Best Management Practices (BMPs).
16. If not already in the district, the property shall be annexed to the St. Helena Municipal Sewer District and sewer impact fees shall be paid prior to issuance of building permit. Connection to the sewer shall be constructed prior to occupancy of the buildings.
17. The proposed project must be connected to the City of St. Helena water system.
18. Landscape plans shall comply with Ordinance 92-20, Water Efficient Landscape Standards and Procedures, and with the Industrial District Regulations (Article 13.05 (g)). Plans shall be designed and verified by a landscape professional and shall include drought tolerant landscaping and low water irrigation systems. Landscaping shall not block vision from exits or at street intersections. If the landscape area is 2,500 square feet or greater, a landscape water flow meter shall be installed for verification of the amount of water being used for landscaping.
19. A backflow prevention device shall be installed prior to occupancy unless waived by the Public Works Director.
20. Fire equipment shall be inspected annually by the Fire Department.

21. Pursuant to City Municipal Code Section 17.124.070 and 15.36.100, any vehicular gate must be a minimum of 14 feet wide and setback a minimum of 30 feet from the edge of pavement or property line (whichever is greater).
22. Installation of a rapid entry Knox Box system, is required on any locked gates or fencing blocking Fire Department access to a property unless waived by the Fire Chief.

Fire Department Conditions of Approval

23. Installation of approved interior fire sprinkler system, unless waived by the Fire Chief.
24. 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.
25. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

Building Department Conditions of Approval

26. A building permit is required for all onsite demolition, construction and/or change of occupancy.
27. 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 2013 Title 24 codes.
28. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
29. The applicant shall provide a construction waste management plan with the building permit application.
30. 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.
31. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
32. 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.

33. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

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.

I HEREBY CERTIFY that the foregoing Design Review Exemption 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 March 6th 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

CA. GREEN REQUIREMENTS

All installed lighting shall be high-efficiency. In bathrooms, garages, laundry rooms, and utility / storage rooms at least one luminaire in each of these spaces is to be controlled by a vacancy sensor in addition to having all of the lights to be high-efficiency.

Outdoor lighting (not around swimming pool/water features or other article 60 locations). Luminaires providing outdoor lighting shall be permanently mounted to a residence or to other buildings on the same lot shall be high-efficiency luminaires and controlled by occupant or motion sensors with an integral photo control certified to comply with section 1904.

Provide arc-fault circuit interrupter protection for all branch circuits that supply 125-volt single phase 15 and 20 amp outlets in family rooms, dining rooms, living rooms, parlors, libraries, dens, bedrooms, sunrooms, recreation rooms, kitchens, closets, hallways, or similar rooms or areas. This includes lighting outlets, smoke detectors, outlets, etc.

Two small 20 amp circuits are required for the kitchen and are limited to supplying wall and counter space outlets. These circuits cannot serve anything else except counter/wall outlets including the refrigerator.

A dedicated 20 amp circuit is required to serve the required bathroom outlets. This circuit cannot supply any other receptacles, lights, fans, etc. (except where the circuit supplies a single bathroom). Outlets for other equipment within the same bathroom shall be permitted to be supplied.

A dedicated 20 amp branch circuit shall be provided to supply the laundry receptacle outlets, with GFI protection for the washer and dryer.

Specify all receptacle outlets in all areas specified in CEC 210.52 to be tamper resistant. New or relocated electrical panels shall not be located in clothes closets, bathrooms, or recessed in garage firewalls.

Gas piping caicos. shall be provided for new and extended lines prior to inspection per CFC 1216 and 1217.2.

All new or exposed hot water supply piping 1/2" and greater shall be insulated. All new or exposed hot water supply piping from the heating source to the kitchen fixtures shall be insulated.

The range hood is to be vented directly outside exhausting a minimum of 100 c.f.m. The fan must be listed at 3 sone or less for noise. The rating is based on a water column of .25 or greater.

Water closets<1.28 gal/flush Single showerheads<2.0 gpm @ 80psi Lavatory faucets<1.2 gpm/60 psi Kitchen faucets<1.8gpm/60 psi; temporary increase to 2.2 gpm allowed but shall default to 1.8

All plumbing fixtures shall be replaced with water-conserving fixtures.

New shower walls shall have a smooth, hard, non-absorbent surface over a moisture resistant underlayment to a height of 70" above the drain outlet.

The shower shall be provided with individual control valves of the pressure balance or the thermostatic mixing valve type.

All bathrooms, powder rooms, and toilet compartments shall have an exhaust fan capable of 50 cfm for intermittent ventilation or 25 cfm for continuous ventilation. Ventilation air shall be exhausted directly outside. Humidistat required.

Carbon monoxide sensors are required on every floor and at hallways leading to bedrooms. Carbon monoxide alarms shall receive their primary power from the building wiring and also have battery backup. Wiring shall be permanent and without a disconnecting switch or other than as required for overcurrent protection. Where more than one alarm is required, they shall be interconnected so that activation of one alarm will activate all of the alarms.

Install ducts in crawlspace, if provided, or use R-6 insulation or higher.

Each appliance shall meet ENERGYSTAR requirement if applicable for that appliance. Dishwashers shall be ENERGYSTAR and not use more than 5.8 gallons per cycle.

Automatic irrigation system controllers installed at the time of final inspection shall be weather or soil moisture based controllers that automatically adjust irrigation in response to changes in plant needs or weather conditions change.

Weather based controllers without integral rain sensors shall have a separate wired or wireless rain sensor attached.

Residential structures shall be limited to a maximum of 60psi static service pressure; sites consistently experiencing greater than 65 psi shall require the installation of a pressure regulator.

If water softeners are installed, they shall comply with NSF/ANSI Standard 44 provisions. Post-consumer or pre-consumer recycled content value materials are used on the project with not less than a 10% content value.

Annular spaces around pipes, electrical cables, conduits, or other openings in plates at exterior walls shall be protected against the passage of rodents by closing such with cement mortar, concrete masonry or other similar method acceptable.

A minimum of 65% of construction waste generated at the site is diverted to recycle or salvage.

An operation and maintenance manual shall be provided to the owner.

Any installed gas fireplace shall be a direct-vent sealed-combustion type. Any installed woodstove or pellet stove shall comply with UD EPA Phase I emission limits and fireplaces shall also comply with local ordinances.

Duct openings and other related air-distribution component openings shall be covered during construction.

Adhesives, sealants and caulks shall be compliant with VOC and other toxic compound limits.

Paints, stains and other coatings shall be compliant with VOC limits.

Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and other toxic compounds.

Documentation shall be provided to verify that compliant VOC limit finish materials have been used.

Carpet and carpet systems shall be compliant with VOC limits.

80% of floor areas receiving resilient flooring shall comply with VOC emission limits defined in the Collaborative for High Performance Schools, High Performance Products Database or compliant with CMFR criteria certified under the Green Guard Children's Schools program or be certified under the Resilient Floor Covering Institute floor score program or meet the California Departments of Public Health, "Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers".

Partical board, medium density fiberboard and hardwood plywood used in the interior finish systems shall comply with low formaldehyde emission standards.

Moisture content of building materials used in enclosed wall and floor framing is checked before enclosure and cannot exceed 19%.

Meet the formaldehyde limits contained in Table 4.504.5 before the amandatory compliance date, or use composite wood products made with either California air resources board approved no-added formaldehyde resins or ultra-low emitting formaldehyde resins.

Install thermal insulation in compliance with the VOC-emission limits defined in Collaborative for High Performance Schools Low-Emitting Materials List.

Vapor retarder and capillary break is installed at slab-on-grade foundations.

Exhaust fans which terminate outside the building are provided in every bathroom. Higher than MERV6 filters are installed on central air or ventilation systems.

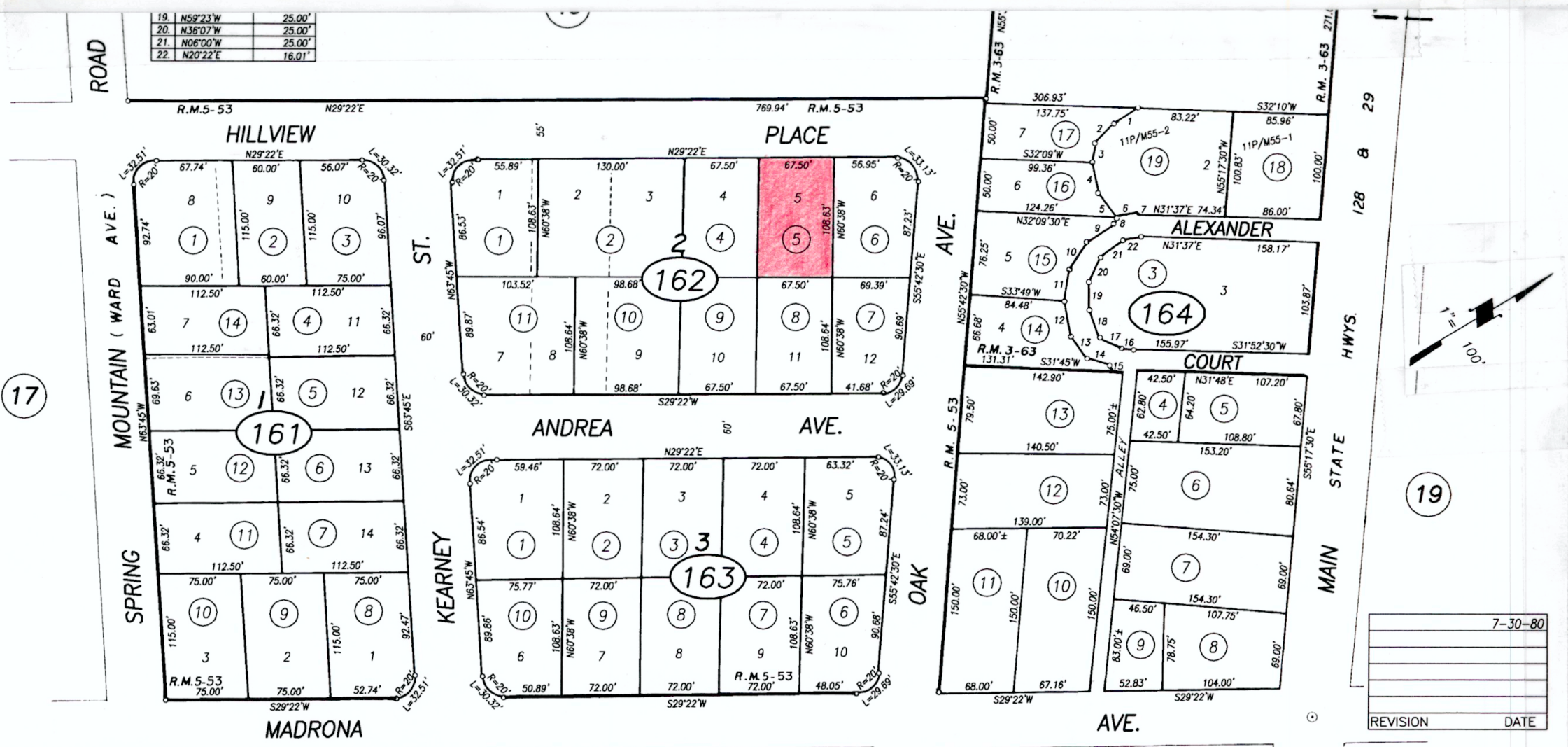
Whole house exhaust fans shall have insulated louvers or covers which close when the fan is off. Covers or louvers shall have a minimum insulation value of R-4.2

Duct systems are sized, designed, and equipment is selected using the following methods: 1) establish heat loss and heat gain values according to ACCU Manual J or equivalent. 2) size duct systems according to ACCU23-D or equivalent. 3) select heating and cooling equipment according to ACCU 36-S or equivalent.

HVAC system installers are trained and certified in the proper installation of HVAC systems. Special inspectors employed by the enforcing agency must be qualified and able to demonstrate competence in the discipline they are inspecting.

Verification of compliance with this code may include construction documents or plans. Specifications builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which show substantial conformance.

NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.



Hill View Terrace Subd., R.M. Bk. 5, Pg. 53
Alexander Court, R.M. Bk. 3, Pg. 63

CITY OF ST. HELENA
Assessor's Map Bk. 9 Pg. 16
County of Napa, Calif.
1954-60-61

PROJECT DESCRIPTION

12405.S.F. INTERIOR REMODEL OF (E) 12843.S.F. RESIDENCE
REMOVAL OF 625.S.F. ROOF & NEW ROOF (N) 1111.H.T. BUILT
NEW ADDITION OF 366.S.F. (N) ENTRY, NEW 855# DECK
265.S.F. (E) ENTRY IN FILL (N) S.F. TOTAL = 1916

PROJECT INFORMATION

OWNER: PETE HAMILTON 1309 HILLVIEW PL. ST. HELENA, CA.
(415) 794-7844
SITE ADDRESS: 1309 HILLVIEW PLACE ST. HELENA, CA.
APN: 007-162-005
ZONING: MFR SETBACKS: F20/R20/S10
LOT SIZE: 7993# MAX. ALLOWABLE COVERAGE: 45% OR 3300#
ACTUAL COVERAGE: 1706#
BLDG. OCCUPANCY: R-3/U-1
BLDG. CONSTRUCTION TYPE: VN
STRUCTURAL DESIGN TYPE: CONVENTIONAL WOOD FRAMING
BLDG. HT.: 10 1/2 1/2

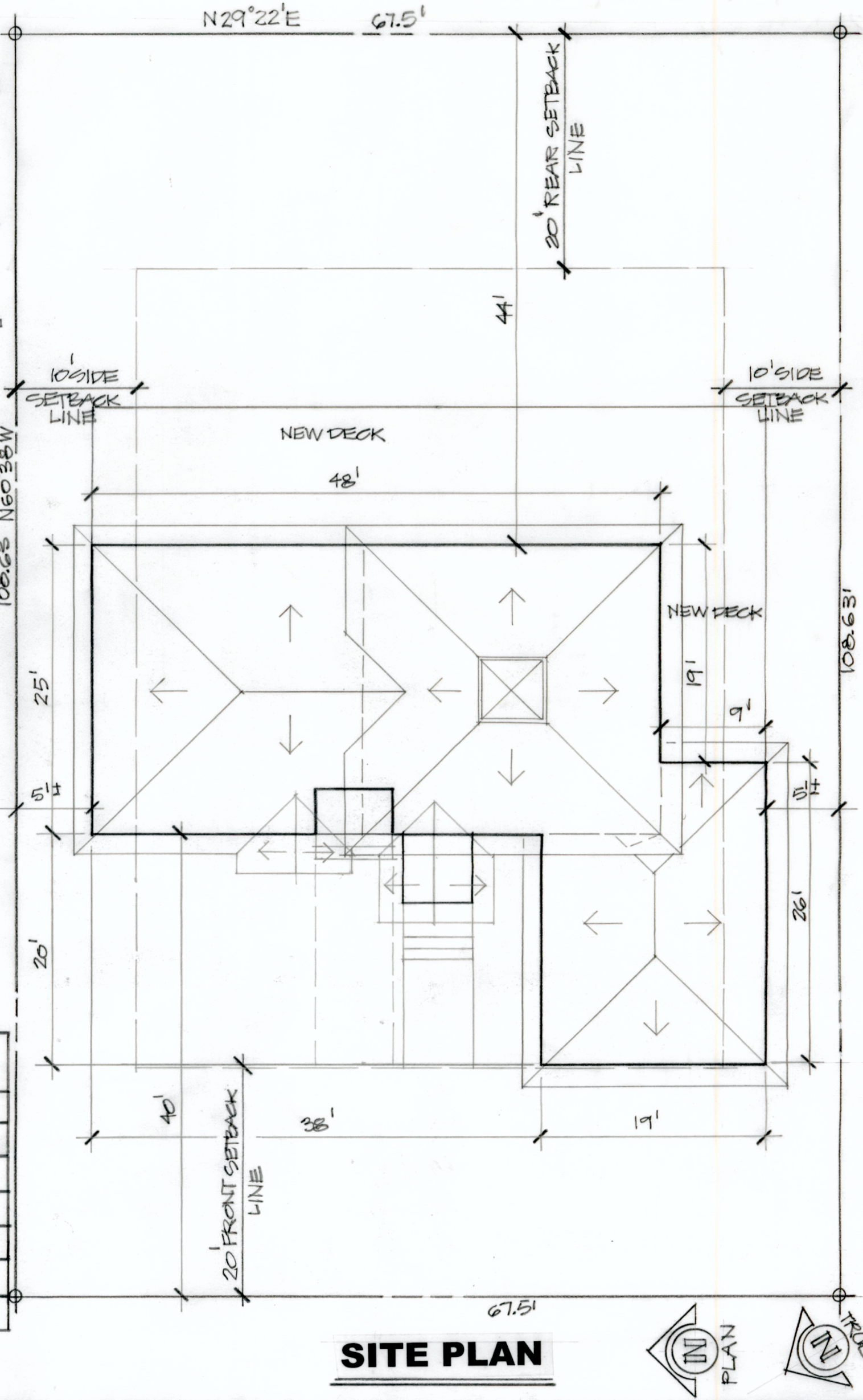
PROJECT CONSULTANTS

* RICHARD SLIE, ARCHITECTURAL DESIGNER
richslie@yahoo.com 1169 EGGLESTON ST. NAPA, CA.
251-7907
* VAL PIZZINI, STRUCTURAL ENGINEER #CE 29603
1400 GUERNEVILLE ROAD SUITE 12 SANTA ROSA, CA. 95403
527-7802
* TITLE 24 REPORTS.COM STEVE LIKEN
P.O. BOX 2393 KINGS BEACH, CA. 96143 224-1157

CURRENT CODES

- 2016 CRC CA. RESIDENTIAL CODE
- 2016 CBC CA. BUILDING CODE
- 2016 CMG CA. MECHANICAL CODE
- 2016 CFC CA. PLUMBING CODE
- 2016 CEC CA. ELECTRICAL CODE
- 2016 CA. FIRE CODE
- 2016 CCBSC CA. GREEN BUILDING STANDARDS CODE
- 2016 CRSC CA. REFERENCED STANDARD CODE

#	DESCRIPTION
1	SITE PLAN VICINITY MAP PROJECT INFO NOTES
2	EXISTING FLOOR PLAN EXISTING ELEVATIONS
3	REMODELED FLOOR PLAN REMODELED ELEVATIONS
4	ROOF FRAMING PLAN FLOOR FRAMING PLAN
5	TITLE 24 REPORT



SITE PLAN

HAMILTON RESIDENCE

1309 HILLVIEW PLACE ST. HELENA, CA.

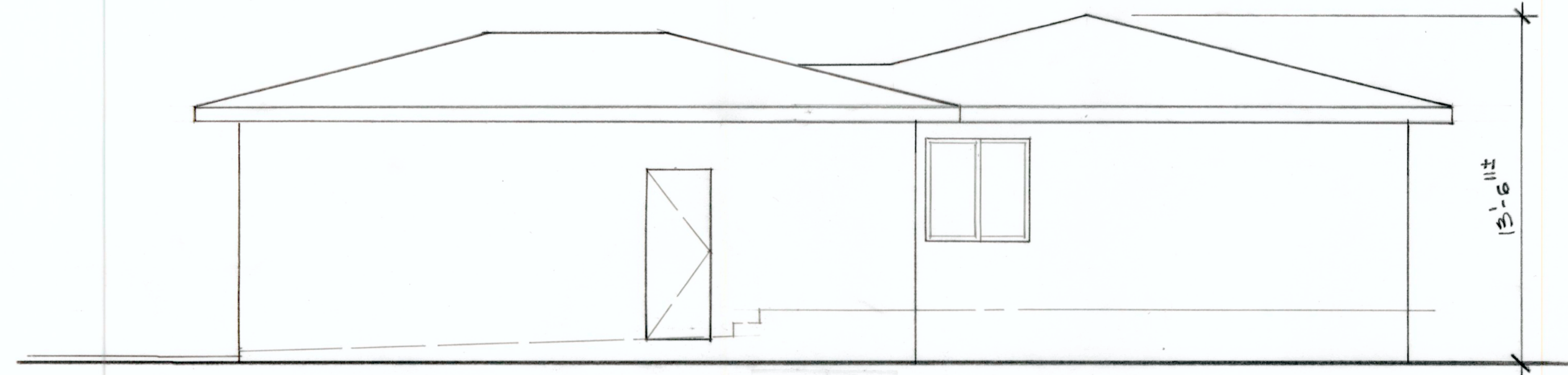
Design and Drawings by

RICHARD SLIE

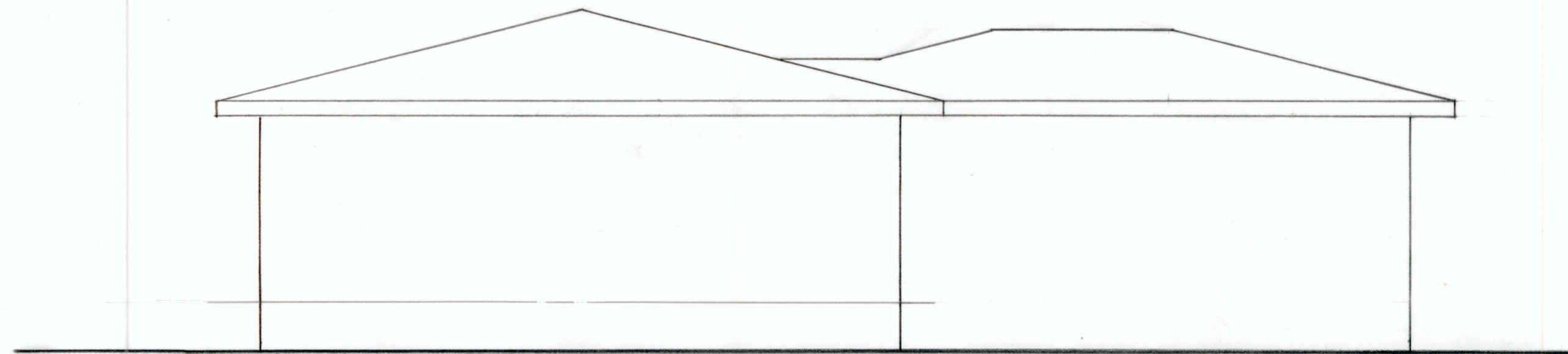
257-7907 richslie@yahoo.com
1169 Eggleston St. Napa, Ca. 94559

1

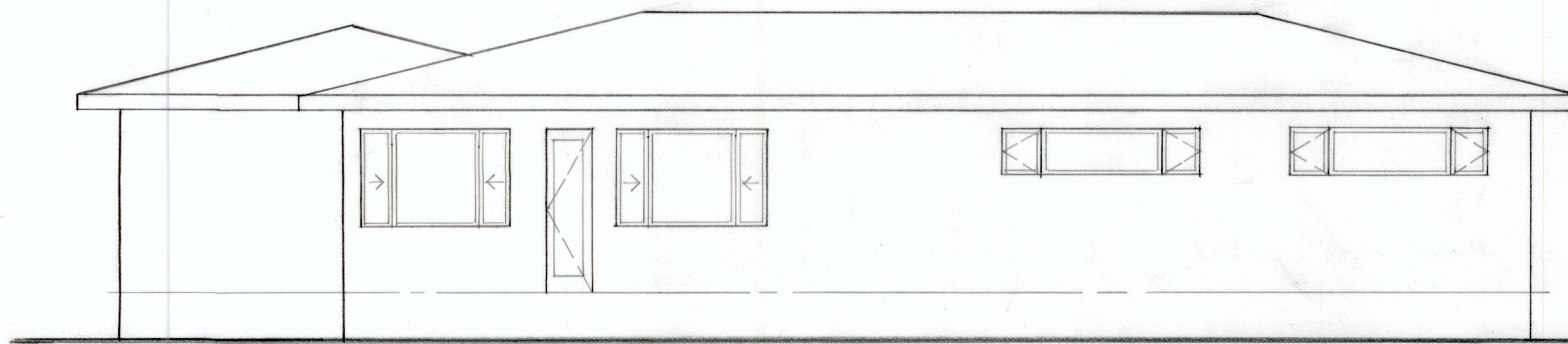
EXTERIOR MATERIALS
CLASS A COMP. CHINGLES
STUCCO WALLS
ALUM. SINGLE PANE WINDOWS



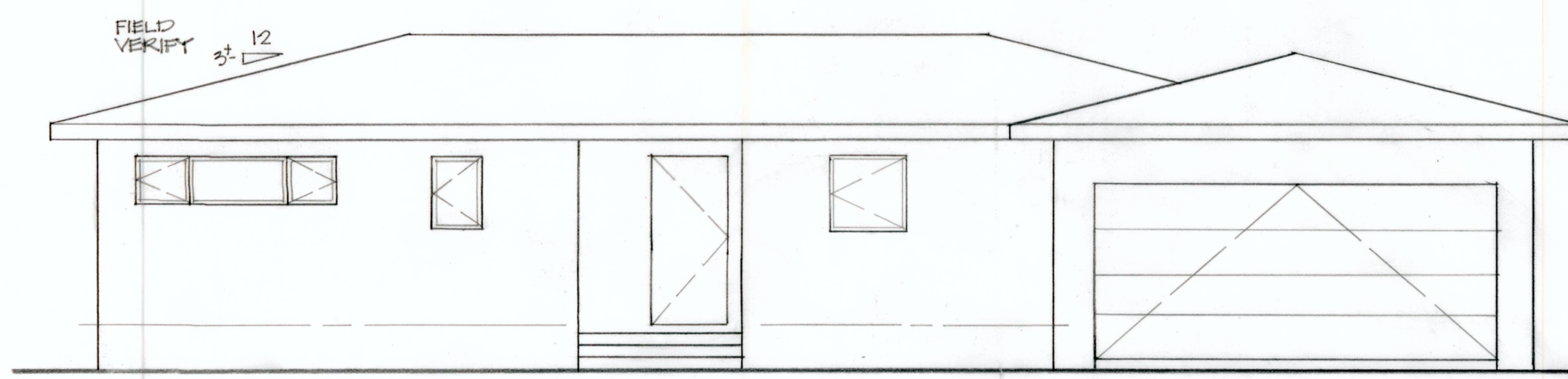
SOUTH



NORTH

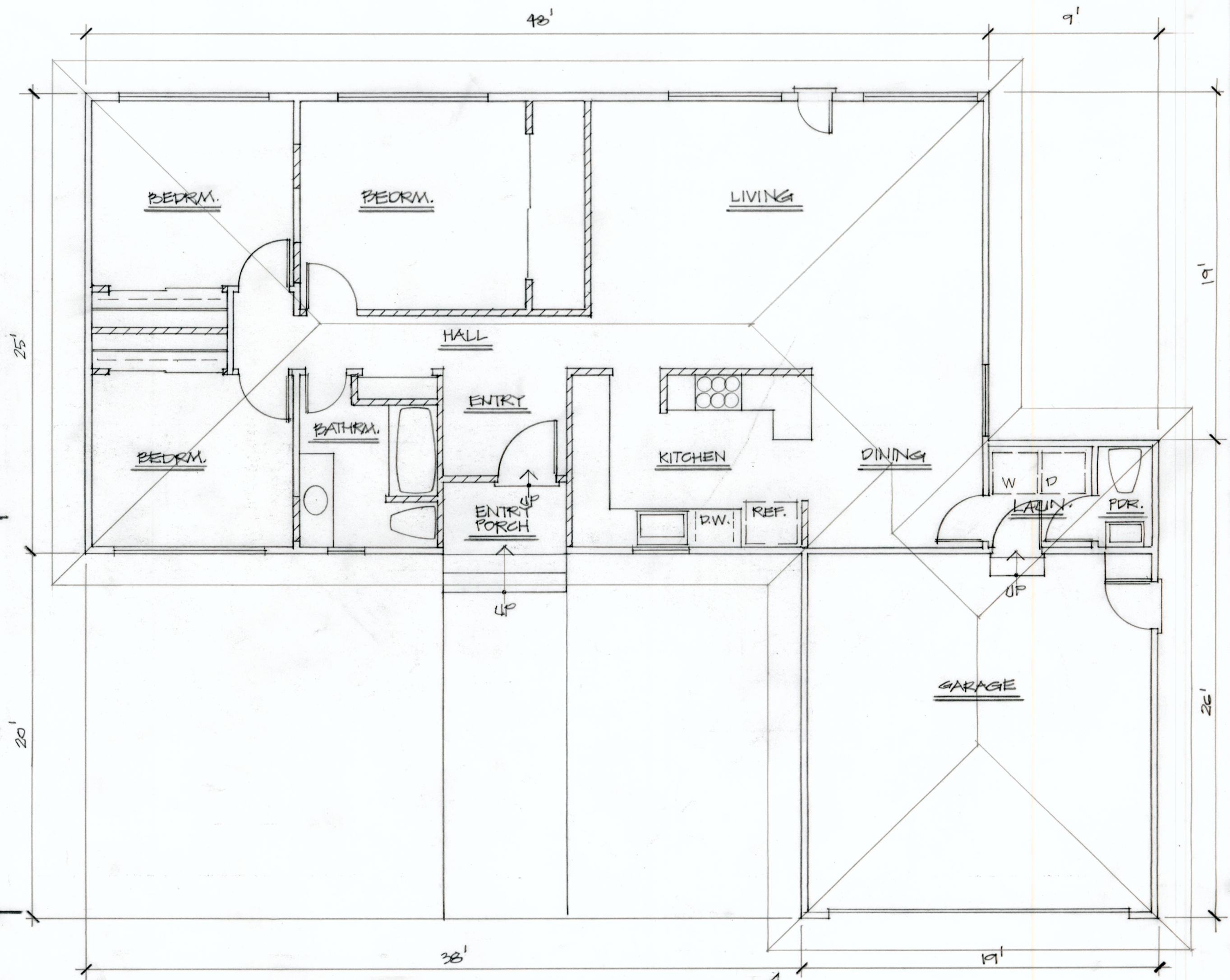


EAST



WEST

ELEVATIONS
1/4"=1'-0"



EXISTING WALL
(E) WALL TO BE REMOVED

EXISTING FLOOR PLAN
1/4"=1'-0"



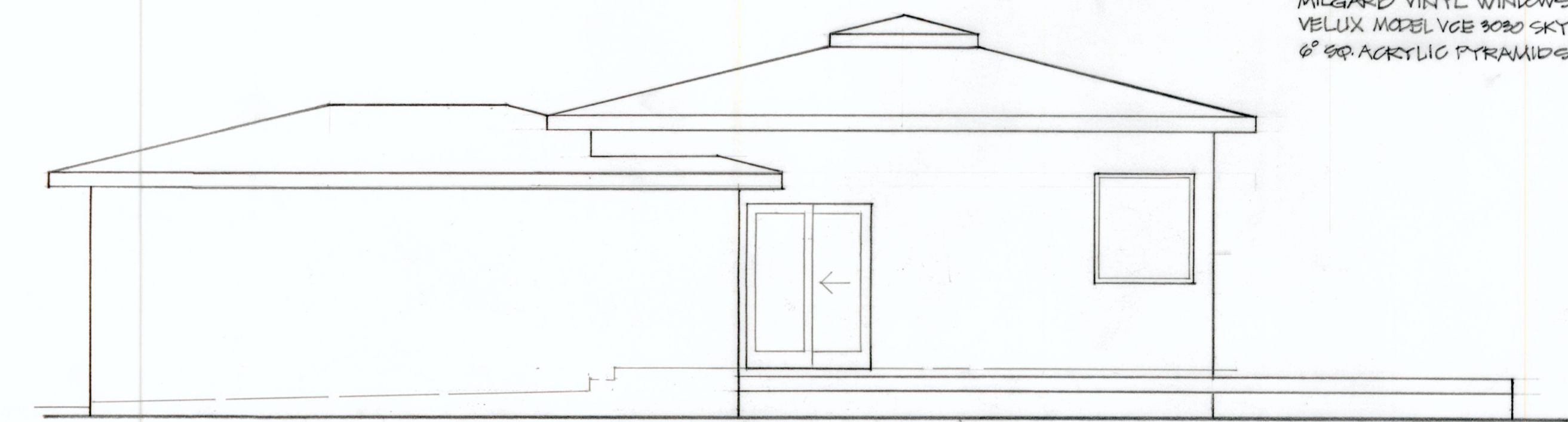
Design and Drawings by
RICHARD SLIE

257-7907 richslie@yahoo.com
1169 Eggleston St. Napa, Ca. 94559

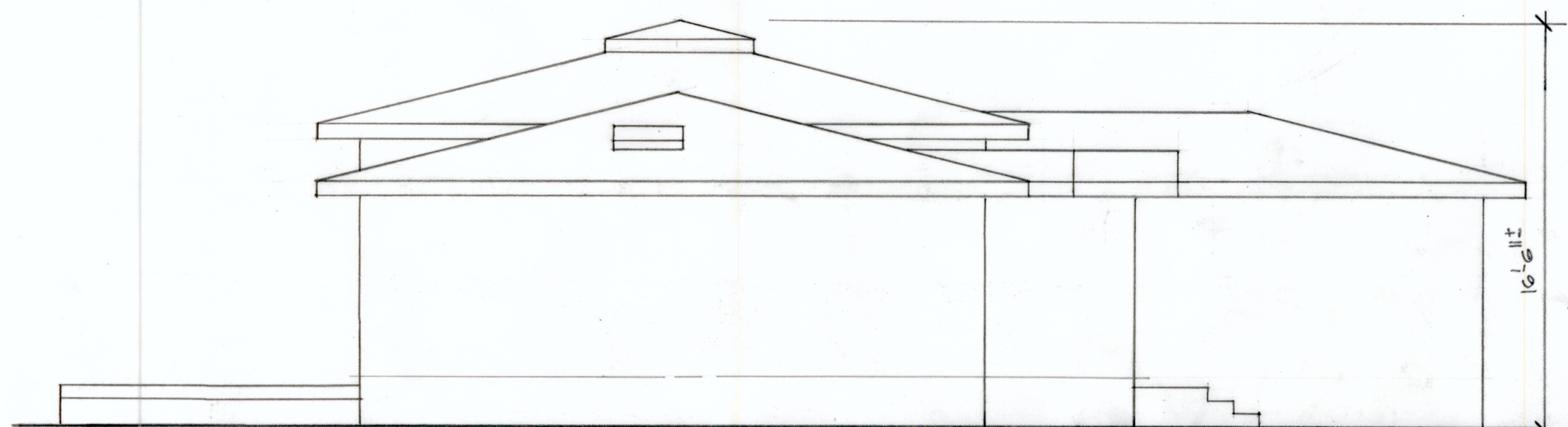
HAMILTON RESIDENCE

1309 HILLVIEW PLACE ST. HELENA, CA.

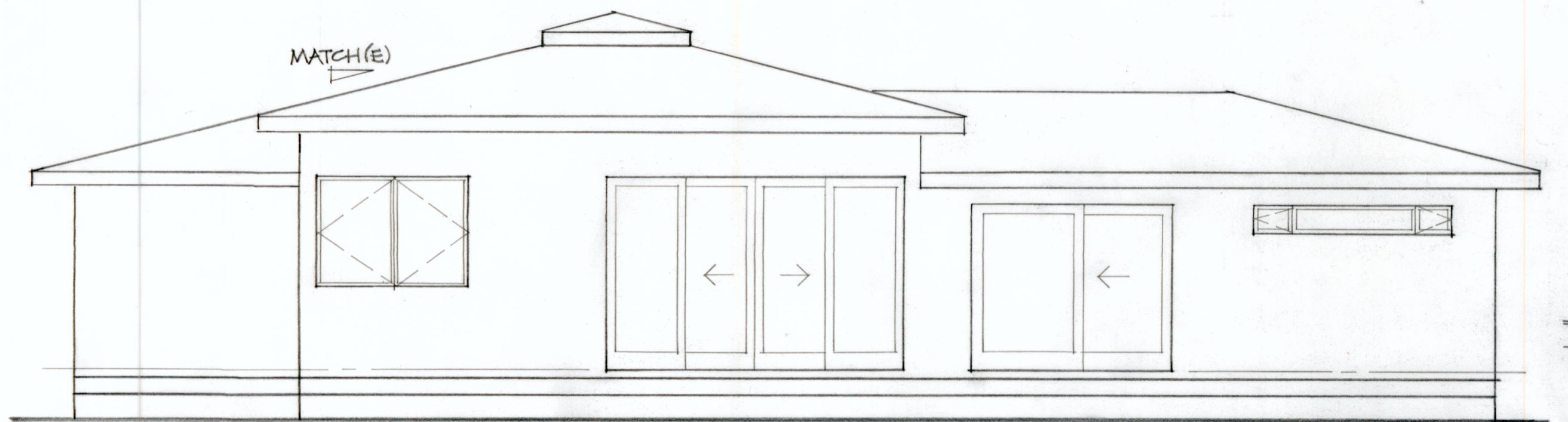
2



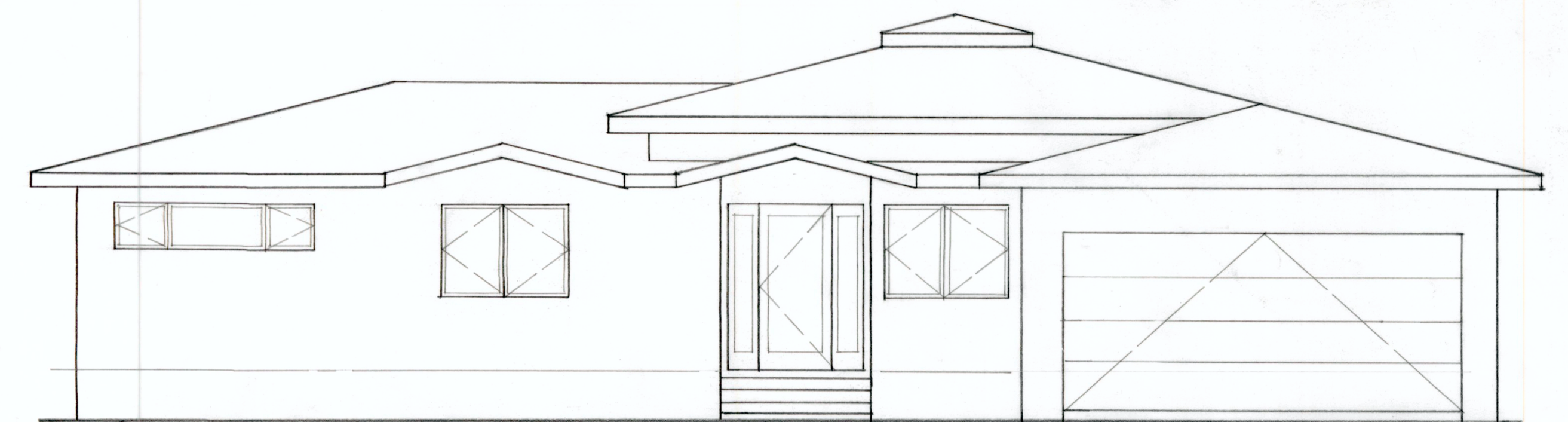
SOUTH



NORTH



EAST



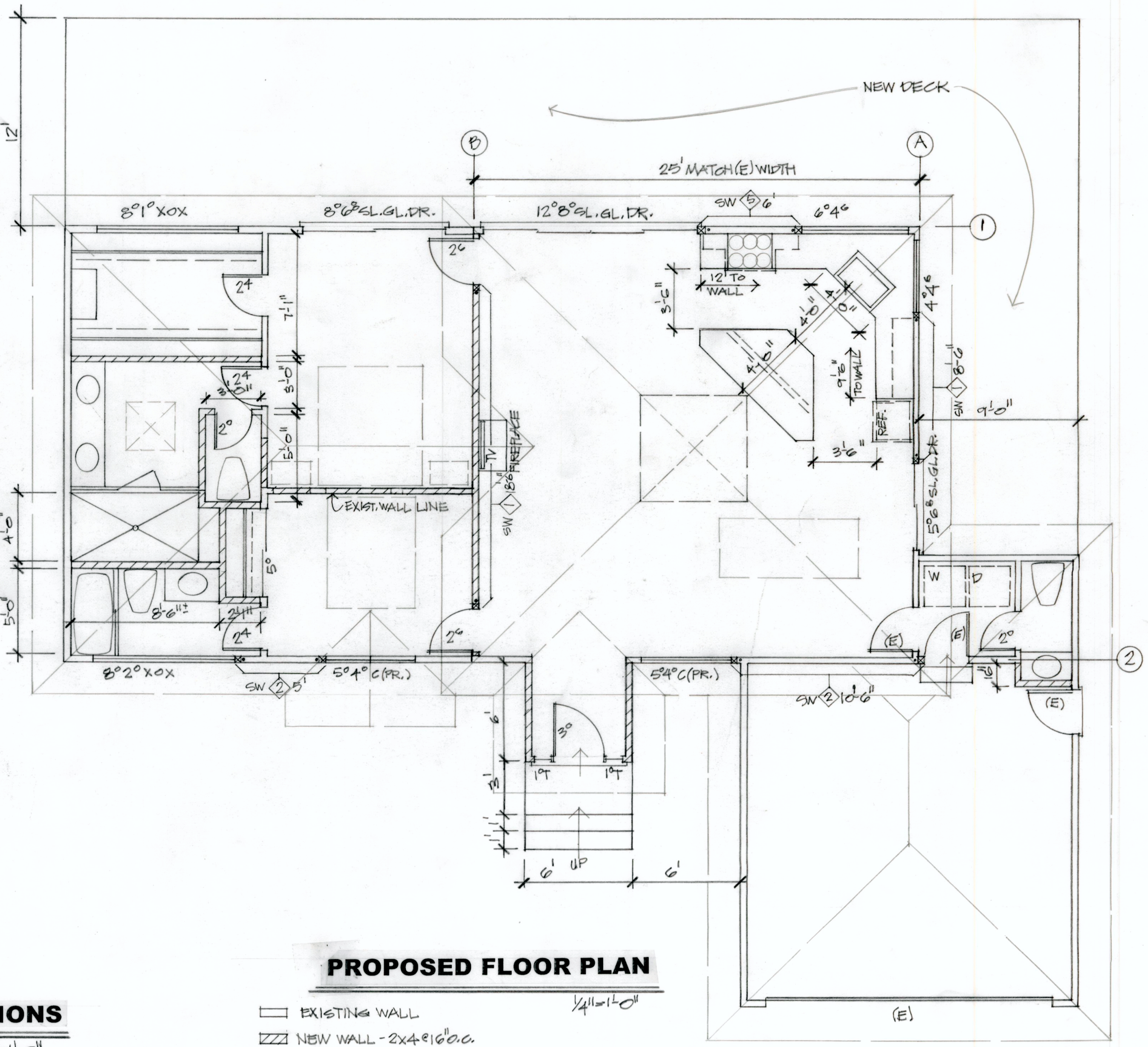
WEST

PROPOSED ELEVATIONS

EXTERIOR MATERIALS:
STANDING SEAM METAL ROOF - 24GA.
STUCCO WALLS
MILGARD VINYL WINDOWS OR EQ.
VELUX MODEL VGB 3000 SKYLIGHT (6 M.BATHRM.)
6" SQ. ACRYLIC PYRAMID SKYLIGHT (6 GREAT RM.)

SHEARWALL SCHEDULE				
SYM.	PLYWOOD & NAILING	SOLE PLATES *	ANCHORAGE	WALL CAPACITY
1	1/2" CDX (32/16) 1 SIDE W/86 @ 3" & 12" OC BLOCKED	SOS 1/4 X 6" @ 12" OC	5/8" DIA. X 12" AB @ 48" OC	260 PLF
2	1/2" CDX (32/16) 1 SIDE W/86 @ 4" & 12" OC BLOCKED	SOS 1/4 X 6" @ 8" OC	5/8" DIA. X 10" AB @ 32" OC	350 PLF
3	1/2" CDX (32/16) 1 SIDE W/86 @ 3" & 12" OC BLOCKED W/ 3X MATERIAL	SOS 1/4 X 6" @ 8" OC	5/8" DIA. X 12" AB @ 32" OC	490 PLF
4	1/2" CDX (32/16) 2 SIDES W/86 @ 4" & 12" OC BLOCKED W/ 3X MATERIAL	SOS 1/4 X 6" @ 6" OC	5/8" DIA. X 12" AB @ 24" OC	528 PLF
5	1/2" CDX (32/16) 2 SIDES W/86 @ 3" & 12" OC BLOCKED W/ 3X MATERIAL	SOS 1/4 X 6" @ 4" OC	5/8" DIA. X 12" AB @ 16" OC	768 PLF
6	1/2" CDX (32/16) 2 SIDES W/86 @ 3" & 12" OC BLOCKED W/ 3X MATERIAL	SOS 1/4 X 6" @ 3" OC	5/8" DIA. X 12" AB @ 16" OC	984 PLF
7	1/2 CDX STRUCT 1 (S PLV) 2 SIDES W/86 @ 3" & 12" OC BLOCKED W/ 3X MATERIAL	SOS 1/4 X 6" @ 2" OC STAGGERED	3/4" DIA. X 12" AB @ 16" OC	1100 PLF

- SHEARWALL NOTES**
- 1) ALL SHEARWALLS (SW'S) TYPE 1 TO 7 & BRACED WALL 4 REQUIRE 3X MATERIAL AT ALL PLYWOOD EDGES AND 3X PLATES MIN. W/12" LONG ANCHOR BOLTS.
 - 2) ALL ANCHOR BOLTS TO HAVE 2" x 2" x 3/16" PLATE WASHERS.
 - 3) BRACED WALLS 3 & 4 COMPLY WITH SECTION 2320.11.4 CBC FOR ALTERNATE BRACED WALLS. MIN. 1024 OR PHOTO EACH END OF EACH WALL.
 - 4) 7/16" OSS MAY BE SUBSTITUTED FOR 1/2" PLYWOOD EXCEPT @ SHEARWALL 1.
 - 5) PLYWOOD EDGE NAIL (PEN) TO ALL POSTS WITH HOLDDOWNS. (SEE PLANS FOR SIZE AND LOCATION).
 - 6) NOTE: SDS SCREWS ARE A PRODUCT OF THE SIMPSON CO.
 - 7) NOTE: AB REFERS TO ANCHOR BOLTS.



PROPOSED FLOOR PLAN

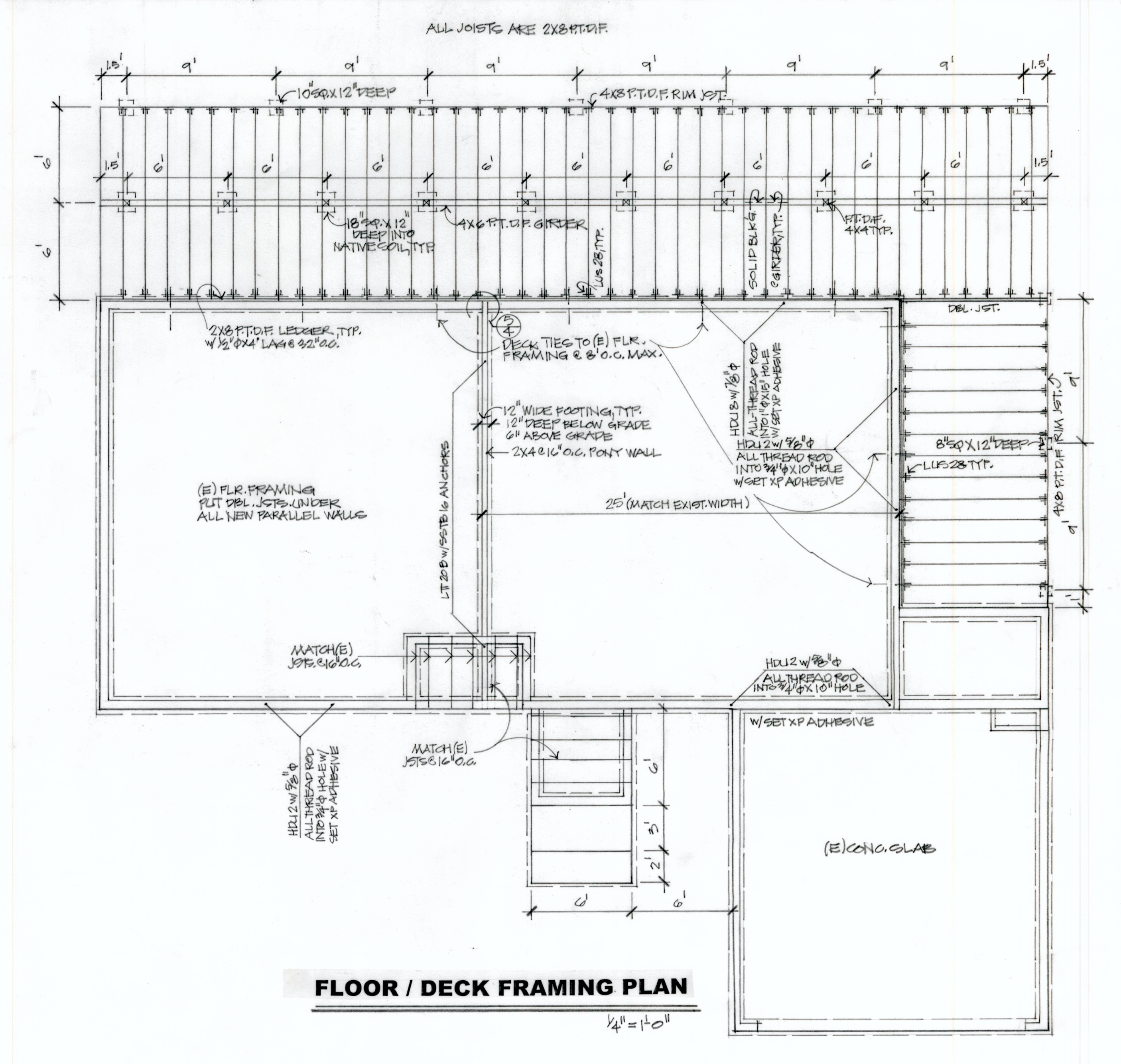
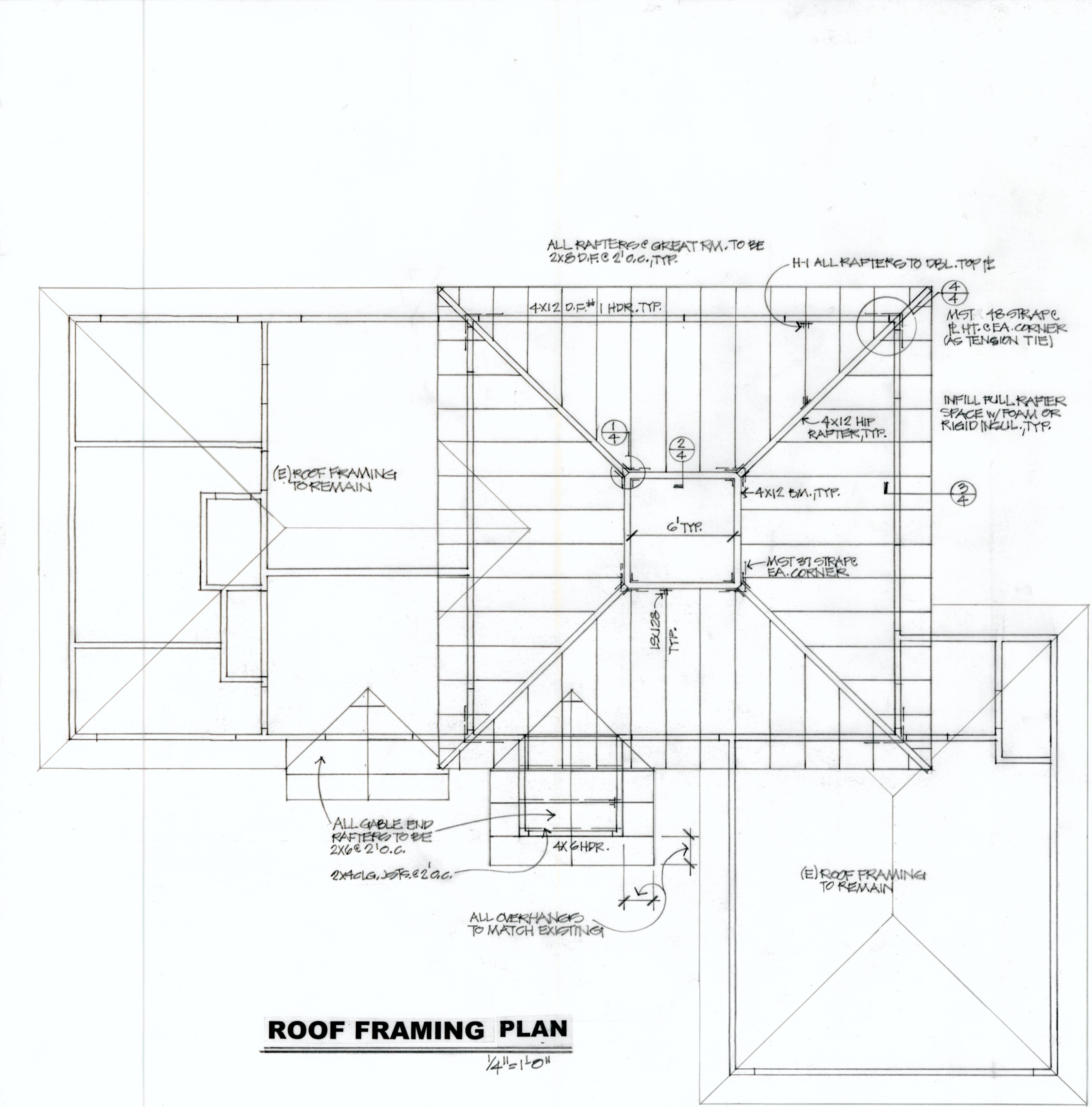
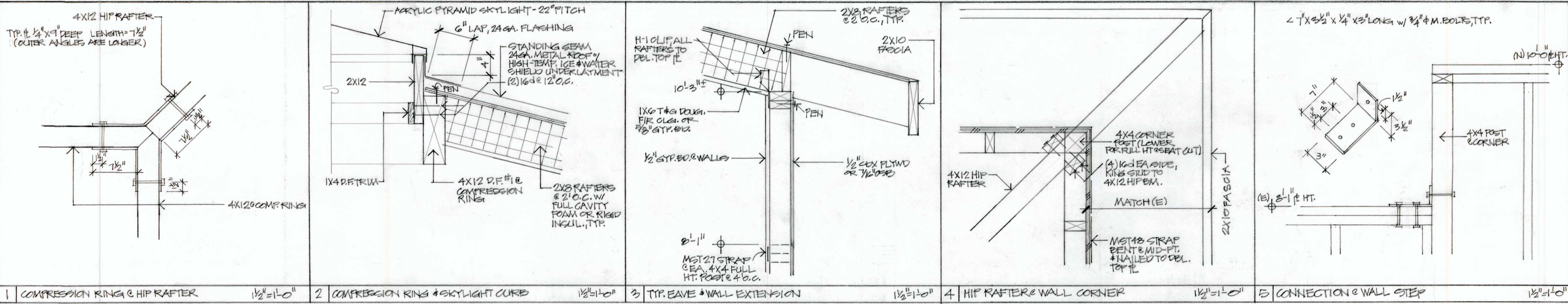
- 1/4" = 1'-0"
- EXISTING WALL
 - NEW WALL - 2X4 @ 16" O.C.

HAMILTON RESIDENCE

1309 HILLVIEW PLACE ST. HELENA, CA. 1309

Design and Drawings by
RICHARD SLIE
257-7907 richslie@yahoo.com
1169 Eggleston St. Napa, Ca. 94559

3



Design and Drawings by
RICHARD SLIE
257-7907 richslie@yahoo.com
1169 Eggleston St. Napa, Ca. 94559

HAMILTON RESIDENCE

1309 HILLVIEW PLACE ST. HELENA, CA.



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 6, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL-17-071

SUBJECT: Request for a Design Review Exemption for a residential remodel of a 5 bedroom home located at 280 Pope Street in the Medium Density Residential District

PREPARED BY: Joseph Brockhoff, Planning Intern

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:12/20/17

ACCEPTED AS COMPLETE:02/20/18

LOCATION OF PROPERTY: 280 Pope Street

APN: 009-030-042

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Chris Birdwell

PHONE: 415-728-4755

BACKGROUND

The subject Property located at 280 Pope Street is a 1.26-acre residential flag lot with one (1) single family home w/attached garage, one (1) detached ADU, and one (1) detached garage. The parcel is located across from Napa Valley College in North St. Helena.

PROJECT DESCRIPTION

Applicant Chris Birdwell is requesting a Design Review Exemption in order to remodel an existing 5-bedroom single-family residence located at 280 Pope Street in the Medium Density Residential District (MR).

The current application proposes to reconfigure the ground floor living room and bedrooms #2 and #3 into a consolidated new entry foyer and larger living room with a gas fireplace (See plan set A1). Bedroom one will remain unchanged on the first floor. On the second floor, the existing master bedroom #4 will remain unchanged. The attic and bedroom #5 will be reconfigured as two bedrooms, a play area/pass through, and bathroom. Once this phase is completed the residence will be four (4) bedrooms, three (3) bathrooms and one half (1/2) bathroom. There will be minor alterations made to both the existing footprint and envelope of the building.

Footprint: The proposed project will add approximately 562 square feet (mostly on the second floor) of total living space to the primary dwelling unit which will increase the buildings footprint by 80 square feet (See attachment T1).

Envelope: According to the applicant there will be no design changes to the siding. New horizontal clapboard siding will be installed to match the existing horizontal clapboard siding. The existing windows and sliding doors are aluminum framed (Interior and exterior) and will be replaced with clad wood windows and sliding doors. The exterior finish will be clad aluminum and the interior finish will be wood. The existing exterior doors are all wood framed with a single pane of glass and will not be changed as part of this project.

Due to the reduction in the number of bedrooms (from 5 to 4) that will occur at the completion of this project the applicant is requesting an acknowledgement that the existing home is being reduced in the current bedroom count, and that this be conditioned into the approval. The intent of this request is to address the future reconfiguration back into a five bedroom home in the future, and address the water neutrality requirements of this future bedroom re-construction.

ANALYSIS

GENERAL PLAN

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation provides for single-family detached and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses. The MDR designation is the predominant residential designation occurring throughout large areas of the City. The wide distribution of this designation is intended to maintain a development pattern in newly developing areas of the City that is consistent with historic development patterns exhibited by St. Helena's established neighborhoods.

The 1993 St. Helena General Plan and Housing Element Update 2015-2023 Goals, Policies include the following policies that are relevant to the proposed project:

- 2.6.14 - Encourage a mix of housing types and price ranges to allow choice for current and future generations of St. Helenans.

- 4.3.4 - Strengthen community identity by appropriate building design, size, and site landscaping.
- HE1.5 - Encourage innovative housing types and designs.

Staff Response: Staff finds that the proposed project is consistent with the General Plan policies listed above in that the home would continue an existing residential use and housing opportunity within the City, would be professionally designed and constructed to suit the site, and would maintain the residential character of the site, landscaping and area in general.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of MDR. The MDR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. The remodeling of an existing single-family home is a permitted use in the MDR district however it must conform to the development standards prescribed by Municipal Code Section 17.40.060 and 17.40.070

St. Helena Municipal Code Section 17.40.070 allows property owners to build up to 4,200 Square Feet of Gross Floor Area on lots that are 20,000 total Square Feet or greater.

280 Pope Street Lot Area Total= 54,886sf

Building Area-Main Residence	Existing	Addition	Total
First Floor	1,720sf	80sf	1,800sf
Second Floor	702sf	552sf	1,254sf
Total Living	2,422sf	632sf	2,984sf
Garage	452sf		452sf
Deck	55sf	440sf	440sf
F.A.R. Total		Residence	
SFD First Floor		1,800sf	1,800sf
SFD Second Floor		1,254sf	1,254sf
Garage		454sf	452sf
Total			3,506sf
200 S.F. Garage Allowance			-200sf
400 S.F. Accessory Dwelling Allowance			-400sf
Total			2,906sf

Maximum Gross Floor Area Allowed for SFD	4,200sf
Lot Coverage	
First Floor Main Residence	1,800sf
Main Residence Garage	452sf
Accessory Dwelling Unit	955sf
Free Standing (Detached) Garage	650sf
Total Area	<u>3,857sf</u>
Lot Coverage	54,886sf
0.07%	
Total	Allowed
0.45%	

Staff Response

The project will not cause any significant visual changes to the primary dwelling unit and will not substantially affect the massing or scale of the residence. Further, the proposed remodel involves only minor cosmetic changes to the building's exterior and the new materials used will closely match the existing materials, and it is also shielded from the view of neighbors and passerby's so it will not diminish or detract from the character of the neighborhood or that of adjacent properties.

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. Consistent with Zoning Code Section 17.164.060, the Commission may approve a design review exemption insofar as the project raises no substantial design problems of the sort enumerated in sections 17.164.010 to 17.164.030.

The project therefore must be 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 related to the Design Review Criteria and enumerated, below.

Design Review Criteria.

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;

Staff Response

Staff finds the project meets these design review criteria in that the project does not conflict with any of the General Plan policy's or goals and that the project proposes minimal cosmetic changes to the main residence's envelope and footprint. In addition there are no use, or landscaping changes as part of this proposal and circulation and traffic will not be affected.

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the minor alteration of existing private structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

Water

The project is not subject to the St. Helena Water Neutrality measures given that it is not expected to place a new demand on the City's water system beyond it's current demand according to the following condition: Due to the reduction in the number of bedrooms (from 5 to 4) that will occur at the completion of phase one (1) the applicant is requesting an exemption for water neutrality be conditioned into the approval to apply toward phase two (2) of the project since phase two will center around the rebuilding of the fifth (5th) bedroom that would be lost during phase one (1).

ISSUES

Staff has not identified any issues at the time of this documents preparation.

CORRESPONDENCE

At this time the Planning Dept. has not received any correspondence pertaining to this project.

STAFF RECOMMENDATION

Staff finds that the proposed residential remodel raises no substantial design problems and therefore recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301; and

2. Approve a resolution finding that the project is exempt from design review thereby approving the exterior modifications to the single-family home located at 280 Pope Street.

ATTACHMENTS

[res 280 Pope](#)

[ASSESSOR'S PARCEL MAP](#)

[A1](#)

[A2](#)

[A3](#)

[A4](#)

[A5](#)

[A6](#)

[A7](#)

[C1](#)

[T1](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF DESIGN REVIEW EXEMPTION
TO REMODEL THE PRIMARY RESIDENTIAL UNIT LOCATED AT 280 POPE STREET
(File No. PL17-071)**

PROPERTY OWNER: Chris & Allison Birdwell

APN: 009-030-042

Recitals

- A. On December 20th, 2017 Chris Birdwell** submitted an application for Design Review Exemption to remodel the primary residence at 280 Pope St. located in the Medium Density Residential District; and
- B. On March 6th, 2018** 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.
- C. Now, therefore** let it be found that, the Planning Commission approves the Design Review Exemption on the following basis:

Resolution

- A.** The Planning Commission hereby finds that this project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) in that projects that consist of the minor alteration of existing facilities...such as interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances are exempted.
- B.** The Planning Commission has considered the Design Review design criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review given that the project has been found to demonstrate:
1. Consistency and compatibility with applicable elements of the general plan *in that the design as proposed does not conflict with any General Plan elements.*
 2. Compatibility of design with the immediate environment of the site *in that design is compatible with the immediate environment and does not conflict with the Vision set forth in the General Plan.*

3. Relationship of the design to the site *in that the design is appropriate to the site and fits the St. Helena General Plan vision for single-family homes in the Medium Density Residential District.*

4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character *in that the property is not considered an Historic Resource nor does the project proposal create any design conflicts with the neighborhood theme or character.*

5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses *in that the home is not visible from street frontage and therefore would not be expected to affect the visual transitions exhibited by different land use areas.*

6. Compatibility with future construction both on and off the site *in that the remodel in terms of materials, finishes, building footprint and building envelope will remain relatively unchanged and therefore is and would continue to be compatible with construction on site.*

7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project *in that the proposed remodel involves only minor cosmetic changes to the buildings exterior and the new materials used will closely match the existing materials.*

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 *in that the siting and placement of structures will not change.*

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures *in that there are no proposed changes to any of these elements individually or in relationship to one another.*

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 *in that no additional ancillary functions are proposed.*

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles *in that the project does not propose any changes to circulation systems or site access.*

12. Whether natural features are appropriately preserved and integrated with the project *in that no significant changes are expected to occur as a result of this project according to the proposal.*

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 *in that there are no changes to the materials or textures and the buildings envelope will not change so significantly as to change the expression or concept of the existing structure in any meaningful way.*

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character *in that the subject property does not fall into either category and is shielded from the view of surrounding properties. Therefore, the project would not affect the character of the greater neighborhood.*

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 *in that no changes to landscaping are proposed as part of this project.*

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 *in that there are no proposed changes to the landscaping as part of this project proposal.*

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 *in that the project will not result in changes to the landscaping and will adhere to St. Helena Building Code Standards which are adopted from the 2016 California Residential Codes, 2016 California, Green Building Standard Codes, 2016 California Mechanical Codes, 2016 California Plumbing Codes, 2016 California Electrical Codes, 2016 California Energy Standards, and the 2016 California Fire Codes.*

E. Now therefore be it further resolved that, the Design Review Exemption 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 Design Review Exemption shall be vested within one (1) year from the date of approval. A building permit for the activities allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review Exemption decision or this approval shall expire; provided however that the approved Design Review Exemption 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 and design 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 Design Review Exemption 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 Design Review Exemption 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. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing, should such mechanisms be established by the City.

7. 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.
8. 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.
9. Provided they are in general compliance with the approved Design Review Exemption, minor modifications found to be in substantial conformance with the approved design and use may be approved by the Planning Director.
10. This Design Review Exemption 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. Construction documents shall be in compliance with approved plans and exhibits.
13. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.

Public Works Department Conditions of Approval

14. A drainage and grading plan may be required for review and approval by the City Engineer prior to the issuance of a building permit.
15. All activities affecting storm water and/or erosion, air quality, traffic control and equipment and/or material storage on grading and construction sites are required to be managed in accordance with State and Federal regulations, City of St. Helena standards and Best Management Practices (BMPs).
16. If not already in the district, the property shall be annexed to the St. Helena Municipal Sewer District and sewer impact fees shall be paid prior to issuance of building permit. Connection to the sewer shall be constructed prior to occupancy of the buildings.
17. The proposed project must be connected to the City of St. Helena water system.
18. Landscape plans shall comply with Ordinance 92-20, Water Efficient Landscape Standards and Procedures, and with the Industrial District Regulations (Article 13.05 (g)). Plans shall be designed and verified by a landscape professional and shall include drought tolerant landscaping and low water irrigation systems. Landscaping shall not block vision from exits or at street intersections. If the landscape area is 2,500 square feet or greater, a landscape water flow meter shall be installed for verification of the amount of water being used for landscaping.
19. A backflow prevention device shall be installed prior to occupancy unless waived by the Public Works Director.
20. Fire equipment shall be inspected annually by the Fire Department.

21. Pursuant to City Municipal Code Section 17.124.070 and 15.36.100, any vehicular gate must be a minimum of 14 feet wide and setback a minimum of 30 feet from the edge of pavement or property line (whichever is greater).
22. Installation of a rapid entry Knox Box system, is required on any locked gates or fencing blocking Fire Department access to a property unless waived by the Fire Chief.

Fire Department Conditions of Approval

23. Installation of approved interior fire sprinkler system, unless waived by the Fire Chief.
24. 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.
25. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

Building Department Conditions of Approval

26. A building permit is required for all onsite demolition, construction and/or change of occupancy.
27. 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 2013 Title 24 codes.
28. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
29. The applicant shall provide a construction waste management plan with the building permit application.
30. 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.
31. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
32. 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.

33. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

34. As part of the conditions of the project the City shall memorialize the residence as a five (5) bedroom structure which will exempt phase two (2) (as indicated on the current plan set) from water neutrality.

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.

I HEREBY CERTIFY that the foregoing Design Review Exemption 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 March 6th 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

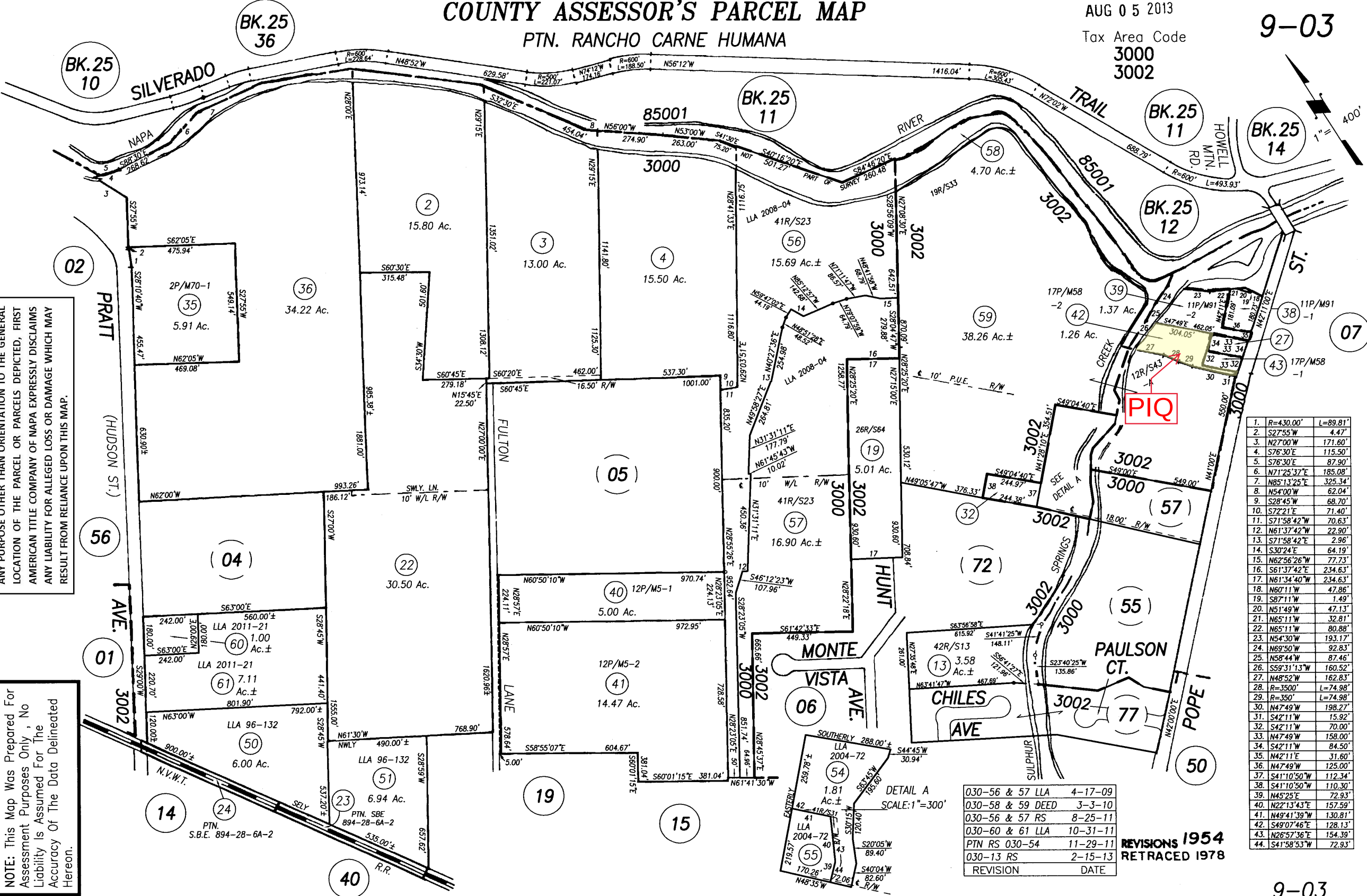
COUNTY ASSESSOR'S PARCEL MAP
PTN. RANCHO CARNE HUMANA

AUG 05 2013
Tax Area Code
3000
3002

9-03

THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND
DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR
ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL
LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST
AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS
ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY
RESULT FROM RELIANCE UPON THIS MAP.

NOTE: This Map Was Prepared For
Assessment Purposes Only. No
Liability Is Assumed For The
Accuracy Of The Data Delineated
Hereon.



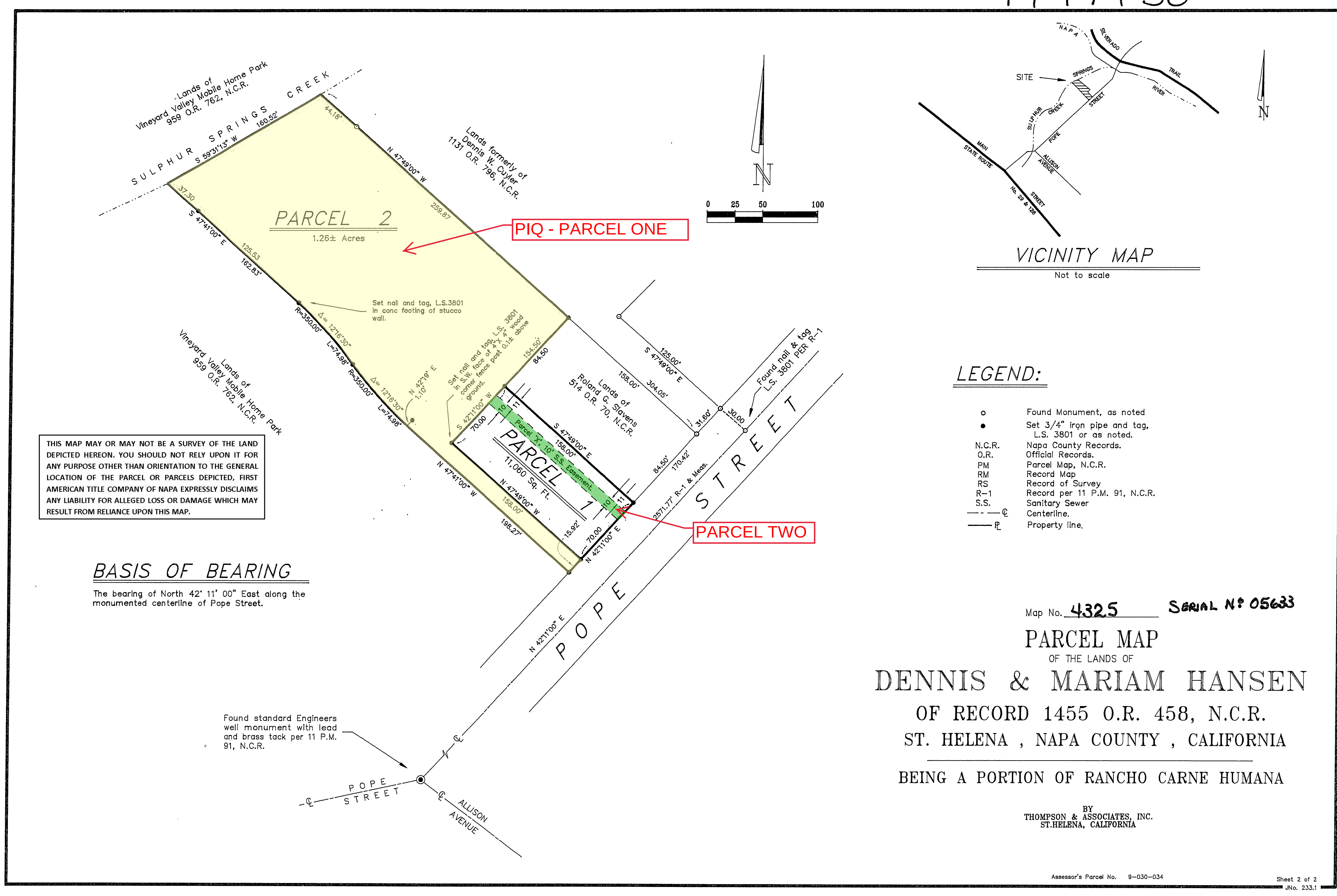
1.	R=430.00'	L=89.81'
2.	S27°55'W	4.47'
3.	N27°00'W	171.60'
4.	S76°30'E	115.50'
5.	S76°30'E	87.90'
6.	N71°25'37"E	185.08'
7.	N85°13'25"E	325.34'
8.	N54°00'W	62.04'
9.	S28°45'W	68.70'
10.	S72°21'E	71.40'
11.	S71°58'42"W	70.63'
12.	N61°37'42"W	22.90'
13.	S71°58'42"E	2.96'
14.	S30°24'E	64.19'
15.	N62°56'26"W	77.73'
16.	S61°37'42"E	234.63'
17.	N61°34'40"W	234.63'
18.	N60°11'W	47.86'
19.	S87°11'W	1.49'
20.	N51°49'W	47.13'
21.	N65°11'W	32.81'
22.	N65°11'W	80.88'
23.	N54°30'W	193.17'
24.	N69°50'W	92.83'
25.	N58°44'W	87.46'
26.	S59°31'13"W	160.52'
27.	N48°52'W	162.83'
28.	R=3500'	L=74.98'
29.	R=350'	L=74.98'
30.	N47°49'W	198.27'
31.	S42°11'W	15.92'
32.	S42°11'W	70.00'
33.	N47°49'W	158.00'
34.	S42°11'W	84.50'
35.	N42°11'E	31.60'
36.	N47°49'W	125.00'
37.	S41°10'50"W	112.34'
38.	S41°10'50"W	110.30'
39.	N45°25'E	72.93'
40.	N22°13'43"E	157.59'
41.	N49°41'39"W	130.81'
42.	S49°07'46"E	128.13'
43.	N26°57'36"E	154.39'
44.	S41°58'53"W	72.93'

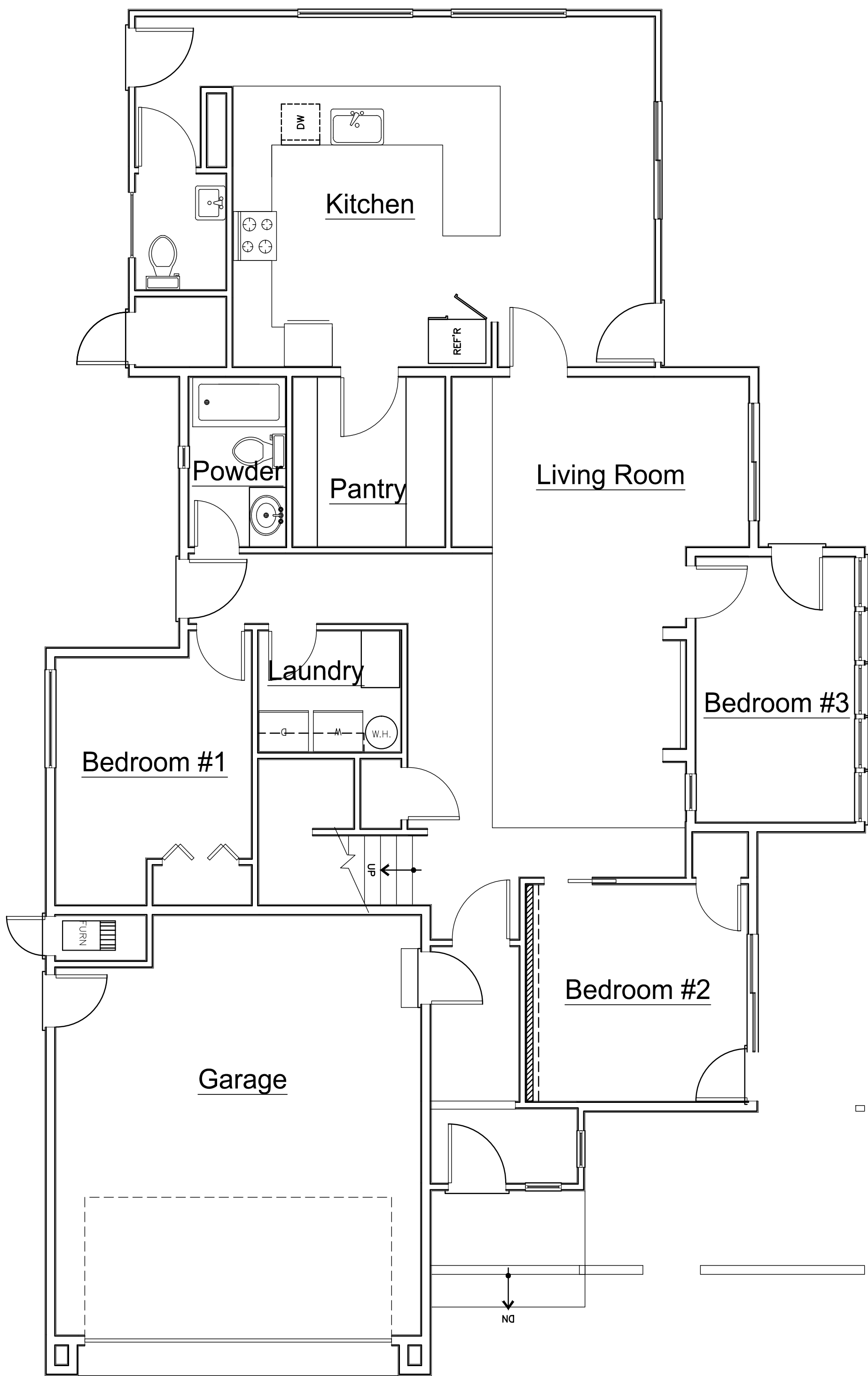
030-56 & 57 LLA	4-17-09
030-58 & 59 DEED	3-3-10
030-56 & 57 RS	8-25-11
030-60 & 61 LLA	10-31-11
PTN RS 030-54	11-29-11
030-13 RS	2-15-13
REVISION	DATE

REVISIONS 1954
RETRACED 1978

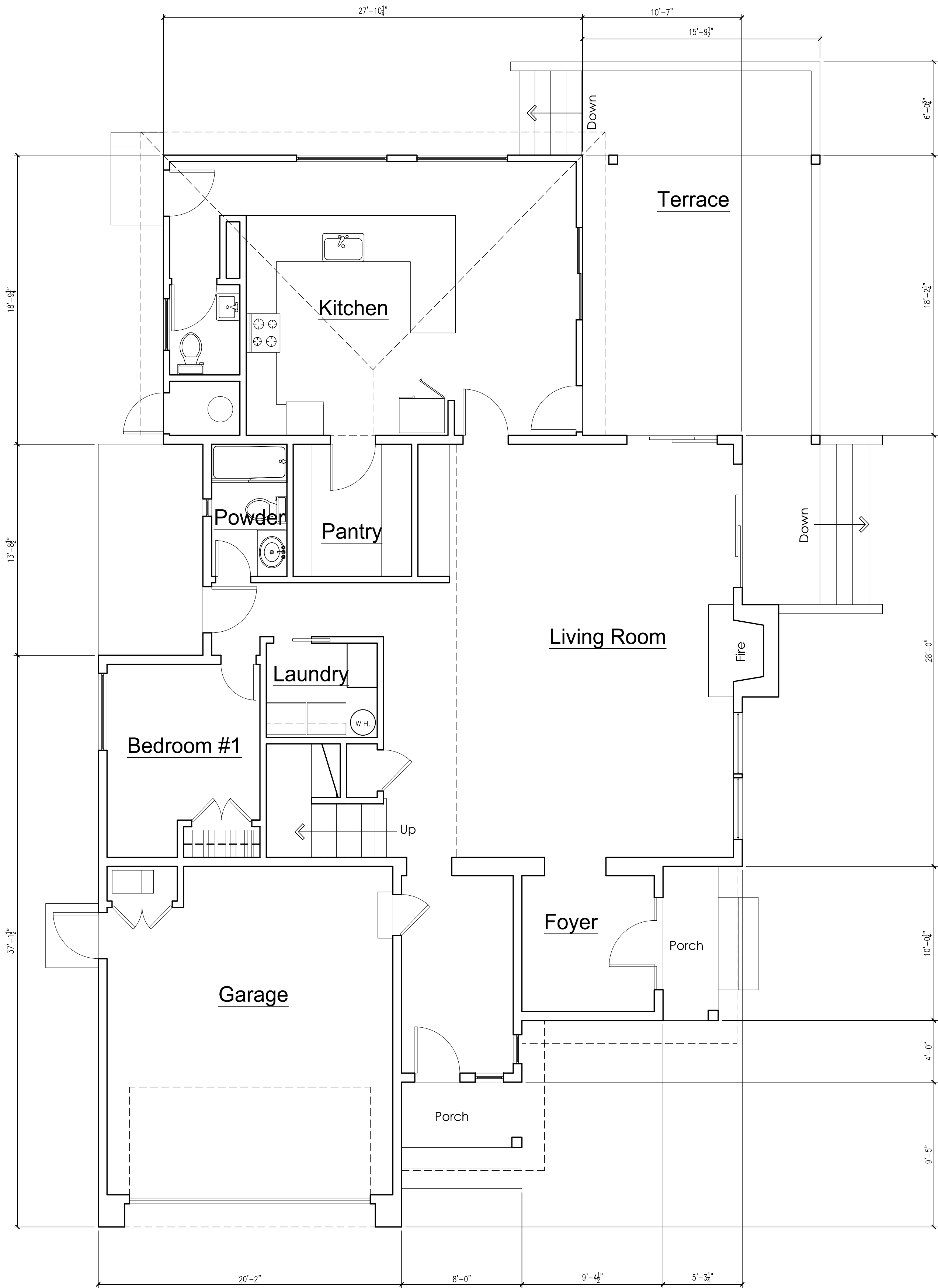
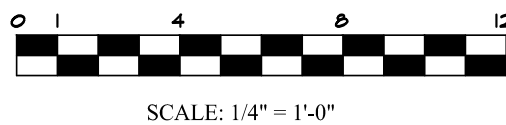
9-03

17 PM 58





EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

PHASE 1 PLAN SET

Copyright

LOCKED ARCHITECT

IVAN M. LUKRICH

NO. C-20070

EXP. 09/01/2019

STATE OF CALIFORNIA

Revisions

IVAN M. LUKRICH

ARCHITECT

P.O. BOX 1642, SANTA ROSA, CA 95402

VOICE 707/573.8291 FAX 707/573.3012

BIRDWELL RESIDENCE

RESIDENCE RENOVATION AND ADDITION

APN 009-030-042

280 POPE STREET

ST. HELENA, CALIFORNIA

FLOOR PLAN

PROPOSED & EXISTING

Job Number

BIRDWELL

Drawn By

IML

Scale

1/4" = 1'-0"

Date

12-13-2017

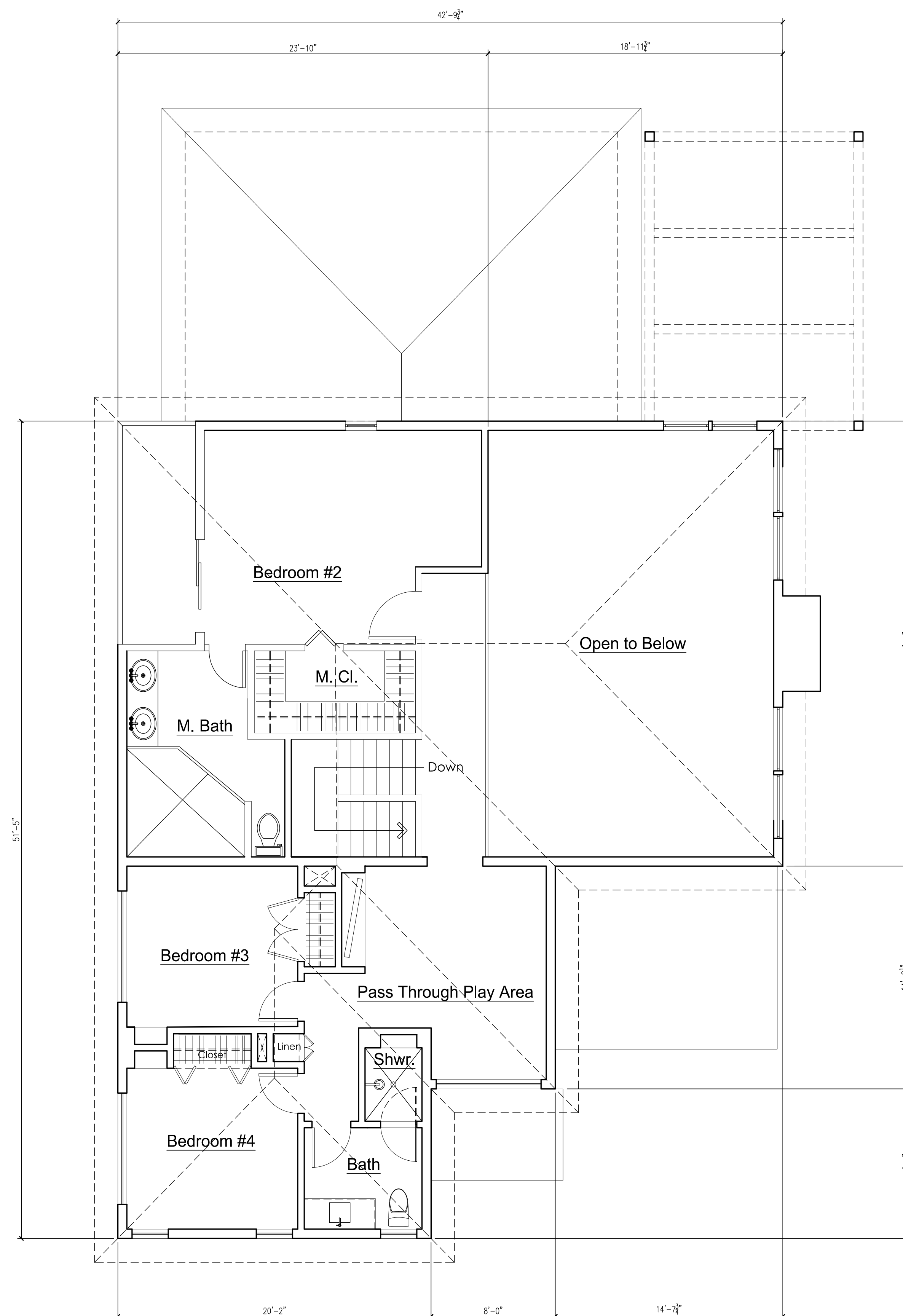
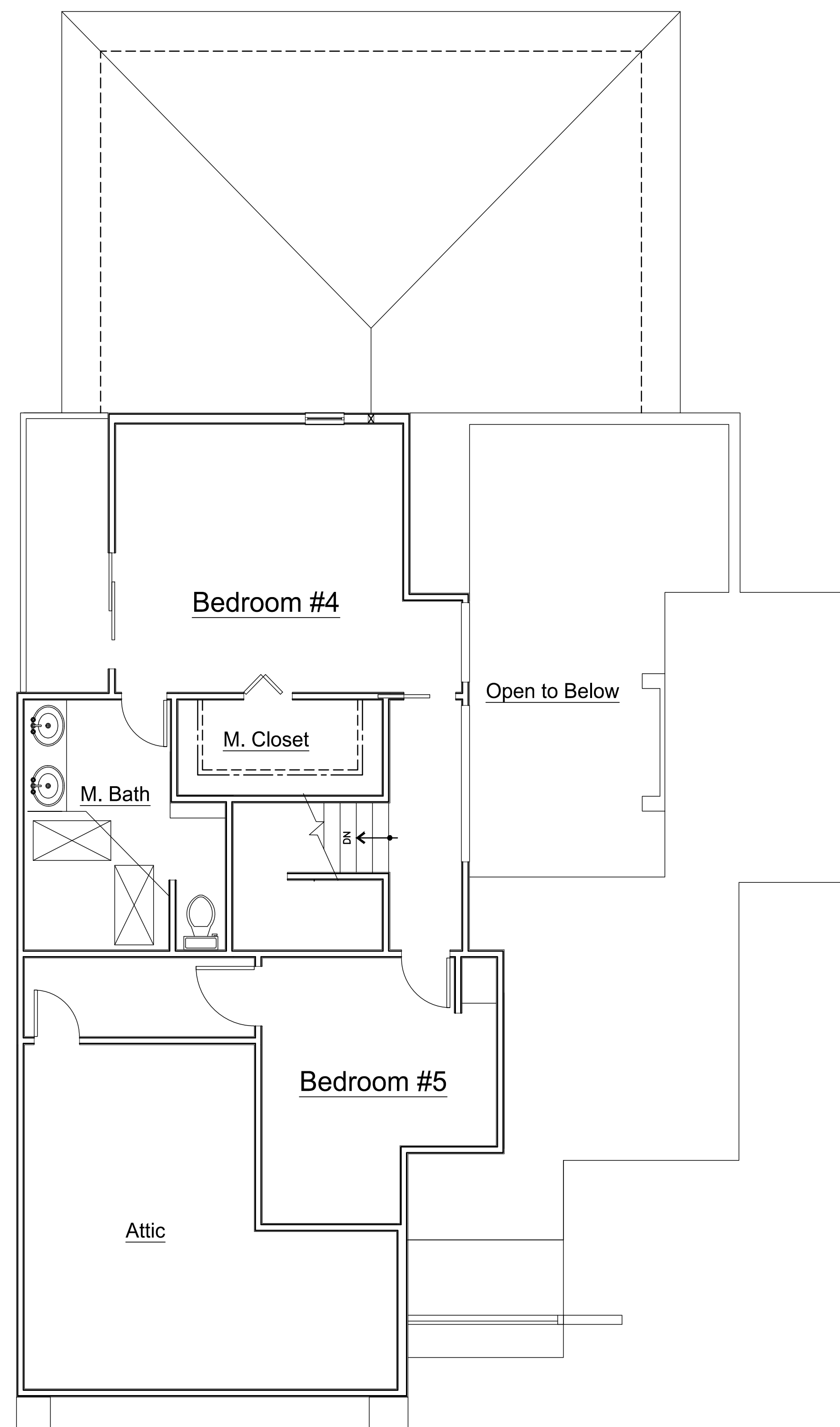
Sheet Number

A1

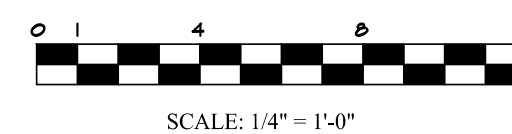
of

Page 41 of 307

Agenda Item #4.2.



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

PHASE 1 PLAN SET



Revisions

IVAN M. LUKRICH
ARCHITECT
P.O. BOX 1642, SANTA ROSA, CA 95402
VOICE 707.573.8291 FAX 707.573.3012

BIRDWELL RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 009-030-042
280 POPE STREET
ST. HELENA, CALIFORNIA

**FLOOR PLAN
PROPOSED & EXISTING**

Job Number

BIRDWELL

Drawn By

IML

Scale

1/4" = 1'-0"

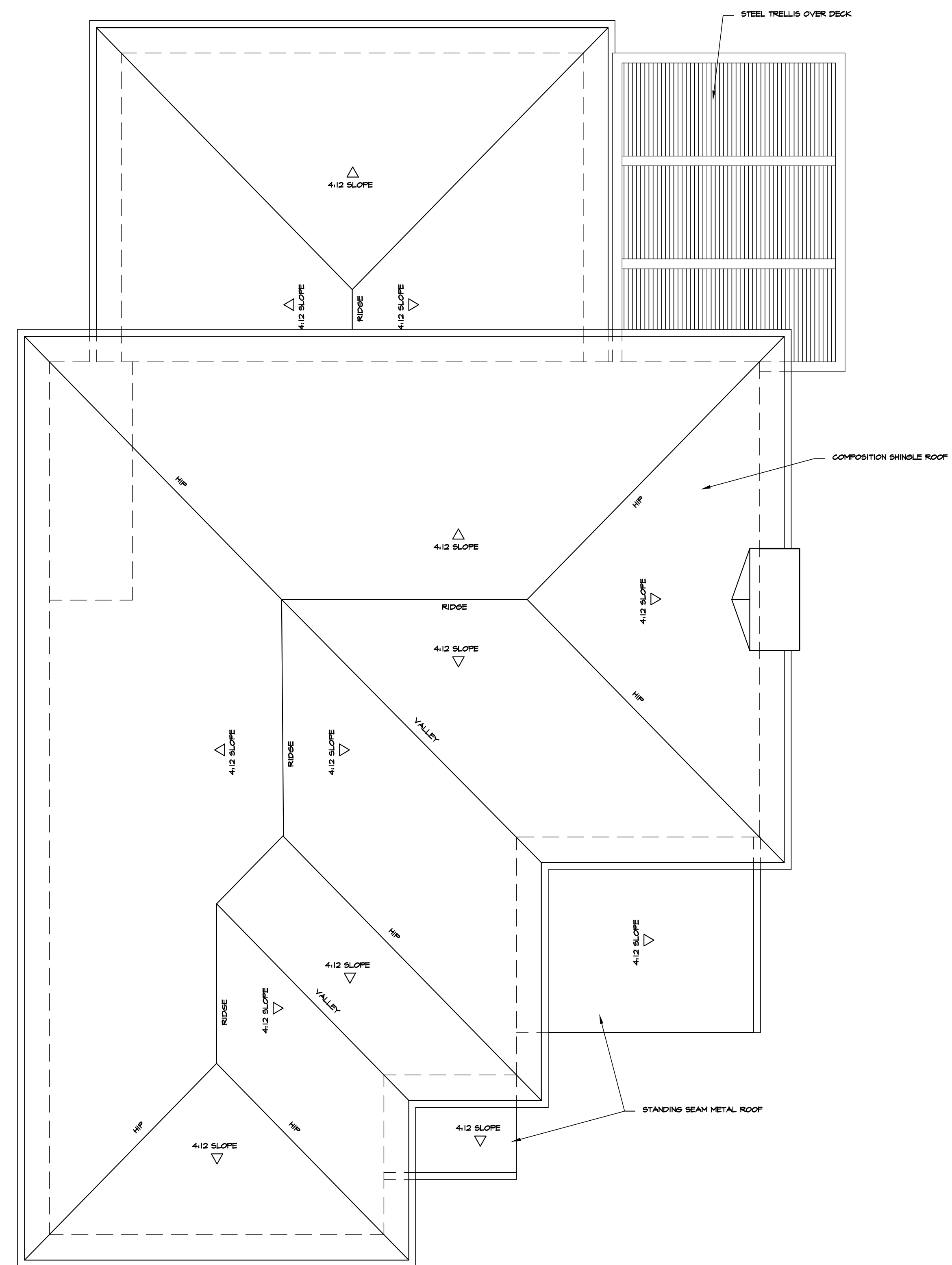
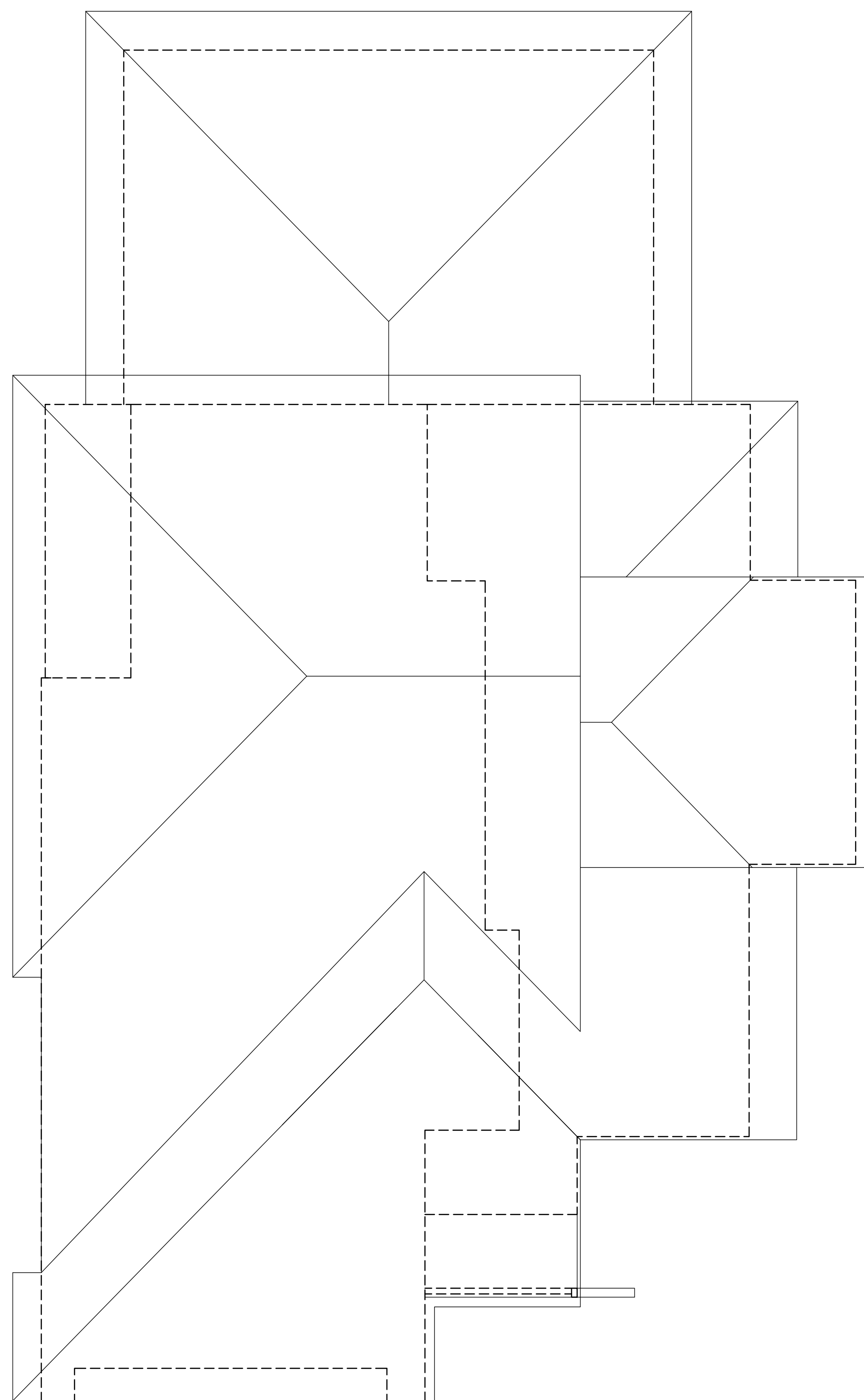
Date _____

12-13-2017

Sheet Number

A2

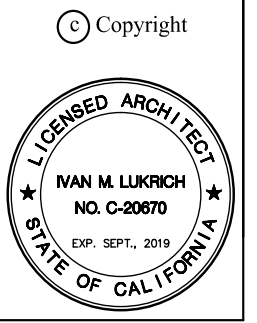
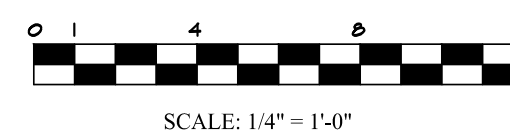
of



AS BUILT ROOF PLAN

ROOF PLAN

PHASE 1 PLAN SET



Revisions

IVAN M. LUKRICH
ARCHITECT

P.O. BOX 1642, SANTA ROSA, CA 95402
VOICE 707.573.8291 FAX 707.573.3012

BIRDWELL RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 009-030-042
280 POPE STREET
ST. HELENA, CALIFORNIA

ROOF PLAN
PROPOSED & EXISTING

Job Number

Drawn By

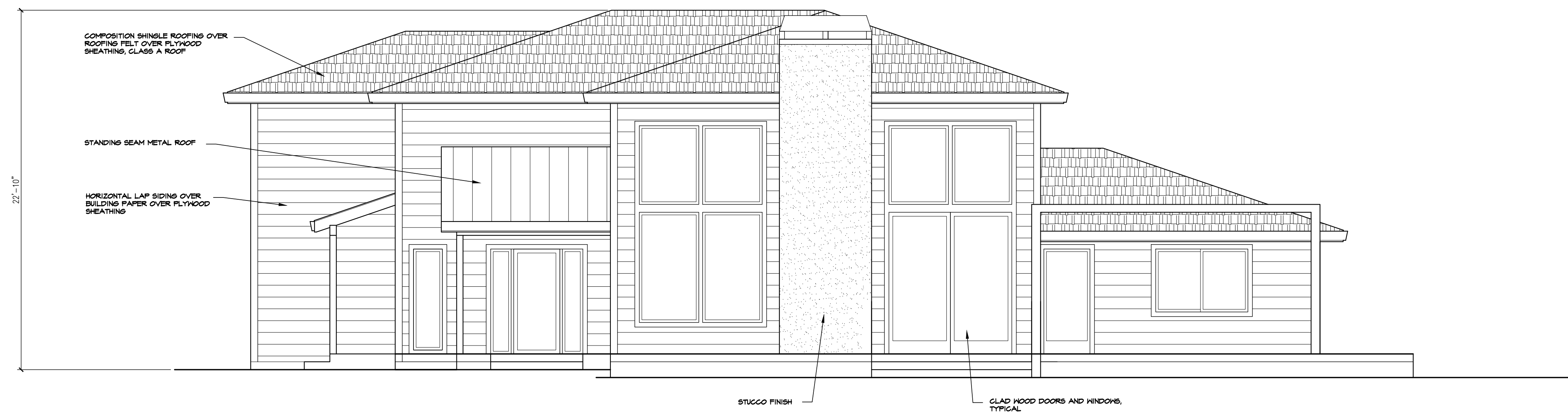
Scale

Date _____

Sheet Number

A3

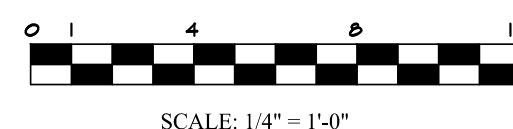
4



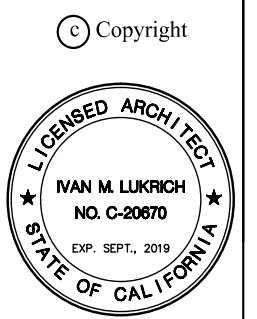
SOUTH ELEVATION - PROPOSED



SOUTH ELEVATION - EXISTING



PHASE 1 PLAN SET



Revisions

IVAN M. LUKRICH
ARCHITECT
P.O. BOX 1642, SANTA ROSA, CA 95402
VOICE 707.573.8291 FAX 707.573.3012

BIRDWELL RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 009-030-042
280 POPE STREET
ST. HELENA, CALIFORNIA

SOUTH ELEVATION PROPOSED & EXISTING

Job Number
BIRDWELL

Drawn By
IML

Scale
1/4" = 1'-0"

Date
12-13-2017

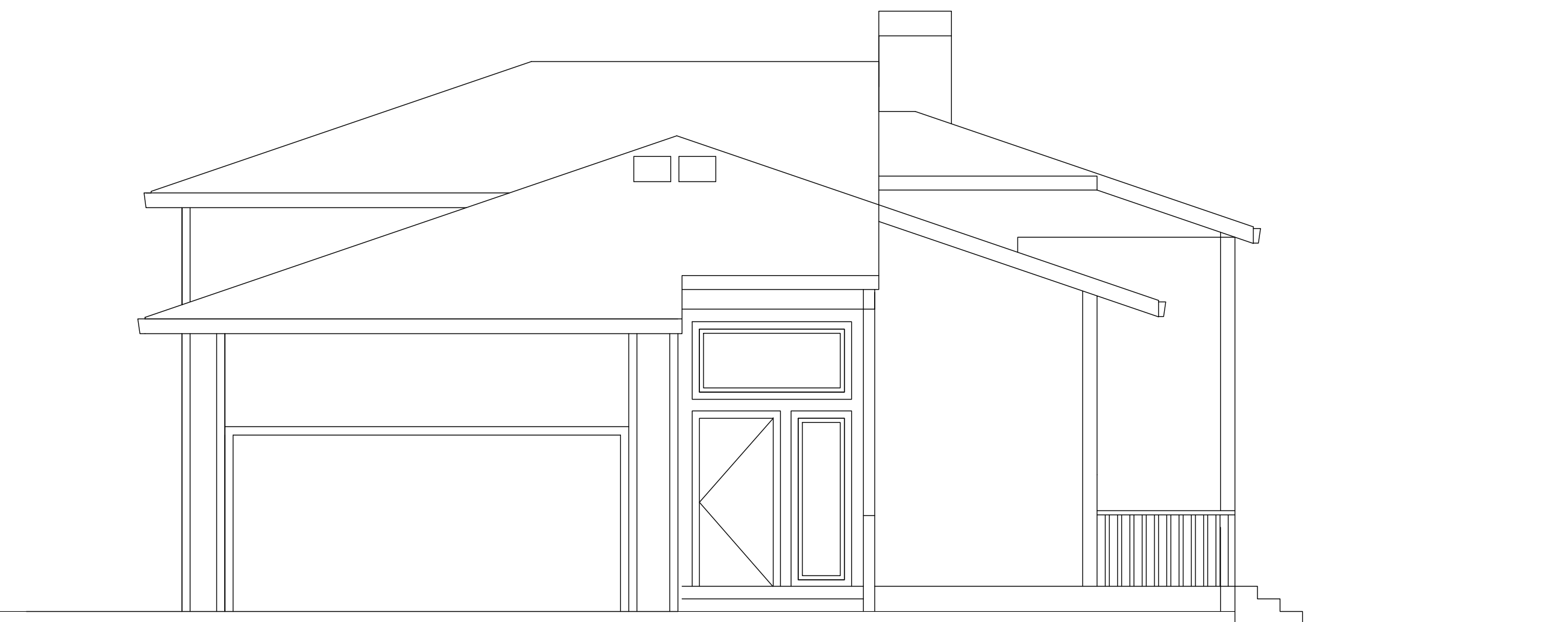
Sheet Number

A4

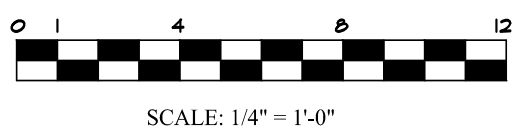
of



WEST ELEVATION - PROPOSED



WEST ELEVATION - EXISTING



PHASE 1 PLAN SET

Copyright

LOCKED ARCHITECT

IVAN M. LUKRICH

NO. C-20070

EXP. 09/01, 2019

STATE OF CALIFORNIA

Revisions

IVAN M. LUKRICH

ARCHITECT

P.O. BOX 1642, SANTA ROSA, CA 95402

VOICE 707/573-8291 FAX 707/573-3012

BIRDWELL RESIDENCE

RESIDENCE RENOVATION AND ADDITION

APN 009-030-042

280 POPE STREET

ST. HELENA, CALIFORNIA

WEST ELEVATION

PROPOSED & EXISTING

Job Number

BIRDWELL

Drawn By

IML

Scale

1/4" = 1'-0"

Date

12-13-2017

Sheet Number

A5

of

Page 45 of 307

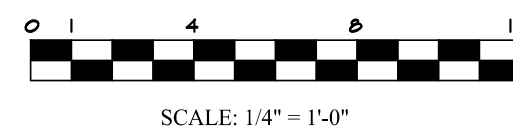
Agenda Item #4.2.



NORTH ELEVATION - PROPOSED



NORTH ELEVATION - EXISTING



PHASE 1 PLAN SET



Revisions

IVAN M. LUKRICH
ARCHITECT
P.O. BOX 1642, SANTA ROSA, CA 95402
VOICE 707.573.8291 FAX 707.573.3012

BIRDWELL RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 009-030-042
280 POPE STREET
ST. HELENA, CALIFORNIA

**NORTH ELEVAITON
PROPOSED & EXISTING**

Job Number
BIRDWELL

Drawn By
IML

Scale
1/4" = 1'-0"

Date
12-13-2017

Sheet Number

A6

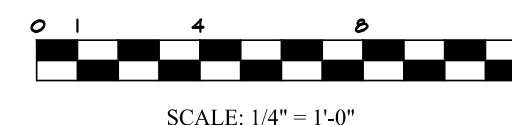
of



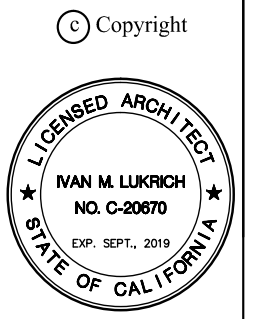
EAST ELEVATION



EAST ELEVATION



PHASE 1 PLAN SET



Revisions

IVAN M. LUKRICH
ARCHITECT
P.O. BOX 1642, SANTA ROSA, CA 95402
VOICE 707.573.8291 FAX 707.573.3012

BIRDWELL RESIDENCE
RESIDENCE RENOVATION AND ADDITION
APN 009-030-042
280 POPE STREET
ST. HELENA, CALIFORNIA

EAST ELEVATION

PROPOSED & EXISTING

Job Number
BIRDWELL

Drawn By
IML

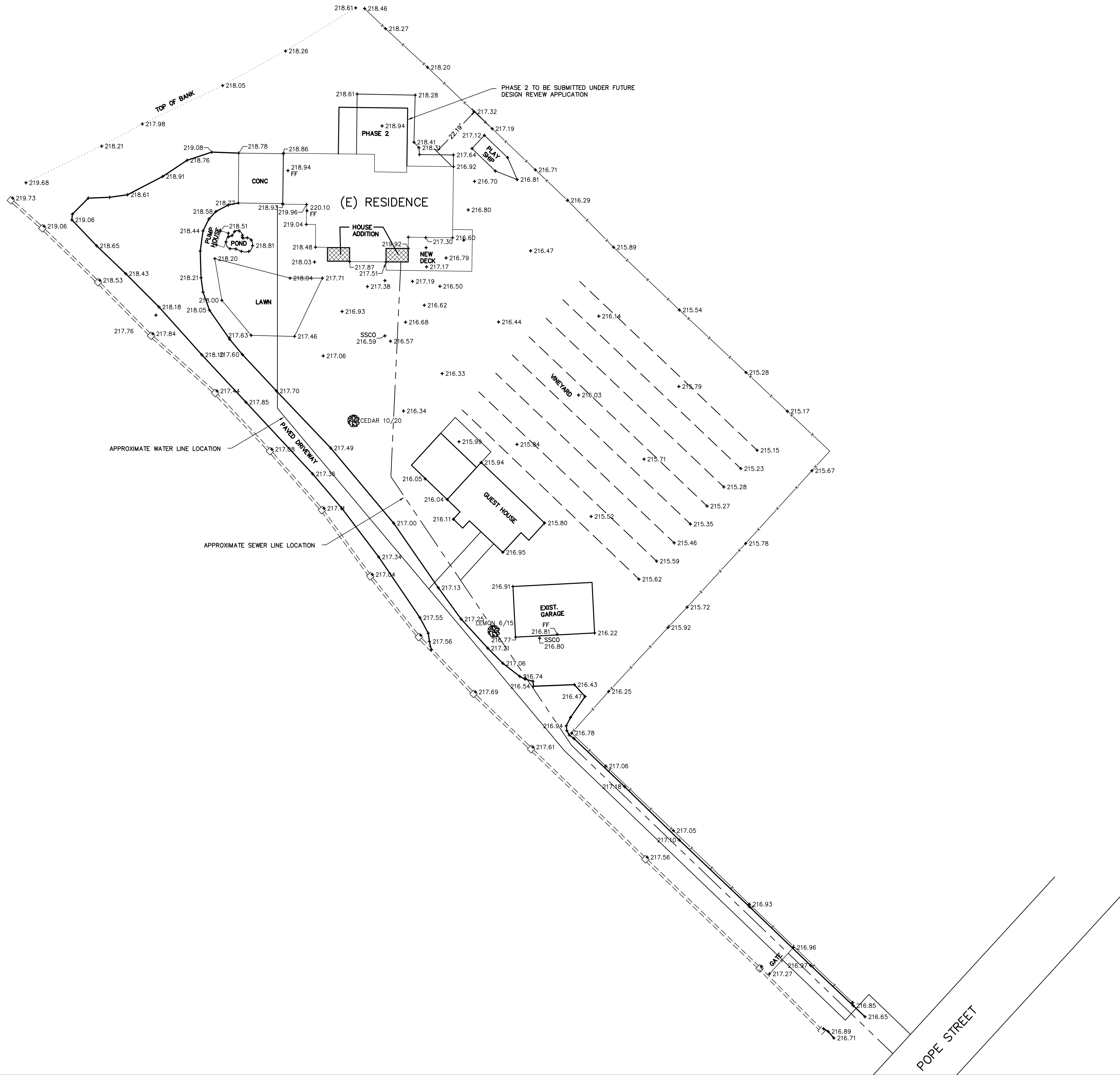
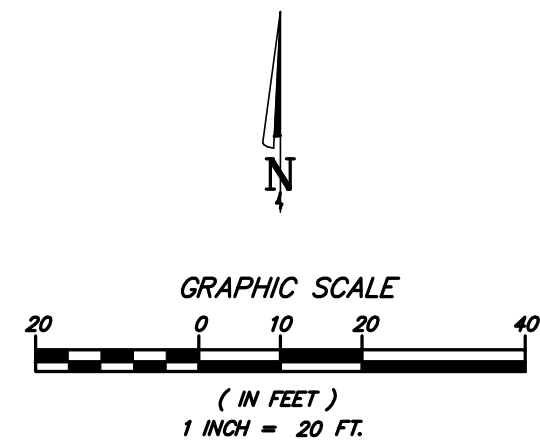
Scale
1/4" = 1'-0"

Date
12-13-2017

Sheet Number

A7

of



LEGEND:

CONC	CONCRETE
FF	FINISHED FLOOR
SSCO	SANITARY SEWER CLEAN OUT
WELL	WELL
12/25	TREE TRUNK DIA. IN INCHES/DRIFLINE IN FEET
1' CONTOUR	1' CONTOUR
5' CONTOUR	5' CONTOUR
BUILDING LINE	BUILDING LINE
EDGE OF CONC	EDGE OF CONC
EDGE OF PAVEMENT	EDGE OF PAVEMENT
FENCE	FENCE
WALL	WALL
VINEYARD ROW	VINEYARD ROW

ALBION
ALBION SURVEYS, INC.
CONSULTING LAND SURVEYORS
1113 HUNT AVENUE,
ST. HELENA, CA 94574
(707) 963-1217
FAX (707) 963-1829

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY.
IT IS PROVIDED TO LOCATE THE PROPOSED SUBJECT PROPERTY
IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS,
STREETS AND NOT TO GUARANTEE ANY FIXED
DIMENSION OR AREA.
A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY
CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE.
EASEMENTS MAY AFFECT THIS PROPERTY.
THIS SURVEYOR HAS NOT PROVIDED ANY INFORMATION
REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 009-030-042
ADDRESS: 280 POPE STREET
ST. HELENA, CA 94574

MAP OF TOPOGRAPHY
OF A PORTION OF THE LANDS OF
280 POPE STREET
CITY OF ST. HELENA COUNTY OF NAPA STATE OF CALIFORNIA

REVISIONS & ADDITIONS

DATE: 8-28-2015	FR: 721	PG: 3-5
DRAWN: T. MOSS	FR:	PG:
DATE:	FR:	PG:
DRAWN:	FR:	PG:
DATE:	FR:	PG:
DRAWN:	FR:	PG:
DATE:	FR:	PG:
DRAWN:	FR:	PG:

ALBION REFERENCES

PROJECT NO: 3357
PROJECT MANAGER: J. WEBB
DATE OF SURVEY: 5-27-2015

CONTOUR INTERVAL = 1'
VERTICAL DATUM ASSUMED
DIRECTION OF NORTH BASED ON A
COMPASS SIGHTING

SHEET 1 OF 1
CSD PROJECT 3357
C1.dwg



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 6, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-072

SUBJECT: Request for a use permit to operate a real estate office, Coldwell Banker Brokers of the Valley (CBBOV), out of an available tenant space located at 1200 Main Street and in the Central Business (CB) 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:12/20/17

ACCEPTED AS COMPLETE:01/21/18

LOCATION OF PROPERTY: 1200 Main Street

APN: 009-083-014

GENERAL PLAN/ZONING: CB: Central Business

APPLICANT: Jeff Feeney

PHONE: (707) 580-5678

BACKGROUND

1200 Main Street is a commercial building comprised of approximately 6,000 square feet of floor space (divided into two tenant spaces of 3000 sq-ft each) and located in the Central Business District and within the boundaries of the Parking Impact (PI) Overlay. The tenant space in question was formerly occupied by two different tenants: the St. Helena Hospital Call Center at front and St. Helena Star Office at the rear. The building is supported by a total of eight (8) dedicated parking spaces, four (4) of which are devoted to the subject tenant space.

PROJECT DESCRIPTION

Applicant, Jeff Feeney, is requesting a use permit to relocate an existing real estate office, Coldwell Banker Brokers of the Valley (CBBOV), from an existing tenant space at 1289 Main Street to a new tenant space at 1200 Main Street and in the Central Business (CB) District. The proposed use would have frontage on Main Street (**see Attachment 5**) which, per code Section 17.48.030, is subject to a conditional use permit. Specifically the Code, requires a use permit for , "Real estate services, when located on the first floor, with access and frontage on Main Street."

The real estate office will operate with one full time staff member who will work at the location on a regular basis with up to five staff persons being on site at a given time — including agents and other staff who may typically work remotely. The office would be open seven days per week during normal business hours, from 8:30 a.m. to 5:30 p.m. and will serve as a place for client meetings and for utilizing services provided by staff, etc. The applicant states that a number of employees typically bike to the office, therefore lessening the demand on parking spaces.

Days/Hours of operation: 8:00a.m. to 5:30p.m. M-F

Employees: one full time, on-site employee and three to four remote employees

Parking: Parking would be provided by four (4) dedicated on-site spaces located at building rear. The subject property is located within the boundaries of the Parking Impact Overlay (PI) District. Per Code Section 17.104.020, the basic parking requirement for buildings existing as of February 1, 1980, such as 1200 Main Street, shall be at least one space of each 1200 sq-ft of ground floor area and one space for each 2400 sq-ft of basement or upper floors which would amount to the need for approximately five spaces. No change in floor area or occupancy type (office) is proposed and therefore no additional parking is necessitated.

ANALYSIS

GENERAL PLAN

1200 Main Street exhibits a General Plan land use designation of Central Business District. The City of St. Helena General Plan (1993) states that the Central Business District provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. This land use designation generally extends from Sulphur Springs Creek north, along Main Street, to midway between Adams Street and Pine Street, and west, to Oak Street, and easterly along the north side of Adams Street.

Applicable General Plan policies include:

2.6.27 Prohibit commercial uses that are primarily tourist-serving in nature, and that are inconsistent with the community image of St Helena.

3.4.4 Prohibit the development of any new retail uses that are oriented primarily towards tourists.

2.6.30 Protect Historic resources in the commercial areas and encourage their rehabilitation and re-use.

2.6.47 Provide sufficient opportunities for offices that support the regional economy and the local needs of the community.

2.6.49 Encourage active, pedestrian oriented retail districts by restricting office uses to upper story locations or locations along the periphery of the retail district.

2.6.51 Limit office use in the CBD to second story areas or a limited percentage of the total CBD ground floor area

Staff Analysis

The proposed office use is consistent with applicable general plan policies in that it will support the local and regional needs of the economy, is not primarily tourist serving in nature, would provide for the continued use of a historic resource (Noble-Galleron Building), would provide for an office use on the periphery of the retail district and would not cause an over-concentration of office space in the CBD District.

ZONING

Consistent with the Central Business land use designation, the site exhibits a zoning designation of CB. The CB District conditionally allows for "real estate services when located on the first floor with access and frontage on Main Street" insofar as it meets the intent of the General Plan and all use permit findings can be made. No exterior modifications are proposed that would necessitate review of CB development standards.

Parking

As detailed above, the subject property is located within the boundaries of the Parking Impact Overlay (PI) District. Per Code Section 17.104.020, the basic parking requirement for buildings existing as of February 1, 1980, such as 1200 Main Street, shall be at least one space for each 1200 sq-ft of ground floor area and one space for each 2400 sq-ft of basement or upper floors. No change in floor area or occupancy type is proposed and therefore no additional parking is necessitated.

Staff Analysis: As detailed herein, the proposed real estate office would meet the intent of the General Plan and is able to meet the required use permit findings. For those reasons, the project appears to be consistent with applicable policies and standards prescribed by the General Plan and Zoning Ordinance.

WATER NEUTRALITY

The project does not involve 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) and therefore is not subject to the St. Helena Water neutrality provisions.

USE PERMIT

The purpose of a use permit is to allow the proper integration in the City of essential or desirable uses which may be suitable only in certain locations or zoning districts, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the city. No use permit shall be granted unless all of the following general findings can be made (Zoning Code Section 17.168 040). The Findings needed to approve a Use Permit are enumerated below:

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 and 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.

Staff Analysis

The project would not generate anything injurious to surrounding uses or the community, would not inhibit the City's goal of maintaining the viability of a local serving economy, would be compatible with surrounding land uses and be consistent with the General Plan. As such, the proposed project meets the required use permit findings.

CEQA

The project is categorically exempt in accordance with CEQA Section 15301 "existing facilities" as the operation of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

ISSUES

No Issues have been identified.

CORRESPONDENCE

No comments have been received at the drafting of this staff report.

STAFF RECOMMENDATION

The Planning and Community Improvement Department recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Section 15301 "existing facilities" as the operation of a business within an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination.

2. Accept the required findings enumerated in Municipal Code Section 17.168. 040 and adopt a resolution approving a Use Permit for the proposed real estate office use located at 1200 Main Street.

ATTACHMENTS

[1200 Main- Attch 1. Resolution](#)

[1200 Main- Attch 2. APN Map](#)

[1200 Main- Attch 3. Aerial View](#)

[1200 Main Attch 4. Project Narrative](#)

[1200 Main- Attch 5. Floor and Site Plan](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A USE PERMIT
FOR A REAL ESTATE OFFICE LOCATED AT 1200 MAIN STREET (File No. PL17-072)**

PROPERTY OWNER: Jeff Feeney

APN: 009-083-014

Recitals

- 1. On Dec 20, 2017** Jeff Feeney submitted an application for a Use Permit to operate a real estate office out of a vacant tenant space in the Noble-Galleron building at 1200 Main Street in the CB District; and
- 2. On March 6, 2018** 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.
- 3. 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 this project qualifies for a Class 1 Categorical Exemption pursuant to Section 15301, of the California Environmental Quality Act (CEQA) as the operation of an existing private structure involving a negligible expansion of use beyond that existing at the time of the lead agency's determination. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

B. Let it be further resolved that the Planning Commission has considered the findings identified in Municipal Code Section 17.168.050 to support the motion to approve the Use Permit given that the project has been found to demonstrate:

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.
As a real estate office, there is no expectation that the proposed use would generate anything injurious to surrounding uses or 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.
The real estate office would generate noise levels consistent with a quiet office environment and would not disturb or otherwise adversely affect the health safety or welfare of neighboring properties.
3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.
The use would not generate a level of traffic that would cause noise exceeding the normally acceptable range.
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 site is already well supported by public services and utilities and would not place an excessive burden on any City facilities. Further, CBBOV currently operated out of a tenant space at 1289 and therefore, it's relocation would have no net increase on demand of public services.
5. That the proposed use would provide adequate ingress and egress to and from the proposed location.
No changes to ingress or egress are proposed.
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 Coldwell Banker Brokers of the Valley has operated in St. Helena for over twenty years; it is currently located at 1289 Main Street. The re-location of the CBBOV and issuance of a use permit to operate in the CB district, would not conflict with the City's goal of maintaining the economic viability of the community.
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 real estate office use would be located in a storefront that faces Main Street; which is generally discouraged in the most central area of the CB District. However, because the office use would be within a storefront area located on the periphery of the District, would not be in an area with an over-concentration of other office uses, and would simply continue what were previous office uses, it would be compatible with surrounding uses and would not conflict with the purpose of the CB District.
8. That the proposed use would not be in conflict with the City's General Plan.
The proposed office use is consistent with applicable general plan policies in that it will support the local and regional needs of the economy, is not primarily tourist serving in nature, would provide for the continued use of a historic resource (Noble-Galleron Building), would provide for an office use on the periphery of the retail district and would not cause an over-concentration of office space in the CBD District. Further, CBBOV currently operates out of a tenant space at 1289 Main Street and therefore, its relocation would not necessarily increase the ratio of office space to retail space.

9. That the proposed use would not be injurious to public health, safety, or welfare.
The proposed real estate office 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.
Use permits are considered on a case by case basis and based on the specific merits of a given project. Accordingly, the granting of this use permit would not influence future decisions or otherwise set a precedent.
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.
The project site is within the PI District and would not expand the square footage of the existing building or change the occupancy type and therefore the existing four dedicated spaces are sufficient to accommodate the parking needs of both employees and clients.
12. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
Project-generated traffic would be limited and distributed throughout the day and streets would be able to accommodate any new traffic.

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.

CONDITIONS OF APPROVAL

1. The Use Permit shall be vested within one (1) year from the date of approval. A building permit for the activities allowed under this approval shall have been obtained within one (1) year from the effective date of the decision or these approvals shall expire; provided however that the approved permit(s) 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. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
3. The Use Permit 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 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. No signage is approved as part of the permit. Any proposed signage is subject to a separate sign permit as required per St. Helena Zoning Code Chapter 17.148.
13. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.
14. Where the CB District adjoins agricultural districts, 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.

Public Works Department Conditions of Approval

15. 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.
16. 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.
17. 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.
18. 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.
19. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

20. A building permit is required for all onsite demolition, construction and/or change of occupancy.
21. 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.
22. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
23. The applicant shall provide a construction waste management plan with the building permit application.
24. 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.
25. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.

26. 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.
27. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

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 March 6, 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director

RECEIVED
PLANNING DEPARTMENT

DEC 2 0 2017

CITY OF ST HELENA

POR. RANCHO CARNE HUMANA

R.M. Bk. D of Patents, Pg. 127

Tax Area Code
3002

9-08



CITY OF ST. HELENA
Assessor's Map Bk. 9 Pg. 08
County of Napa, Calif.
1954-60-61



+/- 3,000 ~~sq~~ OFFICE + 4 - DEDICATED PARKING SPACES
PROJECT STATEMENT

Coldwell Banker Brokers of the Valley (CBBOV) has operated at its current location on Main Street for over 20 years. With its current lease soon to expire, CBBOV has entered into a new lease for the subject premises in the Galleron Building. The company is committed to providing high quality real estate services to the residents of St. Helena, and plans to do so for decades to come.

The office is open seven days a week. Normal business hours are 8:30 a.m., to 5:30 p.m. Many of our agents walk or ride a bicycle to work. Recent advancements in technology have changed the way the real estate business is conducted. Software and hardware innovations have made our agents mobile. Most agents work at home or do most of their business via computer. The office has become a place for client meetings and for utilizing the services provided by our staff. There will be one full-time staff member on site. Including agents, the average number of staff on site will be four persons. A maximum of four or five staff persons will be on site at any time.

The building has approximately 6,000 square feet of floor space; there are eight parking spaces at the rear of the building. The subject space was formerly occupied by two different tenants, with the St. Helena Hospital Call Center in the front portion of the space, and the St. Helena Star Offices in the rear. The applicant proposes to remodel the rear portion of the space only, as shown on the attached floor plan. The remodel includes a modification to the doorway at the rear of the space; there will be no other changes to the exterior of the building, other than some clean-up of the exterior wall at the back of the building. Three signs are proposed and shown on the attached sign plan: one 19.5 square-foot hanging sign, one 19 square-foot wall-mounted sign, and one 3 square-foot window decal located on the front entry door.

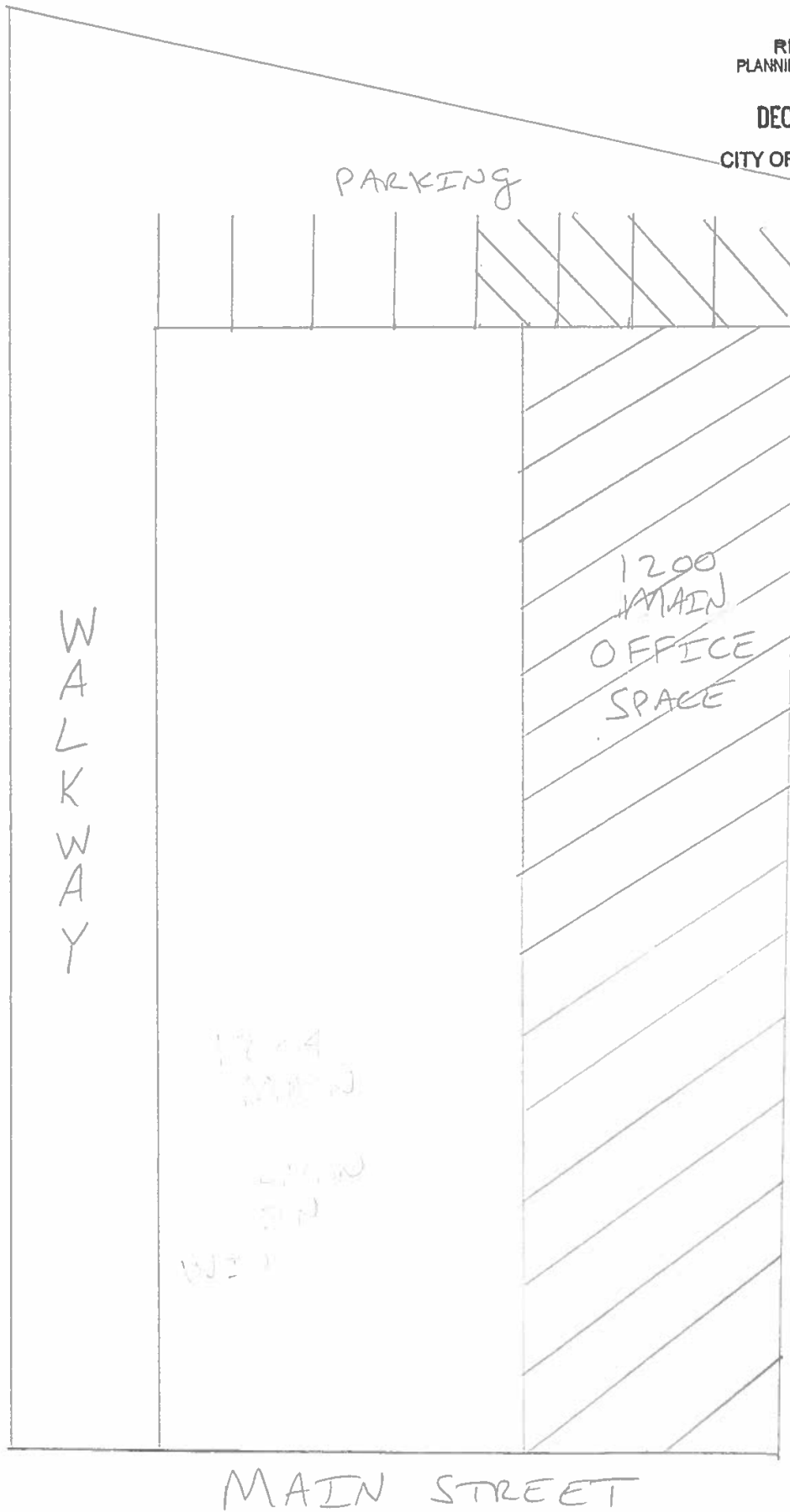
RECEIVED
PLANNING DEPARTMENT
DEC 20 2017
CITY OF ST HELENA

RECEIVED
PLANNING DEPARTMENT

DEC 20 2017

CITY OF ST HELENA

SITE
PLAN





RECEIVED
PLANNING DEPARTMENT
DEC 20 2017
CITY OF ST. HELENA



**BROKERS
OF THE VALLEY**

1289 MAIN STREET
SAINT HELENA, CA 94574

(707) 963-1152
www.cbnapavalley.com

March 1, 2018

Grace Kistner, Chair
City of St. Helena Planning Commission
1480 Main Street
St. Helena, CA 94574

Dear Ms. Kistner:

I am the Manager of the St. Helena office of Coldwell Banker Brokers of the Valley. As you know, we are seeking a Conditional Use Permit to move our office from its current location at 1289 Main Street to 1200 Main Street, the location formerly occupied by the Well Now Showcase of St. Helena Hospital.

We have been in our present location for almost 20 years. While we love our current location, recent unexpected rent increases have made the location unsustainable for our business. We are left with no choice but to move. Our goal is to secure a new office space close to our current location in which we will be able to continue to do business for the next 20 years. After searching for a considerable amount of time, we were able to negotiate a long-term lease with the Galleron family that will ensure that we will be able to continue to serve the residents of St. Helena for another 20 years. Of course, that lease is contingent on our ability to obtain the requested Conditional Use Permit.

While we understand that the Commission would like to reserve ground-level space for retail establishments, we nevertheless believe that our application should be granted. We have been and continue to be a part of the fabric of downtown. Our move will not result in the displacement of a retail establishment. The space we seek to occupy was used as office space by the prior occupant. In addition, at last count there were at least 13 vacant spaces on Main Street, any of which could be used by any retail establishment wanting to locate on Main Street.

Our company, and many of our agents, are long-standing citizens of St. Helena. The owners of our company all live in the Napa Valley and support its schools, hospitals and service organizations. Both as a company and as individuals we support numerous local charitable causes, both through donations and by holding fundraising events. At Christmas, we contribute to the merchant's fund to decorate Main Street for the holidays.

Each Office Is Independently Owned and Operated.



Grace Kistner
Page 2

While we may not be a "retail" establishment, we provide valuable services and employment opportunities to the citizens of St. Helena and are able to continue to do so only because we have a presence on Main Street. Our staff and agents are ambassadors for the City, helping visitors locate retail establishments and restaurants to patronize. We would like to continue to be a good citizen of this community. By approving our application, you will allow us to continue to support St. Helena in all the ways we do.

Thank you for your consideration,



Ward Smith

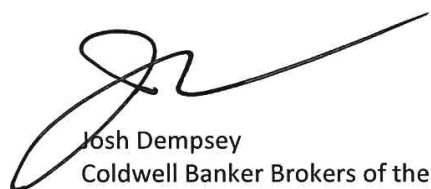
February 28, 2018

Dear Grace Kistner,

My name is Josh Dempsey and I work for Coldwell Banker Brokers of the Valley and have for the past 4 years. My family and I have lived and worked in this area for over 10 years. My wife of almost 11 years, Erin, does marketing for my business and volunteers at our children's school and at the local CASA branch. Our 8 year old son, Hayden, and our 6 year old daughter, Quinn, attend St. Helena Montessori School and love being involved in local activities and sports. We are excited for them both to be on the Waves Swim Team this summer and usually enroll them in a few of the fun summer camps at Nimbus Arts. Hayden is finishing out Basketball season at the local Boys & Girls Club and is about to start Baseball season. Quinn does Ballet and Tap & Jazz at Little Feet on Spring Street here in St. Helena. We love our small town and feel that having these amazing opportunities for our children right around the corner is part of what makes this such a special community.

I have really appreciated having my office right on Main Street in St. Helena and am asking you to please grant the use permit for us to continue to be present there. I am able to ride my bike to my office and list that as one of my top reasons that I love living in downtown St. Helena just a few blocks away. I feel that our presence is appreciated by locals and visitors alike – I often see people stopping by our window to check out listings and talk about their dream of one day owning a home in our quaint town (or upgrading if they already do!). Our office is full of positive energy and friendly people. Since we are all in our downtown office daily, we frequent all of the local coffee and lunch spots and love showing our clients the local favorites as well. Being able to walk right out the front door and show a client what the heart of our community is like is a huge asset to me. Coldwell Banker Brokers of the Valley is a vital part of our community and we provide a valuable and needed service to the residents of St. Helena. I ask that you consider granting CBBOV the Use Permit on behalf of myself, my family, my colleagues, and especially my clients.

Thank you for your time and consideration.



Josh Dempsey
Coldwell Banker Brokers of the Valley
1289 Main Street
St Helena, CA 94574
530-412-3506
www.jdnapa.com
CalBRE #01937815



BROKERS
OF THE VALLEY

1775 LINCOLN AVENUE
NAPA, CA 94558
BUS. (707) 258-5200

February 27, 2018

Dear Commissioners for the City of St. Helena,

I respectfully submit my favorable views on a request under your consideration from Coldwell Banker Brokers of the Valley for a Use Permit to occupy a commercial building on our Main Street.

Born and raised in St. Helena, and having returned years ago to work in the local wine industry and raise a family, I am now an agent with Coldwell Banker Brokers of the Valley. I deeply care about the well being of our community and the impact all businesses have on our city.

As the company's performance record affirms, Coldwell Banker Brokers of the Valley provides highest level professionalism, client care and results in all we do, and I feel this is the level of representation in the real estate industry to which the City of St. Helena should continue to align and aspire.

Thank you for your time in representing our city and your diligence in discerning what is best for our community in the long term. I trust you will make a decision supportive of both Coldwell Banker Brokers of the Valley and the City of St. Helena so that we can continue to collaborate in what is best for our city, it's residents and businesses.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrea".

Andrea Pecota White
Coldwell Banker Brokers of the Valley
Real Estate Sales Associate
License #02003576

Each Office Is Independently Owned And Operated.

FAIRWAY NAPA VALLEY INSURANCE SERVICES, INC.

February 27, 2018

To Whom It May Concern

I have been associated with Coldwell Banker Brokers of the Valley for more than 17 years—the first nine as a REALTOR and as an insurance agent for the last eight. Over this time I have worked with CBBOV to help literally hundreds of mutual clients throughout the county and I can say without any hesitation very few organizations contribute as much to the community as the people at Coldwell Banker Brokers of the Valley.

Obviously, as a real estate agency CBBOV provides a valuable resource to professionally and conscientiously represent clients in the process of buying and selling real estate. A simple review of their market share over *many* years indicates their level of professional service and commitment to clients. However, most are not aware of the other contributions made by CBBOV as a company and the agents and staff individually. Throughout the year, CBBOV agents and staff support community events such as Music in Lyman Park, the Harvest Festival—through direct participation and promotion to their clients as well as monetary contributions to non-profits serving special needs throughout the valley—the Napa Food Bank, The Pathway Home, and Napa Valley Community Housing.

The agents and staff of Coldwell Bankers Brokers of the Valley are involved in the daily life of St. Helena in more ways than we could count, as parents with children in the schools, members of the service organizations and social groups, and small business owners. As a professional and small business owner in the Napa Valley, I am proud to be associated with Coldwell Banker Brokers of the Valley. I support their request for a use permit and believe they should be viewed as a welcome addition to any location.

Sincerely,



Kimberly Menager
President

Office: 707-681-1576

Cell: 707-590-0772

Kimberly@FairwayNapa.com

P.O. Box 3561 Napa, CA 94558

JAMES KELLER

1775 Lincoln Ave | Napa, CA 94558

February 26, 2018

St. Helena Planning Commission
1480 Main Street
St. Helena, CA 94574

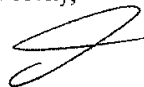
Dear Commissioners,

For over 25 years our Coldwell Banker Brokers of the Valley team has been privileged to provide both counsel and outstanding service to members of the up-valley community from our St. Helena office. There is no place like the Napa Valley and we are truly fortunate to be a part of the real estate community here. The unique properties and the wide variety of individuals and families who own them are the reasons many of our agents, myself included, decided to enter this field and continue to find such fulfillment in our work.

My brother Bill and I represent the third generation of our family to serve as a real estate brokers here in the Napa Valley and along with our parents, Bill Sr. and Dottie, we are proud owners of Coldwell Banker Brokers of the Valley. Today we are raising a new generation and it is in part for their sake that we seek to serve not only our clients but also the community they represent. From families who have made the valley their home for generations to new arrivals who bring a fresh appreciation for this special place, our St. Helena office is a vital connection to both the past and future of the Napa Valley.

We sincerely appreciate your consideration in this matter and we are always available to the Planning Commission as both a resource and concerned member of our valley community if we can be of service in any way.

Sincerely,



James Keller



**BROKERS
OF THE VALLEY**

1289 MAIN STREET
SAINT HELENA, CA 94574

(707) 963-1152
www.cbnapavalley.com

March 1, 2018

City of St. Helena Planning Commission
1480 Main Street
St. Helena, CA 94574

Dear Commissioners:

I wanted to offer my support to Coldwell Banker Brokers of the Valley in their application for a use permit for the location at 1200 Main Street in St. Helena.

I have a unique perspective on the application because when I was the manager of the office in 1999, applied for a use permit on their behalf to move to their current location due to the earthquake retrofitting of their previous location.

I was born in St. Helena, raised in Napa and was grateful that my Grandmother lived until she was 104 on Pope Street. She attended local church, volunteered until she was 104 weekly at St. Helena hospital and if you remember a beautiful woman working in the rose garden in her front yard, you know who I am talking about. She lived in that home for over 80 years. The managing of the St. Helena branch allowed me to have lunch with her every week. During those weekly lunches she shared with me the changes in St. Helena over the 95 years she lived in the town. As you can imagine there were many changes since arriving in covered wagon. One of the things she talked about frequently was the fact that many of the local stores were gone and leaving.

We are proud to say that we are a locally owned company and have local community members that serve as our associates. Many of them have or have had kids in the local schools, attend local area places of worship, and support many of the local merchants, service providers, fundraisers, clubs and more. Many have been with us for the 20 years we have been in the community.

We take moving our office very seriously. We have been in the same location for almost 20 years and had hoped to be there indefinitely. Unfortunately we could not sustain our local business in that location. We are enormously grateful to have found a location with a well-known St. Helena family that takes great appreciation and care of its tenants. We hope to be in the new location serving our local community for many years to come.

Each Office Is Independently Owned and Operated.



City of St. Helena Planning Commission
Page 2

Thank you for your consideration of this use permit to allow us to continue with our 20 year service to the local community.

A handwritten signature in blue ink, appearing to read "Robin Rose", is positioned above the printed name.

Robin E. Rose

February 26, 2017

St. Helena Planning Commission
1480 Main Street
St. Helena, CA 94574

RE: Coldwell Banker Use Permit Application & Approval

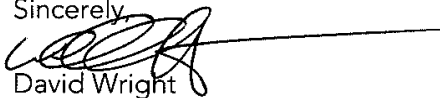
Dear St. Helena Planning Commission,
My name is David Wright and I, along with my family, are 10-year residents of St. Helena. I am a Realtor with Coldwell Banker – Brokers of the Valley and work in our existing St. Helena office on Main Street and I urge the Planning Commission to support and approve Coldwell Banker's request for their use permit in the Galleron Building on Main Street.

Coldwell Banker – Brokers of the Valley is a part of the community fabric in St. Helena. It has had an office in town for over 20 years. Most of the agents that work in our office live here in St. Helena.

The Real Estate services provided by Coldwell Banker – Brokers of the Valley serves the local community. We help existing and new residents sell and buy homes in and around St. Helena. Our services also provide financial benefits to the community. With every increase of \$1.00 in the base annual property tax our office helps create with a sale of a home in the city of St. Helena, approximately \$0.64 goes to the St. Helena School District. A smaller portion goes to directly to the City of St. Helena.

Your vote to approve Coldwell Banker – Brokers of the Valley's use permit will allow our office to provide excellent real estate services to the residents of St. Helena, provide ongoing increased funding to the City and the St. Helena School District, and to continue our long-time positive presence to our great city.

Sincerely,


David Wright
St. Helena Resident



February 21, 2018

St. Helena Planning Commission
1480 Main Street
St. Helena, CA 94574

Dear St. Helena Planning Commission,

I am writing you today to urge you to grant Coldwell Banker Brokers of the Valleys' Use Permit in your upcoming Planning Commission meeting scheduled for March 6, 2018. The move to 1200 Main Street, in the Galleron Building, from the existing site at 1289 Main Street is a nice fit for both Coldwell Banker Brokers of the Valley and the City of St. Helena. It allows Coldwell Banker to continue to be a vital part of the make-up of Main Street, as it has since 1997. Many of its brokers, agents, employees and clients over the years are deeply vested in the fabric of the City of St. Helena. It is also essential to the vibrancy of Main Street to continue to have a balance of office space, dining, shopping, tasting rooms, galleries and entertainment. Coldwell Banker also serves an integral part of the community by helping citizens make what is often the biggest life decisions that they make.

I live in Yountville and choose to work on Main Street in St. Helena because of its continued reputation for being the center of the Napa Valley. I often come to St. Helena to dine, shop or see a movie with my wife when not working. It is the place in the valley that continues to be the centerpiece of amazing people doing incredible things, all while enjoying the natural beauty of the region.

St. Helena has the quintessential "Main Street USA" feel about it and it gives us all great pride to be a part of welcoming visitors and caring for its great citizens. Again, I would urge you to grant the Use Permit, so that Coldwell Banker Brokers of the Valley can continue to be a part of this beautiful city for years to come.

Sincerely,

Shane T Wilson
Coldwell Banker Brokers of the Valley



**BROKERS
OF THE VALLEY**

1289 MAIN STREET
SAINT HELENA, CA 94574

(707) 963-1152
www.cbnapavalley.com

February 27, 2018

Dear Mr. Kistner, Mr. Hardy, Mr. Knudsen, Mr. Ponte and Ms. Monnette,

I am writing a letter to you today requesting your support to approve the Use permit for Coldwell Banker Brokers of the Valley Real estate office to move into the building 1200 Main Street in St. Helena. As you know we are a vibrant and important part of the community. We have had a presence at 1289 Main Street for several years and my clients always like to see their flyers in the windows and like the central location of our office. Having a presence on Main Street is important for us because we like to be ambassadors of the community and educate both locals and tourists about our town and it is important for us to be in a central and visible location.

I live in St. Helena on Vineyard Avenue with my husband and 3 boys. One of the best things about living here is being able to walk or ride our bikes around town. One of the reasons I choose to work at Coldwell Banker Brokers of the Valley in St. Helena was because it had an office in St. Helena on Main Street. And I would greatly appreciate it if you all voted in support of this Use Permit for our real estate office to be transferred to 1200 Main Street. We will continue to be good stewards and ambassadors of the town!

Thank you very much for your consideration!

Sincerely,

KC Garrett
KC Garrett



RE: Use Permit Coldwell Banker

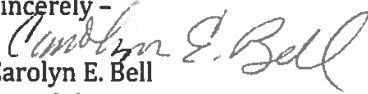
February 27, 2018

To Grace Kistner and the planning commission members:

I am an active real estate agent with Coldwell Banker in St. Helena. I have lived in St. Helena for nine (9) years. My children have attended the public schools and have participated in community activities such as the St. Helena Children's Choir as well as cleaning the public parks. We love this town and feel it is our responsibility to care for it in the same conscientious way that St. Helena cares for us. This is our home.

I am writing to encourage you as a resident, a member, and proudly employed representative of St. Helena to grant the use permit to Coldwell Banker. The space we hope to move to would be an improvement for our team in many ways. As a resident I would like to see the space being utilized. The location has high visibility being located next to the bicycle shop and at the end of a cross walk. The members of Coldwell Banker are great ambassadors of St. Helena. They are all very friendly, knowledgeable and eager to help visitors of our fair town. On a daily basis our office is graced by the presence of visitors from the world over who are looking for directions, advice, and other information; which we are glad to share. I appreciate your time and attention to this matter and hope to find you have approved the use permit.

Sincerely -


Carolyn E. Bell
790 Chiles Avenue
St. Helena, CA 94574
707-339-1469

Feb. 28, 2018

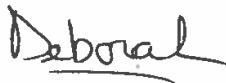
Dear Member of the St. Helena Planning Commission,

I just finished my lunch at Guignis and thought I would write and tell you what an impact my office makes on Main Street in St. Helena. We bring our clients here. We eat in the restaurants here and most importantly, we promote how wonderful it is to live and work in St. Helena.

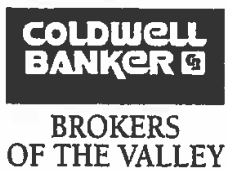
My child attended St. Helena Schools. He still swims on the WAVES swim team. He regularly buys snacks on his way to swimming as he walks from my office on Main Street. Ever since he was smaller, I'd give him money for holiday or birthday spending and let him shop up and down Main Street. If we weren't located here I would need to drive him to shop. I regularly shop here. I get my jewelry fixed here. Steve's Hardware is my friend.

And this is just me. We have another 19 agents that spend considerable time and money on Main Street St. Helena. Some of us were raised here. Others now call this their home. All of us bring value to our town.

I ask that you approve our variance and allow us to simply relocate down the street. We are a huge benefit to St. Helena and in particular Main Street St. Helena.



Kind Regards,
Deborah Russell Broman
707-337-4976



1775 LINCOLN AVENUE
NAPA, CA 94558
BUS (707) 258-5200
FAX (707) 253-1042

February 28, 2018

Dear Commissioners:

As principal owner and Broker of Record for Coldwell Banker Brokers of the Valley, I am submitting this letter requesting that you grant our company a use permit to relocate our office from 1289 Main Street to 1200 Main Street.

We are a locally owned company and our St. Helena agents, staff, managers and their families are active members of the community. Our office on Main Street is a base of operations for our Up Valley sales associates and, by our presence in the heart of town, we contribute positively to the experience of residents and visitor alike. Our Main Street office enables us to serve as a reliable resource, seven days a week for people seeking local information, not only about our real estate market, but about nearby restaurants, wineries, schools, shopping and the other many amenities available in St. Helena.

We respectfully request that you approve a use permit so that we can continue to be good neighbors on Main Street in St. Helena for many years to come.

Sincerely,

Carolyn Roberts
Broker, Owner

Carolyn Roberts
DRE#00628461



Each Office Is Independently Owned And Operated. ®

Unparalleled Success
Through Exceptional Service®



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 6, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-038

SUBJECT: Request by Alexander Heil on behalf of the St. Helena Montessori School for adoption of a resolution approving design review in order to accommodate building design and floor plan changes to several previously approved school buildings and the construction of a new Toddler Building located on the Montessori School campus at 880 College Avenue in the Public/Quasi-Public (PQP) district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED: 06/05/17

ACCEPTED AS COMPLETE: 02/15/18

LOCATION OF PROPERTY: 880 College Avenue

APN: 009-070-042

GENERAL PLAN/ZONING: Agriculture (AG) / Public & Quasi-Public (PQP)

APPLICANT: Alexander Heil

PHONE: (707) 260-4997

BACKGROUND

In order to establish and ultimately construct a school on the project site, the St. Helena Montessori School has obtained numerous approvals in recent years including the following:

- **Resolution 2009-49:** On May 12, 2009 the City Council certified a Mitigated Negative Declaration (MND) for a General Plan Amendment to move the Urban

Limit Line to include 9.0 acres of the project site west of the floodplain; a rezone of 9.0 acres of the project site from Twenty-acre Agriculture (A-20) to Public/Quasi-Public (PQP) zoning; a Demolition Permit to remove an existing dwelling, barn and shed; as well as Use Permit and Design Review for approximately 25,857-sf of new construction including a number of single-story buildings for relocation of the St. Helena Montessori School and Nimbus Arts Center.

- Resolution 2009-50: On May 12, 2009 the City Council approved a General Plan Amendment to revise the Urban Limit Line to include the westerly 9.0 acres of the project site.
- Resolution 2009-51: On May 12, 2009 the City Council approved a Use Permit, Design Review and Demolition Permit for approximately 25,857-sf of new construction to build a new school and art center. The demolition permit was for removing a dwelling, barn and shed on-site.
- Ordinance 2009-3: On May 26, 2009 the City Council approved a zoning amendment for the property which changed to westerly 9.0 acres of the property from Twenty-acre Agriculture (A-20) to Public/Quasi-Public (PQP) zoning. The General Plan land use designation remains Agriculture for the entire parcel.
- Resolution 2010-03: On February 16, 2010 the Planning Commission approved a Use Permit Amendment and Design Review to allow the school to temporarily locate two 2,160-sf modular classrooms, a 1,056-sf modular office, a 160-sf restroom building, and a trellis and deck to surround the structures on the school property.
- Resolution 2010-30: On July 6, 2010 the Planning Commission granted Design Review approval for a new 5,600-sf barn to support agricultural and vocational arts on the subject property.
- Resolution 2011-6: On January 11, 2011 the City Council approved a Water Use Agreement with the school allowing for a usage of up to 1,560,000 gallons per year.
- Administrative Determination: On March 22, 2011 it appears that the City Council confirmed an administrative approval to modify the barn approved under Resolution 2010-30. This approval changed the barn's design and increased its overall square footage to approximately 12,500-sf.
- Permit Extension: On February 19, 2013 it appears the Planning Commission approved a one-year extension for the Design Review and Use Permit granted under Resolution 2010-03 for the temporary modular structures. The letter summarizing this event also references a number 2007-45, which is the project

file number and is not associated with a Resolution or Ordinance. No Resolution was produced to document this extension.

- Resolution PC2015-09: On March 3, 2015 the Planning Commission granted a Design Review Exemption for a 2,400-sf storage structure on the property.

From the above listed previously approved entitlements, Buildings E and F (see sheet T1.2 of the original plan set attached), totaling approximately 10,000-sf of the 25,857-sf of new school buildings, have not yet been constructed.

PROJECT DESCRIPTION

The applicant is proposing a redesign of previously approved Buildings E and F and construction of a new Toddler Building immediately adjacent those buildings on the existing 20.66 acre Montessori School property. While the footprint of Building E would remain largely the same, the footprint of Building F would be reduced and moved closer to Building E so that the buildings could be situated under one roof. The originally approved Toddler Building (Building B on the original plan set) was constructed, however, it ended up being utilized for additional elementary school space to meet school demand. Therefore, the applicant is proposing to construct a new Toddler Building near where previously approved Building F was to be located.

As noted above, the original project entitlements granted, and the MND analyzed impacts of, the construction of 25,857-sf of new school buildings. As proposed, new school buildings, excluding previously approved accessory structures, would be approximately 26,349-sf (see below), 492-sf more than was originally approved and analyzed in the MND.

(A) Administration Building	1,184 s.f.
(B) Elementary 3 Building	2,898 s.f.
(C) Primary Building	5,416 s.f.
(D) Elementary 1 & 2 Building	6,071 s.f.
(E/F) Redesigned AP Building	9,480 s.f.
New Toddler Building	1,300 s.f.

TOTAL	26,349 s.f.

The aesthetic of the re-designed Adolescent Building and new Toddler Building are the same as what was originally approved and what exists on the site today. Exterior finishes will be identical to the buildings already completed on the campus, using farm style board and batten painted white with charcoal composition shingle roofs, galvanized gutters and downspouts.

The buildings remain single-story, however, the Adolescent Building has a 250-sf mechanical room upstairs from the first-story school space. The roof height of this building has been lowered from a maximum height of 36 feet as previously approved to

24 feet 1 inch. The proposed Toddler Building is also single-story with a height of 20 feet 9 inches to its highest point. No change or expansion of use is being proposed with this project.

ANALYSIS

CEQA

As noted above, a Mitigated Negative Declaration (MND) was adopted for the project on May 12, 2009. According to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, when an MND has been adopted for a project, no additional CEQA review is required unless substantial changes are proposed to the project which would require revisions to the previous MND or unless new information of substantial importance not known at the time the MND was prepared is brought forward.

Changes to the project since adoption of the previous MND include an updated Noise Analysis (attached) to reflect actual conditions on the site and a proposed additional 492-sf of building floor area. Based upon the information provided in the revised Noise Analysis and attached Addendum, the changes to the previously approved project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the adopted MND, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in Section 15162(a)(3) are present. Therefore, an addendum to the MND document is the most appropriate mechanism to incorporate this supplemental and clarifying information per Sections 15073.5, 15162 and 15164 of the California Environmental Quality Act.

The attached March 6, 2018, Addendum is only intended to provide supplemental and clarifying information related to the Noise Analysis and minor increase in building square footage. Per CEQA, these changes are purely informational and the prior MND is an adequate analysis of the potential impacts of the proposed project.

GENERAL PLAN

The subject property exhibits a General Plan Land Use designation of Agriculture (AG). The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses. The AG designation is applied to extensive areas of the valley floor that surround the urban core area. With the exception of those hillside areas designated Woodlands and Watershed (WW), all lands outside the Urban Limit Line are designated AG regardless of their actual size or actual use. General Plan Policies applicable to the proposed project include the following:

- 2.6.1: New development should be required to occur in a logical and orderly manner within well-defined boundaries, and be consistent with the ability to provide urban services.
- 2.6.5: Encourage the continuation of agricultural and low-intensity uses adjacent to the Urban Limit Line.

- 2.6.58: Promote the continuity of agricultural activities within and adjacent to the City.
- 2.6.67: Pursue sites for future schools, parks, and other public facilities (e.g., fire station, community center, etc.) consistent with project growth.
- 4.3.4: Strengthen community identity by appropriate building design, size, and site landscaping.
- 9.6.1: Support high quality education for St. Helena's children as a community priority.
- 9.6.2: Support and cooperate with the St. Helena Unified School District and others in locating and reserving appropriate sites for new schools.

Staff Response: The proposed modifications to the previously approved school facility appear consistent with the General Plan policies listed above in that the project has been carefully designed in consideration of the site with the needs of the school in mind and would not negatively affect existing agricultural activities both on and off-site.

ZONING

Consistent with the Agricultural Land Use Designation, the site exhibits a zoning designation of Public/Quasi-Public (PQP). It is the purpose of the PQP district to provide for government-owned facilities, public and private schools and quasi-public uses such as churches and cemeteries. Due to the wide variety of possible public and quasi-public uses and legal relationships involved it is not possible to fully implement a traditional list of uses with fixed development standards. As such, all uses within the PQP Zoning District are subject to a use permit approval with the determination of appropriate development standards (e.g. setbacks, height, etc.) being deferred to the Planning Commission. Furthermore, pursuant to Municipal Code Section 17.68.030 and 17.164, all signs, new structures or buildings, or exterior revisions of any existing structures or buildings for both permitted and conditional uses shall require design review.

The parcel on which the existing Montessori School is located is 20.66 acres in size, of which, 13.7 acres has been placed in a permanent agricultural easement. As detailed above, the school has received numerous approvals in the past including use permit and design review approval. At this time, they wish to modify the layout and design of a previously approved building (the Adolescent Building) and to construct a new building (the Toddler Building) adjacent the redesigned building. These changes and additions would result in approximately 492-sf of floor area beyond what was originally approved.

The proposed redesigned Adolescent Building would be setback approximately 80 feet from the southeasterly property line while the new Toddler Building would be setback approximately 43 feet 3 inches from the same property line. The Adolescent Building

would have a maximum height of 24 feet 1 inch to the top of ridge while the Toddler Building would be approximately 20 feet 9 inches at its highest point.

Staff Response: As the project site is located in the PQP district, there are no set development standards, it is up to the Planning Commission to determine whether or not the proposed structures are appropriate for the site. The proposed structures would mimic the design and style of existing buildings on the school site. In addition, adequate setbacks have been provided and the height of Adolescent Building has been substantially lowered from what was originally approved. For these reasons, staff believes the design and layout of the proposed buildings is appropriate in the PQP district.

HISTORIC RESOURCES

As detailed in the permit history above, each structure associated with the school has been constructed within the last decade and is therefore not listed on the City's Historic Resources Master List nor is the school located in one of the City's three historic districts as described in the 1993 General Plan.

Staff Response: *For the reasons stated above, construction of the proposed buildings will not detract from or be incompatible with existing historic districts or structures.*

WATER

Chapter 13.12 of the Municipal Code requires mandatory water efficiency measures and water demand offset requirements for new construction. Among 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 water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

Staff Response: *The applicant has provided a water demand analysis (included as an attachment) that shows the proposed project will not exceed the approved water allocation specified in the school's Water Service Agreement with the City. The Water Service Agreement provides the school with up to 1,560,000 gallons per year while the attached water demand analysis states that the school will use approximately 1,254,680 gallons per year when construction is complete. In addition, each building on-site is required by the Building Code to use modern, code compliant fixtures to ensure maximized water efficiency.*

PARKING

Municipal Code Section 17.124.030 "Minimum On-site Parking Requirements" requires that public and private schools provide three parking spaces for each classroom and each other room used by students. In addition, one parking space shall be provided for

each 350-sf devoted to office or administrative uses. Therefore, the school as proposed is required to provide 78 on-site parking spaces as detailed below:

Building	# of Classrooms	Admin Area (S.F.)
(A) Admin. Building	0	1,184
(B) Elementary 3	2	0
(C) Primary Bldg.	5	0
(D) Elementary 1&2	4	0
(E) AP Building	11	732
Toddler Building	2	109
TOTAL	24	2,025
PARKING REQUIRED	72	6

Staff Response: As demonstrated on plan set sheet A0.02, the project site currently provides 85 on-site parking spaces. Therefore, the project as proposed meets code requirements for dedicated off-street parking.

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. Pursuant to Municipal Code Section 17.164.030, the following design criteria should be considered by the Planning Commission in review of this application:

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.

Staff Response: Staff believes that the proposed project is consistent with the required design review criteria listed above in that the proposed changes to the previously approved school buildings are minor in nature and do not affect the compatibility of the buildings to the site and its surroundings. Additionally, the new Toddler Building has been designed to suit the site and match the aesthetic of the existing buildings on the school property. The findings included in the attached resolution identify this compliance.

ISSUES

Staff has not identified any outstanding issues that require additional discussion in relation to this application.

CORRESPONDENCE

At the time of packet distribution staff had not received any correspondence related to this application.

STAFF RECOMMENDATION

Staff finds that required findings can be made in support of approving the project and recommends that the Planning Commission:

1. 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; and
2. Accept the required findings and approve a resolution granting design review approval for the proposed design and site modifications including a new Toddler Building to the St. Helena Montessori School located at 880 College Avenue.

ATTACHMENTS

[Resolution](#)

[APN Map](#)

[aerial view](#)

[Architectural Set 02.15.18](#)

[Site Plans](#)

[Landscape Plans](#)

[MND Addendum 030618](#)

[Noise Studies](#)

[Water Demand Analysis Report](#)

[2009 Plan Set](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DESIGN REVIEW APPROVAL TO
880 COLLEGE AVENUE (File No. PL17-038)**

PROPERTY OWNER: St. Helena Montessori School

APN: 009-070-042

Recitals

1. The St. Helena Montessori School requests adoption of a resolution approving design review in order to accommodate building design and floor plan changes to several previously approved school buildings and the construction of a new Toddler Building located on the Montessori School campus at 880 College Avenue in the Public/Quasi-Public (PQP) district;
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. 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 March 6, 2018; and
4. Now, therefore let it be found that, the Planning Commission approves the 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

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. A Mitigated Negative Declaration (MND) was adopted for the project on May 12, 2009. An addendum to this MND has been prepared in order to provide supplemental and clarifying information related to the Noise analysis. No new substantially important information, impacts, or necessary mitigations were identified through the supplemental analysis. An addendum to the Initial Study/Mitigated Negative Declaration document is the most appropriate mechanism to incorporate this supplemental and clarifying information per Sections 15073.5, 15162 and 15164 of the California Environmental Quality Act (CEQA). The Planning Commission hereby considers and finds an addendum appropriate to address the minor technical changes to the previous environmental analysis as required by CEQA.
- C. In accordance with the design review criteria identified in Municipal Code Section 17.164.030, the Planning Commission finds that the project demonstrates the following:

*880 College Avenue
Design Review
March 6, 2018*

1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of constructing a school in a public/quasi-public designated area;*
2. *Compatibility of design with the immediate environment of the site in that the school has been designed to be compatible with the site and its surroundings;*
3. *Relationship of the design to the site in that the school has been designed to be compatible with the site and its surroundings;*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the school is not located in an historical area nor in an area of with a unified design;*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the construction of a school in an area designated for public and quasi-public uses;*
6. *Compatibility with future construction both on and off the site in that the project consists of constructing a school in a public/quasi-public designated area;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the new school buildings will match the existing buildings on-site;*
8. *That 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 in that the school has been designed to be compatible with the site and its surroundings;*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the school and associated landscaping has been designed to be compatible with the site and its surroundings;*
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 in that the project consists of constructing a school in a public/quasi-public designated area;*
11. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via College Avenue;*
12. *That natural features are appropriately preserved and integrated with the project in that the school and associated landscaping has been designed to be compatible with the site and its surroundings;*
13. *That 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 in that the new school buildings will match the existing school in design, color and materials;*

14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character in that the school is not located in an historical area nor in an area of with a unified design;*
15. *That 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 in that the school and associated landscaping has been designed to be compatible with the site and its surroundings;*
16. *That 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 in that the landscape plan was professionally prepared based on the characteristics of the site;*
17. *That 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 in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.*

Planning Department Conditions of Approval

- D. The Planning Commission approves design review for the above-described project with the following conditions of approval. 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 project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 2. The 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.
 3. 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.
 4. 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.
 5. 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.

880 College Avenue
Design Review
March 6, 2018

6. 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.
7. 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.
8. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
9. 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.
10. 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.
11. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on March 6, 2018, except as modified herein.
12. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
13. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
14. With the exception of the sound walls, the applicant shall be responsible for compliance with all previously adopted Conditions of Approval.
15. The applicant shall be responsible for compliance with all mitigation measures adopted as part of this project as listed in the Mitigated Negative Declaration (MND), MND Addendum, and the Mitigation Monitoring and Reporting Program (MMRP).
16. 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

880 College Avenue
Design Review
March 6, 2018

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.

Public Works Department Conditions of Approval

17. 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.
18. 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.
19. 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.
20. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
21. Provide details of any and all proposed fencing, walls, and/or gates on all plans submitted for building permit review.
22. Per the Montessori School Project Water Demand Report prepared by RSA, dated August 18, 2017, water demand will not exceed the applicants current City Water Services Agreement No. 2012-0004164 in the amount of 1,560,000 gallons per year. However, the applicant shall incorporate water conservation practices into the proposed project per CALGreen and City of St. Helena Municipal Code requirements.
23. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual* and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).
24. A Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that

880 College Avenue
Design Review
March 6, 2018

is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.

25. Prior to Certificate of Occupancy, the Applicant shall enter into and record a Post-Construction Stormwater Operations and Maintenance Agreement with the City.
26. 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).
27. 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.
28. 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.
29. 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.
30. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
31. 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. In the event that wine or food is disposed in these areas, the enclosed trash area 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.
32. 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.
33. 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.

880 College Avenue
Design Review
March 6, 2018

34. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

35. 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.
36. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
37. The applicant shall provide a construction waste management plan with the building permit application.
38. 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.
39. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
40. 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

41. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
42. On-site access roads shall be extended to the satisfaction of the Fire Marshal.
43. All on-site access roads must be designed and constructed in order to support the weight of a fire engine.

I HEREBY CERTIFY that the foregoing design review application 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 March 6, 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

880 College Avenue
Design Review
March 6, 2018

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh
Planning Director

R.M. BK. D OF PATENTS, PG. 127

Tax Area Code

3000
3002

$$\begin{array}{r} 85001 \\ \hline 3000 \end{array}$$

BK. 14
SILVERADO

DETAIL B
SCALE: 1"=200'

TRAIL
25

BK.25
41

9-07

NOTE: This Map Was Prepared For Assessment Purposes Only , No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

1.	S84°10'48"E	191.48'	14.	R=560.00'	L=129.42'	27.	S84°00'E	229.75'
2.	S8°22'38"W	29.15'	15.	N43°14'29"W	100.72'	28.	S76°00'E	210.00'
3.	S11°4'53"W	83.48'	16.	R=500.00'	L=9.28'	29.	S71°00'E	230.00'
4.	S11°41'33"W	21.22'	17.	R=500.00'	L=106.28'	30.	S88°00'E	150.00'
5.	S21°56'52"W	22.82'	18.	R=500.00'	L=2.07'	31.	S64°00'E	230.00'
6.	S42°32'40"W	48.71'	19.	R=500.00'	L=113.64'	32.	N64°00"W	126.00'
7.	N49°27'20"W	108.00'	20.	R=470.00'	L=27.19'	33.	S46°50'42"W	463.80'
8.	R=20.00'	L=33.64'	21.	R=530.00'	L=244.53'	34.	S43°15'33"E	119.77'
9.	R=470.00'	L=207.31'	22.	R=20.00'	L=29.60'	35.	S68°48'42"W	419.00'±
10.	R=530.00'	L=239.75'	23.	N50°40'27"E	350.44'	36.	S43°15'33"E	173.86'
11.	S43°15'33"E	27.11'	24.	S61°22'W	127.91'	37.	N46°44'39'E	130.75'
12.	N43°14'19"W	256.35'	25.	N50°40'27"E	114.31'	38.	S43°15'33"E	157.00'
13.	R=440.00'	L=101.83'	26.	N01°19'33"W	94.14'	39.	N41°00'27"E	61.41'

40.	S43°15'33"E	30.00
41.	S41°00'27"W	70.00
42.	N58°46'14"W	83.34
43.	N58°45'W	83.33
44.	N31°15'E	150.00
45.	N31°13'46"E	150.00
46.	S58°46'14"E	266.67
47.	S31°13'46"W	150.00
48.	N31°15'E	150.00

070-39 RS	6-4-07
070-46 & 47 LLA	10-21-08
070-46 & 47 RS	12-19-08
070-48 THRU 51 PM	3-18-09
070-52,53,54 LLA	8-18-09
070-3 RS	4-11-14
REVISION	DATE

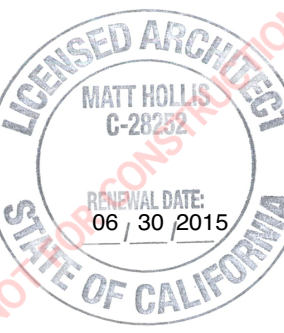
1954-61





2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH
Architects. Any unauthorized use in part
or in whole without written permission is
prohibited.



ST. HELENA MONTESSORI
SCHOOL - AP BUILDING
880 College Avenue, St. Helena,
CA 94574
APN: 009-070-042

REV	DATE
As-Built	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date: 05.17.17
Drawn By: KH
Project No.: 1616
Scale: As Noted

Project Index/
Summary
SHEET NO.:
A0.01

Project Team

AP Program Director:

St. Helena Montessori School
Alexander Heil
Director, Adolescent Program
Matthew Heil
Director of Development

880 College Avenue
St. Helena, CA 94574
T: 707.963.1357
E: alexanderheil@sthms.org

GENERAL CONTRACTOR:

Eames Construction
Ryan Eames
317 First St., ste 107
Petaluma, CA 94952
T: 707-781-0765
C: 707-227-8939
E: ryan@eames.us.com

ARCHITECT:

MH Architects
Matt Hollis
Kelly Heath
2325 3rd Street, Studio 224
San Francisco, CA 94107
T: 415.977.0194
F: 415.977.0196
E: matt@matthollis.com
E: kelly@matthollis.com

CIVIL ENGINEER:

Riechers Spence & Associates
Christopher M. Tibbitts, P.E., L.S.
LEED® AP
Vice President
1515 Fourth Street
Napa, CA 94559
T: 707.252.3301
E: ctibbitts@rsacivil.com

LANDSCAPE DESIGNER:

Greg Desmond
E: greg.desmond@gmail.com

Sheet Index

ARCHITECTURAL DRAWINGS:

A0.01 Project Index/Summary
A0.02 Site Plan
A0.03 Site Plan Enlarged
A0.04 Site Photos
A0.05 Material Reference
A0.06 Noise Control Plan
A1.01 AP 1st Floor Plan
A1.02 AP 2nd Floor Plan
A1.03 AP Roof Plan
A1.04 Toddler Floor Plan
A1.05 Toddler Roof Plan
A2.01 AP Elevations
A2.02 AP Elevations
A2.03 Toddler Elevations

CIVIL DRAWINGS:

C1.0 Cover Sheet
C2.0 Demolition Plan
C3.0 Layout and Dimension Plan
C4.0 Grading Plan
C5.0 Utility Plan

LANDSCAPE DRAWINGS:

L1 Toddler Building Landscaping
L2 AP Building Landscaping
L3 Plant Types and Image Board

Project Summary

Scope is restricted to two new buildings, one housing the adolescent program and one housing the toddler program. The new 9,480 S.F. AP educational building includes a main assembly space with commercial kitchen, classrooms, a science lab, a library, and parent and faculty spaces. Building includes a partially covered courtyard. The new 1,300 S.F. Toddler educational building includes a main room, small kitchen, restrooms and a parent entry/observation space.

All work shall comply with 2015 versions of California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), 2016 California Energy Efficiency Standards (CEES), Napa County and all applicable local codes.

Site Information

Site Address: 880 College Avenue
St. Helena, Ca 94574

APN #: 009-070-042

Lot Size: 20.66 acres

Building Code Information

Zoning Group: A-20, PQP

Use Group/ Occupancy: E

Building Type: Type V B

Flood Zone: Parcel not in FEMA Flood Zone

Fire Resistance

Automatic Fire Sprinkler System

To be designed and installed to NFPA 13D-2002 standards - under separate submittal.

Square Footage

New AP Building:

Conditioned Spaces:

Restrooms: 889 S.F.
Educational Spaces: 3,416 S.F.
Assembly Spaces: 2,963 S.F.
Employee Spaces: 732 S.F.
Storage/Mech: 616 S.F.

Unconditioned Spaces:

Storage: 470 S.F.

New Toddler Building:

Conditioned Spaces:

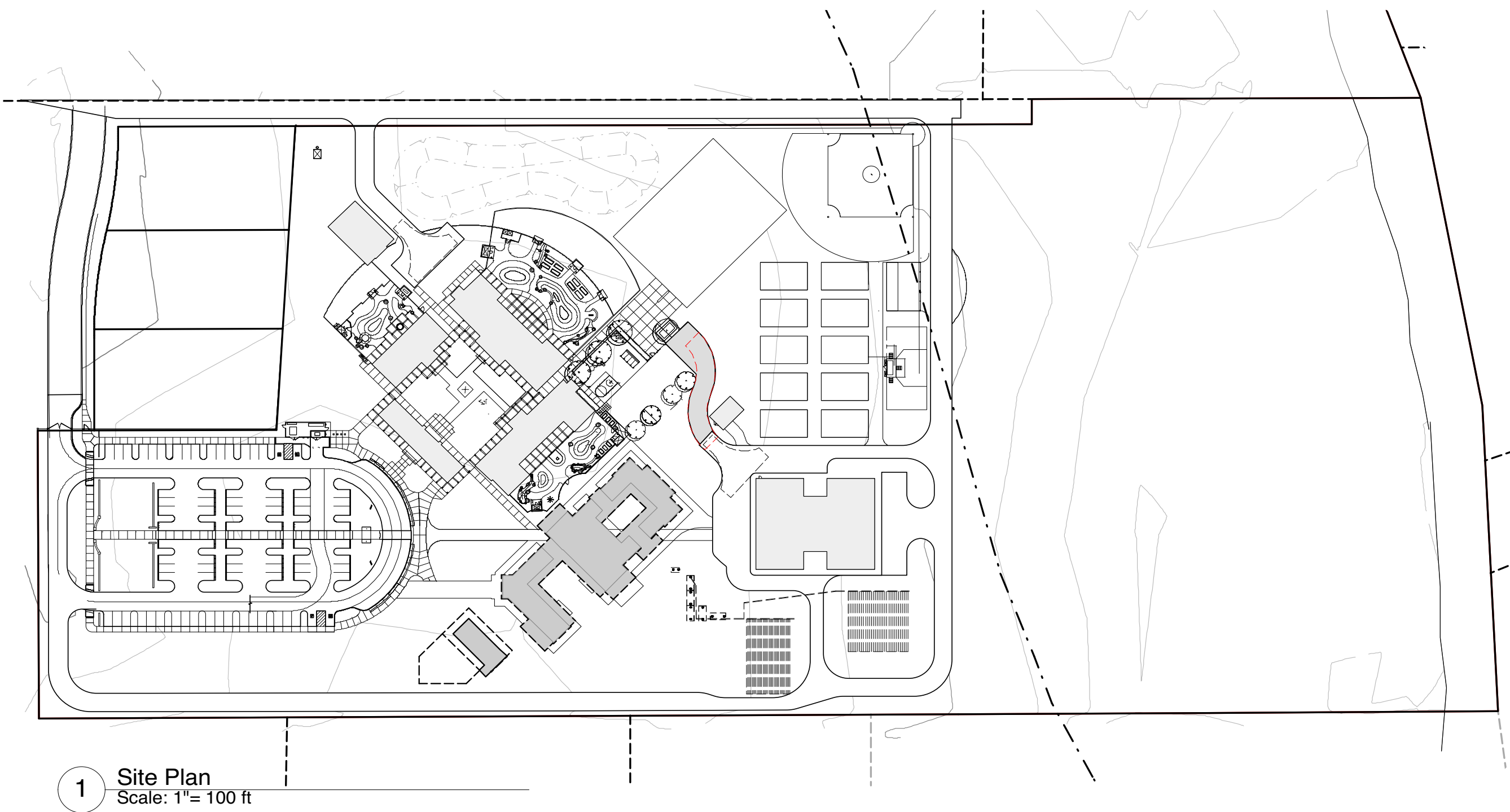
Restrooms: 57 S.F.
Educational Spaces: 1020 S.F.
Storage/Mech: 110 S.F.

Unconditioned Spaces:

Storage: 24 S.F.

Conditioned S.F. =	9,803 S.F.	494 S.F.
--------------------	------------	----------

Total S.F. =	10,297 S.F.
--------------	-------------

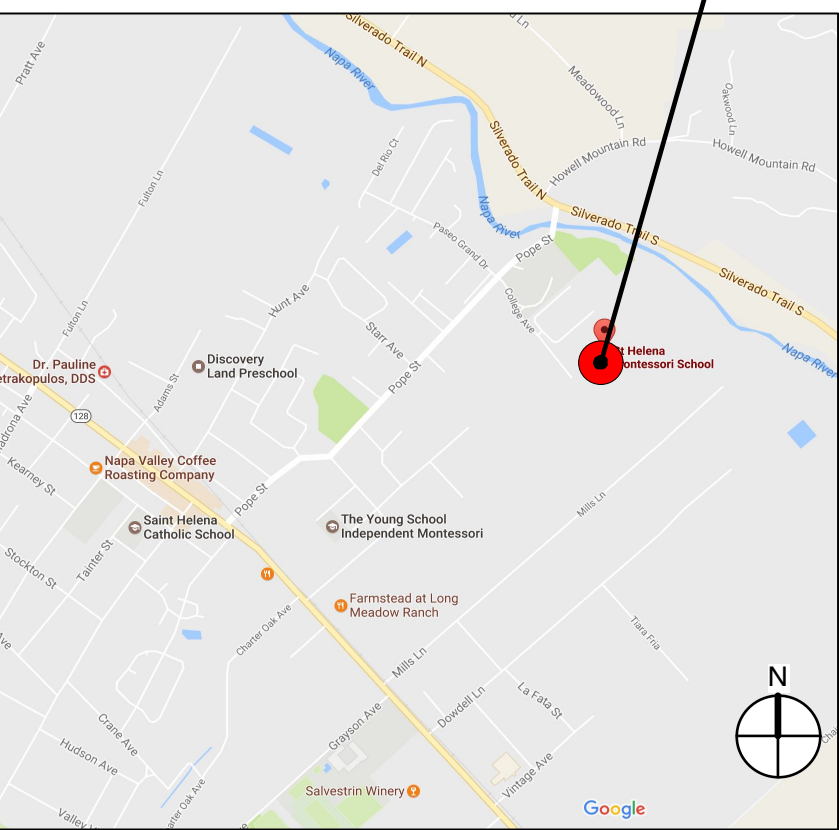


Symbol Legend

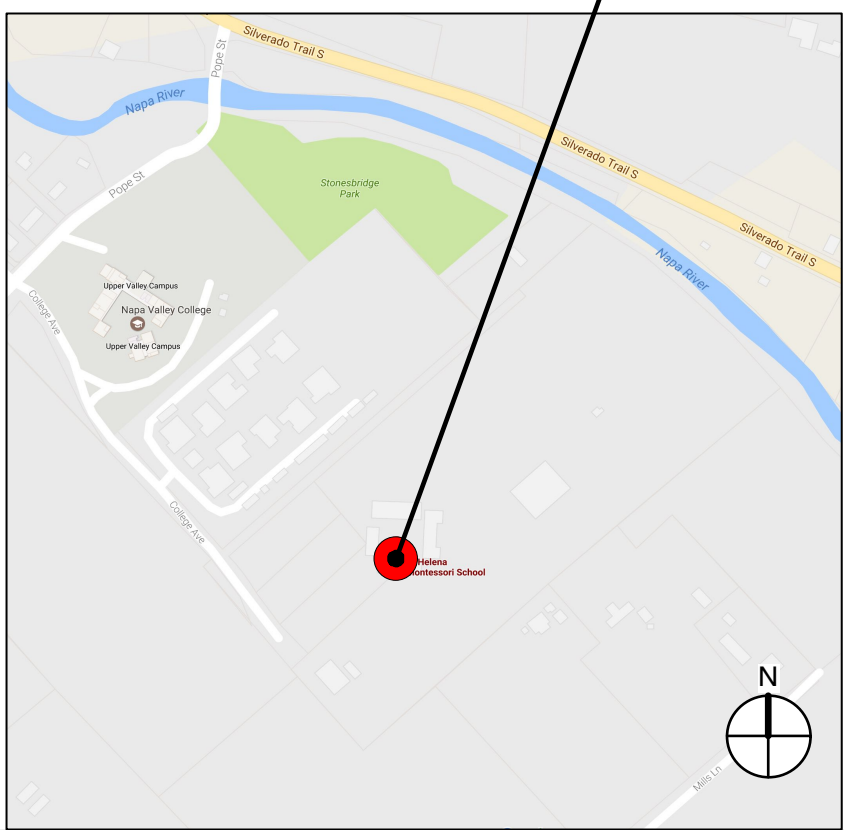
- Elevation Reference (drawing #/ sheet #)
- Section Reference (drawing #/ sheet #)
- Vantage Point
- Datum or Spot Elevation Point
- Grid Line
- Detail Reference (drawing #/ sheet #)

- Room Name
- Room Number
- Door Symbol
- Window Symbol
- Louver Symbol
- Wall Tag
- Hose Stations
- Glycol Stations
- Electrical Stations
- Forklift Charging Stations

Vicinity Map



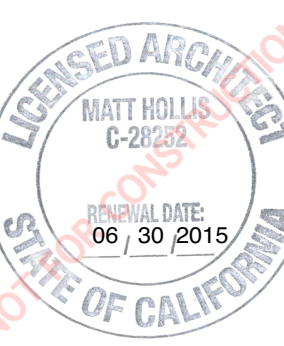
Location Map





MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



ST. HELENA MONTESSORI SCHOOL - TODDLER BUILDING
880 College Avenue, St. Helena,
CA 94574
APN: 033-110-075-000

REV	DATE
As-Builts	06.02.18
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17
Design Review Resubmittal	02.14.18

Date: 02.14.18
Drawn By: KH
Project No.: 1616
Scale: As Noted

Site Plan
Design Review
SHEET NO.:
A0.02

Parking Square Footage Calculations

Public and private schools: three parking spaces for each classroom and each other room used by students. In addition, one parking space shall be provided for each three hundred fifty (350) square feet devoted to office or administrative uses, per Municipal Code Sec. 17.124.030

Building	Classrooms/ Student Rooms	Admin Area
Admin Building (A)	0	1,184
Elementary 3 Building (B)	2	0
Primary Building (C)	5	0
Elementary 1&2 Building (D)	4	0
AP Building (E)	11	732
Toddler Building	2	109
Total	24	2025
# Parking Spaces Required	72	6
# Parking Spaces Existing	84	

Square Footage Calculations

Net Area includes building area within exterior walls, gross area includes roof overhangs per CBC Sec. 502.1

Existing	Net Area	Gross Area
Admin Building (A)	1,184	3,904
Elementary 3 Building (B)	2,898	4,400
Primary Building (C)	5,416	7,360
Elementary 1&2 Building (D)	6,071	8,759

Proposed/Approved (Not Built)	Net Area
AP Building (E)	5,749
Nimbus Art Center (F)	5,042

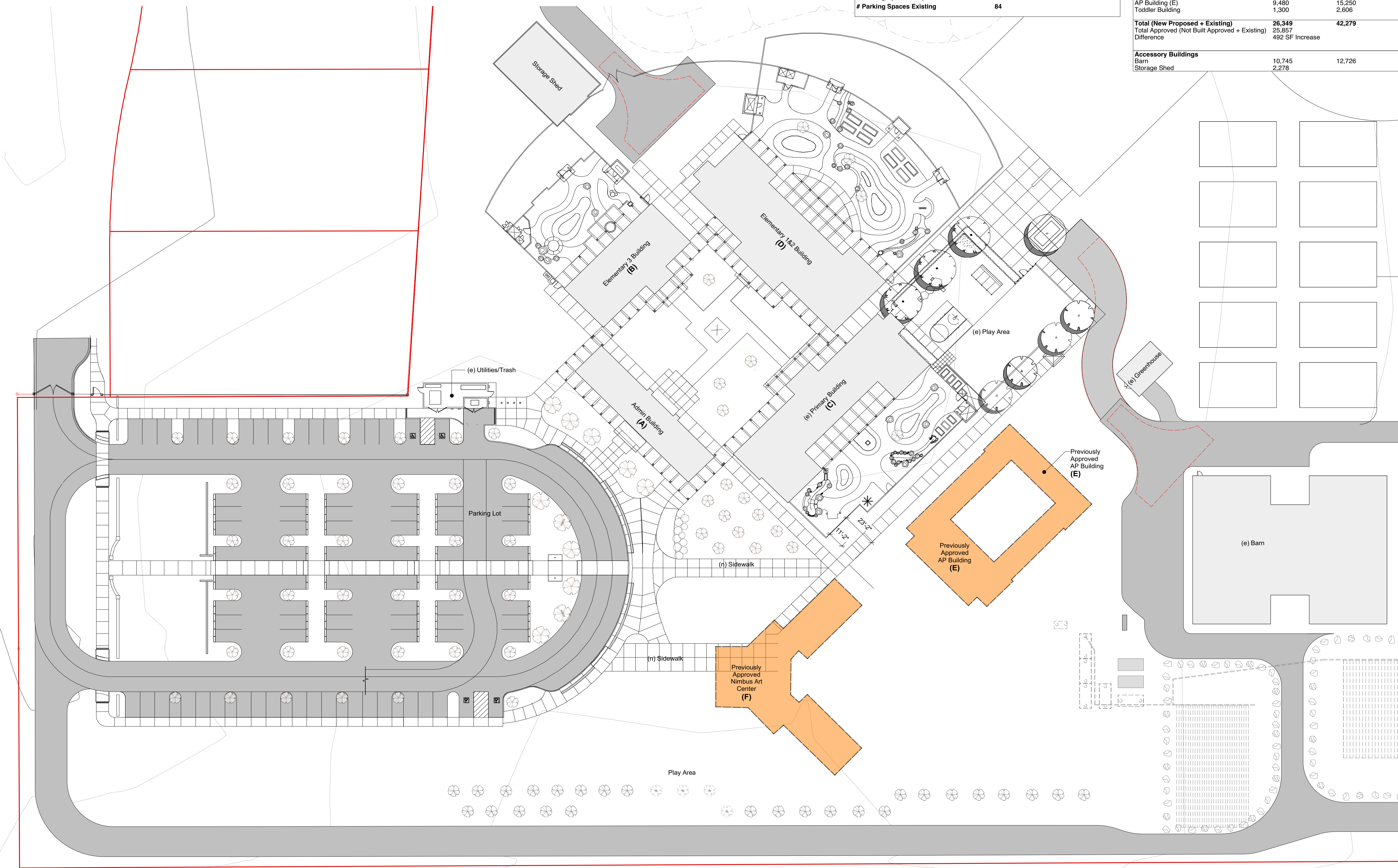
New Proposed (Redesigned)	Net Area	Gross Area
AP Building (E)	9,480	15,250
Toddler Building	1,300	2,606

Total (New Proposed + Existing)	26,349	42,279
Total Approved (Not Built Approved + Existing) Difference	25,857	492 SF Increase

Accessory Buildings		
Barn	10,745	12,726
Storage Shed	2,278	



1 Site Plan
Scale: 1" = 50 ft



Previously Approved Footprint

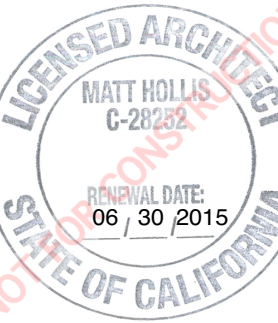
Parking Square Footage Calculations		
Public and private schools: three parking spaces for each classroom and each other room used by students. In addition, one parking space shall be provided for each three hundred fifty (350) square feet devoted to office or administrative uses, per Municipal Code Sec. 17.124.030		
Building	Classrooms/ Student Rooms	Admin Area
Admin Building (A)	0	1,184
Elementary 3 Building (B)	2	0
Primary Building (C)	5	0
Elementary 1&2 Building (D)	4	0
AP Building (E)	11	732
Toddler Building	2	109
Total	24	2025
# Parking Spaces Required	72	6
# Parking Spaces Existing	84	

Square Footage Calculations		
Net Area includes building area within exterior walls, gross area includes roof overhangs per CBC Sec. 502.1		
Existing	Net Area	Gross Area
Admin Building (A)	1,184	3,904
Elementary 3 Building (B)	2,898	4,400
Primary Building (C)	5,416	7,360
Elementary 1&2 Building (D)	6,071	8,759
Proposed/Approved (Not Built)	Net Area	
AP Building (E)	5,749	
Nimbus Art Center (F)	5,042	
New Proposed (Redesigned)	Net Area	Gross Area
AP Building (E)	9,480	15,250
Toddler Building	1,300	2,606
Total (New Proposed + Existing)	26,349	42,279
Total Approved (Not Built Approved + Existing) Difference	25,857	492 SF Increase
Accessory Buildings		
Barn	10,745	12,726
Storage Shed	2,278	



2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

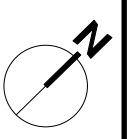


ST. HELENA MONTESSORI SCHOOL - TODDLER BUILDING
880 College Avenue, St. Helena, CA 94574
APN: 033-110-075-000

REV	DATE
As-Built	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17
Design Review Resubmittal	02.14.18

Date: 02.14.18
Drawn By: KH
Project No.: 1616
Scale: As Noted

Site Plan Enlarged Design Review
SHEET NO.:
A0.03



1 Site Plan Enlarged: Approved v Proposed
Scale: 1" = 30 ft



1. North Facing View from AP Building



2. East Facing View from AP Building



3. South Facing View from AP Building



4. West Facing View from AP Building



5. North East Facing View from Parking Lot to Building Site



6. North Facing View to Building Site



7. West Facing View to Building Site

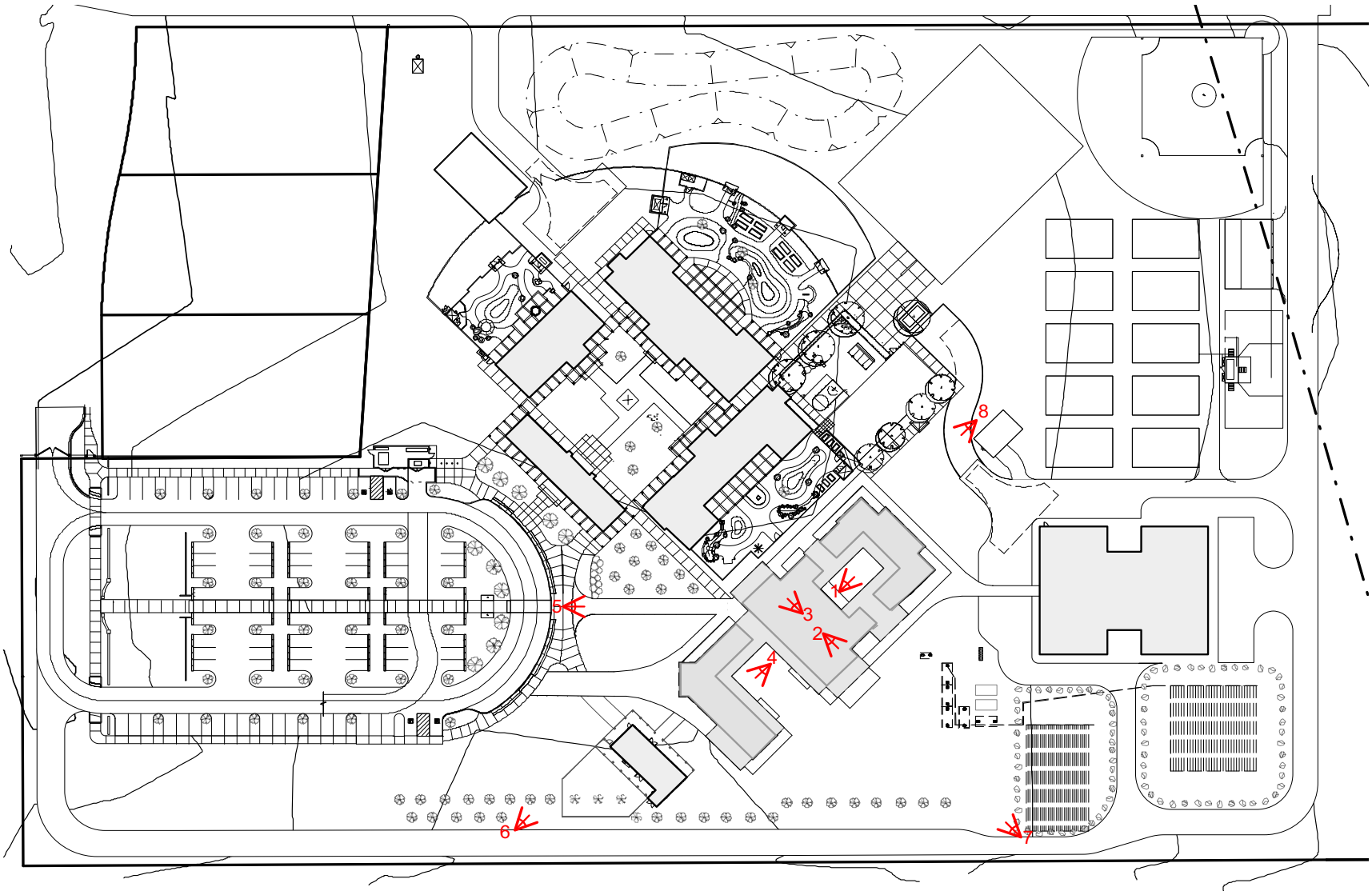


8. South Facing View to Building Site



Fence at Toddler Play Area to Match (e) Site Fencing

- 2x4 Wood Gate w/ Steel Welded Wire Infill
- 4x4 Wood Posts, Stained
- 2"x4" Steel Welded Wire Fencing
- 2x4 Wood Cap, Stained
- 2x4 Wood Base, Stained

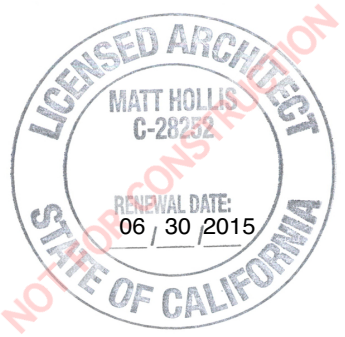


1 Photo Key
Scale: 1"= 100 ft



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

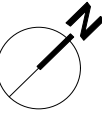


**ST. HELENA MONTESSORI
SCHOOL - TODDLER BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 033-110-075-000

REV	DATE
As-Built	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date:	05.17.17
Drawn By:	KH
Project No.:	1616
Scale:	As Noted

Site Photos
Design Review
SHEET NO.:
A0.04



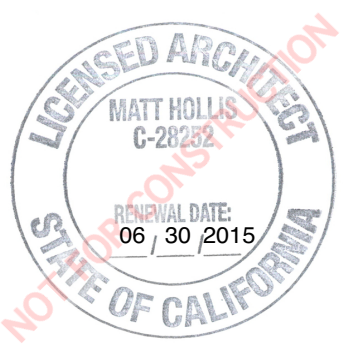
Design Notes:

- ① Asphalt Shingle Roofing System, To Match (e) Buildings
- ② 1x3 Battens @ 12" O.C. of Painted Plywd. Backing, Secure w/ Steel Zinc Plated #8X1-1/4" Square Drive, Flat Head, Wd. Screws or w/ 3d Spiral or Ring Shank Stainless Steel Nails @ 8" O.C., Typ., To Match (e) Buildings
- ③ Storefront System
- ④ New Vinyl Windows, To Match (e) Buildings
- ⑤ New Metal Door, To Match (e) Buildings
- ⑥ Typ. Gutter & Downspout, 3" Dia. Round G.S.M.
- ⑦ Painted Metal Louver



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



**ST. HELENA MONTESSORI
SCHOOL - TODDLER BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 033-110-075-000

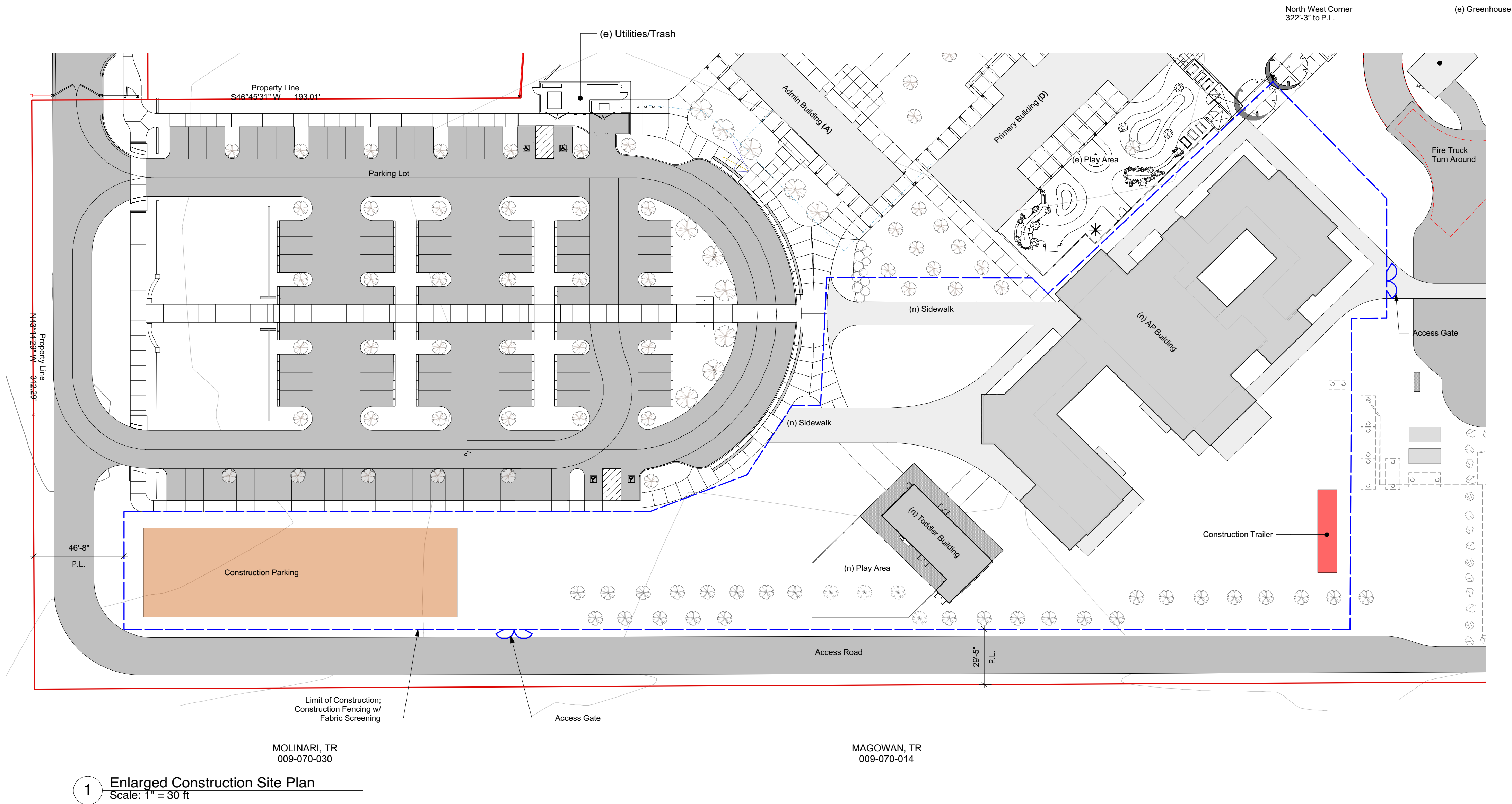
REV	DATE
As-Built	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date: 05.17.17
Drawn By: KH
Project No.: 1616
Scale: As Noted

Material Reference
Design Review
SHEET NO.:
A0.05

Construction Notes:

1. Construction equipment must have state-of-the-art muffler systems required by current law. Muffler systems should be properly maintained.
2. Noisy, stationary equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding.
3. Grading and construction equipment shall be shut down when not in use.
4. To the extent feasible, use self-adjusting ambient-sensitive back-up alarms, manually adjustable alarms on low setting, use of observers, and/or schedule activities so that alarm noise is minimized.
5. Use temporary sound barriers, to inhibit transmission of noise to sensitive receptors where enclosure shrouds are not effective or feasible.
6. 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 between the hours of 8am to 5pm Monday through Saturday.
7. Delivery of equipment and removal of debris associated with the demolition of this structure shall be limited to 7am to 6pm. Exceptions to these time restrictions may be granted by the Public Works Director and the City Engineer must be notified and give approval in advance of such work.
8. Signs shall be posted around the project site to inform persons of the construction hours and the name and phone number of the person or persons to be notified in the event of noise related problems.
9. On Sundays and Holidays no construction activities allowed which generate noise that can be heard at the property line of any parcel of real property within the city limits.
10. GC to designate an on-site construction noise complaint manager for the duration of the project.
11. A pre-construction meeting shall be held with the job inspectors and the GC/on-site project manager to confirm the noise mitigation practices (including construction hours, neighborhood notification, posted signs, etc) are completed.
12. Notify neighbors within 300 feet of the project construction area at least 30 days in advance of any extreme noise-generating activities. The notification should include an estimate of duration of the activity.

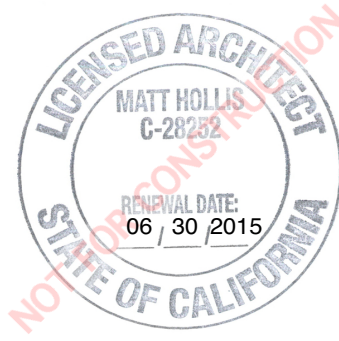


1 Enlarged Construction Site Plan
Scale: 1" = 30 ft



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



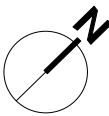
**ST. HELENA MONTESSORI
SCHOOL - TODDLER BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 033-110-075-000

REV	DATE
As-Builts	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date:	05.17.17
Drawn By:	KH
Project No.:	1616
Scale:	As Noted

Noise Control Plan
Design Review

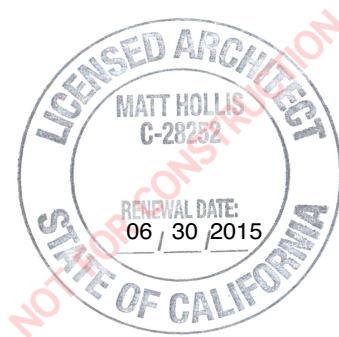
SHEET NO.:
A0.06





MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH
Architects. Any unauthorized use in part
or in whole without written permission is
prohibited.



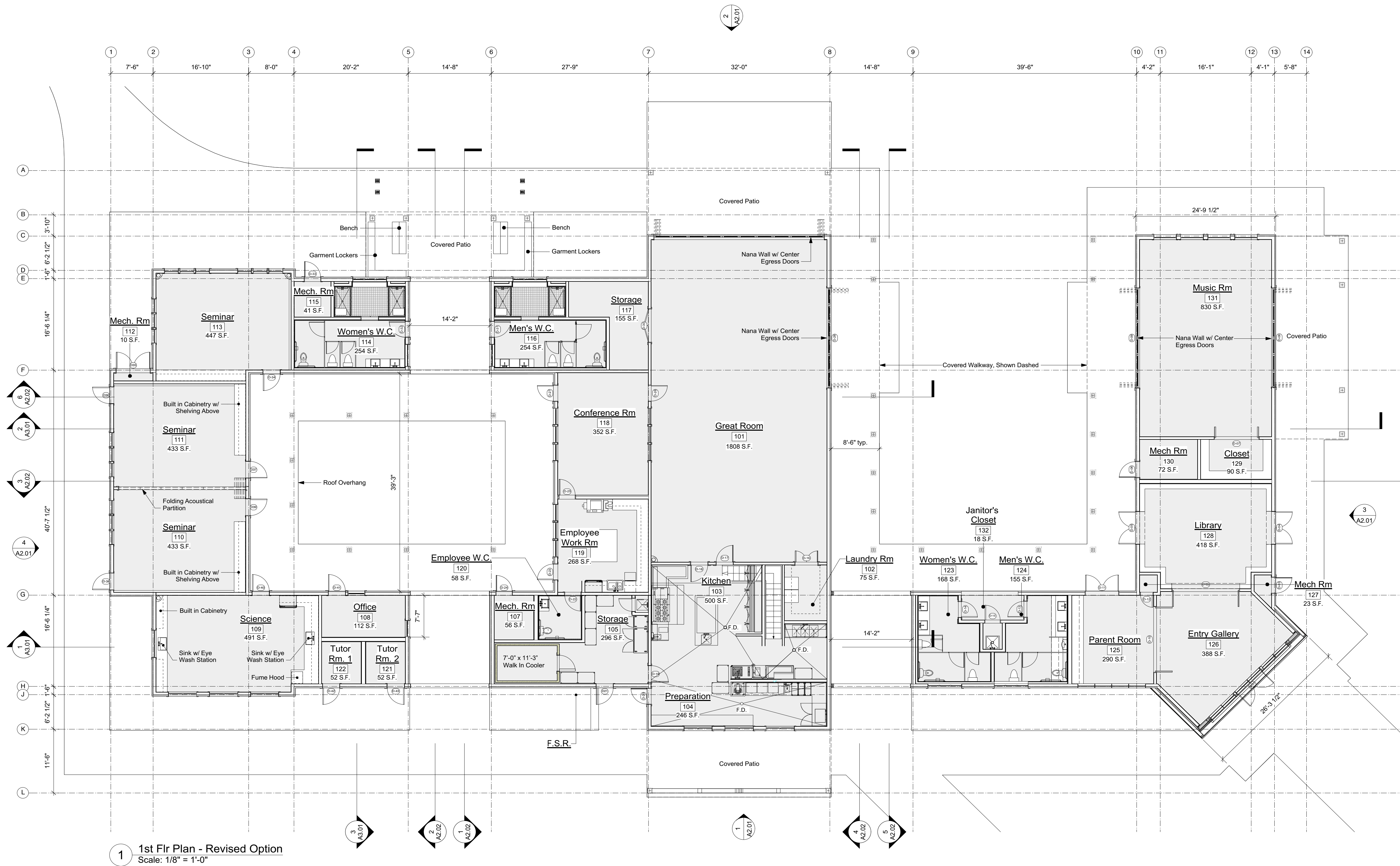
**ST. HELENA MONTESSORI
SCHOOL - AP BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 009-070-042

REV	DATE
As-Built	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date: 05.17.17
Drawn By: KH
Project No.: 1616
Scale: As Noted

1st Floor Plan

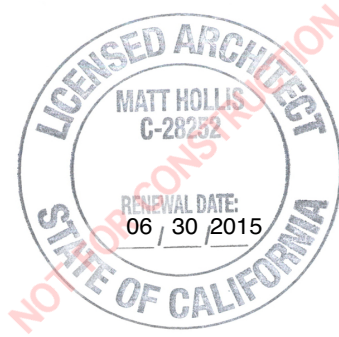
SHEET NO.:
A1.01





MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



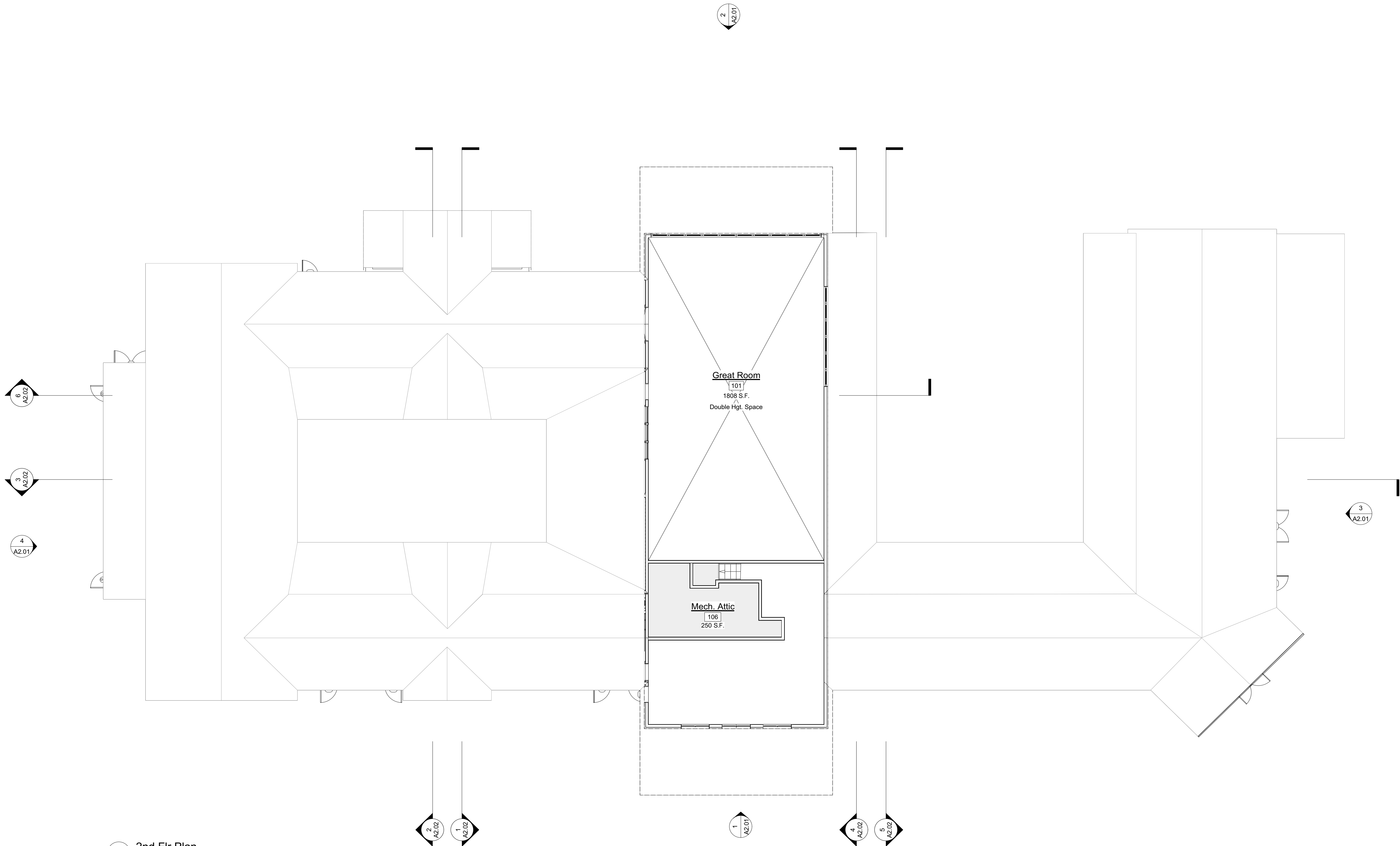
**ST. HELENA MONTESSORI
SCHOOL - AP BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 009-070-042

REV	DATE
As-Built	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date: 05.17.17
Drawn By: KH
Project No.: 1616
Scale: As Noted

2nd Floor Plan

SHEET NO.:
A1.02z



1 2nd Flr Plan
Scale: 1/8" = 1'-0"

Per 2016 CPC Table 1101.12 and 1103.3			
Vertical Leaders:	Size of Drain	Flow	Maximum Allowable S.F.
	Inches	gpm	2/(nh)
Required:	3	92	4400 S.F.
Provided:			< Maximum Allowable
Roof AA (largest roof size)	3		1667/2=833.5 S.F.
Exterior Gutters:	Diameter of Gutter	Slope	Maximum Rainfall Rates S.F.
	Inches	in/ft.	2/(nh)
Required:	4	1/4" per ft.	1440 S.F.
Provided:	Sufficient Size		< Maximum Allowable
Roof AA (largest roof size)	4		1667/2=833.5 S.F.
Note:			
Square footage at each roof face is less than the maximum allowable, therefore sizing is sufficient.			
All downspouts are hardpiped internally and discharge to underground piping, S.P.D.			

GSM Vertical Rainwater Leaders:
Per Table 1101.12 of the 2016 CPC the maximum projected roof area at 2.0"/hr rainfall for a 3" vertical rain water leaders is 4,400 Sq. Ft.

The maximum roof area per vertical rainwater leader is 833.5 Sq.Ft. therefore a 3" rainwater leader will be sufficient at exterior & interior downspouts, S.P.D.

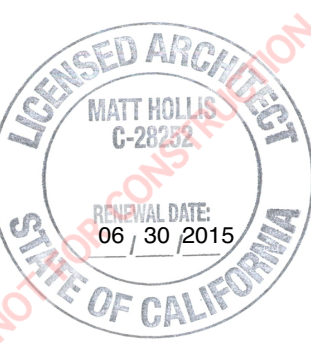
GSM Gutters:
Per Table 1103.3 of the 2016 CPC the maximum projected roof area at 2.0"/hr rainfall for a 4" diameter gutter sloped at 1/4"/ft. is 1440 Sq.Ft.

The maximum roof area per gutter is 833.5 Sq.Ft. therefore a 4" diameter gutter is sufficient all around the building, S.P.D.



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



**ST. HELENA MONTESSORI
SCHOOL - AP BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 009-070-042

REV	DATE
As-Builts	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date:	05.17.17
Drawn By:	KH
Project No.:	1616
Scale:	As Noted

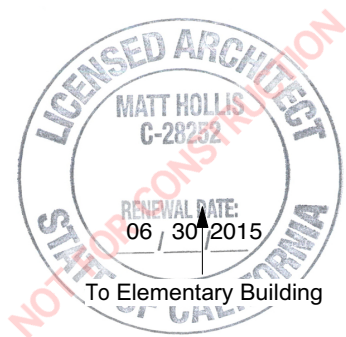
Roof Plan

SHEET NO.:
A1.03z 



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.

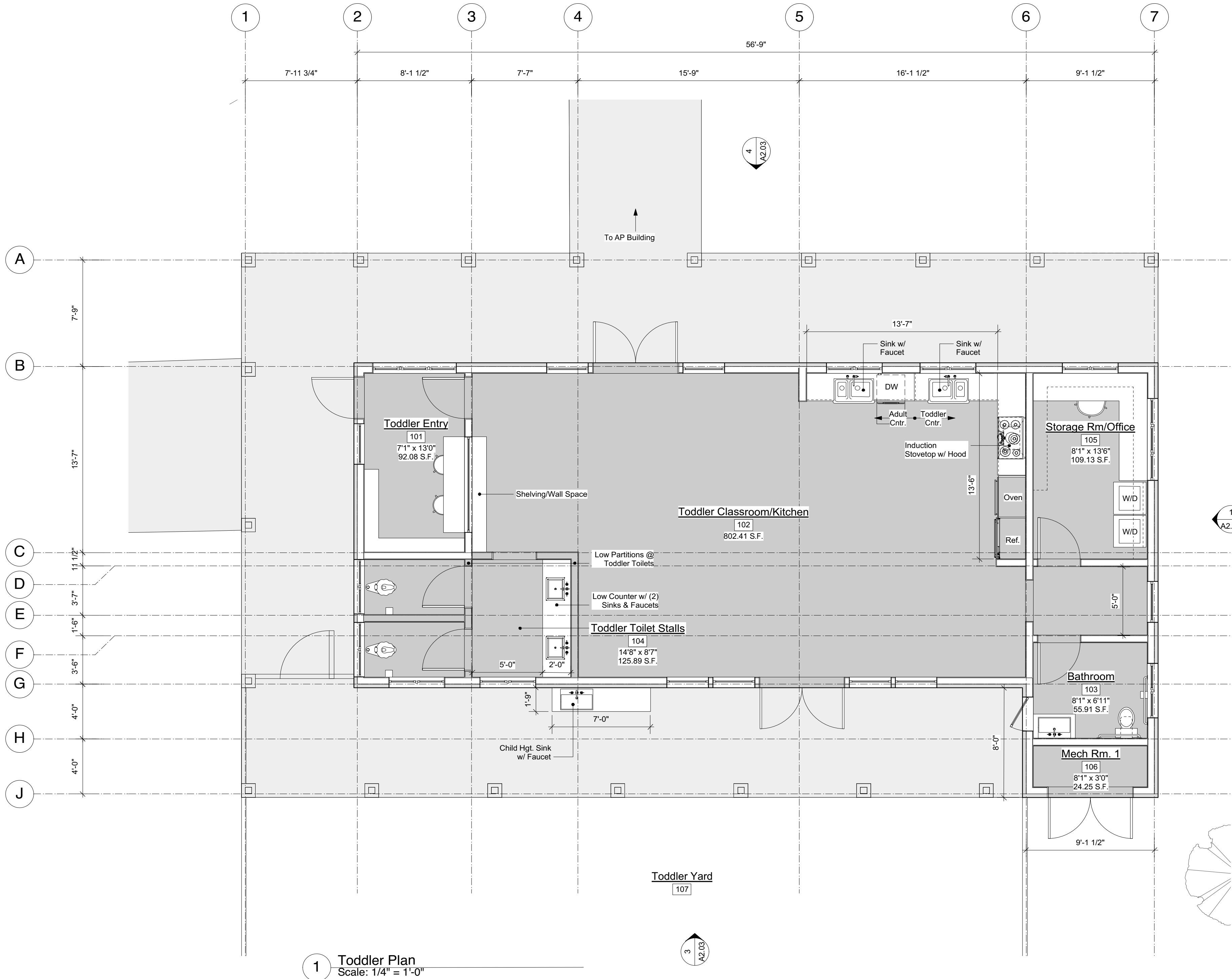


**ST. HELENA MONTESSORI
SCHOOL - TODDLER BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 033-110-075-000

REV	DATE
As-Builts	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date: 05.17.17
Drawn By: KH
Project No.: 1616
Scale: As Noted

Floor Plan
Toddler Building
SHEET NO.:
A1.04



Storm Drainage Notes:

Per 2016 CPC Table 1101.12 and 1103.3			
Vertical Leaders:	Size of Drain	Flow	Maximum Allowable S.F.
	Inches	gpm	2(in/h)
Required:	3	92	4400 S.F.
Provided:	3		< Maximum Allowable
Roof A (largest roof size):	3		1181/2--590.5 S.F.
Exterior Gutters:	Diameter of Gutter	Slope	Maximum Rainfall Rates S.F.
	Inches	in/ft.	2(in/h)
Required:	4	1/4" per ft.	1440 S.F.
Provided:	Sufficient Size		< Maximum Allowable
Roof A (largest roof size):	4		1181/2--590.5 S.F.
Note: Square footage at each roof face is less than the maximum allowable, therefore sizing is sufficient. All downspouts are hardpiped internally and discharge to underground piping, S.P.D.			

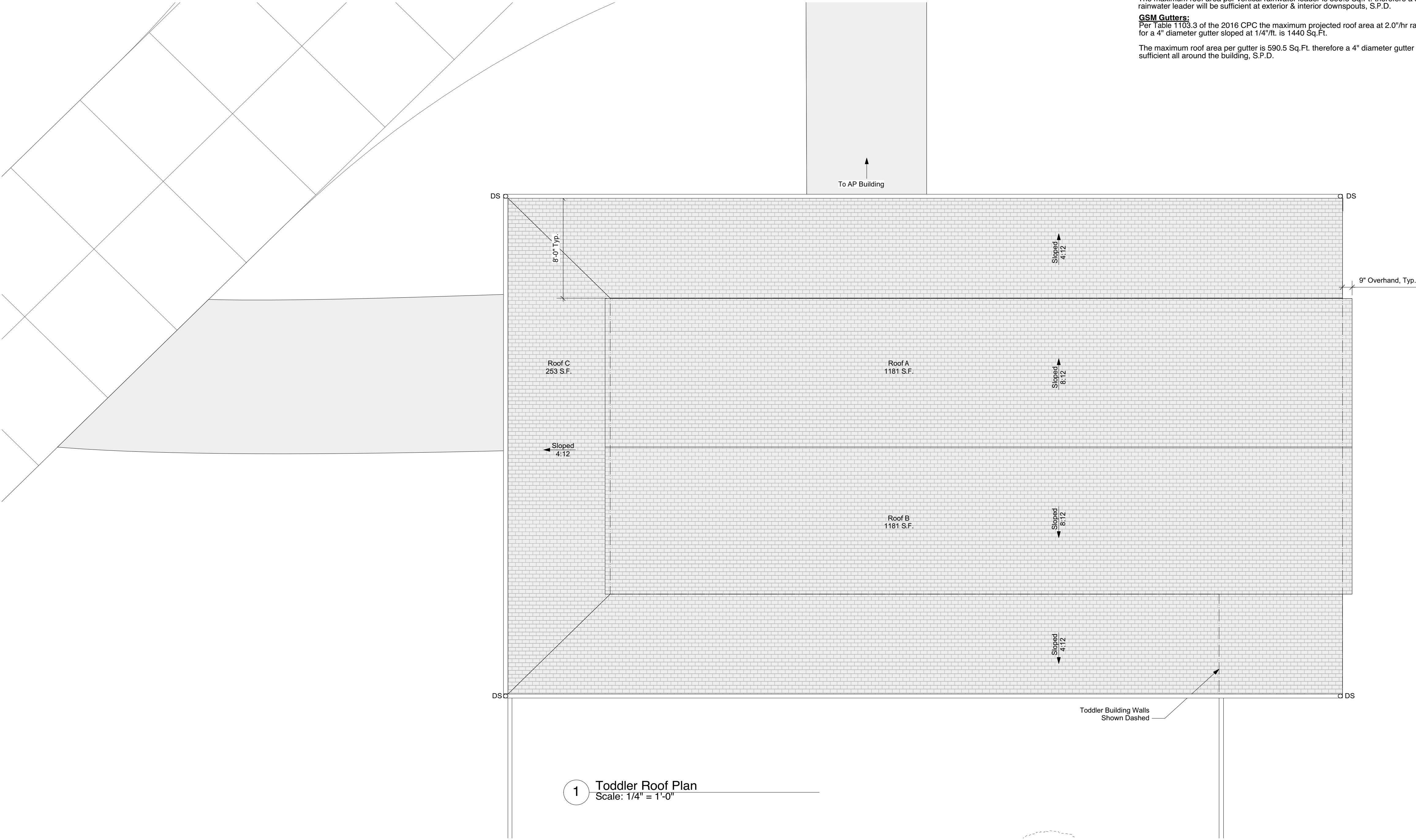
Design Notes:

GSM Vertical Rainwater Leaders:
Per Table 1101.12 of the 2016 CPC the maximum projected roof area at 2.0"/hr rainfall for a 3" vertical rain water leaders is 4,400 Sq. Ft.

The maximum roof area per vertical rainwater leader is 590.5 Sq.Ft, therefore a 3" rainwater leader will be sufficient at exterior & interior downspouts, S.P.D.

GSM Gutters:
Per Table 1103.3 of the 2016 CPC the maximum projected roof area at 2.0"/hr rainfall for a 4" diameter gutter sloped at 1/4"/ft. is 1440 Sq.Ft.

The maximum roof area per gutter is 590.5 Sq.Ft, therefore a 4" diameter gutter is sufficient all around the building, S.P.D.

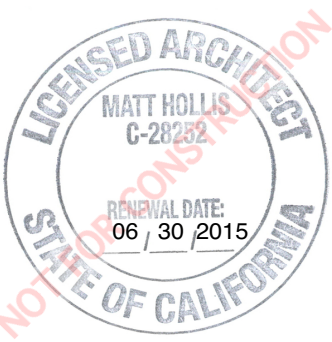


1 Toddler Roof Plan
Scale: 1/4" = 1'-0"



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH Architects. Any unauthorized use in part or in whole without written permission is prohibited.



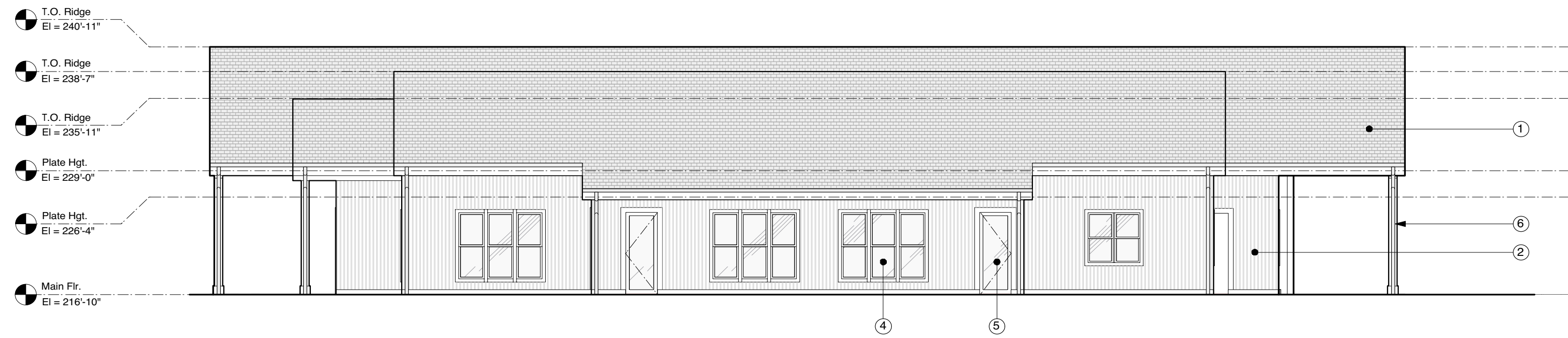
**ST. HELENA MONTESSORI
SCHOOL - TODDLER BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 033-110-075-000

REV	DATE
As-Builts	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

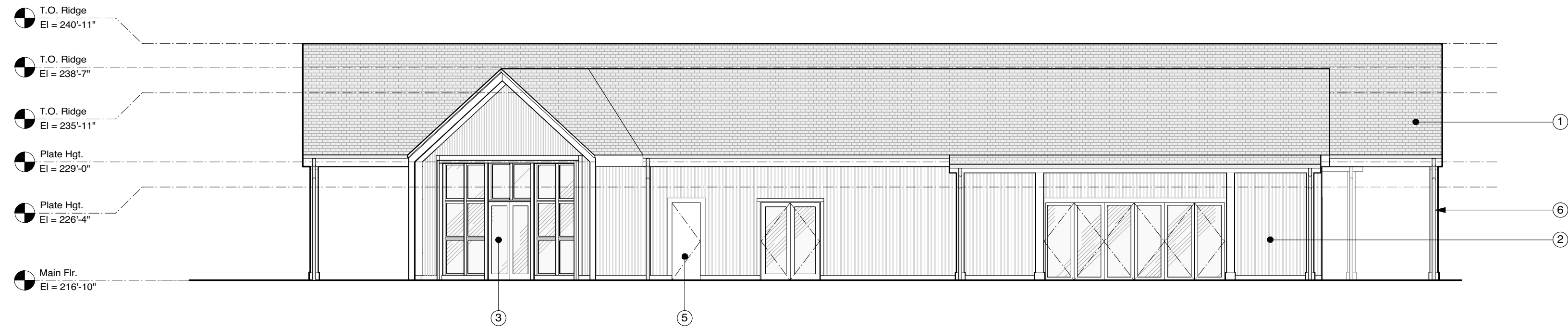
Date: 05.17.17
Drawn By: KH
Project No.: 1616
Scale: As Noted

Roof Plan
Toddler Building
SHEET NO.:
A1.05

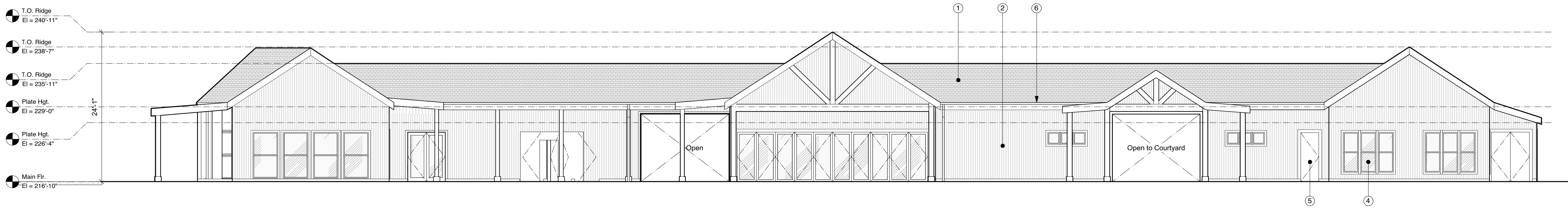




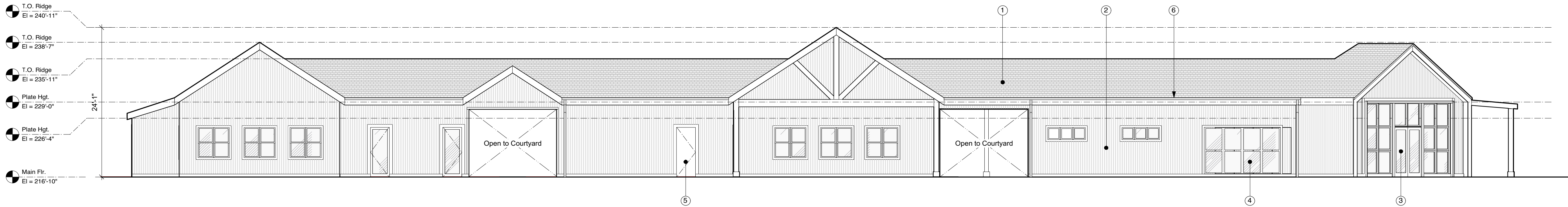
4 North Elevation
Scale: 1/8" = 1'-0"



3 South Elevation
Scale: 1/8" = 1'-0"



2 East Elevation
Scale: 1/8" = 1'-0"



1 West Elevation
Scale: 1/8" = 1'-0"

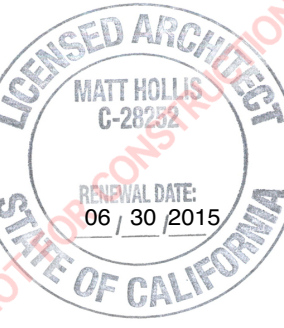
Design Notes:

- 1 Asphalt Shingle Roofing System, To Match (e) Buildings
- 2 1x3 Battens @ 12" O.C. of Painted Plywd. Backing, Secure w/ Steel Zinc Plated #8X1-1/4" Square Drive, Flat Head, Wd. Screws or w/ 3d Spiral or Ring Shank Stainless Steel Nails @ 8" O.C., Typ., To Match (e) Buildings
- 3 Storefront System
- 4 New Vinyl Windows, To Match (e) Buildings
- 5 New Metal Door, To Match (e) Buildings
- 6 Typ. Gutter & Downspout, 3" Dia. Round G.S.M.
- 7 Painted Metal Louver



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH
Architects. Any unauthorized use in part
or in whole without written permission is
prohibited.



**ST. HELENA MONTESSORI
SCHOOL - AP BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 009-070-042

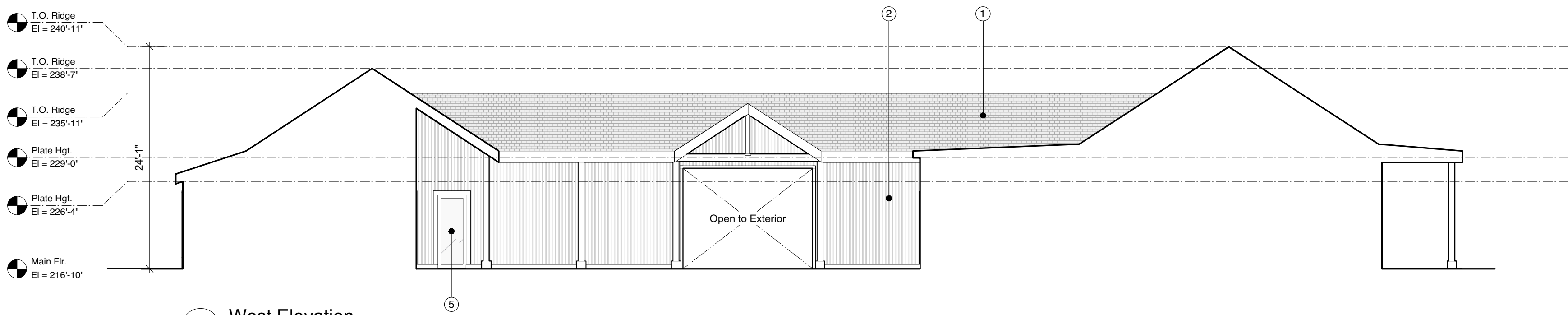
REV	DATE
As-Built	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date: 05.17.17
Drawn By: KH
Project No.: 1616
Scale: As Noted

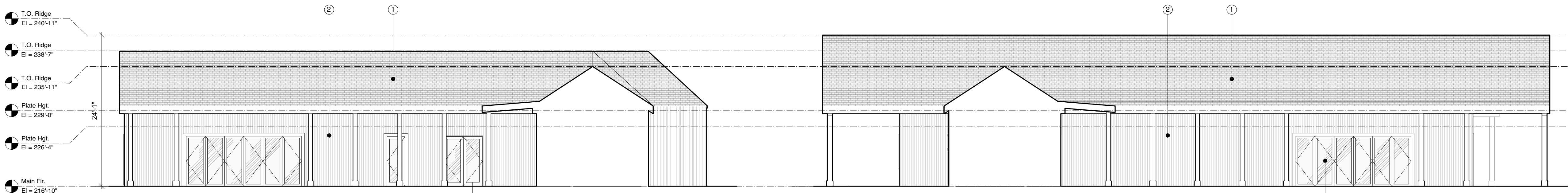
Elevations
AP Building

SHEET NO.:

A2.01

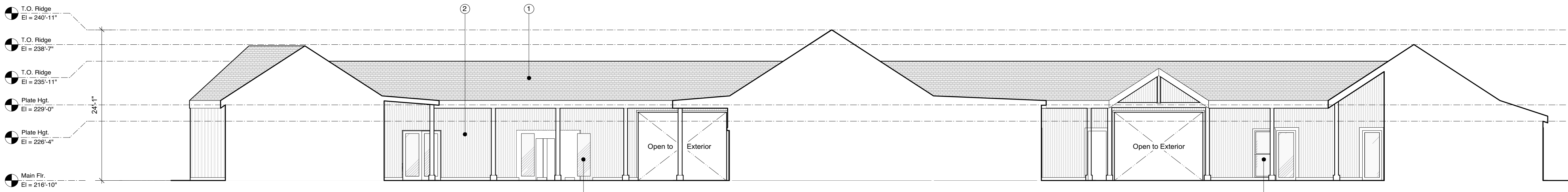


6 West Elevation
Scale: 1/8" = 1'-0"



5 North Elevation
Scale: 1/8" = 1'-0"

4 South Elevation
Scale: 1/8" = 1'-0"



3 East Elevation
Scale: 1/8" = 1'-0"



2 South Elevation
Scale: 1/8" = 1'-0"

1 North Elevation
Scale: 1/8" = 1'-0"

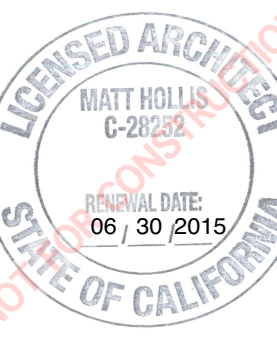
Design Notes:

- 1 Asphalt Shingle Roofing System, To Match (e) Buildings
- 2 1x3 Battens @ 12" O.C. of Painted Plywd. Backing, Secure w/ Steel Zinc Plated #8X1-1/4" Square Drive, Flat Head, Wd. Screws or w/ 3d Spiral or Ring Shank Stainless Steel Nails @ 8" O.C., Typ., To Match (e) Buildings
- 3 Storefront System
- 4 New Vinyl Windows, To Match (e) Buildings
- 5 New Metal Door, To Match (e) Buildings
- 6 Typ. Gutter & Downspout, 3" Dia. Round G.S.M.
- 7 Painted Metal Louver



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH
Architects. Any unauthorized use in part
or in whole without written permission is
prohibited.



**ST. HELENA MONTESSORI
SCHOOL - AP BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 009-070-042

REV	DATE
As-Builts	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date: 05.17.17
Drawn By: KH
Project No.: 1616
Scale: As Noted

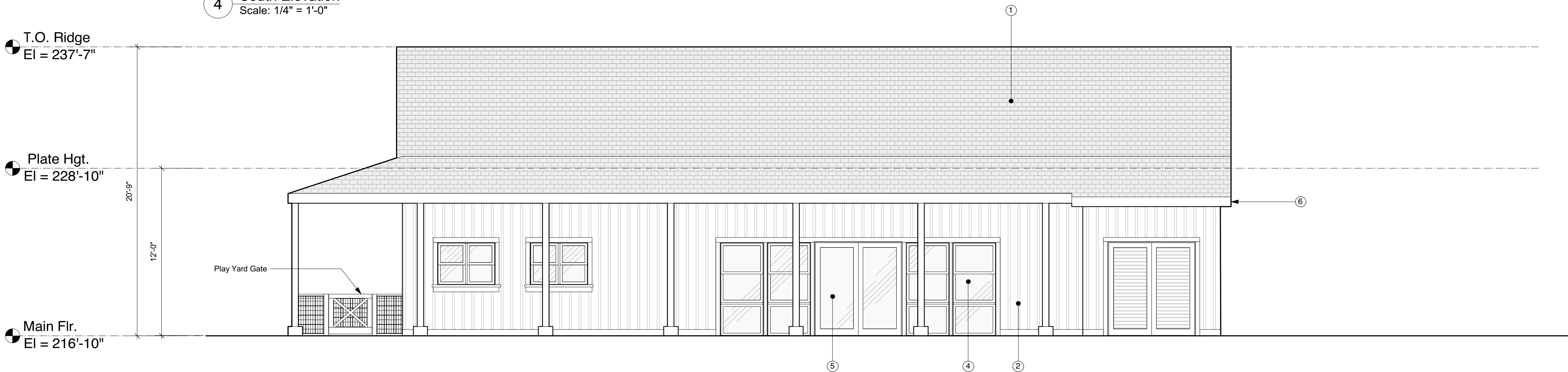
Elevations
AP Building
SHEET NO.:
A2.02

Design Notes:

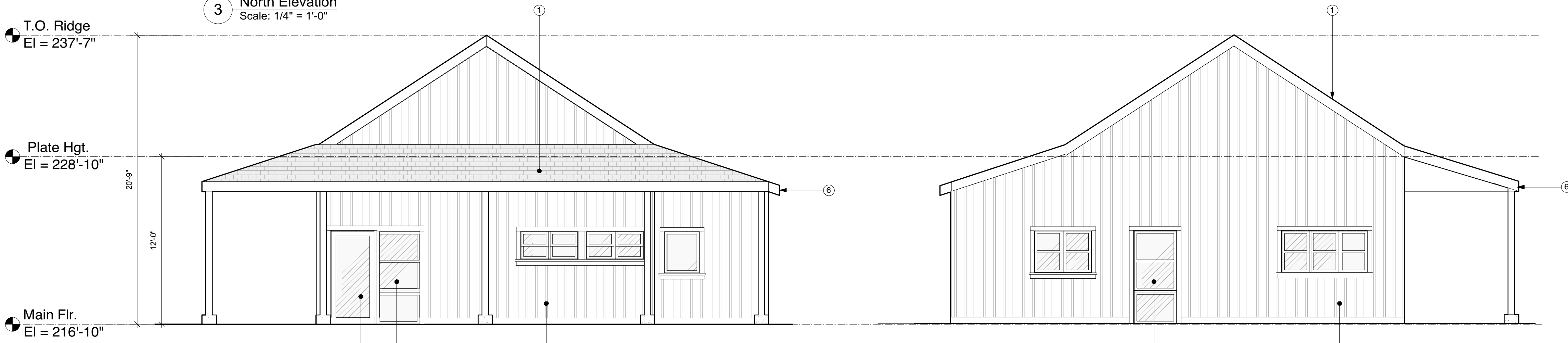
- Asphalt Shingle Roofing System, To Match (e) Buildings
- 1x3 Battens @ 12" O.C. o/ Painted Plywd. Backing, Secure w/ Steel Zinc Plated #8X1-1/4" Square Drive, Flat Head, Wd. Screws or w/ 3d Spiral or Ring Shank Stainless Steel Nails @ 8" O.C., Typ., To Match (e) Buildings
- Storefront System
- New Vinyl Windows, To Match (e) Buildings
- New Metal Door, To Match (e) Buildings
- Typ. Gutter & Downspout, 3" Dia. Round G.S.M.
- Painted Metal Louver



4 South Elevation
Scale: 1/4" = 1'-0"



3 North Elevation
Scale: 1/4" = 1'-0"



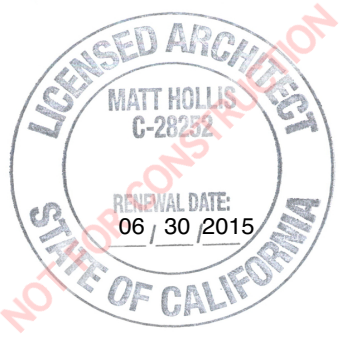
2 West Elevation
Scale: 1/4" = 1'-0"

1 East Elevation
Scale: 1/4" = 1'-0"



MH ARCHITECTS
2325 3rd st. studio 224
san francisco, ca 94107
matthollis.com
t | 415 977 0194
f | 415 977 0196

This drawing is the property of MH
Architects. Any unauthorized use in part
or in whole without written permission is
prohibited.



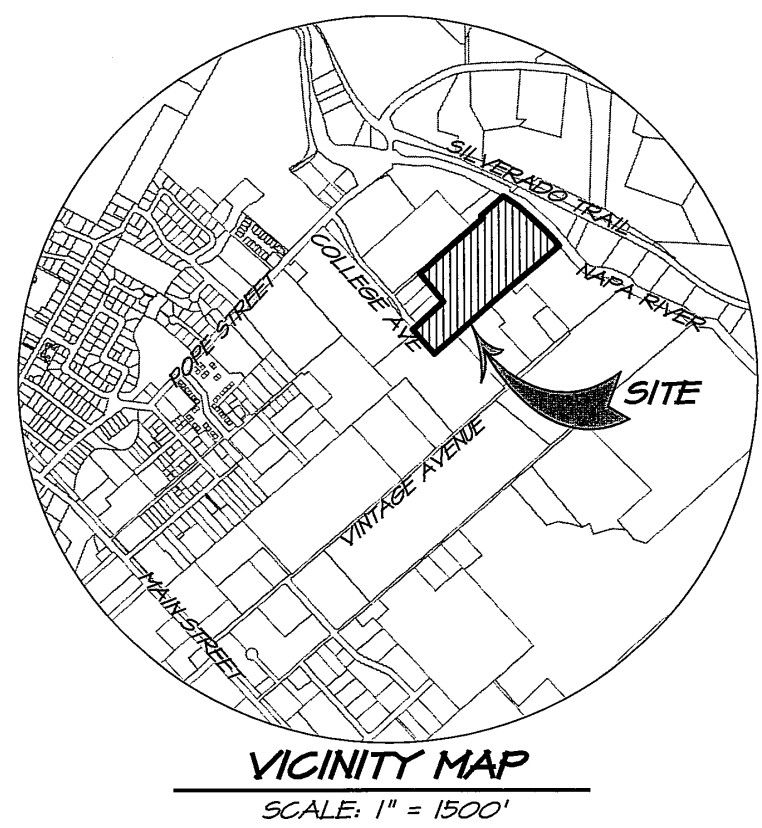
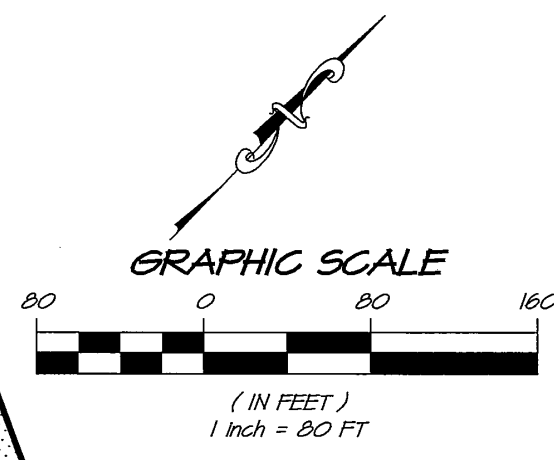
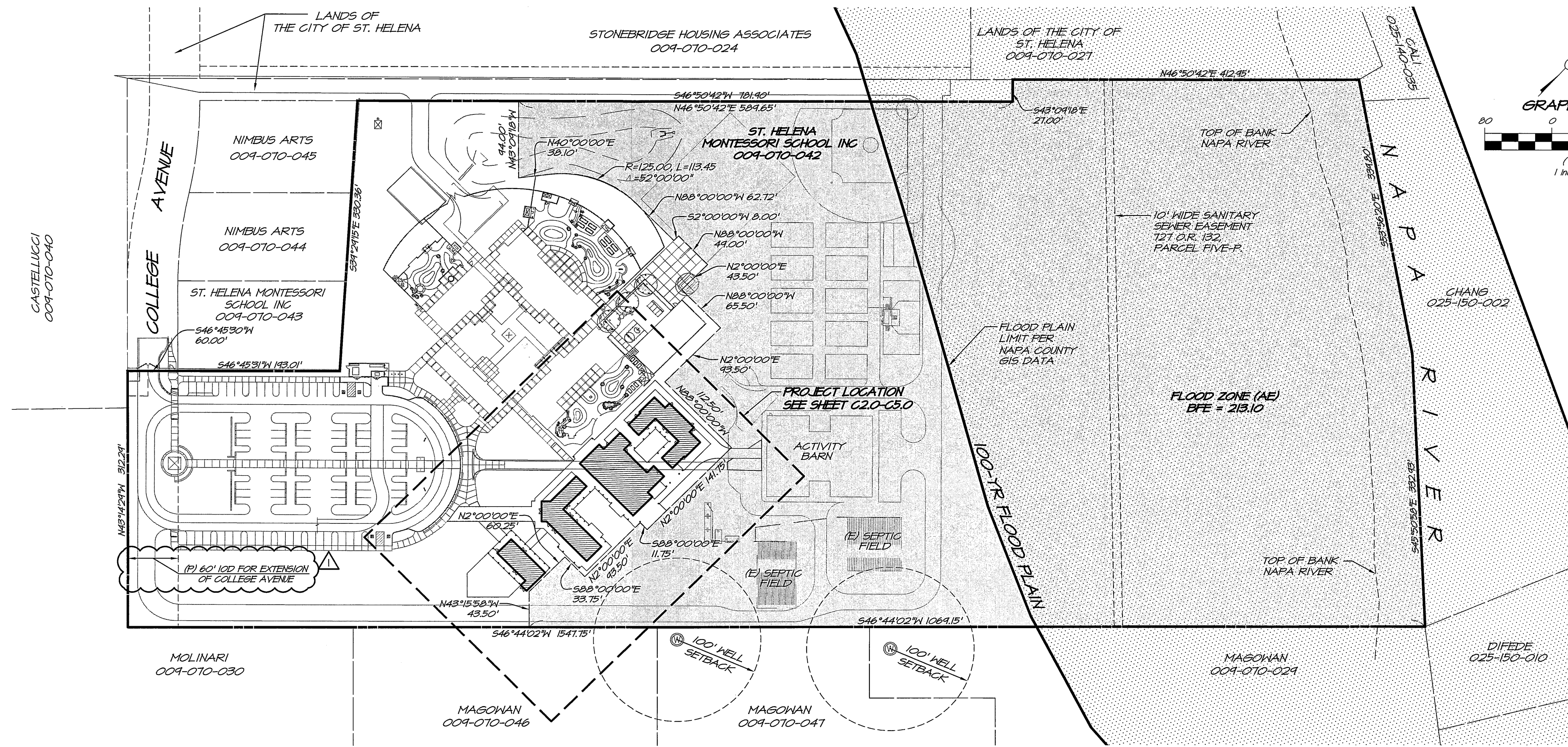
**ST. HELENA MONTESSORI
SCHOOL - TODDLER BUILDING**
880 College Avenue, St. Helena,
CA 94574
APN: 033-110-075-000

REV	DATE
As-Builts	06.02.16
Schematic Design	06.20.16
Design Review Sub.	05.19.17
Design Review Resubmittal	08.02.17

Date: 05.17.17
Drawn By: KH
Project No.: 1616
Scale: As Noted

Elevations
Toddler Building
SHEET NO.:
A2.03

ST HELENA MONTESSORI SCHOOL AP BUILDINGS
DESIGN DEVELOPMENT PLANS



PROJECT INFORMATION

CLIENT: ST. HELENA MONTESSORI SCHOOL

MAILING ADDRESS: 880 COLLEGE AVENUE
ST. HELENA, CA 94574

SITE ADDRESS: 880 COLLEGE AVENUE
ST. HELENA, CA 94574

CIVIL ENGINEER: RSA+
1515 FOURTH STREET
NAPA, CA 94559
CONTACT: BRUCE FENTON
TEL: 707-252-3301

ARCHITECT: MH ARCHITECTS
2305 3RD STREET, STUDIO 224
SAN FRANCISCO, CA 94107
CONTACT: KELLY HEATH

APN: 004-070-042 (20.66± ACRES)

PARCEL AREA: 20.66 ACRES ±

DOMESTIC WATER: PRIVATE WELL

FIRE WATER: CITY OF ST. HELENA

SEWER: PRIVATE SEPTIC

ZONING: AP

TOPOGRAPHIC SURVEY

FIELD SURVEY PERFORMED BY RSA+ IN APRIL 2017.
CONTOURS ARE SHOWN EVERY ONE FOOT (1'),
HIGHLIGHTED EVERY FIVE FEET (5').

BOUNDARY NOTES

THIS MAP DOES NOT REPRESENT A PROPERTY LINE.
SURVEY BOUNDARY SHOWN IS RECORD INFORMATION
PER BOOK 24 OF PARCEL MAPS, PAGES 50/51, NAPA
COUNTY RECORDS.

BENCHMARK

BENCHMARK: NAPA COUNTY BM 8518-G, ELEVATION =
222.13' (NGVD 1929).

SHEET INDEX

C1.0	COVER SHEET
C2.0	DEMOLITION PLAN
C3.0	LAYOUT AND DIMENSION PLAN
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	SITE STORM DRAIN NETWORK

**CALL USA
BEFORE EXCAVATING**

**48 HOURS IN ADVANCE
1 (800) 227-2600**

SYMBOL LEGEND

EXISTING	PROPOSED
EX SD	SD
EX SS	SS
EX H	H
EX FH	FH
EX NV	NV
SD	DV
AD	AD
EX TREE TO REMAIN	EX TREE TO BE REMOVED
FENCE	EARTH SHALE
JOINT POLE IN GUY	DRIVENWAY APPROACH
DRIVENWAY	OVERLAND RELEASE
CONTOUR LINE	SURVEY MONUMENT
SPOT ELEVATION	(P) PERMANENT AGRICULTURAL EASEMENT
OVERHEAD ELECTRIC	
(E) WELL	
FLOOD ZONE	

LEGEND

AB	AGGREGATE BASE	JB	JUNCTION BOX
AC	ASPHALT CONCRETE	JP	JOINT POLE
AD	AREA DRAIN	LF	LINEAL FEET/FOOT
ADA	AMERICAN W/ DISABILITIES ACT	LP	LOW POINT
ARV	AIR RELEASE VALVE	MANHOLE	MANHOLE
AS	ACCESSIBLE SPACES	MON	MONUMENT
BCV	BESIN VERTICAL CURVE	NCRS	NAPA COUNTY ROAD #
BG	BELOW GRADE	ST	STREET STANDARDS
BLDG	BUILDING	OAE	OR APPROVED EQUAL
BM	BENCHMARK	ON CENTER	ON CENTER
BSH	BACK OF SIDEWALK	(P)	PROPOSED
BO	BLOWOFF	PC	POINT OF CURVATURE
CA	CARPOOL / CLEAN AIR VEHICLE	PCC	PORTLAND CEMENT CONCRETE
CB	CATCH BASIN	PGE	PACIFIC GAS AND ELECTRIC
CAG	CURB AND GUTTER	PL	PROPERTY LINE
CL	CENTERLINE	PVI	POST INDICATOR VALVE
CO	CLEANOUT	PVC	POLYVINYL CHLORIDE
CONF	CONFORM	PVI	POINT OF VERTICAL INTERSECTION
CV	CHECK VALVE	PN	PROCESS WASTE
DCV	DOUBLE CHECK VALVE	R	RADIUS
DI	DRAIN INLET	RN	RIGHT OF WAY
DS	DOWNSPOUT	RCP	REINFORCED CONCRETE PIPE
(E) EX	EXISTING	RS	ROUGH GRADE
ELEC	ELECTRICAL	RWL	RAIN WATER LEADER
EP	EDGE OF PAVEMENT	RFBP	REDUCED PRESSURE BACKFLOW PREVENTOR
EOR	ENGINEER OF RECORD	RN	RECLAIMED WATER
EV	ELECTRICAL VEHICLE	S	SLOPE (FEET/FOOT)
EVC	END VERTICAL CURVE	S.A.D.	SEE ARCHITECTURAL PLANS
(F)	FUTURE	SD	STORM DRAIN
FC	FACE OF CURB	SL	STREET LIGHT
FDC	FIRE DEPT. CONNECTION	SLAD	SEE LANDSCAPE ARCHITECT'S DRAWINGS
FES	FLARED END SECTION	SS	SANITARY SEWER
FF	FINISH FLOOR	SSH	SANITARY SEWER MANHOLE
FG	FINISH GRADE	STA	STATION
FH	FIRE HYDRANT	TC	TOP OF CURB
FL	FIRE SERVICE	TN	TOP OF MALL
FSS	FORCED SANITARY SEWER	VCP	VITRIFIED CLAY PIPE
GB	GRADE BREAK	W	WATER
GV	GATE VALVE	WH	WET DRAFT HYDRANT
HP	HIGH POINT	WM	WATER METER
INV	INVERT	NV	WATER VALVE
IOD	IRREVOCABLE OFFER OF DEDICATION		

**ST. HELENA MONTESSORI SCHOOL AP BUILDINGS
COVER SHEET**

ST. HELENA
CALIFORNIA

DATE: DECEMBER 1, 2017

DRAWN: DRL

DESIGNED: DJS

CHECKED: BNF

JOB NO. 417012.0

SHEET NO. C1.0

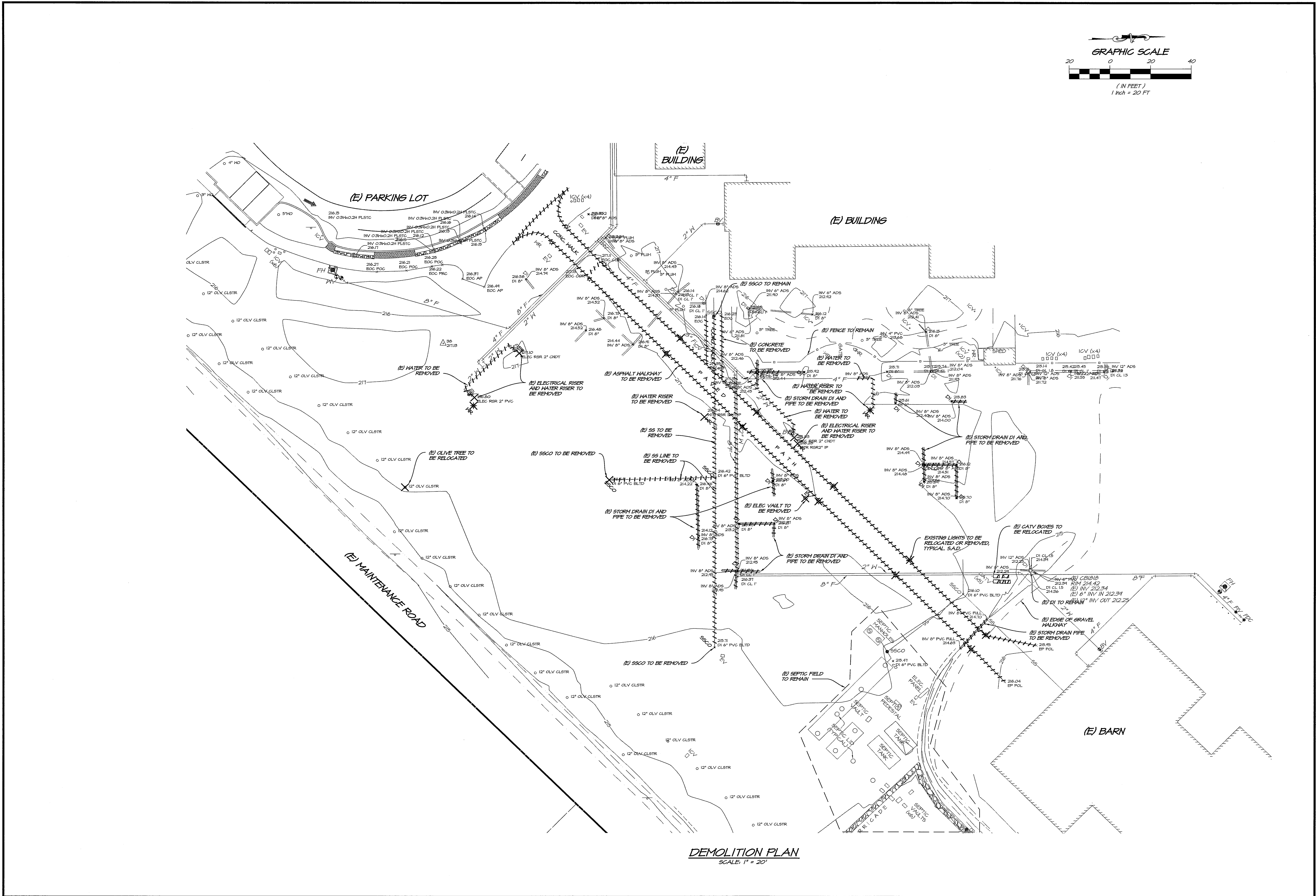
1 OF 6 SHEETS

11/28/2017 RESPONSE TO COMMENTS

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE 707.252.3301
WWW.RSA+CALIF.COM

RSA+ CONSULTING CIVIL ENGINEERS & SURVEYORS

NO. DATE REVISIONS BY APPD



RESPONSE TO COMMENTS		DATE	REVISIONS	BY	APPD
1	11/28/2017				

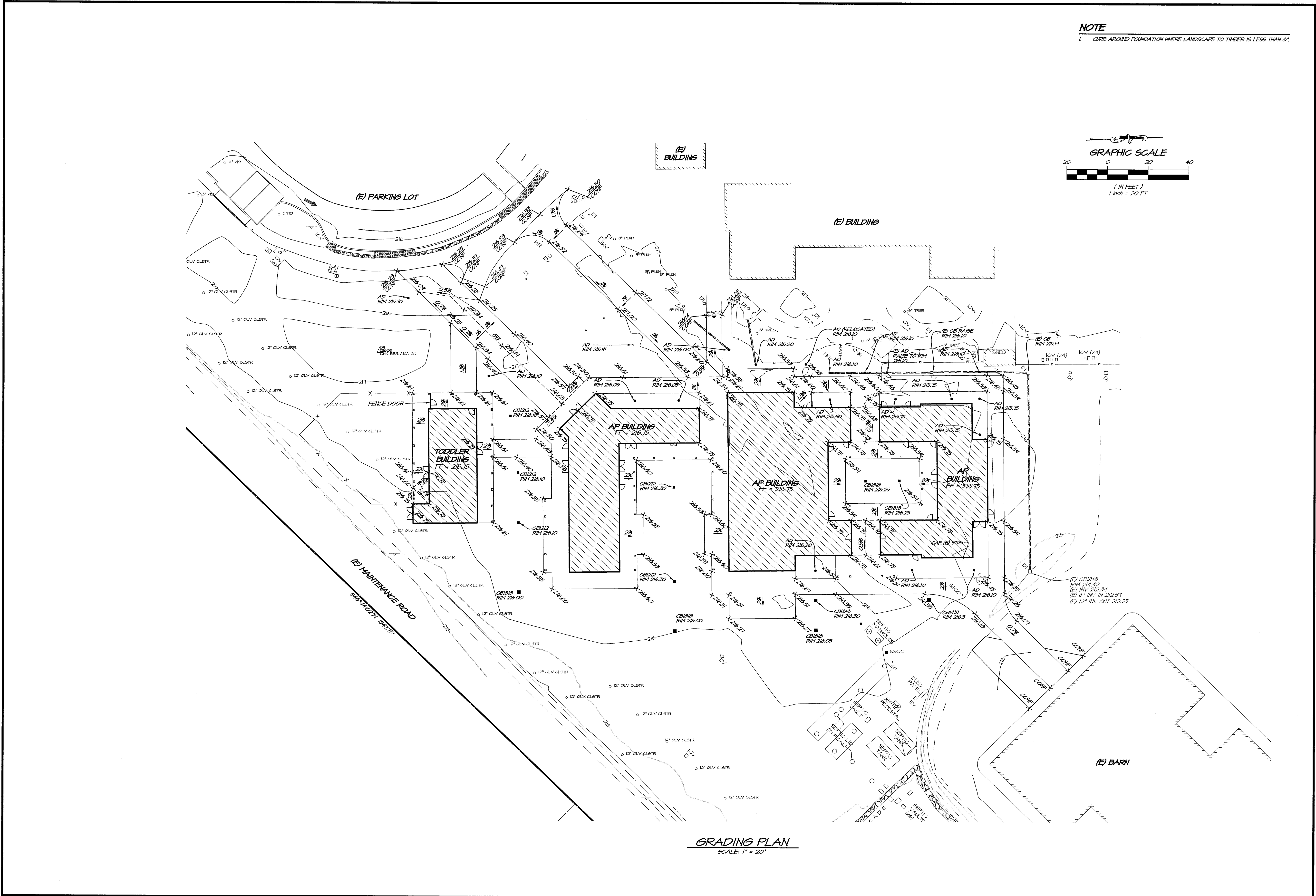
RS&T
1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE (707) 252-3301
+ www.rsandt.com +

RS&T CONSULTING CIVIL ENGINEERS + SURVEYORS + 1960

ST. HELENA MONTESSORI SCHOOL AP BUILDINGS
DEMOLITION PLAN
ST. HELENA, CALIFORNIA

DATE: DECEMBER 1, 2017
DRAWN: DRL
DESIGNED: DJS
CHECKED: BWF
JOB NO. 41702.0
SHEET NO. **C2.0**
2 OF 6 SHEETS

1307411002.0 - St. Helena, Montessori AP - Titleblock/Revision/Notes/C2.0 - 12/01/2017 10:55:05PM - Unligned - Copyright RS&T



Printed on Recycled Paper ♻️ Please Continue the Cycle

PRELIMINARY - NOT FOR CONSTRUCTION

ST. HELENA MONTESSORI SCHOOL AP BUILDINGS
GRADING PLAN
ST. HELENA
CALIFORNIA

DATE: DECEMBER 1, 2017

DRAWN	DRL
DESIGNED	DJS
CHECKED	BNF

JOB NO. 411012.0

SHEET NO. **C4.0**
4 OF 6 SHEETS

1515 FOURTH STREET
NAPA, CALIF. 94559
OFFICE: (707) 252-3301
WWW.RSAPLUS.COM

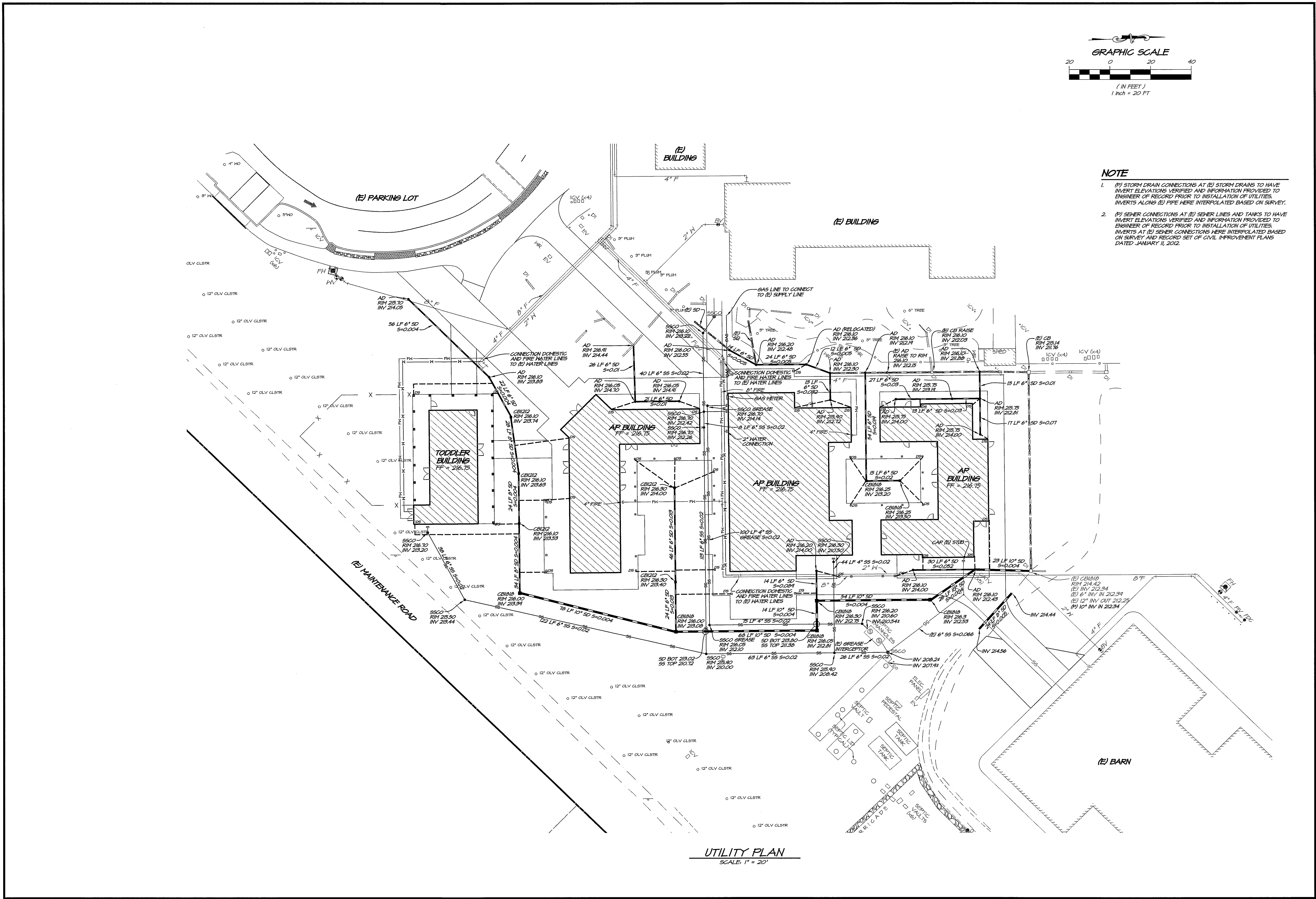
RSAPLUS
RSAPLUS CONSULTING CIVIL ENGINEERS + SURVEYORS

NO.	DATE	REVISIONS

11/19/2017 RESPONSE TO COMMENTS

Agenda Item #5.2

Page 119 of 307



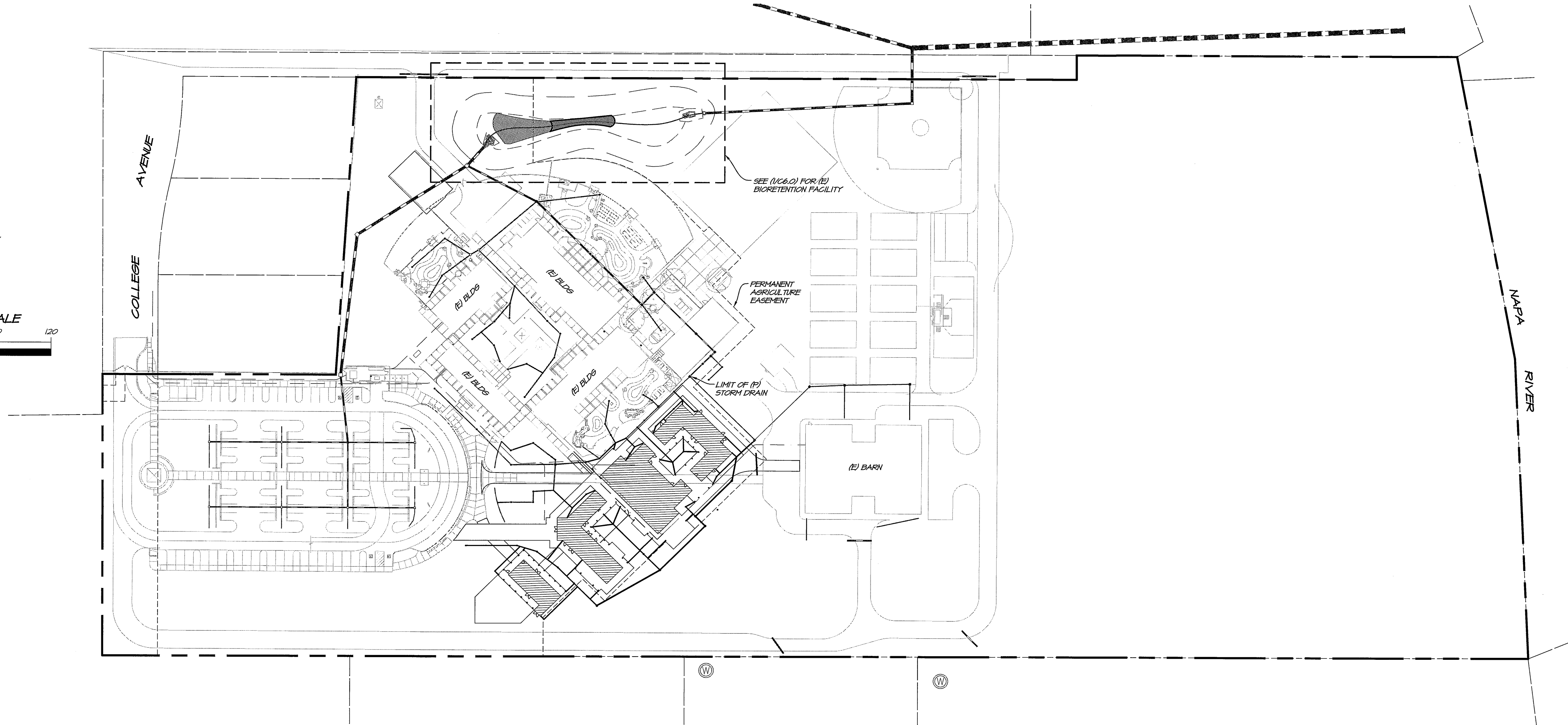
11/28/2017		RESPONSE TO COMMENTS		NO.		DATE		REVISIONS		BY		APPRO	
1515 FOURTH STREET NAPA, CALIF. 94559 OFFICE (707) 252-3301 + www.rsacivil.com +													

ST. HELENA MONTESSORI SCHOOL AP BUILDINGS
UTILITY PLAN
CALIFORNIA
ST. HELENA

DATE	DECEMBER 1, 2017
DRAWN	DRL
DESIGNED	DJS
CHECKED	BNF
JOB NO.	417012.0
SHEET NO.	C5.0
5 OF 6 SHEETS	

R:\007417012.0 - St. Helena Montessori AP - 12/20/2017 12:58:48PM Linlogon C:\P\RSB\RSA+

PRELIMINARY - NOT FOR CONSTRUCTION



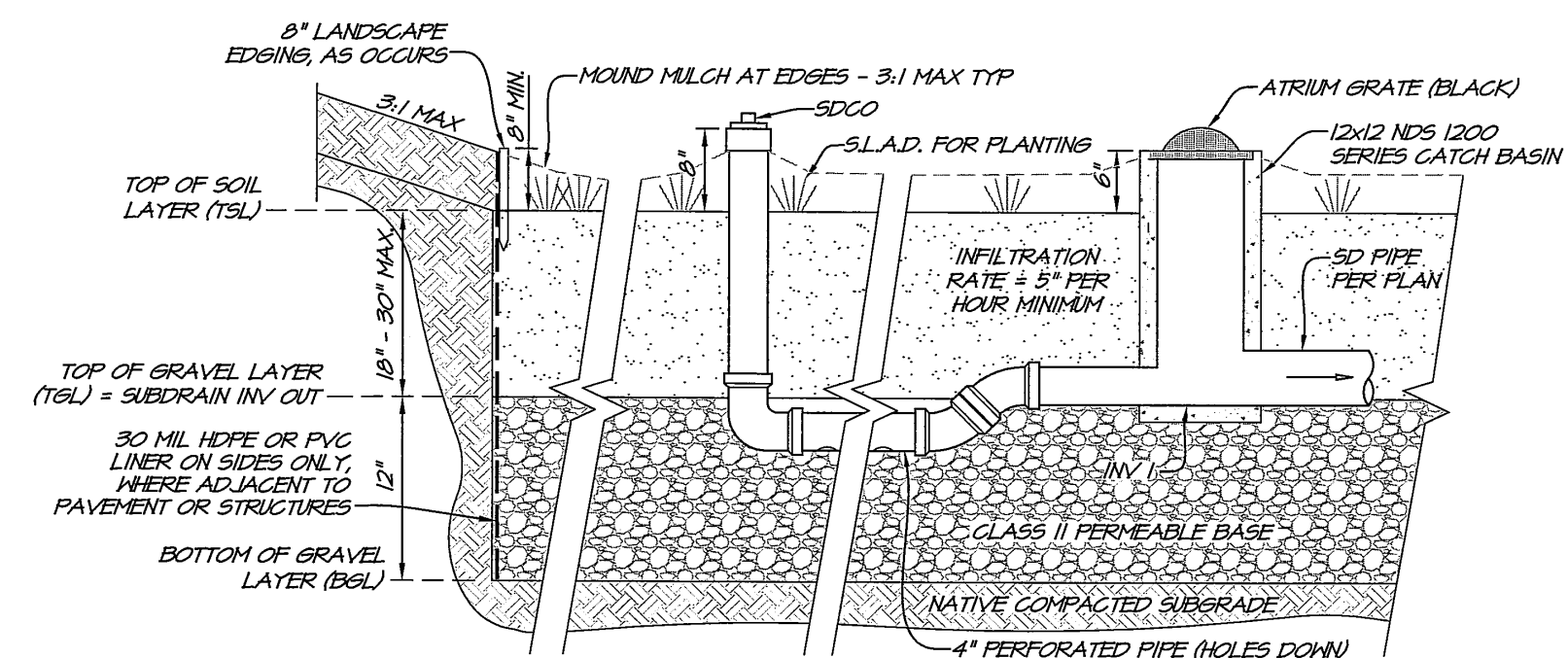
0 10 20

PERMANENT AGRICULTURE EASEMENT

(E) BIORETENTION BASIN, 1,300 SF
SEE SCP, JUNE 24 2015

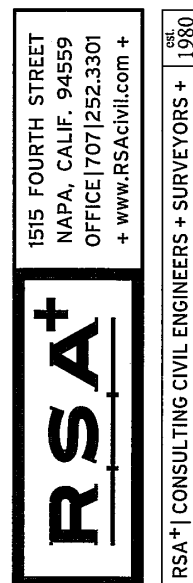
(P) EXPANDED BIORETENTION BASIN
TO 1,400 SF PER DETAIL (2/16.0)

SCALE: 1" = 20'

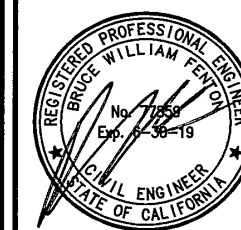


1. NO COMPACTION OF SOILS BENEATH THE FACILITY RIP LOOSEN SOILS IF COMPACTED.
2. NO LINERS FIBER FABRIC, OR LANDSCAPE CLOTH MAY BE USED.
3. APPROPRIATE FLAT PALETTE FOR THE SPECIFIED SOIL MIX & MAXIMUM AVAILABLE WATER USE.
4. BIO-RETENTION SOIL SHALL ACHIEVE A LONG TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 1.0 INCH PER HOUR AND SHALL BE AT LEAST 18" DEEP. BIO-RETENTION SOIL MIX SHALL CONSIST OF THE FOLLOWING MIXTURE OF ASTM C33 SAND AND COMPOST, MEASURED ON A VOLUME BASIS (60-70% SAND, 30-40% COMPOST).
5. VEGETATION IN BIO-RETENTION FACILITIES SHALL BE GROWN FROM THE PLANT MATRIX IN THE SOIL SURFACE OF THE BASKINIA POST-CONSTRUCTION MANUAL.
6. ALL STORM DRAIN INLETS TO BE MARKED WITH "NO DUMPING, DRAINS TO RIVER" MARKERS OR SIMILAR.

NOT TO SCALE

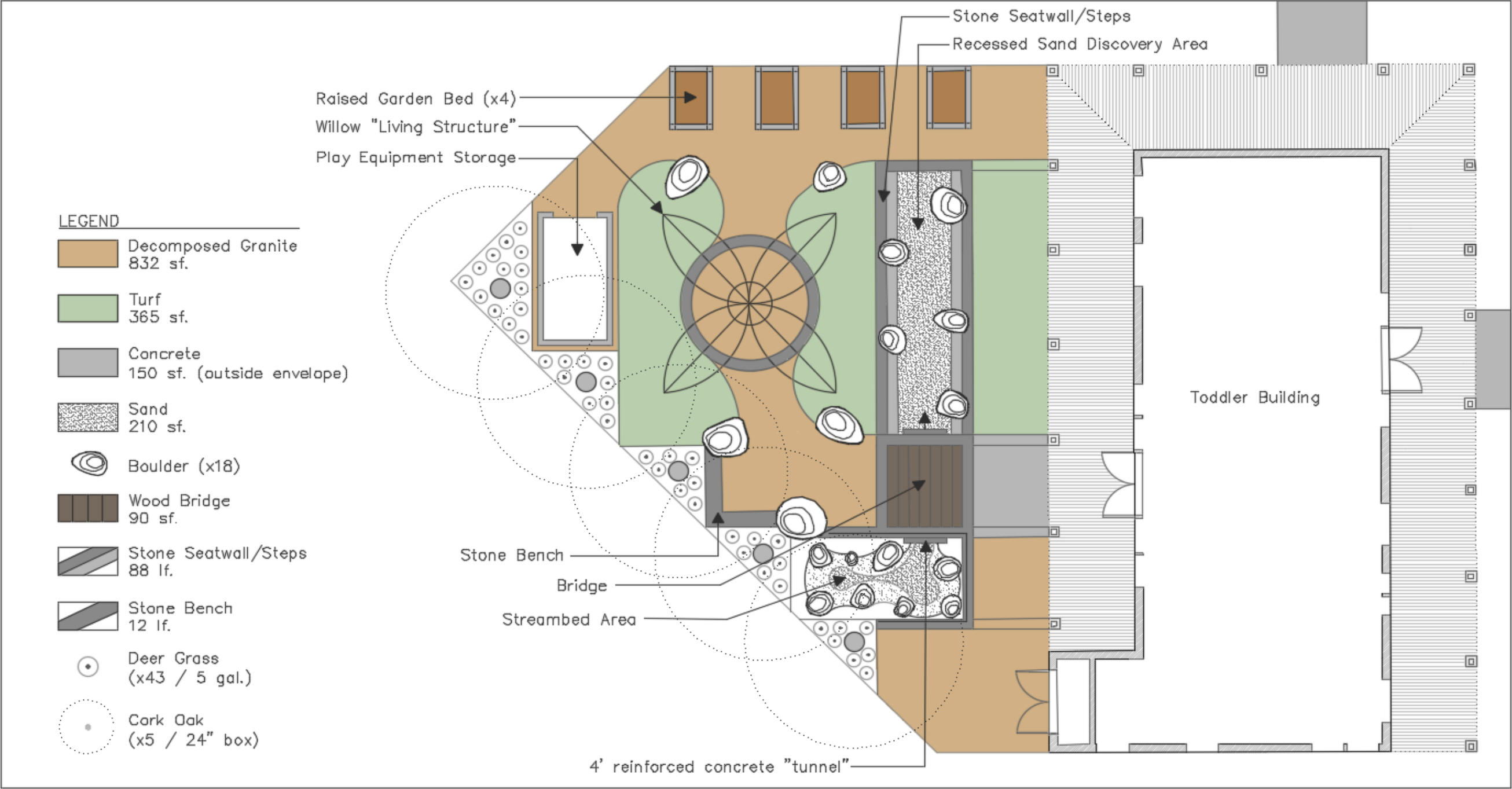
[illegible]

ST. HELENA MONTESSORI SCHOOL AP BUILDINGS
SITE STORM DRAIN NETWORK
ST. HELENA CALIFORNIA

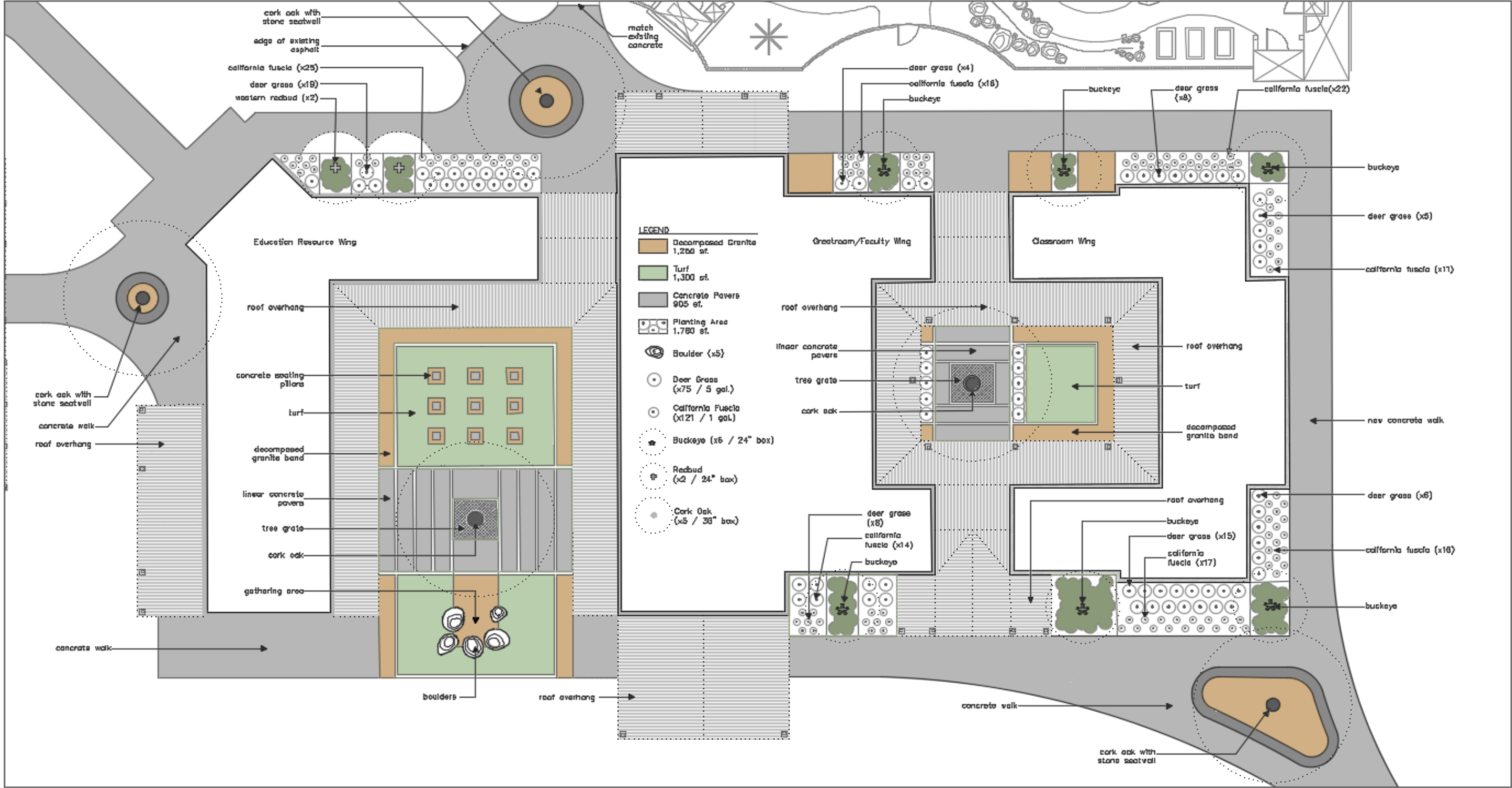


DATE	DECEMBER 1, 2017		
DRAWN	DRL		
DESIGNED	DJS		
CHECKED	BWF		
JOB NO. 4117012.0			
SHEET NO.  1			
6 OF 6 SHEETS			

PRELIMINARY - NOT FOR CONSTRUCTION



		Toddler Building - Landscape Design 880 College Avenue St Helena, CA 94574 APN: 009-070-042	Plot Date: 5/11/17 Drawn by: GD Checked by: AH	L1
---	--	--	--	-----------





Cork Oak



Redbud



Deer Grass



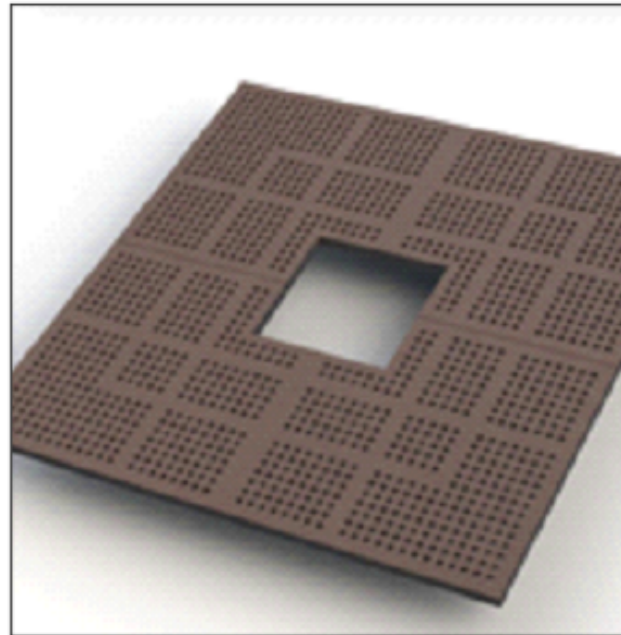
California Fuchsia



Buckeye



Concrete Paver Example



Tree Grate Example



Water Efficient Turf - Red Fescue

st.helena montessori

Image Board - Landscape Design
880 College Avenue
St Helena, CA
94574
APN: 009-070-042

Plot Date: 5/11/17
 Drawn by: GD
 Checked by: AH

L3

PLANT LIST

Type	Common Name	Genus/Species	Size	Count
Tree	Cork Oak	quercus suber	48" box	9
Tree	California Buckeye	aesculus californica	24" box	6
Tree	Westerm Redbud	cercis occidentalis	24" box	2
Shrub	Deer Grass	Muhlenburgia rigens	5 gal.	75
Groundcover	California Fuscia	zauschneria californica	1 gal.	121

WATER EFFICIENT LANDSCAPE WORKSHEET – AP Building

Reference Evapotranspiration: 44.10 inches/year

Area	Area Name	Plant Factor	Irrigation Method	Irrigation efficiency	ETAF	Area	ETAFxArea	ETWU
Zone 1	Resource Entry	0.20	Drip	0.81	0.162	440 sf	71.3	1,949
Zone 2	AP Entry	0.20	Drip	0.81	0.162	540 sf	87.5	2,392
Zone 3	AP Back	0.20	Drip	0.81	0.162	800 sf	129.6	3,543
Zone 4	Resource Courtyard	0.41	Overhead	0.75	0.308	1,100 sf	338.8	9,263
Zone 5	AP Courtyard	0.41	Overhead	0.75	0.308	200 sf	61.6	1,684

WATER EFFICIENT LANDSCAPE WORKSHEET – Toddler Building

Reference Evapotranspiration: 44.10 inches/year

Area	Area Name	Plant Factor	Irrigation Method	Irrigation efficiency	ETAF	Area	ETAFxArea	ETWU
Zone 6	Raised Garden Beds	0.20	Drip	0.81	0.162	60 sf	9.7	266
Zone 7	Turf Play Area	0.41	Overhead	0.75	0.308	365 sf	112.4	3,074
Zone 8	Landscape Buffer	0.20	Drip	0.81	0.162	200 sf	32.4	886

ETWU Total: 23,017

Maximum Allowed Water Allowance (MAWA): 21,886



Planting + WELO Worksheet
880 College Avenue
St Helena, CA
94574
APN: 009-070-042

Plot Date: 5/11/17
Drawn by: GD
Checked by: AH

L4



St. Helena Montessori School Project

Initial Study/Mitigated Negative Declaration Addendum

Aaron Hecock, AICP
Senior Planner

March 6, 2018

This document is intended to serve as an addendum to the previous environmental analysis of the St. Helena Montessori School project which included a Mitigated Negative Declaration (adopted in 2009). The primary purpose for this Addendum is to address changes in the acoustical analysis resulting in the elimination of a previously required mitigation measure (a sound wall). Only minor project details have changed and no new impacts have been identified.

City of St. Helena
Planning Department
1480 Main Street, St. Helena, CA 94574
(707) 968-2659



INITIAL STUDY OF ENVIRONMENTAL SIGNIFICANCE

PROJECT NAME: St. Helena Montessori School Project

FILE NUMBER: PL17-038

SITE ADDRESS: 880 College Avenue

APN: 009-070-042

GENERAL PLAN: Agriculture (AG)

ZONING: Public & Quasi-Public (PQP)

PROPONENT: St. Helena Montessori School
880 College Avenue
St. Helena, CA 94574

CONTACT: Alexander Heil, Program Director
(707) 260-4997

PROJECT DESCRIPTION

Overview. As required by the California Environmental Quality Act (CEQA), a Mitigated Negative Declaration (MND) was adopted for St. Helena Montessori School project on May 12, 2009. This Addendum to the previous analysis for the Montessori School project is required in order to incorporate changes to the acoustical/noise analysis resulting in the elimination of mitigation measures requiring an 8 foot sound wall along the northern property boundary of the project site. Additionally, the project description has changed since the original analysis resulting in an additional 492-sf of school building floor area. When a proposed project is changed, there are changes in environmental setting, or additional analysis is required, a determination must be made by the Lead Agency as to whether an Addendum or Subsequent MND is prepared. CEQA Guidelines Sections 15162 and 15164 set forth criteria to assess which environmental document is appropriate. The criteria for determining whether an Addendum or Subsequent MND is prepared are outlined below. If the criteria below are true, then an Addendum is the appropriate document:

- No new significant impacts will result from the project or from new mitigation measures.
- No substantial increase in the severity of environmental impact will occur.
- No new feasible alternatives or mitigation measures that would reduce impacts previously found not to be feasible have, in fact, been found to be feasible.

Based upon the information provided in the revised project description and updated Noise Analysis, the changes to the previously approved project will not result in new significant impacts or substantially increase the severity of impacts previously identified in the adopted MND, and there are no previously infeasible alternatives that are now feasible. None of the other factors set forth in Section 15162(a)(3) are present. Therefore, an addendum to the MND document is the most appropriate mechanism to incorporate this supplemental and clarifying information per Sections 15073.5, 15162 and 15164 of the California Environmental Quality Act.

The incorporation of these changes into the project description and CEQA analysis are not identified as "substantial revisions" as defined under CEQA Section 15073.5 (b) as the changes to the project site were previously identified and analysis of the impacts previously conducted. No new environmental impacts have been identified or are anticipated as a result of the supplemental acoustical/noise analysis and proposed changes to the document and therefore no new mitigation measures are required. The additional analysis resulting in these minor changes has been incorporated into the

Noise section below and is identified in the body of the document as underlined text, to differentiate it from the previously conducted analysis. Text deletions are indicated by ~~striketrough text~~.

Background. The applicant previously received the following discretionary approvals:

- A General Plan Amendment to revise the Urban Limit Line (ULL) so as to include 9.0 acres of the property west of the 100-year Floodplain.
- A rezone of 9.0 acres within the ULL to Public/Quasi-Public, with the eastern 11.66 acres to remain A-20: Twenty Acre Agriculture.
- A Use Permit and Design Review for approximately 25,857 square feet of new construction to include a number of single-story buildings, parking and play areas for the relocation of both the St. Helena Montessori School and Nimbus Center for the Arts.
- A Demolition Permit to remove an existing dwelling, barn and shed.

Previous CEQA documents. A Mitigated Negative Declaration (MND) analyzing impacts from development on the project site were prepared and adopted by the City to ensure consistency with the California Environmental Quality Act (CEQA) and associated Guidelines, as follows:

- *2009 MND.* By adopting City Council Resolution No 2009-49, the St. Helena City Council adopted a MND and Mitigation Monitoring and Reporting Program (MMRP) for a General Plan Amendment, Rezone, Use Permit, Design Review, and Demolition Permit for the Montessori School and associated Nimbus Arts Center location at 880 College Avenue.

Proposed Project. Plans have been submitted to the City proposing a re-design of the previously approved Buildings E and F, which will combine the original buildings under one roof. A new Toddler Building is being proposed on the south side project site adjacent to the Adolescent Building. As noted above, the previous MND analyzed the impacts resulting from 25,857 square feet of new school buildings; as proposed, new school buildings, excluding previously approved accessory structures, would be approximately 26,349 square feet (see below), 492 square feet more than was originally approved and analyzed in the MND.

(A) Administration Building	1,184 s.f.
(B) Elementary 3 Building	2,898 s.f.
(C) Primary Building	5,416 s.f.
(D) Elementary 1 & 2 Building	6,071 s.f.
(E/F) Redesigned AP Building	9,480 s.f.
New Toddler Building	1,300 s.f.

TOTAL 26,349 s.f.

The location and design of the re-designed Adolescent Building and new Toddler Building are very similar to the originally approved buildings with the exception that the roof heights have been lowered from a maximum height of 36 feet to 24 feet 1 inch. The buildings remain single story; exterior finishes will be identical to the buildings already completed on the campus, using farm style board and batten painted white with charcoal composition shingle roofs, galvanized gutters and downspouts. No change or expansion of use is being proposed with this project.

ENVIRONMENTAL SETTING

The project site consists of 20.66 acres of land located in the easterly portion of the incorporated portion of St. Helena, on the east side of College Avenue, south of Pope Street. The site address is 880 College Avenue (APN 009-070-042).

The project site is generally flat but with a gradual slope to the east, toward the Napa River. Existing uses on the project site includes numerous Montessori School buildings including classrooms, administrative offices, and barns. Other uses on-site include grass playing fields, garden beds, row crops and a greenhouse. A riparian corridor exists on the easterly edge of the site adjacent the Napa River.

Surrounding land uses include the Stonebridge Apartments and Napa Community College to the north, the Napa River to the east, and agricultural lands to the west and south.

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 and development in a sound and orderly manner through the implementation of General Plan Goals and Policies.

The project site is designated as Agriculture (AG) in the St. Helena General Plan and is zoned as Public/Quasi-Public (PQP). The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses. It is the purpose of the PQP district to provide for government-owned facilities, public and private schools and quasi-public uses such as churches and cemeteries.

REQUIRED DISCRETIONARY ACTIONS

The applicant is requesting Design Review approval in order to accommodate building design and floor plan changes to several previously approved school buildings.

OTHER PUBLIC AGENCY REVIEW

In addition to the required City entitlements identified above, other agencies that have discretionary authority to undertake or approve all or some portion of the proposed project (and which are considered Responsible Agencies under CEQA) include:

- Regional Water Quality Control Board which requires a Notice of Intent (NOI) to comply with the National Pollutant Discharge Elimination System (NPDES) general permit for storm water discharges and a Storm Water Pollution Prevention Plan (SWPPP) for the site (during construction).

There are no other Responsible or Trustee Agencies¹ that require review as part of the approval of the proposed project.

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:

- City of St. Helena, General Plan Policy Document (1993 and amendments through 2008)
- City of St. Helena, Zoning Ordinance (1994 and amendments through 2008)
- Historic Resource Evaluation, Juliana Inman, AIA, June 2008
- Cultural Resource Report, Pacific Legacy, Inc., May 2008
- Preliminary Biological Assessment, Kjeldsen Biological Consulting, May 2007
- Geotechnical Study, RGH Consultants, June 2007
- Noise Impact Report, Rosen, Goldberg, Der & Lewitz, 2008
- Traffic Study, Crane Transportation Consultants, January 2008
- Noise Impact Report Update, RGD Acoustics, November 2017

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

¹ A Responsible Agency is an agency that has discretionary approval over one or more actions involved with implementation of a proposed project. A Trustee Agency is a State agency having discretionary approval or jurisdiction by law over material resources affected by a proposed project.

PURPOSE OF INITIAL STUDY

The fundamental premise on which CEQA is based is that environmental protection can be achieved through informing decision-makers and the public about a project's potential environmental effects and identifying ways to reduce them. As a public disclosure document, an Initial Study must identify all effects on the environment resulting from a project and indicate the manner in which these effects can be mitigated or avoided to a less-than-significant level. Where it is uncertain that a significant effect on the environment may occur, or where a significant effect is found to exist but cannot be mitigated to a less-than-significant level, an Environmental Impact Report (EIR) must be prepared.

ENVIRONMENTAL PROCEDURES AND CHECKLIST

This Initial Study presents a preliminary evaluation of the potential environmental impacts resulting from the project. The Initial Study was prepared in accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21178.1) and the Guidelines for Implementation of the California Environmental Quality Act (Chapter 3, Title 14, California Code of Regulations (*CEQA Guidelines*)). This Initial Study considers all aspects of the proposed project, as required by Section 15063(a) (1) of the CEQA Guidelines².

The Environmental Checklist provided below, as contained in Appendix G of the CEQA Guidelines, was utilized to focus this Initial Study on the environmental factors that may be impacted or further impacted by implementation of the proposed project. Following each of the topical areas presented in the Environmental Checklist, a brief discussion is presented regarding the topical environment setting, the relevance of the proposed project to the topical environment setting, any and all potential impacts within the topical area and, as appropriate and mitigation measures necessary to reduce potentially significant impacts to a less-than-significant level.

In keeping with the requirements of CEQA, the approved Initial Study is being modified through the Addendum process to provide additional information on the project, which was not included in the original analysis. This information includes the incorporation of an updated noise study; a subsequent revised analysis of potential noise impacts due to project related playfields; and the elimination of previously adopted mitigation measures requiring the construction of an 8 foot sound wall north of the project site. The additional analysis required of these minor changes has been incorporated into the Noise section below.

No new impacts or mitigations were identified through this analysis, and therefore consistent with CEQA Section 15073.5, recirculation and/or re-adoption of the document is not necessary. The revisions identified in this addendum are determined to be minor technical changes and do not rise to the level of change identified in Section 15162, which would require preparation of a Subsequent CEQA document.

SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below identify "Potentially Significant Impacts" affected by this project, as indicated by the checklist on the following pages. However, as demonstrated in this Initial Study in the applicable topical sections mitigations are proposed for incorporation into the project that will reduce or eliminate these impacts to "Less Than Significant" or "No Impact."

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

DETERMINATION:

² Section 15063(a) (1) of the CEQA Guidelines requires that all phases of project planning, implementation, and operation must be considered in the Initial Study of the project.

On the basis of information found in this initial evaluation, the City of St. Helena finds that:

- [] The proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- [] 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 or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- [✓] Although the proposed Project could have a significant effect on the environment, there **will not** be a significant effect in this case because all potentially significant effects: a) have been analyzed adequately in an earlier Mitigated Negative Declaration (MND) pursuant to applicable standards; and (b) have been avoided or mitigated pursuant to that earlier MND, including revisions or mitigation measures that are imposed on the proposed Project. **As a result, an Addendum to the 2009 Mitigated Negative Declaration will be prepared.**
- [] The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- [] The proposed project MAY have a significant effect(s) 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, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- [] 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.


Noah Housh, Planning and Community Improvement Director
City of St. Helena


Date: March 6, 2018

ENVIRONMENTAL CHECKLIST

This Environmental Checklist Form has been provided to assist in the analysis of the environmental issues associated with the project. Changes to the previous MND adopted for the project (May 2009), are located within the Noise Section below and are identified through the use of underlined text for additions and ~~striktrough~~ text for deletions.

In addition, the following standard rules, generated from the CEQA Guidelines, apply when completing and reviewing the Environmental Checklist Form:

1. *A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).*
2. *All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.*
3. *Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.*
4. *"Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).*
5. *Earlier analysis may be used where an effect has been adequately analyzed in an earlier EIR or Negative Declaration. In this case, a brief discussion should identify the following:*
 - a. *Earlier Analysis Used. Identify and state where they are available for review.*
 - b. *Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.*
 - c. *Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.*
6. *Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.*
7. *Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.*
8. *This checklist is only a suggested form, and lead agencies are free to use different formats. However, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.*
9. *The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to a level of less-than-significant.*

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
1. AESTHETICS. Would the project:				
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?		✓		
<u>Previous Mitigation Measure:</u> The 2009 MND contained the following mitigation measure pertaining to aesthetics: • Mitigation Measure 1. a) Photometric plans shall be prepared for parking lot lights within the project area to ensure that sufficient levels of lighting exist for security purposes, but to eliminate spill-over of light and glare onto adjacent streets or properties. b) The height of light standards shall not exceed fifteen feet above final grade. c) Lights (except for security lighting as designed by the Police Department) shall be extinguished when not in use. <u>Discussion:</u> The 2009 MND found that development associated with construction of the proposed school on the site would result in less-than-significant impacts in terms of a substantial adverse impact on a scenic vista, substantial damage to scenic resources within a state scenic highway or significantly degrade the visual character or quality of the site. The 2009 MND noted that construction of the proposed school would add additional light sources in the form of new lights on a site with minimal sources of light which could be a significant impact. This impact was reduced to a less-than-significant level by adherence to the Mitigation Measure listed above. This measure has been met. <u>Conclusion:</u> There would be no new or more severe significant impacts with respect to the visual character of the project site or from new sources of light and glare than were analyzed in the 2009 MND and no new analysis is required. The current project developer is required to adhere to all previous mitigation measures.				
2. AGRICULTURAL RESOURCES. Would the project:				
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. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?		✓		
<u>Previous Mitigation Measure:</u> The 2009 MND contained the following mitigation measure pertaining to agricultural resources: • Mitigation Measure 2. Prior to issuance of a grading or building permit (whichever is first), the project applicant shall furnish proof to the St. Helena Planning Director that the approximate 13.7 portion of the project site not used for the relocated school shall be placed in a permanent agricultural easement held by the Napa Valley Land Trust or similar non-profit organization. <u>Discussion:</u> The 2009 MND found that approval and construction of the project would convert a portion of the site from existing prime farmland to non-farm use and that a portion of the site would be rezoned from agriculture to public and quasi-public which could				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
be a significant impact. This impact was reduced to a less-than-significant level by adherence to the Mitigation Measure listed above. This measure has been met. <u>Conclusion:</u> There would be no new or more severe significant impacts with respect to agricultural resources than was analyzed in the 2009 MND and no new analysis is required.				
3. AIR QUALITY. [Significance criteria established by the BAAQMD may be relied upon to make the following determinations] <i>Would the project:</i>				
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 non-attainment under an applicable Federal or State ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?		✓		
e. Create objectionable odors or dust affecting a substantial number of people?				✓
<u>Previous Mitigation Measure:</u> The 2009 MND contained the following mitigation measures pertaining to air quality: • Mitigation Measure 3. The following measures shall be adhered to during all construction phases of the project: a) Earthmoving or other dust-producing activities shall be suspended during periods of sustained high winds, 25 mph or greater; b) Equipment and manpower for watering of all exposed or disturbed soil surfaces shall be provided at least twice daily, including weekends and holidays. An appropriate dust suppressant, added to the water before application, shall be used; c) Stockpiles of debris, soil, sand or other materials that can be blown by the wind, shall be watered or covered; d) Construction area and adjacent streets shall be swept of all mud and debris, since this material can be pulverized and later resuspended by vehicle traffic; e) A compliance officer, responsible for implementation and monitoring, shall be identified as part of the grading permit process. • Mitigation Measure 4. Prior to issuance of a Certificate of Occupancy, an Outdoor Activity Safety Plan shall be prepared and approved by the St. Helena Planning Director. The Plan shall include a listing of neighboring vineyard management contacts and a request that school administrators be notified in advance of spraying or activities generating significant amounts of dust. School outdoor activities shall be limited during these times. <u>Discussion:</u> The 2009 MND noted that approval and construction of the proposed school would have no impact on an air quality plan nor would it involve any operations that would create objectionable odors or dust. Similarly, the 2009 MND found that the proposed project would result in less-than-significant air emissions. The 2009 MND found that grading of the project site could have the potential to release dust and related particulate matter into the atmosphere and that depending on wind conditions, this could be a potentially significant impact. The 2009 MND also found that students on the proposed campus could be exposed to agricultural spraying during the spring months of the year, especially during outdoor activities and that this could also be a potentially significant impact. The project applicant has complied with or will continue complying with the mitigation measures listed above which reduces these potentially significant impacts to less-than-significant levels. <u>Conclusion:</u> There would be no new or more severe significant impacts with respect to air quality than were analyzed in the 2009 MND and no new analysis is required. The current project developer is required to adhere to all previous air quality mitigation				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
measures.				
4. BIOLOGICAL RESOURCES. Would the proposal result in:				
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 Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?			✓	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFG or USFWS?				✓
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, 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?				✓
<u>Discussion:</u> Based on a Biological Assessment of the site prepared by the firm of Kjeldsen Biological Consulting in May 2007, the 2009 MND concluded that the proposed project would not adversely impact biological resources including sensitive habitat, protected wetlands and the movement of native fish or wildlife species; nor would the project conflict with local policies protecting biological resources or any adopted conservation plans. <u>Conclusion:</u> The current project includes the same type of development as approved in 2009 and would therefore not result in any new or more severe significant impacts with respect to biological resources than were analyzed in the 2009 MND and no new analysis is required.				
5. CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of an historical resource as defined in Sec.15064.5?		✓		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Sec. 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?		✓		
<u>Previous Mitigation Measure:</u> The 2009 MND contained the following mitigation measures pertaining to cultural resources: • Mitigation Measure 5*. A Demolition Permit is required pursuant to Zoning Ordinance Section 17.164.050(E). 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 findings that, based on the public record and testimony presented at a public hearing, the building(s) is determined not to be a significant architectural or historical building, and that the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
*Note: this mitigation measure was omitted from the adopted Mitigation Monitoring and Reporting Program (MMRP) which accounts for the numbering inconsistency. • Mitigation Measure 6. The following measures shall be completed prior to site grading: a) Backhoe trenching shall be completed within portions of the site proposed to be disturbed for building or infrastructure purposes. In areas of identified archaeological sensitivity, trenching shall be under the supervision of a certified archeologist and a culturally affiliated Native American. b) Construction workers shall be trained to recognize cultural artifacts that could be uncovered during site construction. Training shall be provided by a qualified archeologist and in consultation with culturally affiliated Native Americans. c) Pursuant to CEQA Guidelines, 15064.5 (e), in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site until (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and (B) If the coroner determines the remains to be Native American: (1) The coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours; (2) The NAHC shall identify the person(s) it believes to be the most likely descended from the deceased Native American; and (3) The most likely descendent may make recommendations to the landowner or person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any association grave goods as provided in Public Resources Code Section 5097.98 d) 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 (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. <u>Discussion:</u> Based on a site reconnaissance by Pacific Legacy, Inc. and Juliana Inman, AIA, the 2009 MND concluded that demolition of the existing structures on-site, with the approval of a required demolition permit, would not cause a substantial adverse change in the significance of an historical resource. Additionally, the 2009 MND concluded that project related grading and trenching could uncover or disturb undocumented archeological resources, paleontological resources, and human remains. However, these potential impacts were reduced to less-than-significant levels with implementation of the mitigation measures listed above. The project applicant has complied with or will continue complying with the mitigation measures listed above which reduces these potentially significant impacts to less-than-significant levels. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to cultural resources than were analyzed in the 2009 MND and no new analysis is required. The current project developer is required to adhere to all previous mitigation measures.				
6. GEOLOGY AND SOILS. Would the project:				
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 Special Pub. 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		✓		

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
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 18-1B 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?			✓	
<u>Previous Mitigation Measures:</u> The 2009 MND contained the following mitigation measures pertaining to geology and soils: • Mitigation Measure 7. Prior to issuance of a grading permit, the project applicant shall submit an erosion control plan for approval by the St. Helena Public Works Department. The plan shall be consistent with the City's NPDES permit and shall contain specific methods to ensure that erosion of graded areas of the site will not significantly impact the Napa River or other watercourses in the City. • Mitigation Measure 8. Site-specific recommendations included in the RGH report dealing with adequate soil preparation prior to development, use of appropriate building foundation designs and other techniques shall be incorporated into building construction plans and specifications to ensure that any soil related hazards are reduced to a less-than-significant level. <u>Discussion:</u> The 2009 MND found that impacts of the project related to seismic activity, landslides and effects of expansive soil were less-than-significant. Potentially significant impacts were identified with respect to the potential for substantial erosion or loss of topsoil from the site, unstable soils capable of liquefaction and spreading, and also expansive soils. These impacts were reduced to a less-than-significant levels with adherence to the mitigation measures listed above. The current proposal would disturbed approximately the same amount of the site for buildings and similar features as allowed in the previously approved plans. Therefore, no new or more severe impacts are anticipated with respect to soils. The applicant has complied or will be complying with all of mitigation measures imposed related to soil erosion and soil stability to a less-than-significant level. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to geological and soil topics than were analyzed in the 2009 MND and no new analysis is required. The current project developer is required to adhere to all previous mitigation measures.				
7. Hazards and Hazardous Materials				
a. Create a significant hazard to the public or the environment through the routing, 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 which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan, would the project result in a safety hazard for people residing or working in				✓

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
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 wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?			✓	
<u>Previous Mitigation Measure:</u> The 2009 MND contained the following mitigation measure related to hazards and hazardous materials: • Mitigation Measure 9. Prior to commencement of grading operations on the site, the following shall be completed to the satisfaction of the St. Helena Planning Director: a) A soil testing program shall be developed and implemented by a qualified consultant to determine the presence or absence of agricultural chemicals or other potentially hazardous materials in the soil; b) If chemicals or other substances are identified that exceed recognized local, state or federal standards, a remediation program shall be developed and completed prior to any grading or trenching. The site remediation program shall be approved by the St. Helena Planning Director; c) Necessary permits shall be obtained from the Napa County Environmental Health Department or other agency with jurisdiction over the type of contaminants identified on the site; d) The site remediation program, if required, shall contain worker safety programs; e) A Phase I Environmental Site Assessment shall be completed by a qualified consultant to identify the possibility of underground storage tanks or any other potential sources of significant contamination on the site. f) In the event of a hazardous spill both the City's Fire Department and the State Office of Emergency Service (OES) shall be contacted. <u>Discussion:</u> The 2009 MND found potentially significant impacts concerning the potential release of chemicals from past agricultural activities during grading and trenching on site that could impact students, teachers, visitors and others on adjoining properties. With adherence to the mitigation measure listed above, these impacts were reduced to less-than-significant levels. No potentially significant impacts were identified with respect to the transportation of hazardous materials, location near a public or private airport or airstrip or the potential for exposure to wildfire. The current proposal includes the same type of land use as the approved project and would use approximate the same types and quantities of construction materials as was previously analyzed. The applicant has complied or will be complying with all mitigation measures imposed to reduce hazardous materials impacts to a less-than-significant level. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to hazards and hazardous materials than were analyzed in the 2009 MND and no new analysis is required. The current project developer is required to adhere to all previous hazardous materials mitigation measures.				
8. HYDROLOGY AND WATER QUALITY. Would the project:				
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?		✓		

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, 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 which would exceed the capacity of existing or planned storm water 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 which 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?				✓
<u>Previous Mitigation Measures:</u> The 2009 MND contained the following mitigation measures pertaining to hydrology and water quality related impacts: • Mitigation Measure 10. Prior to issuance of a building permit, the project applicant shall obtain a well drilling permit from Napa County Environmental Health Department. As a part of the well permit process, the applicants shall provide a Phase I water supply analysis as well as other, more detailed water availability analysis, if recommended by the Phase I analysis. • Mitigation Measure 11. Prior to issuance of a building permit, the project applicant shall submit an irrigation plan for the existing vineyard to be approved by the Planning Director that replaces the current sprinkler irrigation system with a more efficient sensor-drip system. • Mitigation Measure 12. The Project applicant shall submit building design plans with the LEED Gold or Silver specifications and checklist for compliance with requirements. Compliance shall be approved by the City of St. Helena Building Inspector prior to issuance of any grading or building permits. • Mitigation Measure 13. The Project applicant shall provide a hydrology and hydraulic analysis confirming that the amount of additional stormwater runoff leaving the proposed campus site can be accommodated by existing and planned downstream drainage facilities. Such analysis shall be approved by the St. Helena Public Works Director prior to issuance of any grading or building permits. • Mitigation Measure 14. The Project applicant shall submit plans for new construction that shall depict the lowest floor, including basement, elevated to eighteen (18) inches above the base flood elevation of 214 feet, unless modified by the City Engineer. Such analysis shall be approved by the St. Helena Public Works Director prior to issuance of any grading or building permits. Upon completion of the structure, the elevation of the lowest floor shall be certified by a registered civil engineer or land surveyor to be properly elevated. Such certification shall be provided to the St. Helena Public Works Director prior to occupancy. • Mitigation Measure 15. (a) The applicant shall ensure that no construction materials (e.g., concrete, paint, sediment) 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 entering into the storm water drainage system. (b) 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. All spills shall be brought to the attention of the Public Works				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
Department. (c) 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 waters of the state. The applicant shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system. (d) The applicant shall meet the requirements of the City of St. Helena's construction and post-construction standards and comply with all applicable state and federal laws. (e) The applicant shall mark all new drain inlets with permanent markings, which state "No Dumping—Flows to River." This work shall be shown on improvement plans. (f) 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 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. (g) The collection of materials, such as construction debris and dirt, within the public right-of-ways adjacent to the site shall be prohibited. (h) 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. (i) Drainage shall be designed as required by adopted City standards and shall not impede any natural existing drainage from or substantially change drainage to adjacent parcels. (j) No materials shall be stored within the area delineated as the 100-year floodplain. <u>Discussion:</u> The 2009 MND identified potentially significant impacts with respect to violation of water quality standards, groundwater supplies, alteration of drainage patterns, increases in the rate or amount of surface runoff, and degradation water quality as a result of constructing the approved project. All of these impacts were reduced to a less-than-significant level by adherence to the mitigation measures identified above. Less-than-significant impacts were found with respect to drainage induced erosion, placement of housing within a 100-year flood hazard area or risk of seiche, tsunami or mudflows. The current project would include approximately the same amount of impervious surfaces as the approved project so that the rate and amount of stormwater runoff would be approximately the same as the approved project. The applicant has complied or will be complying with all other hydrology and water quality mitigation measures. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to hydrology and water quality than were analyzed in the 2009 MND and no new analysis is required. The current project developer is required to adhere to all previous mitigation measures.				
9. LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or resolution 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?				✓
<u>Discussion:</u> The 2009 MND found that construction and operation of the project would have no significant effects on land use, including physical division of a community, conflicts with an applicable land use plan or conflict with a habitat conservation plan. The land use related entitlements associated with the project (i.e., change in the Urban Limit Line and rezone) have already been implemented and the proposed changes in the approved project will not affect these changes. No habitat conservation plan has been adopted within the City of St. Helena. <u>Conclusion:</u> The current project includes the same type and scale of development as approved in 2009 and would therefore not result in any new or more severe significant impacts with respect to land use and planning than were analyzed in the 2009 MND and				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
no new analysis is required.				
10. MINERAL RESOURCES. Would the project:				
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?				✓
<u>Discussion:</u> a. The St. Helena General Plan does not identify the presence of mineral resources on the project site. b. No locally important mineral resources are located on the site as identified in the General Plan. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to mineral resources than were analyzed in the 2009 MND and no new analysis is required.				
11. NOISE. Would the project result in:				
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 ground borne vibration or ground borne 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, 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?				✓
<u>Previous Mitigation Measure:</u> The 2009 MND contained the following mitigation measure dealing with noise impacts; Mitigation Measures 17 and 18 are being removed as a result of an updated noise study (RGD Acoustics, November 2017): • Mitigation Measure 16. The design of the school's mechanical system shall be reviewed by a qualified professional to specify noise control features such as duct silencers and acoustical louvers, as necessary. The design goal shall not exceed a maximum daytime L_{eq} of 51 dBA at each property line so that the increase in noise is less than 5 dBA at the residences to the north. Mechanical equipment must not exceed a noise level of L_{eq} of 42 dBA at each property line to preclude an increase of 5 dBA or more at the homes. Prior to issuance of occupancy, noise levels for mechanical equipment shall be certified by an acoustic professional. • Mitigation Measure 17. A solid fence designed to serve as a noise barrier shall be constructed immediately north of the elementary school play area. The minimum height of the wall is 8 feet and the wall should have a minimum surface density of 2.5 pounds per square foot. The location of the fence shall be determined by a qualified acoustic consultant based on the final improvement plans for the school. • Mitigation Measure 18. A solid fence designed to serve as a noise barrier shall be constructed between the elementary school play area and the multi-family residences to the north. The minimum height of the wall is 6 feet and the wall should have a minimum surface density of 2.5 pounds per square foot. The location of the fence shall be determined by a qualified acoustic consultant based on the final improvement plans for the school.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
• Mitigation Measure 19. A demolition and construction noise control plan shall be prepared that identifies detailed, site-specific noise attenuation measures that will be used to minimize impacts on adjacent residences. The plan should be prepared under the supervision of a qualified acoustical consultant or person experienced with equipment and techniques that can be used to reduce construction related noise. The plan shall be approved by the Planning Director prior to issuance of a grading or building permit, whichever is first. The plan may include but is not limited to the following: a) Construction equipment must have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained. b) Noisy stationary construction equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding. c) Grading and construction equipment shall be shut down when not in use. d) To the extent feasible, use self-adjusting ambient-sensitive back-up alarms, manually adjustable alarms on low setting, use of observers, and/or schedule activities so that alarm noise is minimized; e) Use temporary sound barriers, to inhibit transmission of noise to sensitive receptors where enclosures or shrouds are not effective or feasible. In addition to the preparation of the construction noise control plan, the following measures are recommended and may be included in the plan: f) Designate an on-site construction noise complaint manager for the duration of the project. g) Post signs around the project site to inform persons of the construction hours and the name and phone number of the person or persons to notify in the event of a noise related problem. h) A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. i) 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 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 that generate noise that can be heard at the property line of any parcel of real property within the City limits shall occur on Sundays or federal or local holidays. j) Notify neighbors within 300 feet of the project construction area at least 30 days in advance of any extreme noise-generating activities. The notification should include an estimate of the duration of the activity. <u>Discussion:</u> The noise section contained in the 2009 MND was based on an acoustic analysis prepared by Rosen, Goldberg Der & Lewitz, Inc., dated June 3, 2008. The acoustic report identified several sources of potential noise impacts including noise associated with increased traffic to the Project site, noise associated with on-site mechanical equipment, interior noise levels and noise associated with outside playfields. The report found potentially significant impacts with respect to noise levels in excess of established standards as well as increases in temporary and permanent ambient noise. These impacts were reduced to less-than-significant levels with implementation of the mitigation measures listed above. Noise impacts associated with groundbourne vibration and noise impacts related to airport land use plans and private airstrips were found to be less-than-significant. The 2008 acoustic report found noise generated from project related play areas could result in unacceptable noise increases (over a 5 dBA increase) to the multi-family residences to the north. As a result, mitigation measures were added requiring that the applicant construct an 8 foot tall solid fence with a minimum surface density of 2.5 pounds per square foot immediately north of the elementary school play area. While staff was reviewing past entitlements, conditions of approval, and mitigation measures, it became clear that the mitigation requiring construction of the 8 foot tall fence was never completed. As the conclusions reached in the 2008 acoustical analysis regarding potential impacts from play area noise were based on previous noise measurements taken at an elementary school playground in Vacaville, CA, new measurements based on actual project specific noise were conducted to see if constructing the wall was indeed necessary. The updated noise impact assessment (November 2017) concluded that the recent noise measurements indicate that play area noise does not generate a significant noise related impact at the apartments to the north and, therefore, the noise barriers recommended in the 2008 report are not necessary to mitigate the impact. This addendum has been prepared to document this change in project mitigation as required under CEQA.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
The applicant has complied or will be complying with all other adopted noise related mitigation measures. <u>Conclusion:</u> The current project would include the same type and scale of development as permitted in 2009. There would be no new or more severe significant impacts associated with the current project with respect to noise than were analyzed in the 2009 MND and no new analysis is required. The current project developer is required to adhere to all previous noise mitigation measures with the exception of those deleted and analyzed as part of this addendum.				
12. POPULATION AND HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				✓
b. Displacing 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?				✓
<u>Discussion:</u> a. The project does not include a residential component and the school campus would not be a residential use. Therefore, no impacts are anticipated with regard to population inducement. b,c. One vacant single-family home was removed as part of past entitlements and construction. Therefore, no impacts would occur with regard to population displacement. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to population and housing than was analyzed in the 2009 MND and no new analysis is required.				
13. PUBLIC SERVICES. Would the project:				
a. 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 including:				
i) Fire Protection?			✓	
ii) Police Protection?			✓	
iii) Schools?				✓
iv) Parks?				✓
v) Other Public Facilities?				✓
vi) Solid Waste			✓	
<u>Discussion:</u> The 2009 MND documented that adequate fire and police protection was available to serve the proposed project as well as other City services. The school will be required to meet California Building Code, California Fire Code and other state requirements for educational facilities. All buildings would be equipped with fire sprinklers and fitted with smoke detectors, fire extinguishers and exit signs. The applicant will be required to pay impact fees, including school impact fees. Impacts to public services were found to be less-than-significant and no mitigation measures were required. The current project would include the same type and scale of development as permitted in 2009. The proposed changes to building floor plans and locations would not increase demand for public services.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
<u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to public services than were analyzed in the 2009 MND and no new analysis is required.				
14. RECREATION. Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that a 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?				✓
<u>Discussion:</u> The 2009 MND concluded that the proposed project would not adversely impact recreational facilities that serve the local population and would not require construction of new or expanded local recreational facilities. No parks or other public recreational facilities are located on the project site and the school campus provides on-site recreational facilities for the student population. The current project would include the same type and scale of development as permitted in 2009. The proposed changes to building floor plans and locations would not increase demand for parks and recreational facilities, the same as noted in 2009. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to recreation than were analyzed in the 2009 MND and no new analysis is required.				
15. TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		✓		
b. Exceed, either individually or cumulatively, a level of service standard 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 result in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersection) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?				✓
f. Result in inadequate parking capacity?				✓
g. Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	
<u>Previous Mitigation Measures:</u> The 2009 MND contained the following mitigation measures to address transportation and traffic related impacts: • Mitigation Measure 20. Prior to issuance of building permit, the applicant shall be required to pay traffic mitigation impact fees at the rate in effect at the time of issuance of building permit. Any mitigation measures funded and installed by the applicant will be credited against the Traffic Mitigation Fees, subject to the verification of receipts and inspections by the Public Works Director. • Mitigation Measure 21. Prior to issuance of building permit, the applicant shall be required to contribute 50% of the estimated cost of the pedestrian route to link the sidewalk on Pope Street on either side of the Vineyard Valley Mobile				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
Home Park entrance. • Mitigation Measure 22. Prior to issuance of building permit, the applicant shall be required to contribute 50% of the estimated cost of the wireless in-street lighting that can be triggered by a pedestrian at the side of the road at the intersection of Pope Street and Starr Avenue. • Mitigation Measure 23. The project applicant and/or school representative shall recommend a "preferred route to school" for parents to follow when dropping off and picking up students during the AM and PM peak hours. This route would avoid use of the Pope Street/Main Street intersection. • Mitigation Measure 24. To minimize 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 approval by the City, prior to issuance of a building or grading permit. <u>Discussion:</u> The 2009 document's Transportation and Traffic section was based on an analysis of the proposed project prepared by Crane Transportation Consultants dated January 2008. The 2008 traffic study identified a potentially significant impact with respect to the project causing an increase in vehicle trips and congestion at intersections. According to the traffic study, the school would be expected to generate about 124 inbound and 108 outbound trips during the weekday AM peak traffic hour, and about 81 inbound and 82 outbound trips during the weekday PM peak traffic hour. The mitigation measures listed above were included to ensure that impacts related to an increase in vehicle trips and congestion at intersections remained less-than-significant. The 2008 traffic study also identified a potentially significant impact with respect to the project exceeding a level of service standard however the mitigation measures listed above reduce this impact to a less-than-significant level. Impacts related to air traffic, design features, emergency access, parking capacity, and policies supporting alternative transportation were all found to be less-than-significant. The current project would include the same type and scale of development as permitted in 2009 and the applicant has complied or will be complying with all traffic and transportation mitigation measures to ensure that impacts associated with project traffic continue to be less-than-significant. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to traffic and transportation than were analyzed in the 2009 MND. The applicant is required to adhere to all previous transportation and traffic related mitigation measures.				
16. Utilities and Service Systems. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water 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 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			✓	

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
accommodate the project's solid waste disposal needs?				
g. Impact with Federal, State, and local statutes and regulations related to solid waste?				✓
<u>Previous Mitigation Measures:</u> The 2009 MND contained the following mitigation measures related to Utilities and Service Systems: • Mitigation Measure 25. Prior to issuance of building permit, the applicant shall be required to pay storm drainage impact fees for new development at the rates in effect at the time of issuance of building permit. • Mitigation Measure 26. During the construction 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. • Mitigation Measure 27. 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. <u>Discussion:</u> The 2009 MND found that, generally, construction and operation of the school project would result in less-than-significant impacts with respect to utilities and service systems. A potentially significant impact was identified with respect to use of stormwater drainage, however project plans include permeable parking that permits percolation of rainwater, a storm water management plan that incorporates permeable surfaces, vegetated swales, rainwater collection and a detention basin that will minimize the impact on the environment and reduce siltation or erosion include. The project applicant will also be required to prepare and implement an erosion control plan for the project and is required to pay storm drainage impact fees. For the reasons listed above, impacts related to altered drainage patterns and erosion would be less-than-significant. In addition, the MND found a potentially significant impact in regards to sufficient water supplies being available, however due to the utilization of on-site wells and adherence with mitigation measures required in the hydrology and water quality section of the MND this impact was reduced to a less-than-significant level. The applicant has complied or will be complying with all existing utility mitigation measures to ensure that utility and service system impacts are less-than-significant. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project with respect to utilities and service systems than were analyzed in the 2009 MND and no new analysis is required. The current project developer is required to adhere to all previous mitigation measures.				
XVII. Mandatory Findings of Significance.				
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?				No
b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?				No
c. Does the project have impacts which are individually limited, but cumulatively considerable? (<i>"Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in conjunction with the effects of past projects, the effects of other current projects and the effects of probable future projects.</i>)				No
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				No
<u>Discussion:</u> The 2009 MND concluded that the proposed project would not have a significant adverse impact on the environment and does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. Mitigation measures have been included to reduce any potentially significant impacts to less-than-significant levels, so there				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No New Impact
would be no cumulative impacts associated with project approval. The current project would include the same type and scale of development as permitted in 2009 and would not create any additional environmental impacts. <u>Conclusion:</u> There would be no new or more severe significant impacts associated with the current project than were analyzed in the 2009 MND and no new analysis is required.				

Attachments

1. Noise Impact Report, Rosen, Goldberg, Der & Lewitz, 2008
2. Noise Impact Report Update, RGD Acoustics, November 2017



Acoustical & Audiovisual Consultants

17 November 2017

Peter White
 St. Helena Montessori School
 880 College Avenue
 St. Helena, CA 94574

Subject: Play Area Noise Measurements
 Project: St. Helena Montessori School
 RGD #: 17-061

Dear Peter,

This letter presents the results of the acoustical measurements we made at the subject project on 25 – 27 October 2017. The purpose of the measurements was to quantify the noise levels generated by the school play areas as received by the Stonebridge Apartments to the north. The measured play area noise levels are compared with the noise impact criteria used in the Noise Impact Report prepared when the school was proposed (June 2008, Attachment 1). In summary, the 2008 report identified a significant noise impact from play area noise at the Apartments and recommended noise barriers at the property line and at the edge of a play field to mitigate the noise impact to a less than significant level. The recent noise measurements indicate that the play area noise does not generate a significant impact at the apartments and, therefore, noise barriers recommended in the 2008 report are not necessary to mitigate the impact.

Noise Measurements

A noise monitor was operated at the north property line of the school between 25 and 27 October 2017. The nearest apartments are about 125 feet from the measurement location. A public gravel road and apartment parking areas are located between the school property line and the apartment buildings. Figure 1 shows the noise measurement location, school and apartments. The noise monitor measured the sound levels and continuously recorded the audio for noise source identification.

There are two recesses per day. The first recess includes the younger children (about 100 students) and lasts from about 11:45 AM – 12:25 PM. The second recess includes the older group (up to 42 students) and lasts from about 12:45 to 1:30 PM. Of the two recesses the first recess generates higher noise levels. The average noise level from the first recess over the three days of noise monitoring is shown in Table 1. The noise from identifiable non-school noise events such as vehicle passbys on the gravel road are excluded from the average noise levels shown in Table 1.

Peter White
17 November 2017
Page 2

Figure 1: Noise Measurement Location

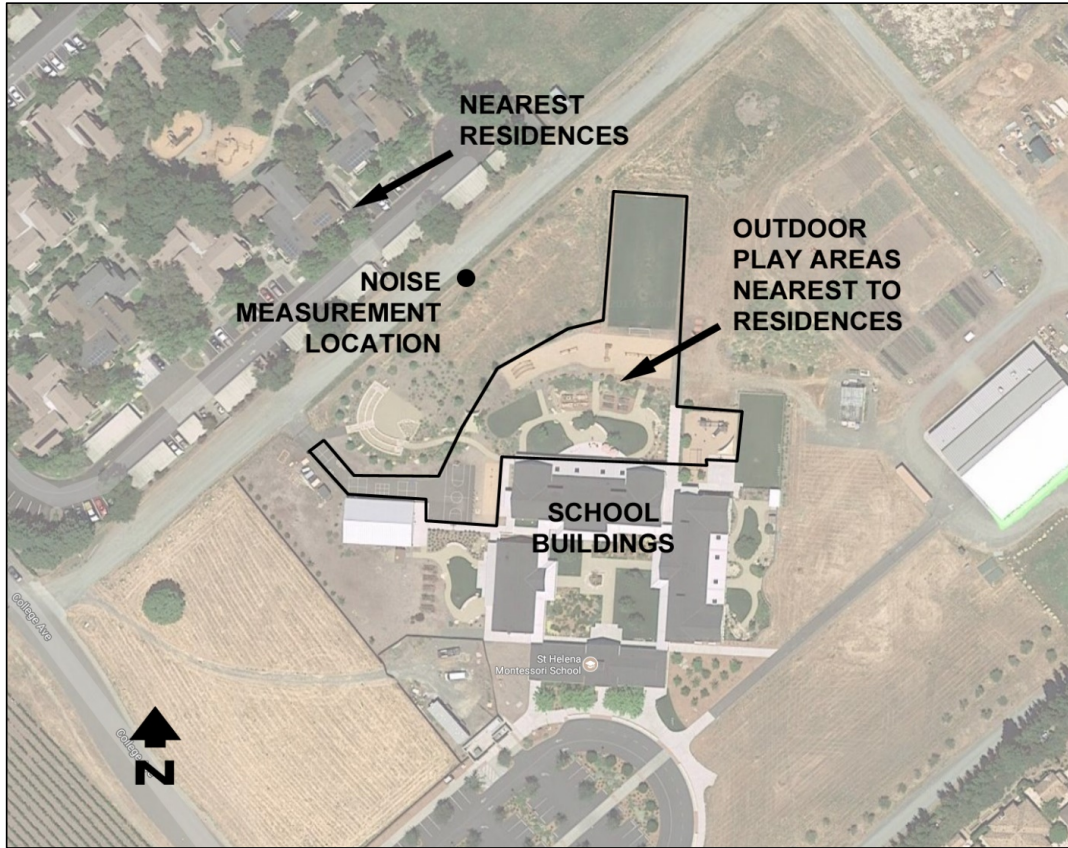


Table 1: Measured Noise Levels from First Recess

Date	Average Noise Level $L_{eq}(40 \text{ min})$, dBA
Wednesday, October 25, 2017	55.8
Thursday, October 26, 2017	55.3
Friday, October 27, 2017	54.1
Average	55.1

Long-term noise level measurement charts are shown in Appendix A.

Peter White
17 November 2017
Page 3

Noise Impact Assessment

The 2008 Noise Impact Report for the St. Helena Montessori School found a significant noise impact due to play area noise. Since the school had not been built, the play area noise levels were predicted based on prior noise measurements of an elementary school playground in Vacaville, California. The play area noise was predicted to increase the noise by up to 10.9 dBA over the existing ambient at the Apartments to the north. This increase in noise exceeds the threshold of 5 dBA used in the policies of the St. Helena General Plan Public Health and Safety Element. No other significant noise impacts were identified for other noise sources or other receivers.

To update the noise impact assessment based on the recent play area noise measurements, the measured noise level was adjusted to account for the extra attenuation due to distance between the measurement location and the Stonebridge Apartment buildings and outdoor use areas. The attenuation factor of -5.3 dBA was determined based on a standard attenuation rate of 6 dBA per doubling of distance between the source and receiver. The resulting play area noise level contribution at the apartments is an L_{eq} of 49.8 dBA. Table 2 presents the update of the 2008 assessment of the increase in noise levels using the recent play area noise measurements combined with the ambient noise level without the school.

Table 2: Noise Level Increase from School Play Areas

Noise Sensitive Receiver	Existing L_{eq} (dBA)	Play Area L_{eq} (dBA)	Total with Play Areas L_{eq} (dBA)	Increase in L_{eq} (dBA)
Stonebridge Apartments to the north	48.0	49.8	52.0	4.0

Conclusion

Table 2 indicates that the increase in noise due to the play areas during recess is 4.0 dBA. This is less than the threshold of 5 dBA used in the St. Helena General Plan Public Health and Safety Element. Therefore, the play area noise is a less than significant noise impact at the apartments to the north.

The 2008 Noise Impact Report identified noise barriers along the north property line and playfield to reduce the identified impact to a less than significant level. Therefore, based on the recently measured noise levels and the updated analysis, these noise barriers are not required to reduce the impact since the current conditions without the noise barriers do not result in a significant impact.

Peter White
17 November 2017
Page 4

This concludes our measurement results and findings. Please call if you have any questions.

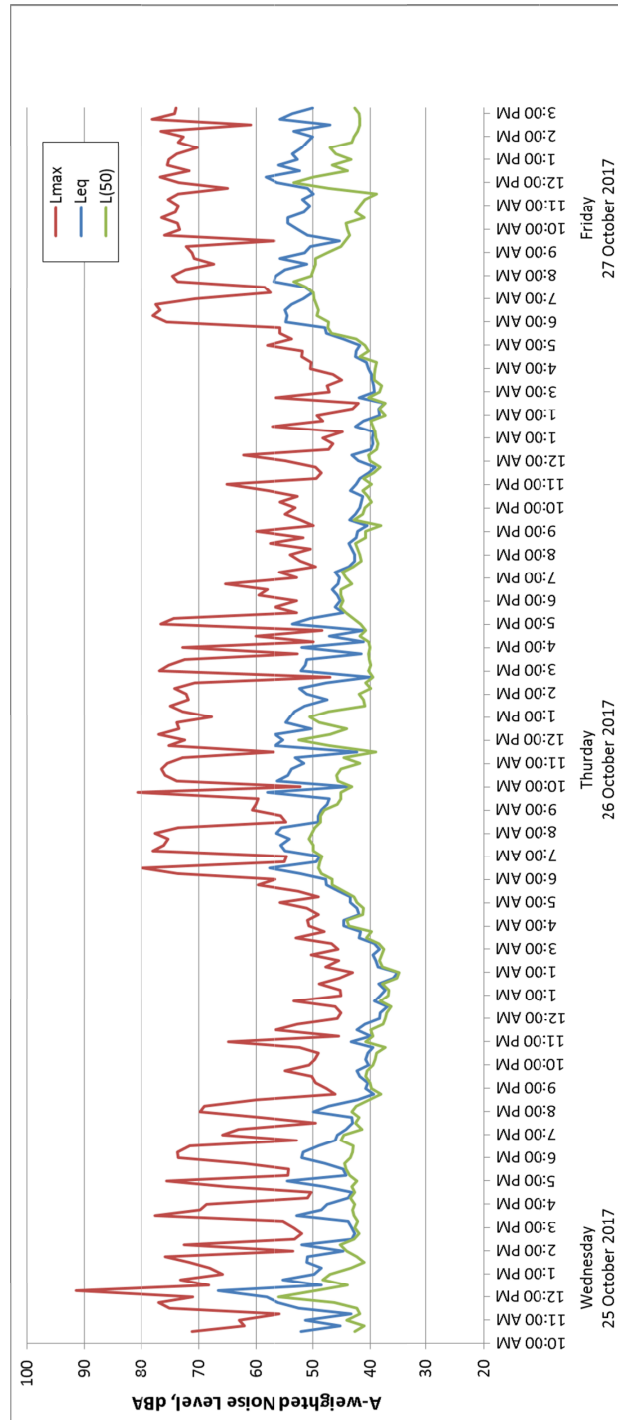
Sincerely,

RGD Acoustics, Inc.

A handwritten signature in black ink, appearing to read 'H. Goldberg', with a stylized flourish at the end.

Harold S. Goldberg, P.E.
Principal

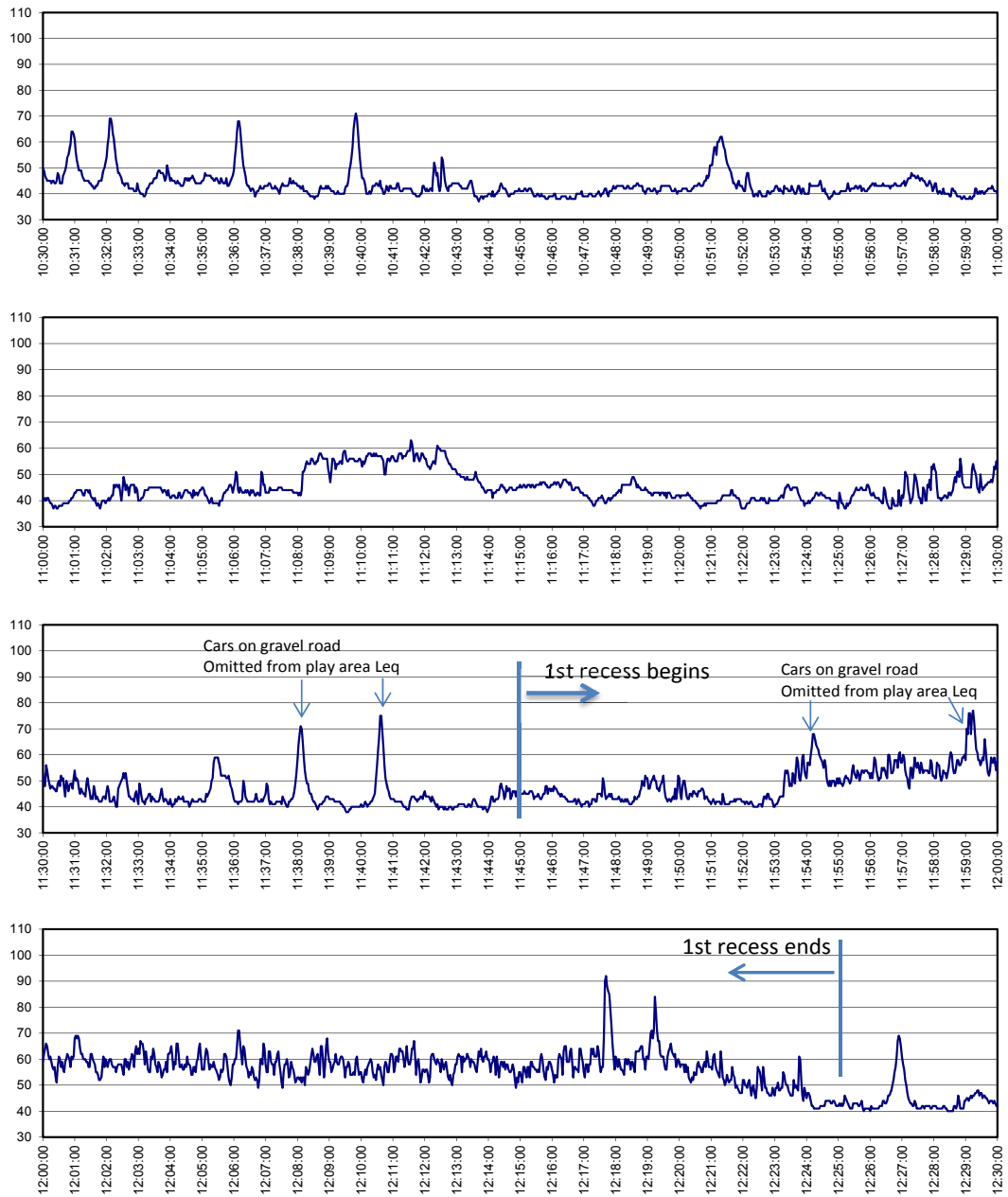
APPENDIX A
Noise Measurements 25-27 October 2017, Sound Level, dBA



St. Helena Montessori School, St. Helena, CA
Play Area Noise Measurements
RGD Acoustics, Inc.

16 November 2017

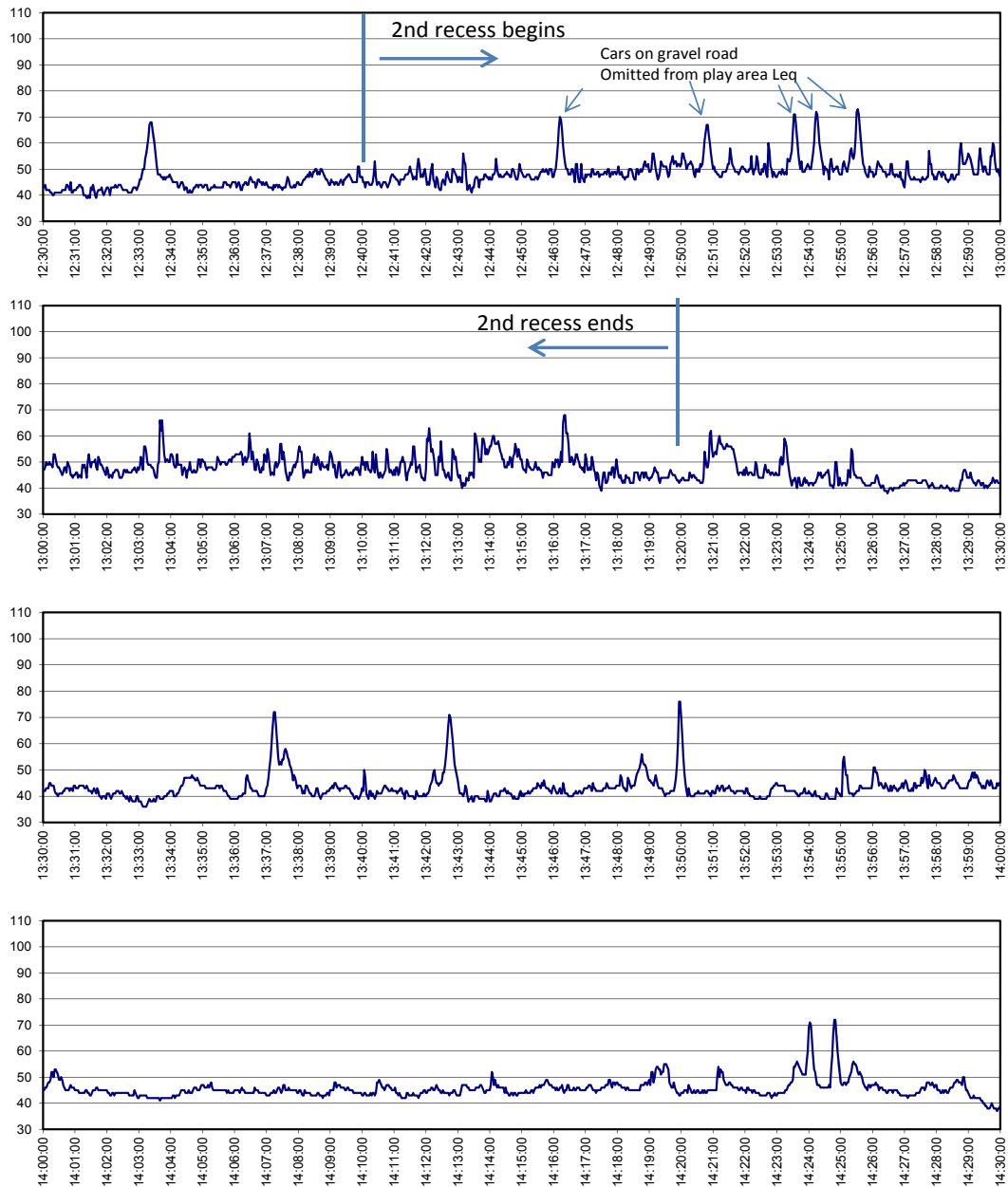
APPENDIX A
Noise Measurements 25 October 2017, Sound Level, dBA



St. Helena Montessori School, St. Helena, CA
Play Area Noise Measurements
RGD Acoustics, Inc.

16 November 2017
Page A.1-1

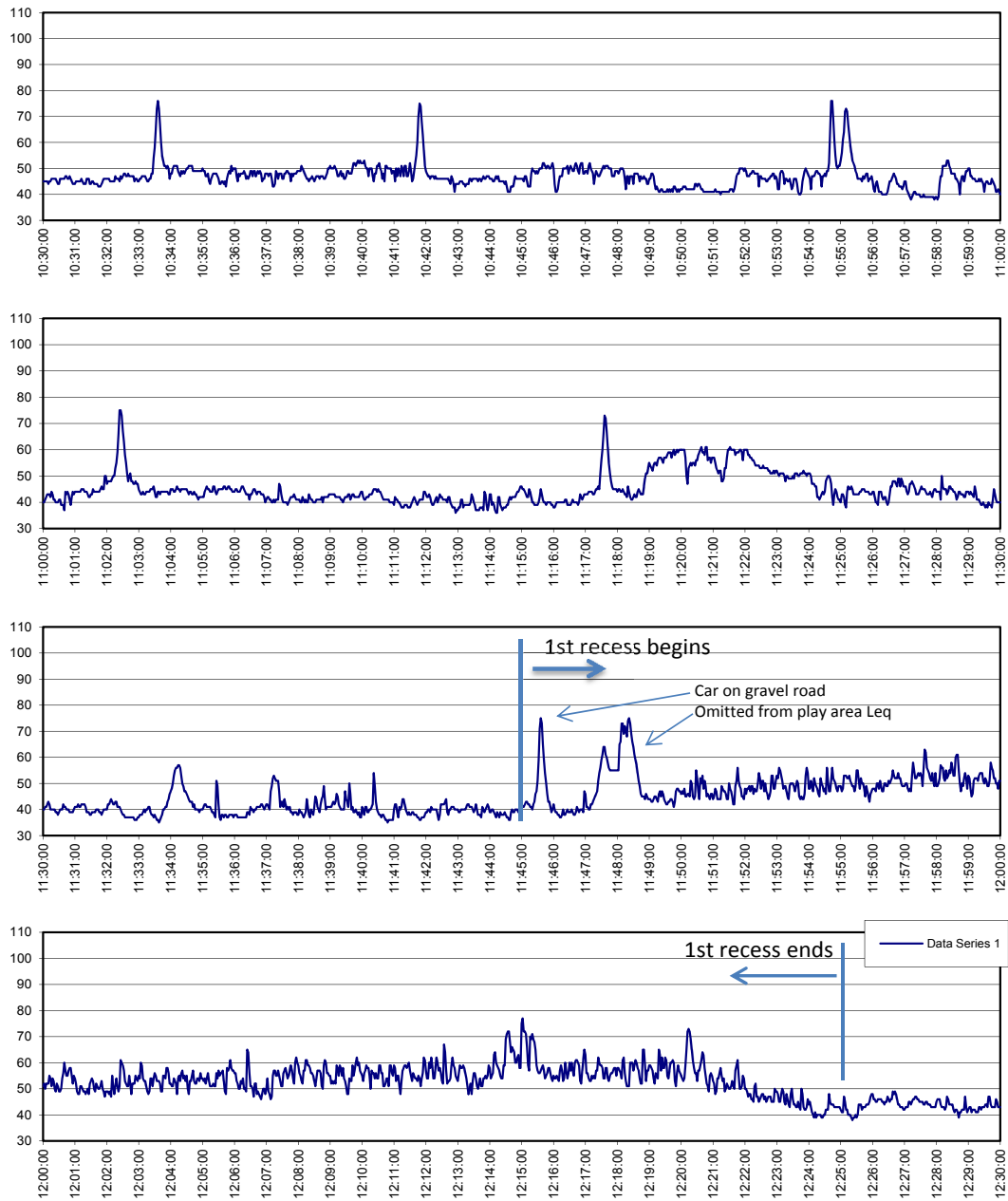
APPENDIX A
Noise Measurements 25 October 2017, Sound Level, dBA



St. Helena Montessori School, St. Helena, CA
Play Area Noise Measurements
RGD Acoustics, Inc.

16 November 2017
Page A.1-2

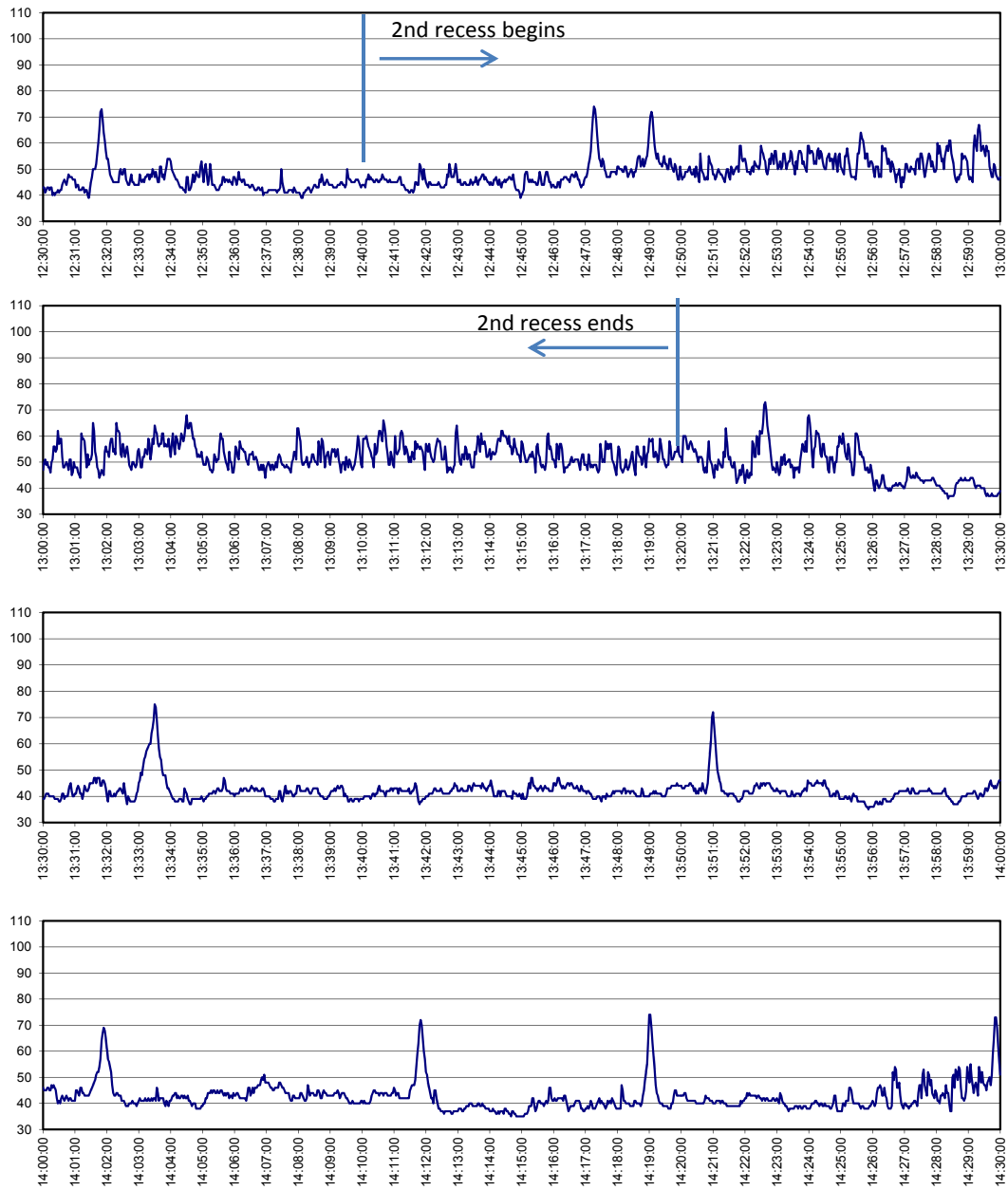
APPENDIX A
Noise Measurements 26 October 2017, Sound Level, dBA



St. Helena Montessori School, St. Helena, CA
Play Area Noise Measurements
RGD Acoustics, Inc.

16 November 2017
Page A.2-1

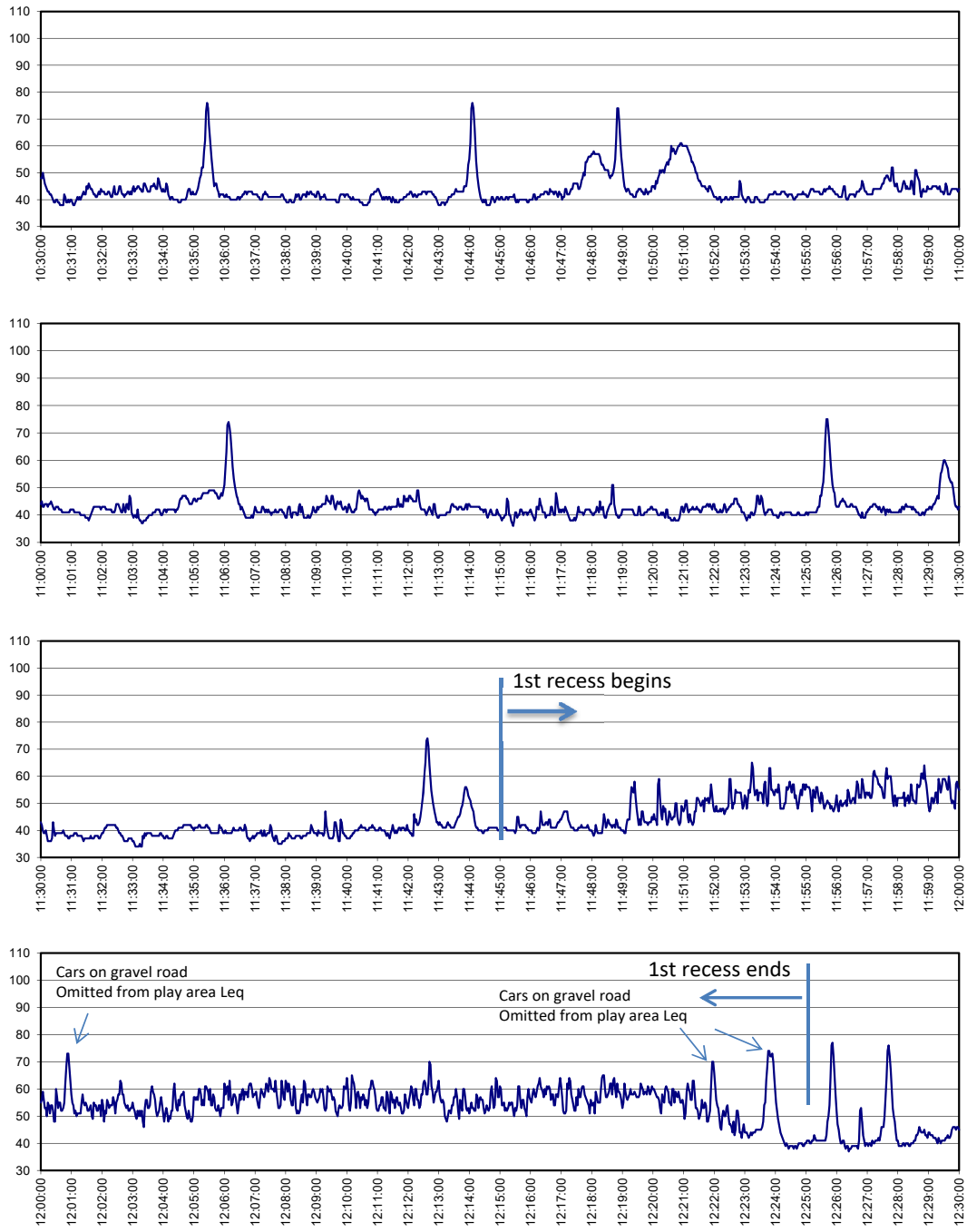
APPENDIX A
Noise Measurements 26 October 2017, Sound Level, dBA



St. Helena Montessori School, St. Helena, CA
Play Area Noise Measurements
RGD Acoustics, Inc.

16 November 2017
Page A.2-2

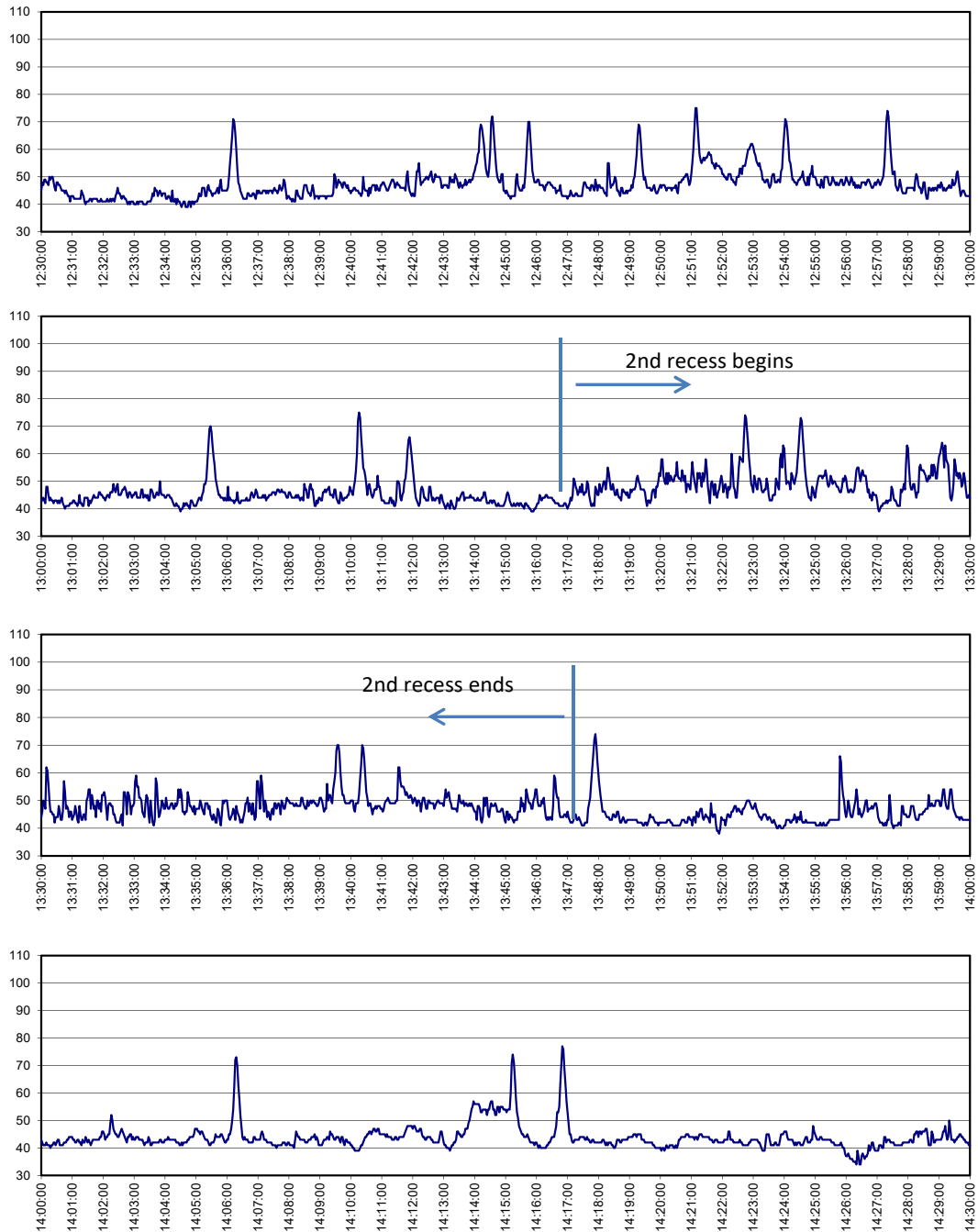
APPENDIX A
Noise Measurements 27 October 2017, Sound Level, dBA



St. Helena Montessori School, St. Helena, CA
Play Area Noise Measurements
RGD Acoustics, Inc.

16 November 2017
Page A.3-1

APPENDIX A
Noise Measurements 27 October 2017, Sound Level, dBA



St. Helena Montessori School, St. Helena, CA
Play Area Noise Measurements
RGD Acoustics, Inc.

16 November 2017
Page A.3-2

ATTACHMENT 1

**ROSEN
GOLDBERG
DER &
LEWITZ, Inc.**
Acoustical and Audiovisual Consultants

NOISE IMPACT REPORT:

St. Helena Montessori School

St. Helena, CA

RGDL Project #: 08-016-1

PREPARED FOR:

Jerry Haag
Urban Planner
2029 University Avenue
Berkeley, CA 94704

PREPARED BY:

Harold Goldberg, P.E.
Alan Rosen
David Jensen

DATE:

3 June 2008

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 1
3 June 2008

1. Introduction

This project proposes moving the facilities of the St. Helena Montessori School from its current location on Spring Street to a new location on College Avenue in the eastern portion of St. Helena. With the new location, the Montessori School will add a toddler and middle school program to the existing pre-school and elementary school programs. The relocated facilities include buildings for a toddler program, a pre-school program, an elementary school program, a middle school program and an art center. In addition, the project includes the relocated and expanded Nimbus Arts Center. The project site is currently occupied by a single-family residence, barn and agricultural uses. This study addresses the noise environment with respect to the guidelines and requirements of the City of St. Helena General Plan and Municipal Code.

2. Environmental Noise Fundamentals

Noise can be defined as unwanted sound. It is commonly measured with an instrument called a sound level meter. The sound level meter captures the sound with a microphone and converts it into a number called a sound level. Sound levels are expressed in units of decibels. To correlate the microphone signal to a level that corresponds to the way humans perceive noise, the A-weighting filter is used. A-weighting de-emphasizes low-frequency and very high-frequency sound in a manner similar to human hearing. The use of A-weighting is required by most local General Plans as well as federal and state noise regulations (e.g. Caltrans, EPA, OSHA and HUD). The abbreviation dBA is sometimes used when the A-weighted sound level is reported.

Because of the time-varying nature of environmental sound, there are many descriptors that are used to quantify the sound level. Although one individual descriptor alone does not fully describe a particular noise environment, taken together, they can more accurately represent the noise environment. The maximum instantaneous noise level (L_{max}) is often used to identify the loudness of a single event such as a car passby or airplane flyover. To express the average noise level the L_{eq} (equivalent noise level) is used. The L_{eq} can be measured over any length of time but is typically reported for periods of 15 minutes to 1 hour. The background noise level (or residual noise level) is the sound level during the quietest moments. It is usually generated by steady sources such as distant freeway traffic. It can be quantified with a descriptor called the L_{90} which is the sound level exceeded 90 percent of the time.

To quantify the noise level over a 24-hour period, the Day/Night Average Sound Level (DNL or L_{dn}) or Community Noise Equivalent Level (CNEL) is used. These descriptors are averages like the L_{eq} except they include a 10 dB penalty during nighttime hours (and a 5 dB penalty during evening hours in the CNEL) to account for peoples increased sensitivity during these hours. The CNEL and L_{dn} are typically less than one decibel from each other.

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 2
3 June 2008

In environmental noise, a change in noise level of 3 dB is considered a just noticeable difference. A 5 dB change is clearly noticeable, but not dramatic. A 10 dB change is perceived as a halving or doubling in loudness.

3. Acoustical Criteria

3.1. City of St Helena Public Health and Safety Element

The City of St. Helena noise guidelines are found in Chapter 8 of the City's General Plan, the Public Health and Safety Element. The City's Standards for Land Use Compatibility are presented in Table 1. The General Plan also has Significance Criteria that determine what is considered to be a noise impact:

Typically, a change in noise of less than 3 dBA is not discernable to the general population. Increases in average noise levels from 3 to 5 dBA are clearly discernable to most people. An increase in the noise environment of 5 dBA or greater is considered to be subjectively significant and to constitute a noise impact by the noise source in question.

The General Plan Implementing Policies applicable to the project are listed below:

- 8.3.9 *Adopt a standard as given in Tables 8-4 (Table 2 in this report) and 8-5 (Table 3) which limit intrusive and intermittent noise for residential receptors.*
- 8.3.10 *Require an acoustical study, prepared by a qualified acoustical consultant, for: a) all proposed projects that are likely to be exposed to noise levels greater than the standards, b) all proposed projects that would generate noise whose impacts on other uses would be greater than the standards, c) any project exposed to outdoor noise at or above L_{dn} 60 (dBA) for any noise source that could create such outdoor noise levels for adjacent uses, and d) any project exposed to or which creates noise which exceeds the standards of Table 8-4 (Table 2) or 8-5 (Table 3).*
- 8.3.11 *Require construction operations to use noise suppression devices and techniques and limit noisy construction activities to the least noise-sensitive times (8am to 5pm, Monday through Friday).*

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 3
3 June 2008

Table 1: Noise/Land Use Compatibility Guidelines

<u>Land Use Category</u>	<u>/a/ Completely Compatible</u>	<u>/b/ Tentatively Compatible</u>	<u>/c/ Normally Incompatible</u>	<u>/d/ Completely Incompatible</u>
Residential	less than 55	55 to 60	60 to 75	greater than 75
Commercial/Office	less than 65	65 to 75	75 to 80	greater than 80
Industrial/Agricultural	less than 70	70 to 80	80 to 85	greater than 85
Public Use:				
Schools, libraries, churches, hospitals	less than 65	65 to 70	70 to 80	greater than 80
Playground, neighborhood park	less than 67	67 to 70	70 to 75	greater than 75
/a/ Completely Compatible: the noise exposure is such that both the indoor and outdoor environments are pleasant, as long as noise sources do not cause the ambient noise to increase more than 5 dBA, and in the absence of intrusive and intermittent noise. /b/ Tentatively Compatible: the noise exposure is great enough to be of concern, but common building construction practices will make the living indoor environment acceptable, even for sleeping quarters, and the outdoor environment will be reasonably pleasant for recreation and play. /c/ Normally Incompatible: the noise exposure is so severe that unusual and costly building construction is necessary to ensure some tranquillity inside one's home, and barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable. /d/ Completely Incompatible: the noise exposure at the site is so severe that construction costs to make the indoor living environment acceptable would be prohibitive and the outdoor environment would still be intolerable.				

Table 2: Recommended Maximum Interior Noise Level Criteria for Intermittent Noise for Non-residential Receptors

<u>Land Use</u>	<u>Maximum Intermittent Noise Level (dBA)</u>	<u>Basis for Criteria</u>
Public Use/Educational Facilities:		
Concert Hall	25	Intrusion of noise may spoil artistic effect
Theater	30	Intrusion of noise may spoil artistic effect
School Auditorium	35	Minimize Intrusion into artistic performance
School Classroom	55	Speech communication - 20 feet - raised voice
School Laboratory	60	Speech communication - 6 ft. - normal voice
Church Sanctuaries	45	Speech communication - 50 ft. - raised voice
Library	55	Speech communication - 3 ft. - normal voice

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 4
3 June 2008

Table 3: Standard and Adjustments for Determining Impact of Intrusive Noise for Residential Receptors

The L_{eq} over a 10 minute period of time at the relevant time of day (or night) of maximum potential impact shall be the noise level descriptor used to determine the impact of intrusive, continuous or intermittent noise. The L_{eq} of the noise source of concern shall be compared with a similar L_{eq} of the ambient noise alone at the same time. Measurements are to be taken at the nearest receiver property line or at the nearest affected exterior location which is deemed appropriate. The ambient noise level shall be a measure of the composite of noises which occur normally at the given location.

Once the L_{eq} of the potentially intrusive source is determined, it shall be corrected as indicated below.

If, after the corrections are made, the potentially intrusive noise source would cause the exterior noise levels at the receiver position to exceed the measured ambient noise levels by more than 5 dBA, mitigation measures shall be developed to reduce the projected noise increase to be less than 5 dBA above ambient levels.

In addition to the above, the maximum noise level (L_{max}) of any impulsive noise shall not exceed the ambient by more than 10 dBA.

Corrections for Intrusive or Intermittent Noise

<u>Type of Correction</u>	<u>Circumstances of Correction</u>	<u>Correction¹</u>
Seasonal	Summer or year around operation	0 dBA
	Winter Only (or windows always closed)	-5 dBA
Tone or Impulse Characteristics	No Pure Tone or Impulsive Character	0 dBA
	Pure Tones ² Present	+5 dBA
	Impulsive Tones ³	+5 dBA

Notes:

¹ Correction to be added to the measured or predicted 10 minute L_{eq} of the potentially intrusive noise source.

² Tonal element exists when the 1/3 octave noise level of the tone is 5 dB greater than the average level of the two adjacent 1/3 octave noise bands.

³ Repetitions of noise with a period of less than 2 seconds or for a series of events with a duration less than 2 seconds.

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 5
3 June 2008

3.2. City of St Helena Municipal Code

Chapter 8.24 of the Municipal Code of the City of St. Helena pertains to noise. Section 8.24.010C relates to noise from construction equipment. Specifically, this section limits the hours of construction audible at the property line to between 8 a.m. and 5 p.m. Exceptions can be made for inclement weather affecting work, or other work, if it will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. No construction activities that are audible at the property line of any parcel are allowed on weekends or on federal or local holidays.

St. Helena City Ordinance 305 prohibits any noise which disturbs the public peace, specifically limiting noise emissions by machinery to the hours of 7 a.m. and 9 p.m.

4. Noise Environment

Noise measurements were made on and around the project site to quantify the existing noise environment. These included one continuous 24-hour noise measurement and five short-term, 15-minute measurements. The noise measurement locations are shown in Figure 1.

The short-term measurement results were correlated with simultaneous measurements at the long-term monitoring location to determine the L_{dn} at the short-term measurement locations. Table 4 shows the results of the short-term measurements. Figure 2 shows the hourly plot of the measured noise levels at long-term measurement Location A.

The major noise source in the study area is traffic on Silverado Trail which is across the Napa River east of the site. Other noise sources include traffic on distant roads and birds. During some measurements a tractor on the agricultural lands to the south was audible. The relatively low measured sound levels are consistent with a rural/suburban area.

The nearest noise sensitive receivers are the townhomes located to the north of the site along College Avenue. The noise measurement at Location 4 represents these receivers. A residence is located to the south and is represented by measurement location 5. The hilltop homes located to the east across Silverado Trail are exposed the noise from this roadway. These homes are approximately the same distance from the road as noise measurement Location 3 and, therefore, are expected to have a similar existing traffic noise exposure. Location 2 represents the noise exposure at the homes located east of the site between the Napa River and Silverado Trail. All of the short-term noise measurements were conducted at a height of five feet above the ground to represent a person at the first floor. Ambient noise levels are typically 1 to 2 dBA greater at second floor heights.

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 6
3 June 2008

Figure 1: Noise Measurement Locations



Table 4: Short-Term Noise Measurement Results

Location	Time	A-weighted Sound Level, dBA				
		L _{eq}	L ₁₀	L ₅₀	L ₉₀	L _{dn} *
1 At West Property Line	1:30 P.M. - 1:45 P.M.	45	47	44	42	51
2 At East Property Line	2:00 P.M. - 2:15 P.M.	56	59	54	48	62
3 600 feet West of Silverado Trail	2:30 P.M. - 2:45 P.M.	48	51	48	44	55
4 At North Property Line	3:00 P.M. - 3:15 P.M.	48	50	44	42	55
5 At South Property Line	3:30 P.M. - 3:45 P.M.	48	50	48	46	55

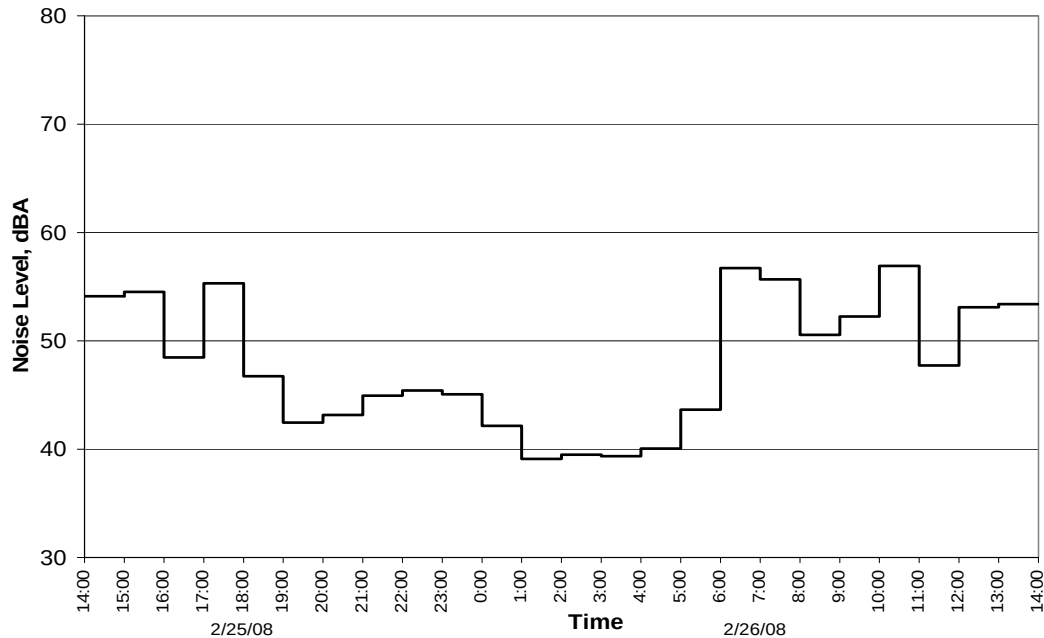
* Estimate of L_{dn} based on comparison of short-term measurements with results of long-term measurements.

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 7
3 June 2008

Figure 2: Long-Term Noise Measurement Results at Location A
 $L_{dn} = 56$ dBA



5. Analysis

5.1. Compatibility of School Uses with Existing and Future Noise Environment

The project site is currently exposed to an L_{dn} between 51 and 62 dBA. Future noise levels are expected to increase by approximately 1 dBA due to future traffic growth along Silverado Trail. According to Table 1 the City's General Plan considers an L_{dn} less than 65 dBA to be "Completely Compatible" for schools. Therefore, existing and future noise exposure at the site is considered compatible for schools.

5.2. Interior Noise Standards for Classrooms

The project site is not exposed common transportation related sources of single event noise such as airports and railroad lines. However, the site may occasionally be exposed to noise from agricultural vehicles such as tractors on the fields to the south. The nearest Montessori Middle School classroom building is 165 feet from property line. The Nimbus Art Center is 68 feet from the property line. A typical tractor generates a noise level of 86 dBA at a distance of 50 feet. This correlates to a noise level of 74 dBA at the middle school building and 80 dBA at the Art Center when a tractor is 25 feet of the property line. Normal construction with closed windows will attenuate outdoor noise by approximately 25 dBA resulting in an interior noise level of 49 and

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 8
3 June 2008

55 dBA in the middle school and art center classrooms respectively. This is at or below the City's recommended maximum interior noise level criteria for intermittent noise of 55 dBA in classrooms. Therefore, although instructors may occasionally need to close windows, the interior noise levels will generally meet the City's criteria.

5.3. Increased Traffic Noise Affecting Existing Residences

Vehicles will access the project site via College Avenue. Peak hour traffic produced by the project would occur in the mornings as students are dropped off. According to the traffic study¹ there would be 232 new peak hour trips. Using the FHWA Traffic Noise Model², the L_{eq} produced by new traffic on College Avenue was calculated to be 48 dBA at the façade of the townhomes to the north. The existing L_{eq} at the townhomes is 48 dBA and the new traffic would increase the existing L_{eq} by 3 dBA. This is less than the City's standard for a noise increase of 5 dBA.

5.4. Play Area Noise – Individual Programs

Each school program within the campus will have an "outdoor classroom" and play area immediately adjacent to its classroom building. The sound of children playing has the potential to increase noise levels at the surrounding residences. It is anticipated that the "outdoor" classroom activities will generate relatively low sound levels because they will involve directed learning rather than active play. The play areas are expected to be the dominant noise source. The noise level estimates for children playing are based on previous measurements at an elementary school playground in Vacaville, California³. The contribution for each play area was calculated by adjusting the measured sound levels for the number of children and the distance to the nearest homes. The number of children playing is based on the enrollment for each program as shown in Table 5. The calculated noise levels and increases are shown in Table 6.

Table 5: School Enrollment by Program

Program	Enrollment per Class	Number of Classes	Total Enrollment
Toddler	12	1	12
Preschool	35	2	70
Elementary School	35	2	70
Middle School	25	1	25

¹ "Traffic Impact Report: St. Helena and Montessori Farm School Phase II Traffic Impact Analysis", Crane Transportation Group

² Federal Highway Administration - Traffic Noise Model Look Up v. 2.0, based on tables generated using TNM 2.5

³ Measurements conducted at Browns Valley Elementary, Vacaville 22 June 2005.

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 9
3 June 2008

Table 6: Individual Play Area Noise

Noise Sensitive Receiver	Existing L_{eq} (dBA)	Play Area L_{eq} (dBA)	Total L_{eq} with Project (dBA)	Increase in L_{eq} (dBA)
Townhomes to the North	48	58	59	10.9
Homes West of Silverado Trail	56	49	57	0.8
Hilltop Homes to the East	48	40	49	0.6
Home to the South	48	50	52	4.1

The existing L_{eq} and the play area L_{eq} were added to obtain the total L_{eq} with the project. The increase in L_{eq} was calculated by then subtracting the existing L_{eq} from the total L_{eq} . The increase in L_{eq} can then be compared to the City's standard for noise increases of 5 dBA. Only the townhomes to the north will experience an increase of more than 5 dBA due to noise from the elementary school play area.

A wall or solid fence acting as a noise barrier between the elementary school play area and the townhomes to the north could reduce the noise at the townhomes. If the barrier were located close to the play area it would need to be 8 feet tall to prevent the noise level from increasing by more than 5 dBA at the townhomes to the north. The extent of such a barrier along the zoning boundary is shown in Figure 3. If the barrier were to be located along the north property line, it would need to be 14 feet tall to provide the same amount of noise reduction because of the line-of-sight between the play area and second floor balconies at the townhomes. The barrier can be constructed of masonry or wood provided it is solid with no cracks or gaps and has a minimum surface density of 2.5 pounds per square foot.

Another method for reducing play area noise would be to limit the number of students playing at the same time. For example, if only one class (35 students) were using the elementary play area then the noise level would be 3 dBA less. The lower noise level would require less mitigation, and a 6-foot barrier at the edge of the play area would be sufficient to reduce the noise increase to less than 5 dBA at the townhomes.

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 10
3 June 2008

5.5. Playfield Noise – Baseball Diamond/Soccer Field

A large playfield is located on the east side of campus near the north property line. According to the site plan it would be striped for baseball and soccer. Table 7 shows the increase in noise exposure at the homes to the north and south, assuming that one large class (35 students) was using the field for baseball or soccer. The home to the south will experience an increase of less than 5 dBA, which is in line with the City's General Plan. The townhomes to the north will experience a noise increase of 6 dBA at the outdoor uses areas on the ground level. The increase will be 5 dBA at outdoor areas, such as balconies, at the second floor level. The difference in noise level increase between the first and second floors is due to the difference in ambient noise levels at the two different heights above the ground.

A wall or solid fence acting as a noise barrier between the large playfield and the townhomes to the north could reduce the noise level at the townhomes. A barrier located at the north property line would need to be 6 feet tall to prevent the noise level from increasing by more than 5 dBA at the ground level outdoor areas of the townhomes to the north. The extent of such a barrier along the property line is shown in Figure 3, along with a separate barrier for the elementary play area.

Table 7: Large Play Area Noise

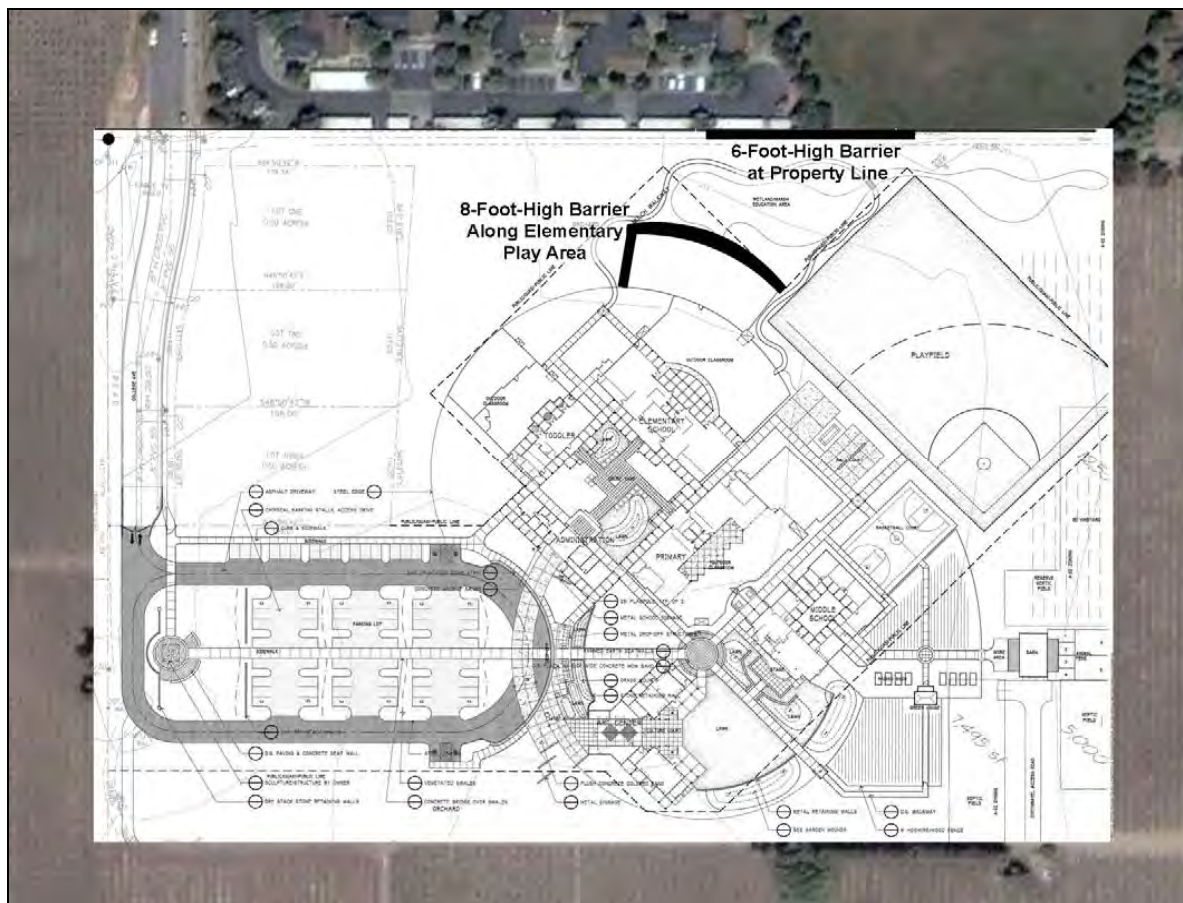
Receptor	Existing L _{eq} (dBA)	Large Playfield L _{eq} (dBA)	Future L _{eq} (dBA)	Future L _{eq} Increase (dBA)
Townhomes to the North, First Floor	48	52	53	5.5
Townhomes to the North, Second Floor	49	52	54	4.8
Home to the South	48	49	52	3.8

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 11
3 June 2008

**Figure 3: Elementary School Play Area Barrier
and Large Playfield Barrier Locations**



5.6. Mechanical Equipment Noise

Included in the proposed project is a central plant building that will contain the HVAC equipment for the school. The central plant building would be located 200 feet from the north property line. At this time the specifics of the mechanical equipment are not known. However, there is a potential that noise from the central plant could increase the noise levels at the townhomes to the north by more than the City's standard for noise increase of 5 dBA.

To limit the central plant noise the design of the mechanical system should be reviewed by a qualified professional to specify noise control features such as duct silencers and acoustical louvers, as necessary. The design goal should be a maximum daytime L_{eq} of 51 dBA at each property line so that the increase in

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 12
3 June 2008

noise is less than 5 dBA at the homes.

Some equipment, such as refrigeration units, may run at night. The existing nighttime L_{eq} at each property line is 39 dBA. The mechanical equipment must not exceed an L_{eq} of 42 dBA at each property line to preclude an increase of 5 dBA or more at the homes.

5.7. Construction Noise

Noise generated during the construction phase will be due to the demolition of the existing buildings on the site and the grading/construction activities associated with the new school buildings and outdoor areas. Table 7 shows the noise levels generated by construction equipment at a distance of 50 feet.

Table 7: Construction Equipment Noise Levels at 50 feet

		NOISE LEVEL (dBA) AT 50 FT					
		60	70	80	90	100	110
EQUIPMENT POWERED BY INTERNAL COMBUSTION ENGINES	EARTH MOVING	COMPACTERS (ROLLERS)		H			
		FRONT LOADERS		-----			
		BACKHOES		-----			
		TRACTORS		-----			
		SCRAPERS, GRADERS		-----			
		PAVERS			H		
		TRUCKS		-----			
	MATERIALS HANDLING	CONCRETE MIXERS		-----			
		CONCRETE PUMPS			H		
		CRANES (MOVABLE)		-----			
		CRANES (DERRICK)			H		
	STATIONARY	PUMPS	H				
		GENERATORS		-----			
		COMPRESSORS		-----			
IMPACT EQUIPMENT		PNEUMATIC WRENCHES			-----		
		JACK HAMMERS AND ROCK DRILLS			-----		
		PILE DRIVERS (PEAKS)				-----	
OTHER		VIBRATOR		-----			
		SAWS		-----			

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 13
3 June 2008

Existing residences in the study area are generally farther than 50 feet from the majority of the construction and demolition activities. Therefore residences will be exposed to noise levels at or below those shown in Table 6. This noise exposure could exceed the City's standard for a noise increase of 5 dBA. However, the construction noise would be temporary and it would be possible to reduce the effect on the nearby residences with the following measures:

- A demolition and construction noise control plan should be prepared that identifies detailed, site-specific noise attenuation measures that will be used to minimize impacts on adjacent residences. The plan should be prepared under the supervision of a qualified acoustical consultant or person experienced with equipment and techniques that can be used to reduce construction related noise. The plan may include but is not limited to the following:
 - Locate stationary equipment (if feasible) to minimize noise impacts on the community;
 - Provide portable enclosures for stationary equipment that must be located near noise sensitive areas;
 - To the extent feasible, use self-adjusting ambient-sensitive back-up alarms, manually-adjustable alarms on low setting, use of observers, and/or schedule activities so that alarm noise is minimized;
 - Install and maintain intake and exhaust mufflers on all equipment, particularly pneumatic impact tools;
 - Install acoustically attenuating shields or shrouds on extreme noise producing equipment such as jackhammers;
 - Use temporary sound barriers, to inhibit transmission of noise to sensitive receptors where enclosures or shrouds are not effective or feasible.

In addition to the preparation of the construction noise control plan, the following measures are recommended and may be included in the plan:

- Designate an on-site construction noise complaint manager for the duration of the project.
- Post signs around the project site to inform persons of the construction hours and the name and phone number of the person or persons to notify in the event of a noise related problem.

ATTACHMENT 1

St. Helena Montessori School, St. Helena, CA
Noise Impact Report

Page 14
3 June 2008

-
- A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.
 - Observe time limits on construction as proposed in Section 8.24.010C of the City of St. Helena Municipal Code. Construction audible at the property line may only occur between the hours of 8 am and 5 pm. NO construction audible at the property line should occur on weekends or federal or local holidays.
 - Notify neighbors within 300 feet of the project construction area at least 30 days in advance of any extreme noise-generating activities. The notification should include an estimate of the duration of the activity.

File Name: 08-016-1_St. Helena Montessori School_03jun08

RSA⁺ 707 252.3301 RSACivil.com	RSA ⁺	CONSULTING CIVIL ENGINEERS + SURVEYORS +	SERVING CALIFORNIA SINCE	1980	1515 FOURTH STREET NAPA, CALIFORNIA 94559 FAX 707 252.4966 OFFICE 707 252.3301
	HUGH LINN, PE, QSD, QSP PRINCIPAL + PRESIDENT hLinn@RSACivil.com		CHRISTOPHER TIBBITS, PE, LS PRINCIPAL + VICE PRESIDENT cTibbits@RSACivil.com		RSACivil.com

Exhibit - E

#4117012.0

August 18, 2017

Matthew Heil
 St. Helena Montessori School
 880 College Ave
 St. Helena, CA 94574

RE: Montessori School Project Water Demand

Dear St Helena Montessori School:

We have finished our estimation of the annual water demand with the two redesigned building additions (new toddler, and new AP building) to the Montessori School 880 College Ave (APN 009-070-042) in St Helena. To prepare for the analysis, we have relied on the information from the previous water report from Napa Valley Vineyard Engineering, the St. Helena Water Service Agreement, and anticipated program provided by the Montessori School. We have compared the project's water demand to the previous water service agreement.

The revised program has been used in our calculations shown on the Total Estimated Annual Water Demand Sheet attached. The Nimbus Arts program water usage has also been calculated without any change to their original program. We have calculated how many persons there will be in a year that will use the existing and new buildings, and have assigned 20 gallons of water per person, per day, per City of St. Helena Water Neutral Policy for Development. All calculations and summary are shown on the attached Total Estimated Annual Water Demand Sheet.

The Existing Water Service Agreement (2012-0004164) from the City of St. Helena has agreed with St. Helena Montessori School and Nimbus Arts to supply 1,560,000 gallons per year.

Based on the Calculations on the Total Estimated Annual Water Demand Sheet for the existing and new buildings, the water demand has been estimated to be 1,254,680 gallons per year. Total annual allowable water demand per Water Service Agreement is 1,560,000 gallons per year. The calculated demand falls under the agreement proposed. We can see that the new addition to the school will still fall under the agreement, and no changes to the agreement are required at this time.

We trust this is sufficient for your needs at this time.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Bruce Fenton', with a stylized flourish at the end.

Bruce Fenton PE, MBA
Project Manager

cc: Alexander Heil, St. Helena Montessori School
alexanderheil@sthms.org

Peter White, St. Helena Montessori School
peter@sthms.org

Kelly Heath, MH Architects
kelly@matthollis.com



TOTAL ESTIMATED ANNUAL WATER DEMAND

Montessori School Proposed Potable Water Use

School year classes

Daily 9-1 thru 6-15 (37 weeks⁽¹⁾)

Toddler	12 children
one class	2 teachers
Preschool	72 students
two classes	6 teachers
Elem School	108 students
three classes	6 teachers
Middle School	60 students
one class	6 teachers

Total: 272 people/day
1,360 people/week

School Year: (1390 people/week)(37 weeks⁽¹⁾)

Summer: (350 people/week)(10 weeks)

Staff: (4 people)(5 days/week)(47 weeks⁽³⁾)

Total People per year:

Summer

Daily 6-15 thru 8-31 (10 weeks⁽²⁾)

Toddler	12 children
one class	2 teachers
Preschool	20 students
one class	2 teachers
Elem School	24 students
one class	2 teachers
Middle School	6 students
one class	2 teachers

70 people/day
350 people/week

50,320

3,500

940

54,760

Nimbus Arts

School year classes

Student Attendees: (134/wk)(37wk)

Friday Family Art: (40 attendees/mo)(9.5 mo)

Saturday Family Art: (30 attendees/mo)(9.5 mo)

Staff: (3/day)(5day/wk)(37 wk)

Total: people/yr:

Summer

Summer Attendees: (122/wk)(10wk)

Camp 7-12: (15 Students/mo)(2.5mo)

Camp 13-17: (15 Students/mo)(2.5mo)

Family Art: (20attendees/mo)(2.5/mo)

Staff: (3/day)(5days/wk)(10wks)

people/yr:

4,958

380

285

555

6,478

1,220

38

38

50

150

1,496

School Year: 6,478 people

Summer: 1,496 people

Total: 7,974 people/yr

Total People:	SHMS	54,760 people/yr
	Nimbus	7,974 people/yr
	Total:	62,734 people/yr

Water Demands: (62,734 people)(20 gal/person)⁽⁴⁾

1,254,680 gal/yr

3.85 afa/yr⁽⁵⁾

Notes:

(1) 41 calander weeks less vacation weeks and holidays

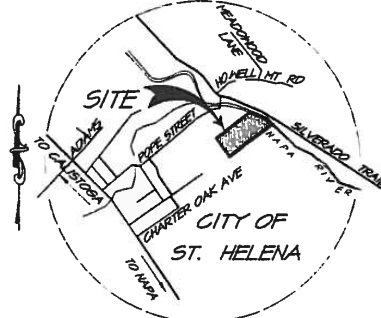
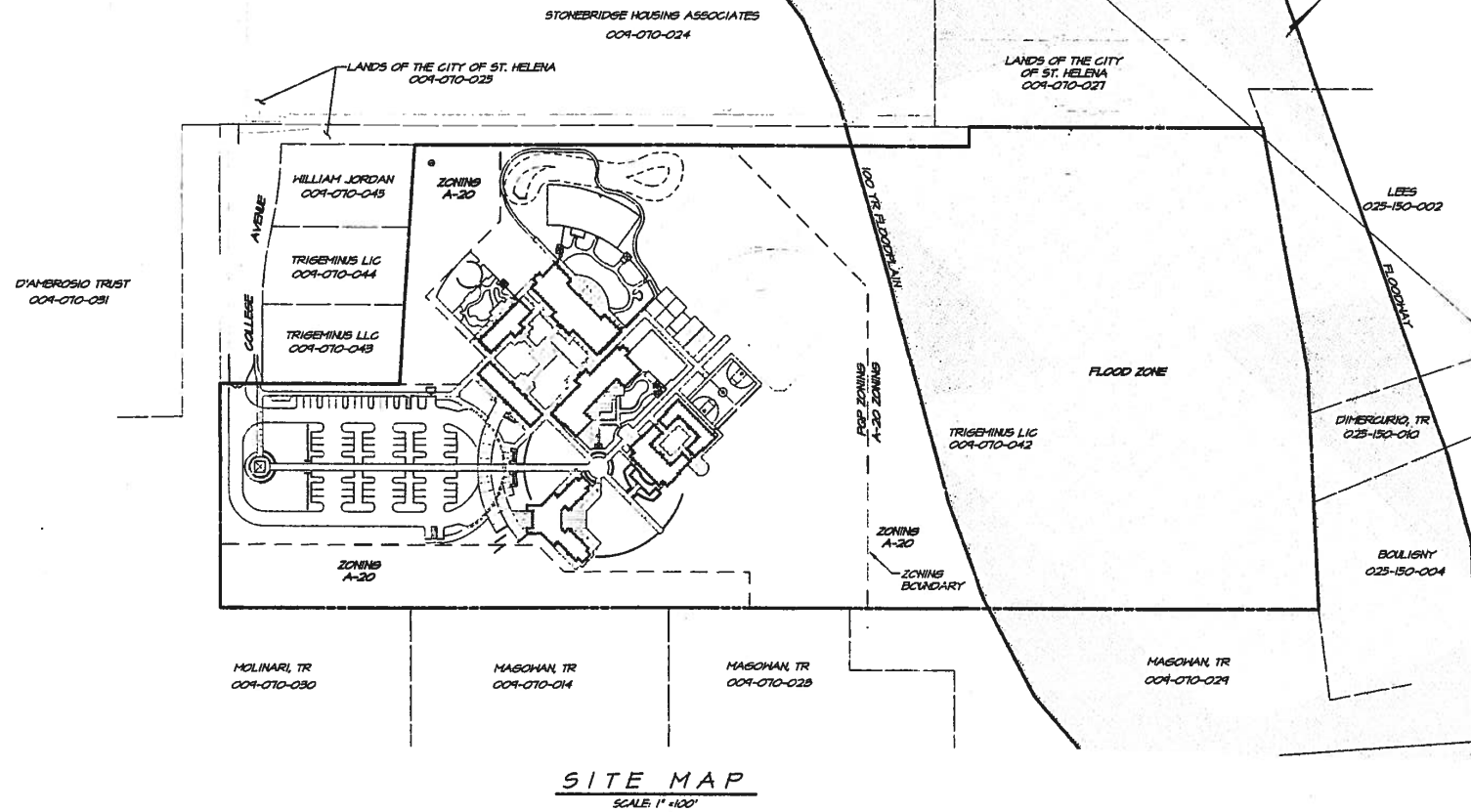
(2) 11 calander weeks less holiday and breaks

(3) Total annual weeks of operation

(4) Gal/person based on School and Office Occupancy from table 4 of the St. Helena Water Neutral Policy for Development

(5) afa = are feet per annum (1 acre foot = 325,851 gallons)

ST. HELENA MONTESSORI SCHOOL & NIMBUS ART CENTER
USE PERMIT
SAINT HELENA, CALIFORNIA



GENERAL NOTES

OWNERS:	TRIGENIUS LLC 880 COLLEGE AVENUE ST. HELENA, CA 94574
SITE ADDRESS:	880 COLLEGE AVENUE ST. HELENA, CA 94574
CIVIL ENGINEER:	RICHCHERS SPENCE & ASSOC. 1541 THIRD STREET NAPA, CA 94550 (707) 252-3001
PARCEL NOS:	004-070-042
PARCEL AREA:	20.66 ACRES
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	SCHOOL / AGRICULTURAL
WATER:	PRIVATE WELL
FIRE WATER:	CITY OF ST. HELENA
SEWER:	SEPTIC
EXISTING ZONING:	A-20 20.66 ACRES
PROPOSED ZONING:	A-20 11.66 ACRES RSP 9.00 ACRES
GENERAL PLAN DESIGNATION:	AGRICULTURAL

BASIS OF BEARINGS:
THE BEARING WAS 10°42'12" BETWEEN FOUND 1/4" IRON PIPE (1.5 INCH) AND FOUND 1/4" IRON PIPE (1.5 INCH), AS SHOWN ON MAP NO. 4815 FILED IN BOOK 30 OF SURVEYS ON PAGE 23, N.C.R., HAS TAKEN AS THE BASIS OF BEARINGS FOR THIS SURVEY. ALL DISTANCES ARE IN GROUND LEVEL FEET AND DECIMALS THEREOF.

BENCHMARK:
DIRECTION OF TRUE NORTH BASED ON 10 PM 17, N.C.R. AND ALBION SURVEY'S JOB NO. 344 DATED JUNE 1994 VERTICAL DATUM BASED ON NAPA COUNTY BENCHMARK NO. 604, EL. + 222.13

NOTES

1. THE TOPOGRAPHY SHOWN ON THESE PLANS HAS COMPILED FROM AERIAL AND FIELD SURVEYS PERFORMED BY ALBION SURVEY INC. ON APRIL, 2006.
2. BOUNDARY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY PERFORMED BY ALBION SURVEY INC.
3. SUBJECT PROPERTY DOES LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DELINEATED ON THE FLOOD INSURANCE RATE MAP (FIRM).
4. THIS MAP SHOWS ALL CONTIGUOUS PROPERTY OWNERS.
5. ALL EXISTING STRUCTURES ON THE SUBJECT PROPERTY ARE SHOWN.
6. ALL EXISTING AND PROPOSED EASEMENTS ARE SHOWN.
7. ALL EXISTING AND PROPOSED UTILITIES ARE SHOWN. EXISTING UNDERGROUND UTILITIES AS SHOWN WERE DRAWN FROM RECORD SOURCES ONLY.
8. ALL EXISTING UTILITY POLES AND OVERHEAD LINES ARE SHOWN.
9. THERE ARE NO KNOWN WELLS OR SEPTIC TANKS ON THE SUBJECT PROPERTY.

SYMBOL LEGEND

EXISTING	PROPOSED
STORM DRAIN LINE	STORM DRAIN LINE
WATER LINE	PROPERTY LINE
TREE TO REMAIN	DIRECTION OF EX. DRAINAGE
FENCE	100-YEAR OVERLAND RELEASE PATH
CONTOUR LINE	TEST PITS
SPOT ELEVATION	
FLOOD PLAIN AREA (AE)	
PERVIOUS PARKING AND DRIVEWAY	

ABBREVIATIONS

AB	AGGREGATE BASE	NO	NUMBER
AC	ASPHALT CONCRETE	NSD	NAPA SANITATION DISTRICT
AD	AREA DRAIN	NH	NORTHWEST
AVE	AVENUE	OE	OVERHEAD ELECTRIC
BLDG	BUILDING	PI	POINT OF INTERSECTION
BO	BLOW OFF	PV	POST INDICATOR VALVE
BW	BOTTOM OF WALL ELEVATION	R	PROPERTY LINE
CB	CATCH BASIN	PSDE	PRIVATE STORM DRAIN EASEMENT
CL	CENTERLINE	RE	PUBLIC UTILITY EASEMENT
CO	CLEARCUT	PVI	POINT OF VERTICAL INTERSECTION
CONC	CONCRETE	R	RADIUS
DI	DROP INLET	RET	RETAINING WALL
DWY	DRIVEWAY	RCE	REGISTERED CIVIL ENGINEER
E	EAST	S	SLOPE - SOUTH
EP	EDGE OF PAVEMENT	SD	STORM DRAIN
ESMT	EASEMENT	SDH	STORM DRAIN EASEMENT
EX	EXISTING	SL	STREET LIGHT
EXP	EXPANDED	SS	SANITARY SEWER
FC	FACE OF CURB	SF	SQUARE FEET
FDC	FIRE DEPARTMENT CONNECTION	SSE	SANITARY SEWER EASEMENT
FG	FINISH GRADE	SSMH	SANITARY SEWER MANHOLE
PH	FIRE HYDRANT	ST	STREET
GB	GRADE BREAK	STD	STANDARD
GRV	GROUND NOT VISIBLE	SW	SOUTHWEST
HP	HIGH POINT	TAN	TANGENT
INV	INVERT ELEVATION	TC	TOP OF CURB ELEVATION
JR	JOINT ROLE	TM	TOP OF WALL ELEVATION
LF	LINEAL FOOT/FEET	TP	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER
MIN	MINIMUM	WE	WATER UTILITY EASEMENT
N	NORTH	WM	WATER METER
NE	NORTHEAST		

SHEET INDEX

1	COVER SHEET
2	DIMENSION PLAN
3	GRADING PLAN
4	UTILITY PLAN



TLCD ARCHITECTURE
111 Santa Rosa Avenue, Suite 300
Santa Rosa, CA 95404
707 525-5600
FAX 707 525-5616



RESOURCE DESIGN
LANDSCAPE ARCHITECT
PLANNERS
ARBORIST
835 Piner Road
Suite E
Santa Rosa, CA 95403
p 707.526.5009
www.resource-design.com

ST. HELENA MONTESSORI
SCHOOL & NIMBUS ART
CENTER

880 COLLEGE AVE.
ST. HELENA, CA 94574

COVER SHEET

PROJECT NUMBER
41570240
DATE
SEPT 27 2007
DRAWN BY
JDM
CHECKED BY
JDM
REVISIONS
JAN 15 2009

Approved
5/12/2009
1



TLCD ARCHITECTURE
III Santa Rosa Avenue, Suite 300
Santa Rosa, CA 95404
707 525-5600
FAX 707 525-5616



RESOURCE DESIGN

LANDSCAPE ARCHITECT
•
PLANNERS
•
ARBORIST

835 Finer Road
Suite E
Santa Rosa, CA
95403

p 707.516.5009
www.resource-design.com

ST. HELENA MONTESSORI
SCHOOL & NIMBUS ART
CENTER

880 COLLEGE AVE
ST. HELENA, CA 94574

DIMENSION PLAN

PROJECT NUMBER
11070240

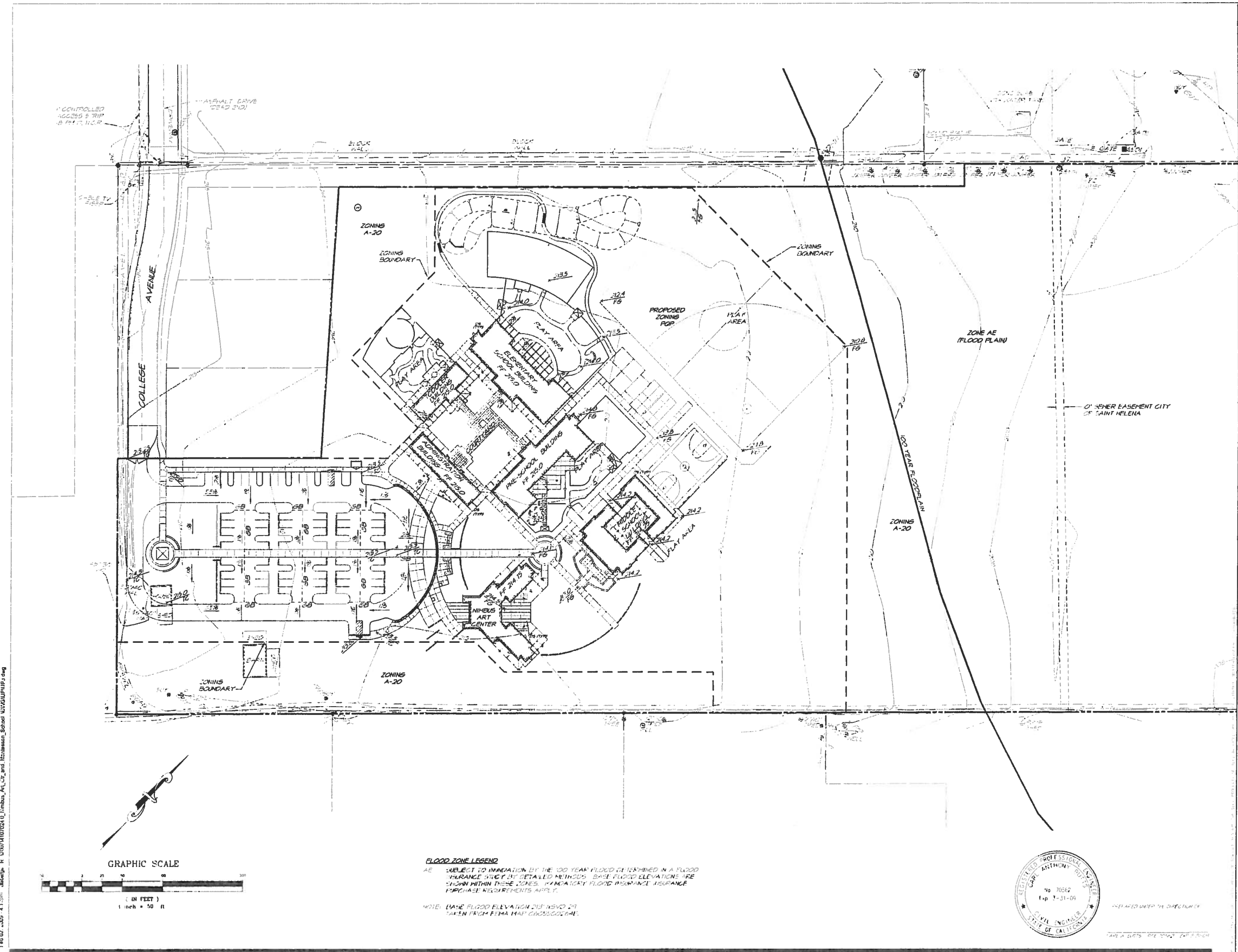
DATE
SEP 27, 2007

ISSUED BY
KJH

CHECKED BY
CIB

REVISIONS
JAN 10, 2009

2





TLCD ARCHITECTURE
111 Santa Rosa Avenue, Suite 300
Santa Rosa, CA 95404
707 525-5600
FAX 707 525-5616



CONSULTING CIVIL ENGINEERS
RIECHERS SPENCE ASSOCIATES
1141 Third Street
Troy, CA 95061
907 252 3301
F 907 252 4976

RESOURCE DESIGN

LANDSCAPE ARCHITECT
PLANNERS
LABORIST

835 Pine Road
Suite F
Santa Rosa, CA
95403
p 707 226 5009
www.resource-design.com

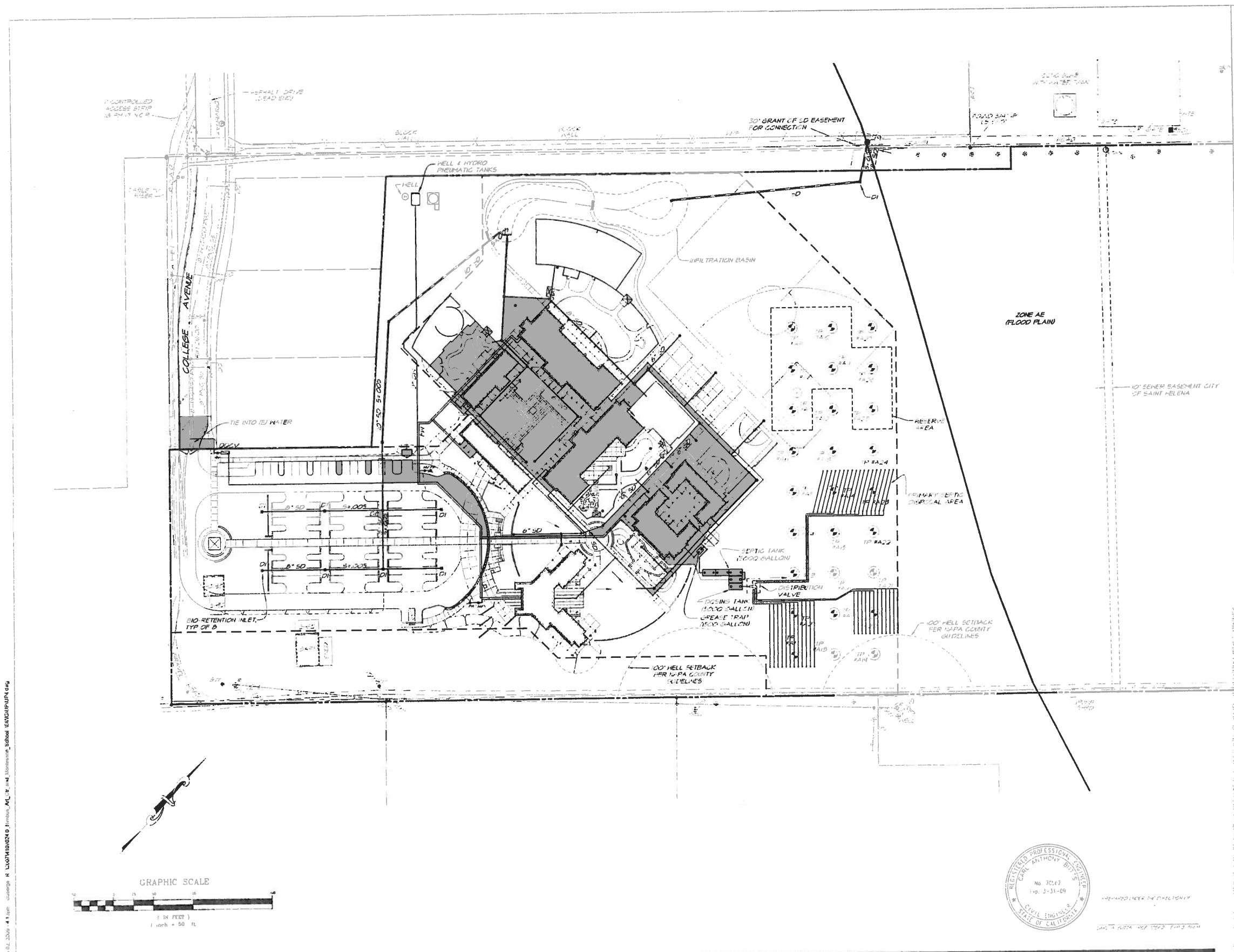
**ST. HELENA MONTESSORI
SCHOOL & NIMBUS ART
CENTER**

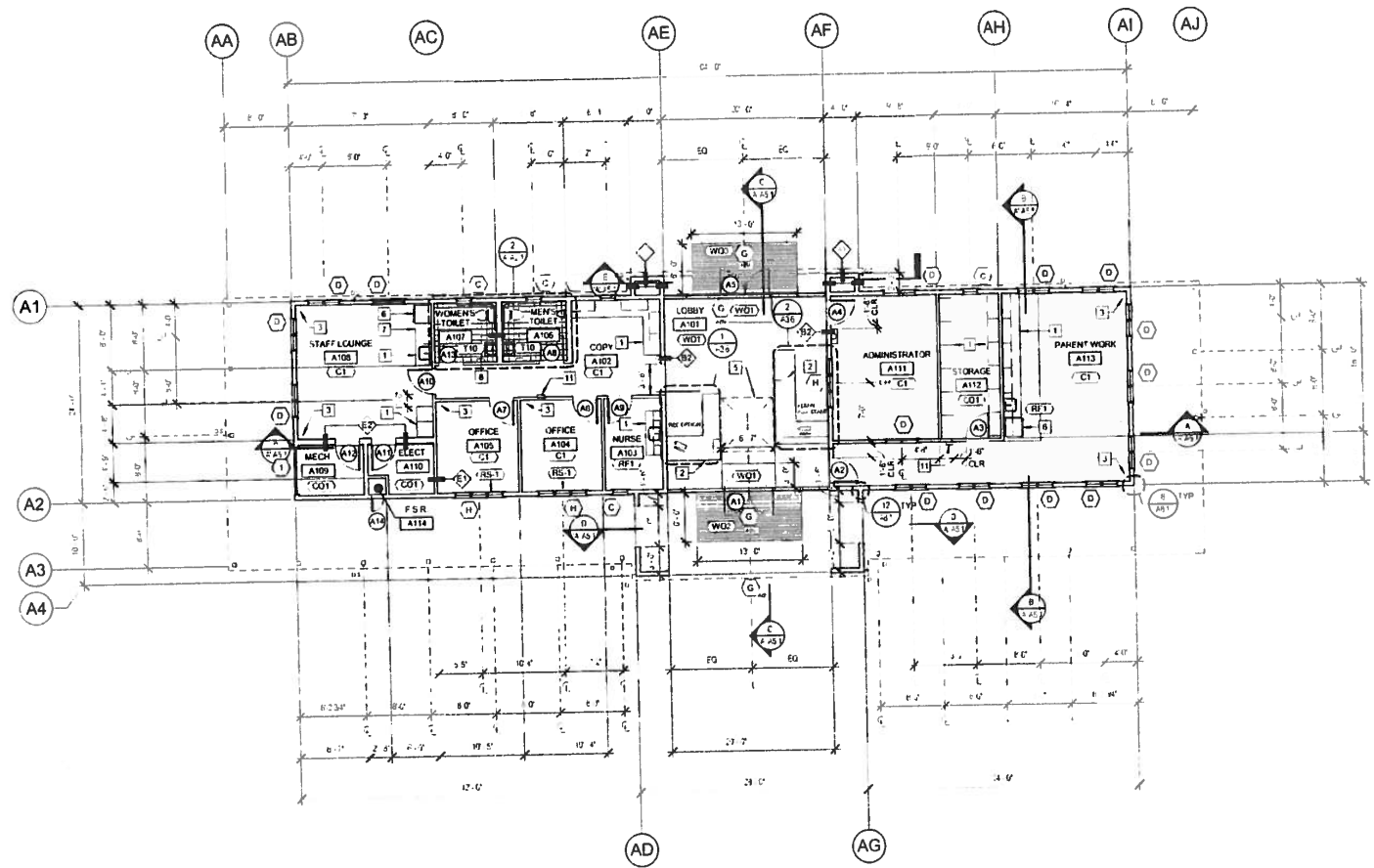
880 COLLEGE AVE
ST. HELENA, CA 94574

GRADING PLAN

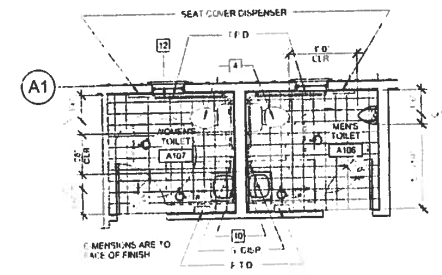
PROJECT NUMBER
410702#0
DATE
SEPT 24, 2007
DRAWN BY
JDR
CHECKED BY
RJR
REVISIONS
JAN 15, 2009

3

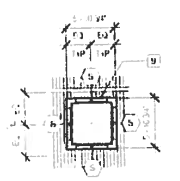




1 FLOOR PLAN
1/8" = 1'-0"



2 ENLARGED FLOOR PLAN - TOILETS
1/4" = 1'-0"



3 ROOF MONITOR
1/8" = 1'-0"

GENERAL NOTES

- 1. DIMENSIONS ARE AT FACE OF STUDIOS TYPICAL U.O.M.
- 2. FOR ADA MOUNTING HEIGHTS OF TOILET FACILITY FIXTURES AND ACCESSORIES, SEE A9.2
- 3. SEE DIVISION 9.4.1 SPECIFICATIONS FOR FINISH LIST
- 4. FOR WALL AND PARTITION SCHEDULES, SEE A9.1

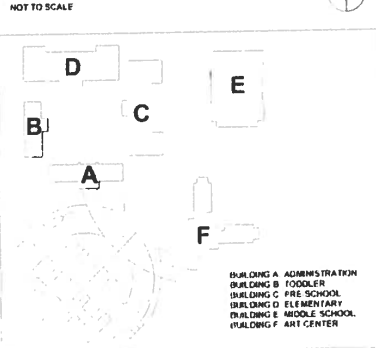
DRAWING NOTES

- 1. CASEWORK, SEE INTERIOR ELEVATIONS
- 2. CUSTOM RECEPTION DESK
- 3. MECHANICAL DIFFUSER, 5 M.D.
- 4. PLUMBING FIXTURE, S.P.D. TYP.
- 5. ROOF MONITOR ABOVE, SEE 3
- 6. REFRIGERATOR, SEE INTERIOR ELEVATIONS
- 7. DRAWER DISHWASHER, SEE INTERIOR ELEVATIONS
- 8. PARTITION TO CEILING, 2 AT THIS LOCATION, SEE 18 A9.1
- 9. WINDOWS IN ROOF MONITOR SHALL HAVE MOTORIZED OPERATORS FOR OPENING
- 10. 24" x 36" MIRROR FOR ANCHORAGE DETAIL, SEE 8 A9.2
- 11. FIRE EXTINGUISHER, SEMI-RECESSED, SEE 1 A9.3, A9.1
- 12. SPAB BAR, SEE 12 A1.7

FINISH LEGEND

- CARPET
- CONCRETE
- PRESENT FLOORING
- HOLLYHIDE
- TILE
- WOOD
- WALL (A1.1A)

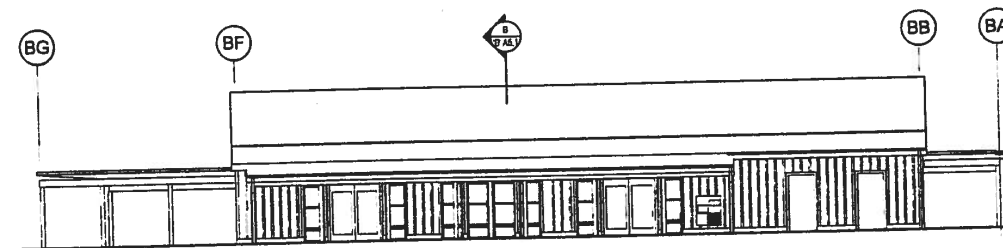
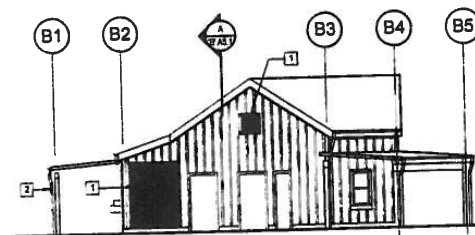
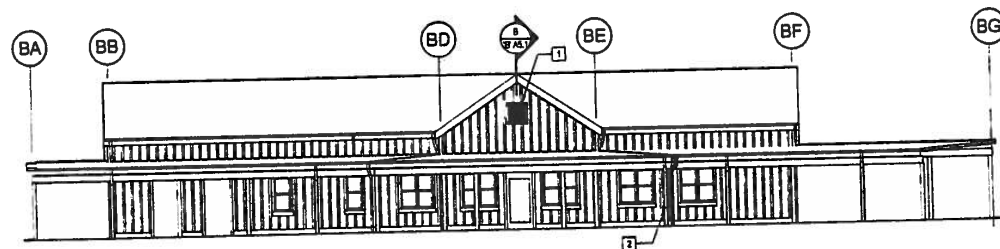
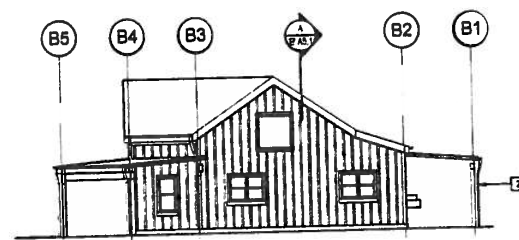
CAMPUS KEY PLAN



90% Construction Documents

St. Helena Montessori School & Nimbus Arts Center
880 College Ave.,
St. Helena, CA 95474

BUILDING 'A'
ADMINISTRATION
FLOOR PLAN
'A' A2.1



DRAWING NOTES

- 1 PAINTED METAL LOUVER
2 TYPICAL DOWNSPOUT: 3" DIA.
ROUND Q. S. M.



TLCD ARCHITECTURE

1000 Third Street, New York, N.Y. 10003

3. *Math. Sci.* 1994, 11: 401-414

$$f(x) = \frac{1}{2} \ln(1 + \sin(x))$$

1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 26



90% Construction Documents

**St. Helena Montessori
School & Nimbus Arts
Center**

**880 College Ave.,
St. Helena, CA 95474**

PROJECT NUMBER
07016.01

DATE
July 10, 2008

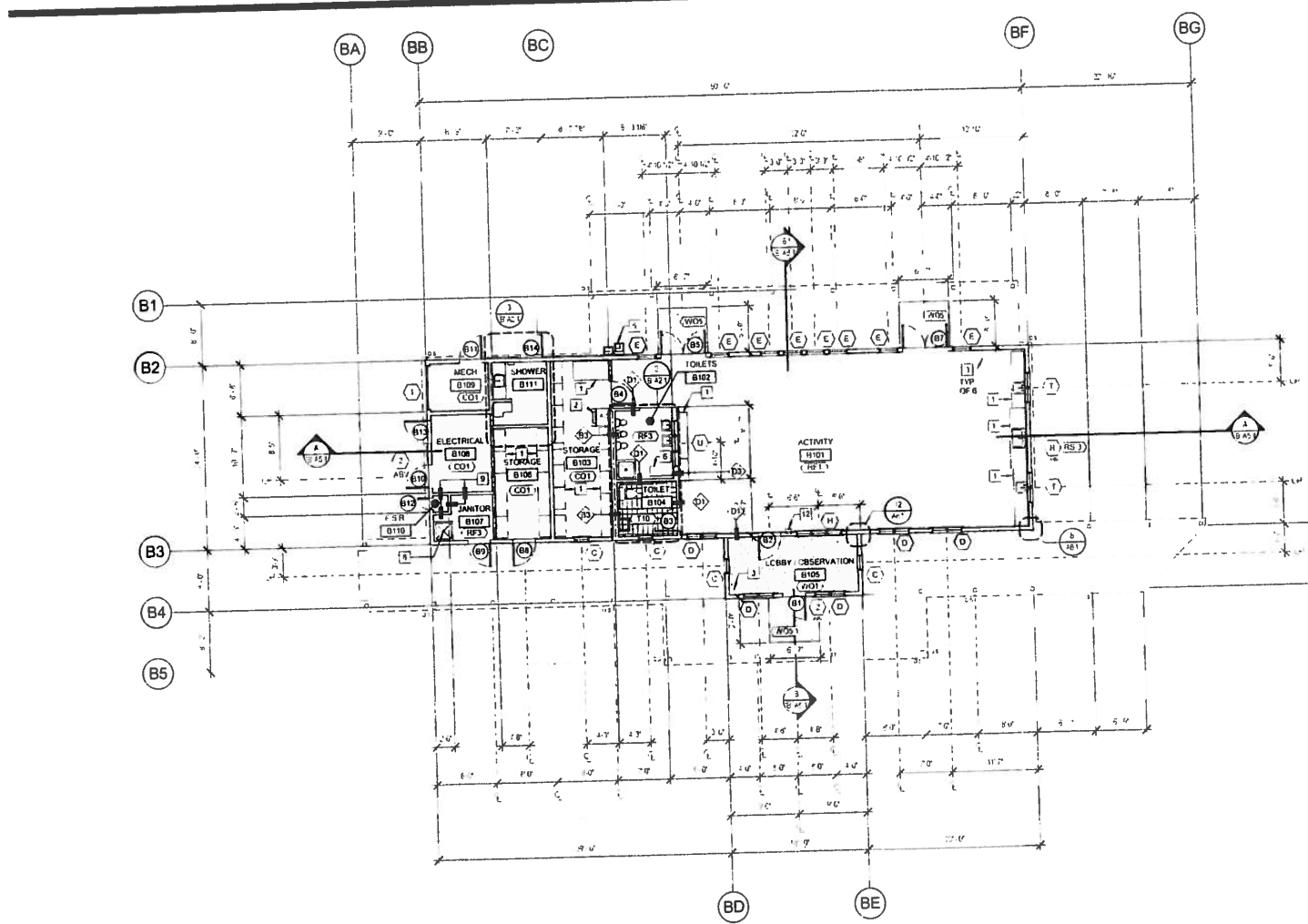
2000000

44 MA

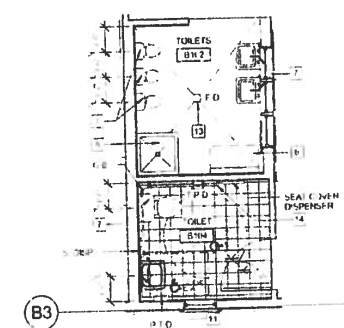
•FUTURE

**BUILDING 'B'
TODDLER
EXTERIOR ELEVATIONS**

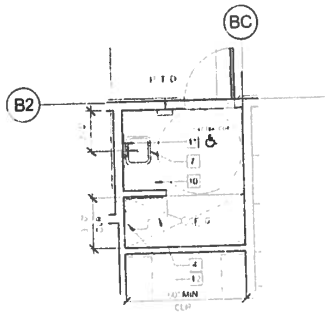
'B' A4.1



1 FLOOR PLAN
1/8" = 1'-0"



2 ENLARGED FLOOR PLAN - TOILETS
1/4" = 1'-0"



3 ENLARGED FLOOR PLAN - SHOWER
1/4" = 1'-0"

GENERAL NOTES

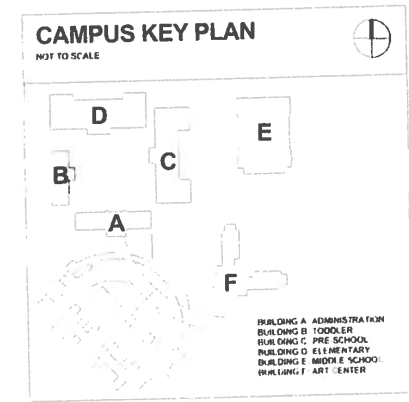
1. DIMENSIONS ARE AT FACE OF STUDS. TYPICAL U.O.W.
2. FOR ADA MOUNTING HEIGHTS OF TOILET FACILITY FIXTURES AND ACCESSORIES, SEE 11.1
3. SEE DIVISION 9 IN "SPECIFICATIONS FOR FINISH LIST"
4. FOR WALL AND PARTITION SCHEDULES, SEE 11.1

DRAWING NOTES

1. CASEWORK SEE INTERIOR ELEVATIONS TYP.
2. WASH/DRESSER
3. MECHANICAL DIFFUSERS, S.M.O. TYP.
4. FOLDING SHOWER SEAT
5. DRINKING FOUNTAIN SEE 11.1 S.F.D.
6. COMMUNITY PLAYTHINGS CHANGING TABLE WITH STEPS 2/28
7. PLUMBING FIXTURE, S.P.D. TYP.
8. FLOOR SINK, S.P.D.
9. PARTITION TO CLO. JOIST AT THIS LOCATION SEE 11.1
10. COUNTERTOP SEE 11.1
11. MIRROR SEE 11.1
12. FIRE EXTINGUISHER CABINET SEE 11.1
13. FLOOR DRAIN SEE 11.1
14. SHAB BATH SEE 11.1

FINISH LEGEND

- 1. CARPET
- 2. CONCRETE
- 3. RESILIENT FLOORING
- 4. HIXLER SHADE
- 5. TILE
- 6. WAXED
- 7. HALEN D.F. MAT



90% Construction Documents

St. Helena Montessori School & Nimbus Arts Center
880 College Ave.,
St. Helena, CA 95474

BUILDING 'B' TODDLER FLOOR PLAN 'B' A2.1



- 1 PAINTED METAL LOUVER
- 2 TYPICAL DOWNSPOUT, 3" DIA.
ROUND Q. S. M.
- 3 PAINTED WOOD TRELLIS OVER
WINDOW



1000 Santa Rose Avenue, Santa Rosa
 California 95401
 (415) 521-1600



**St. Helena Montessori
School & Nimbus Arts
Center**
880 College Ave.,
St. Helena, CA 95474

PROJECT NUMBER
07018.01

DATE
July 10 2008

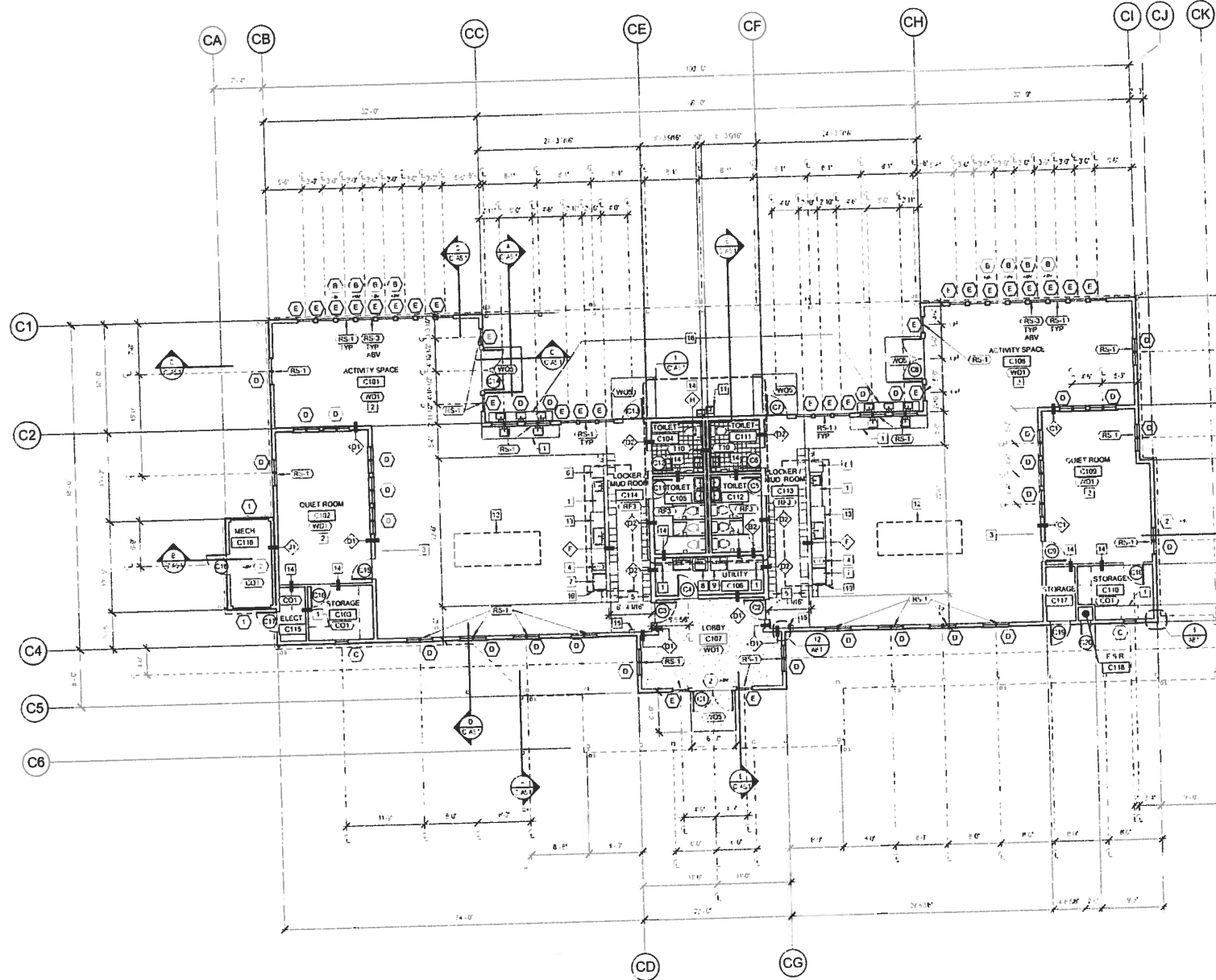
DRAWN BY
JUL KJ

CHECKED BY
CH MA

REVISIONS

**BUILDING 'C'
PRE-SCHOOL
EXTERIOR ELEVATIONS**

'C' A4.1



1 FLOOR PLAN

GENERAL NOTES

- 1. DIMENSIONS ARE AT FACE OF STUDS
- 2. FOR ADA MOUNTING HEIGHTS OF TOILET FACILITY FIXTURES AND ACCESSORIES, SEE LIST
- 3. SEE DIVISION 7 IN SPECIFICATIONS FOR FINISH LIST
- 4. FOR WALL AND PARTITION SCHEDULES SEE

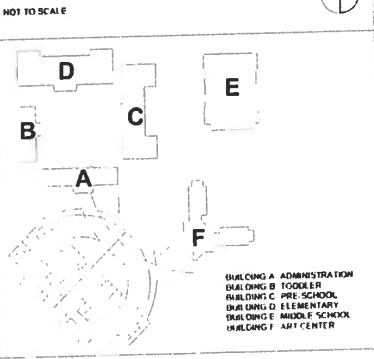
DRAWING NOTES

- 1. CASEWORK, SEE INTERIOR ELEVATIONS TYPICAL
- 2. ALTERNATE #1: INSTALL RF2 IN LIEU OF YD1
- 3. MECHANICAL DIFFUSER 5 M.D. TYPICAL
- 4. TWO BURNER COOKTOP
- 5. LOCKERS BY COMMUNITY PLAYTHINGS AT1
- 6. REFRIGERATOR 260 x 60H x 24W
- 7. OVEN
- 8. WASHER
- 9. DRYER
- 10. DASHED LINE INDICATES OVERHEAD WOOD TRUSS IS PAINTED 1/2 x 1/8 F.O.C. OVER 2 x 8 @ 24" O.C.
- 11. DRINKING FOUNTAIN SEE
- 12. ROOF MONITOR ABOVE SEE
- 13. DISHWASHER
- 14. PARTITION TO 1/2 JOINT AT THIS LOCATION
- 15. FIRE EXTINGUISHER CABINET, SEE
- 16. STAINLESS STEEL COUNTERTOP SEE

FINISH LEGEND

- C CARPET
- CD CONCRETE
- RS RESIDENT FLOORING
- RS ROLLER SHADE
- T TILE
- YD YD40
- YD1 YD1.1

CAMPUS KEY PLAN



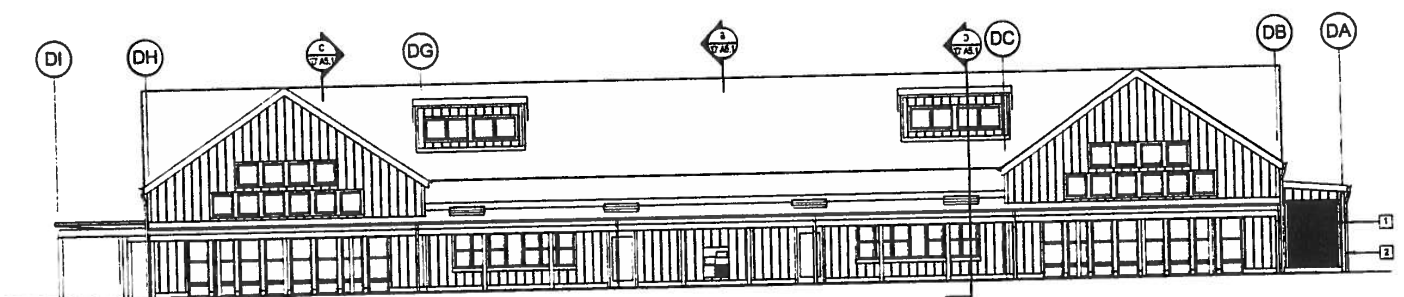
T.D. ARCHITECTS



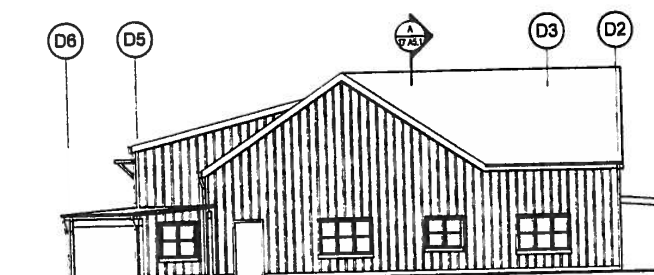
90% Construction Documents

St. Helena Montessori School & Nimbus Arts Center
880 College Ave.
St. Helena, CA 94744

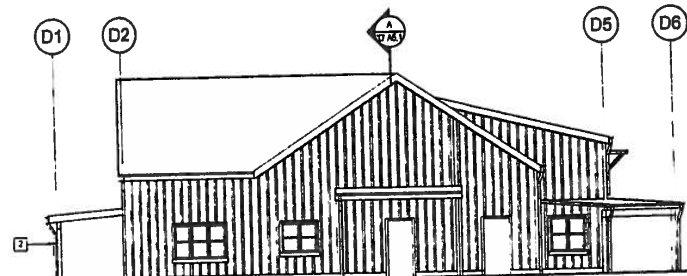
BUILDING 'C'
PRE SCHOOL
FLOOR PLAN
'C' A2.1



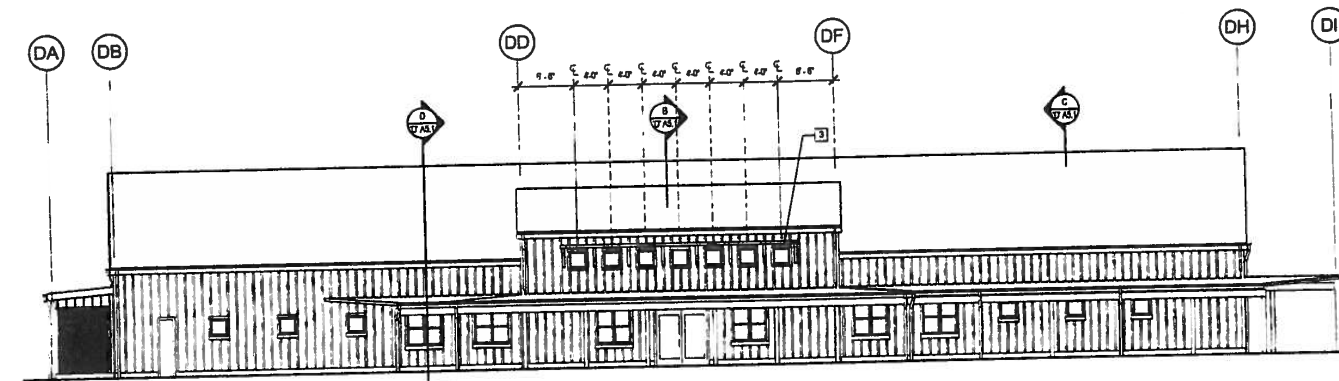
1 NORTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"

DRAWING NOTES

- 1 PAINTED METAL LOUVER
- 2 TYPICAL DOWNSPOUT 3" DIA. ROUND G. S. M.
- 3 PAINTED WOOD TRELLIS OVER WINDOW



FLC ARCHITECTURE
211 GORDON ROAD, SUITE 200
ST. HELENA, CA 94744
TEL: 707.594.1111
WWW.FLCARCHITECTURE.COM



90% Construction Documents

St. Helena Montessori School & Nimbus Arts Center
880 College Ave.,
St. Helena, CA 94744

PROJECT NUMBER
07016.01

DATE
July 10, 2008

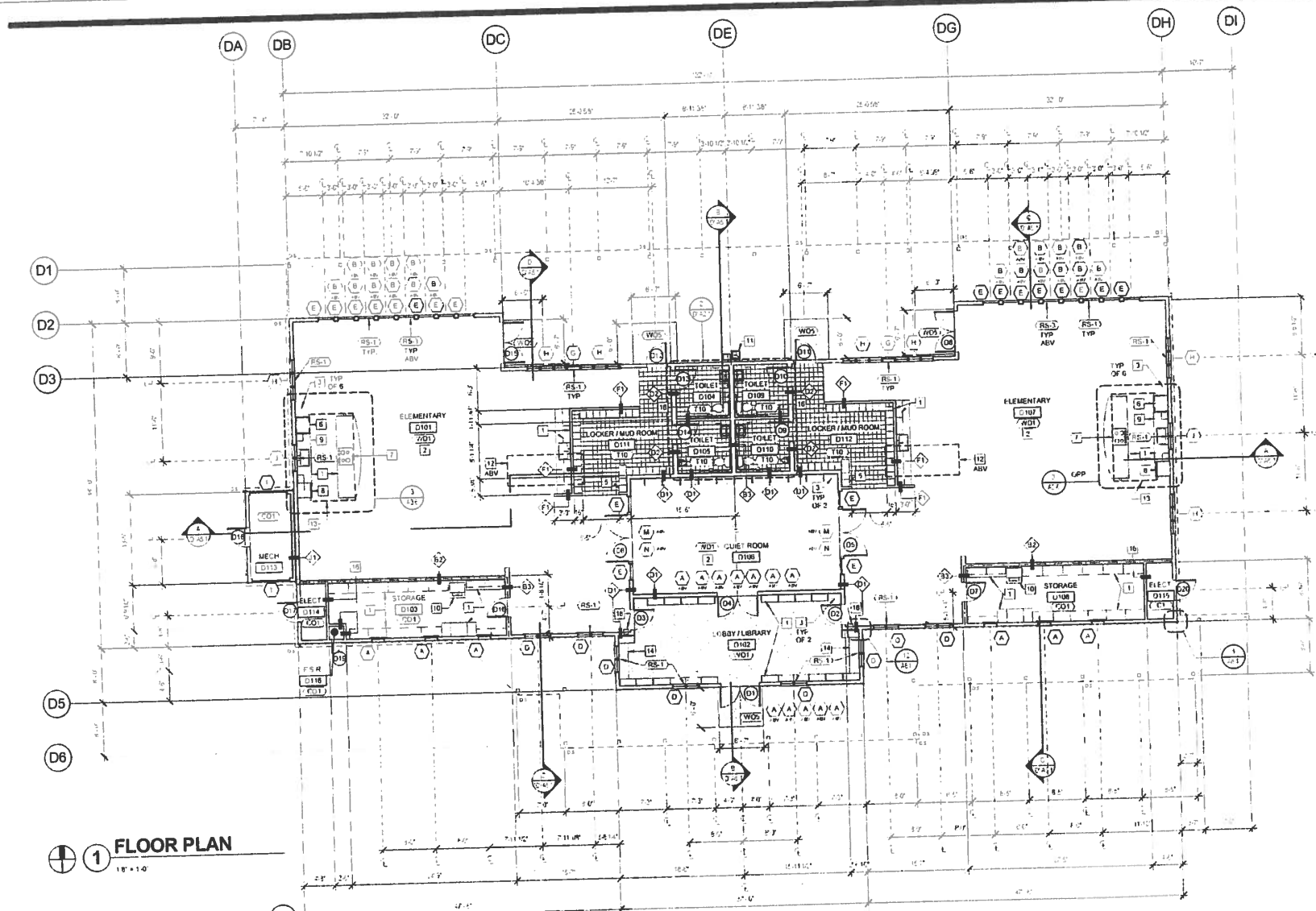
DESIGNED BY
N/A

PREPARED BY
N/A

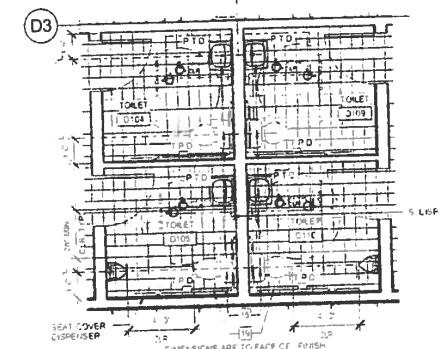
FOR N/A

REVISIONS

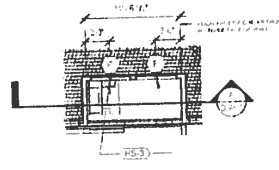
**BUILDING 'D'
ELEMENTARY SCHOOL
EXTERIOR ELEVATIONS
'D' A4.1**



1 FLOOR PLAN
1/8" = 1'-0"



2 ENLARGED FLOOR PLAN - TOILETS
1/4" = 1'-0"



3 MONITOR PLAN
1/4" = 1'-0"

GENERAL NOTES

- 1. DIMENSIONS ARE AT FACE OF STUDS TYPICAL U.O.N.
- 2. FOR ADA MOUNTING HEIGHTS OF TOILET FACILITY FIXTURES AND ACCESSORIES SEE 101.1
- 3. SEE EXTERIOR ELEVATIONS FOR HORIZONTAL LOCATION DIMENSIONS OF WINDOWS AND DOORS NOTED A.B.V.
- 4. SEE DIVISION 9 IN SPECIFICATIONS FOR FINISH LIST.
- 5. FOR WALL AND PARTITION SCHEDULES SEE 101.1

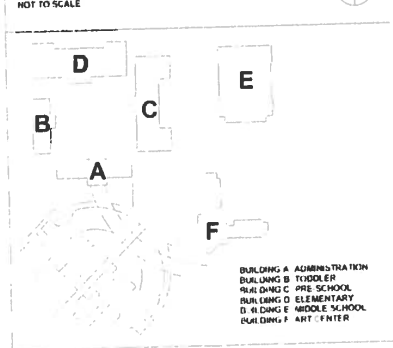
DRAWING NOTES

- 1 CASEWORK SEE INTERIOR ELEVATIONS TYP
- 2 ALTERNATE #1: INSTALL REFRIG. IN UO.N.
- 3 MECHANICAL DIFFUSER 5' X 6' TYP
- 4 NOT USED
- 5 LOCKERS BY COMMUNITY PLANNING SYS.
- 6 REFRIGERATOR
- 7 ELECTRIC COUNTER
- 8 WALL OVEN
- 9 2 DRAWER DISHWASHER
- 10 WASHROOM FLOOR
- 11 DRINKING FOUNTAIN SEE 101.1 S.P.D.
- 12 ROOF MONITOR ABOVE SEE 101.1
- 13 DASHED LINE INDICATES OVERHEAD W/DOOR THE 4'S PAINTED 12" X 8" O.D. OVER 2' X 8" O.D.
- 14 18" WINDOW SEAT
- 15 PLUMBING FIXTURES P.D. TYP
- 16 PARTITION TO 8'0" AT THIS LOCATION SEE 101.1
- 17 WINDOWS IN ROOF MONITOR SHALL HAVE MOTORIZED SHADES AND MOTOR ZED OPERATORS FOR TYPING
- 18 FIRE EXTINGUISHER CABINET SEE 101.1
- 19 GRAB BAR SEE 101.1

FINISH LEGEND

- C CARPET
- CON CONCRETE
- RES RESIDENTIAL CARPET
- RS ROUGH WALL
- T TILE
- WO WOOD
- RS-1 WALL-CUT MAT

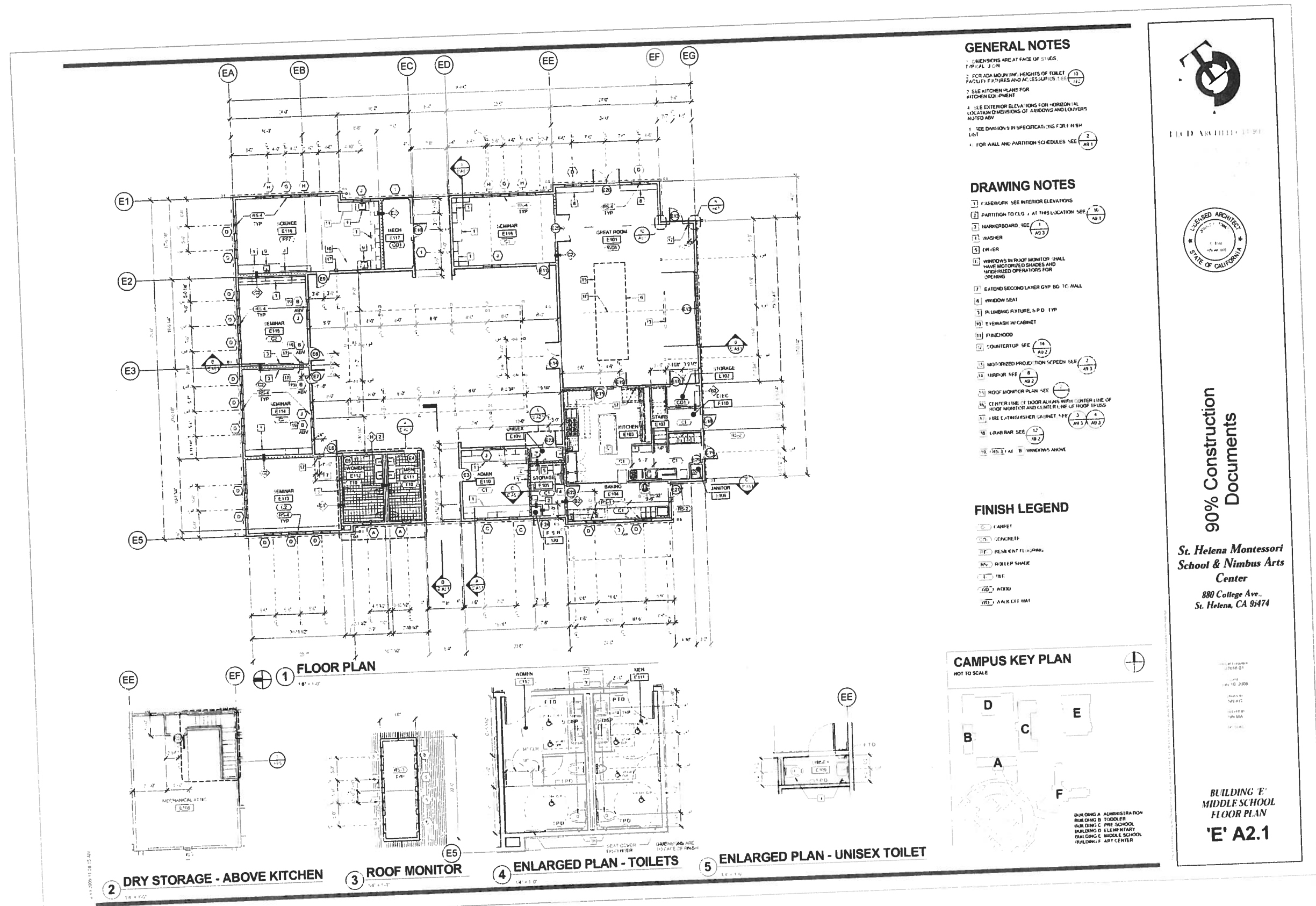
CAMPUS KEY PLAN



90% Construction Documents

St. Helena Montessori School & Nimbus Arts Center
880 College Ave.,
St. Helena, CA 95474

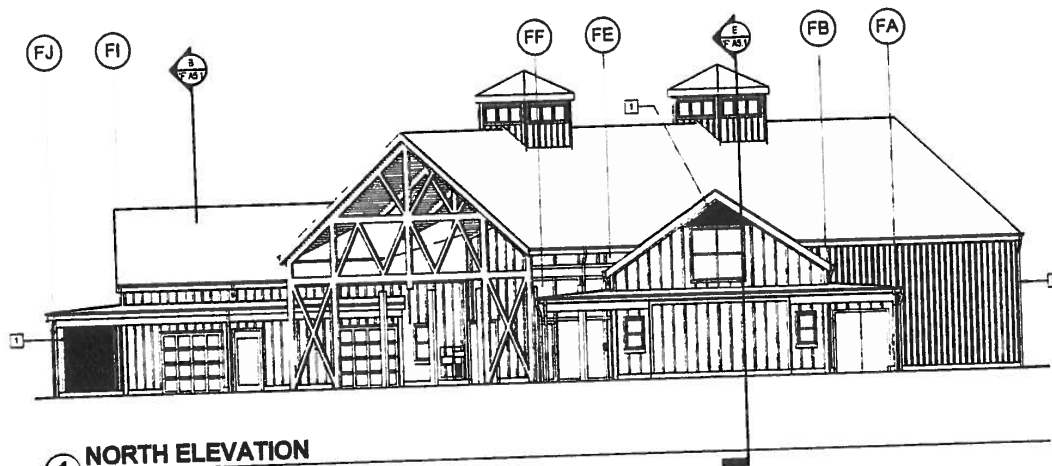
BUILDING 'D'
ELEMENTARY SCHOOL
FLOOR PLAN
'D' A2.1



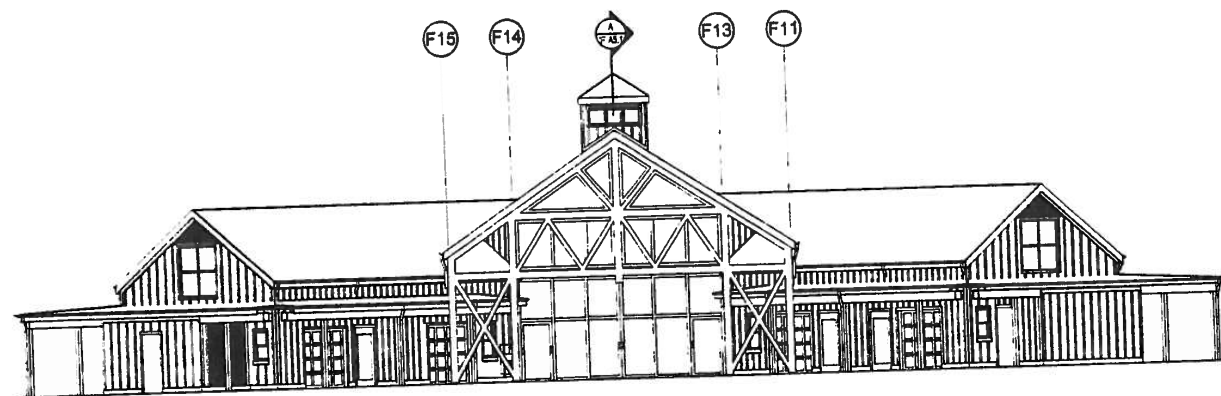
90% Construction Documents

St. Helena Montessori School & Nimbus Arts Center
880 College Ave.,
St. Helena, CA 95474

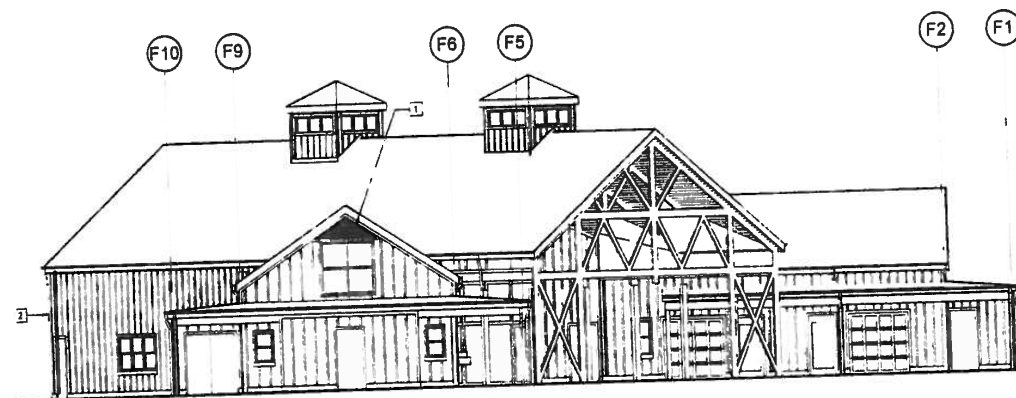
BUILDING E' MIDDLE SCHOOL FLOOR PLAN
'E' A2.1



1 NORTH ELEVATION
1/8" = 1'-0"



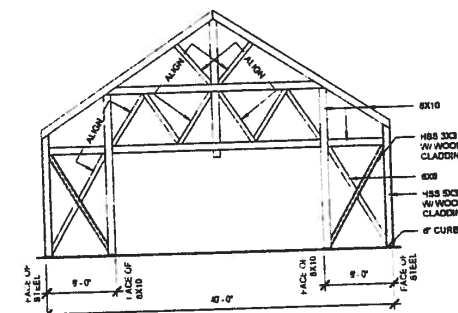
2 NORTH - EAST ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"

DRAWING NOTES

- 1 PAINTED METAL LOUVER
- 2 TYPICAL DOWNSPOUT: 3" DIA. ROUND U. S. M.



4 BUILDING 'F' TRUSS GEOMETRY
1/8" = 1'-0"



FLCD ARCHITECTURE

111 Santa Rosa Avenue, Suite 200
Santa Rosa, CA 95404
(707) 525-5656
www.flcd.com



90% Construction Documents

St. Helena Montessori
School & Nimbus Arts
Center
880 College Ave.,
St. Helena, CA 94744

PROJECT NUMBER
07018.01

DATE
JULY 10, 2008

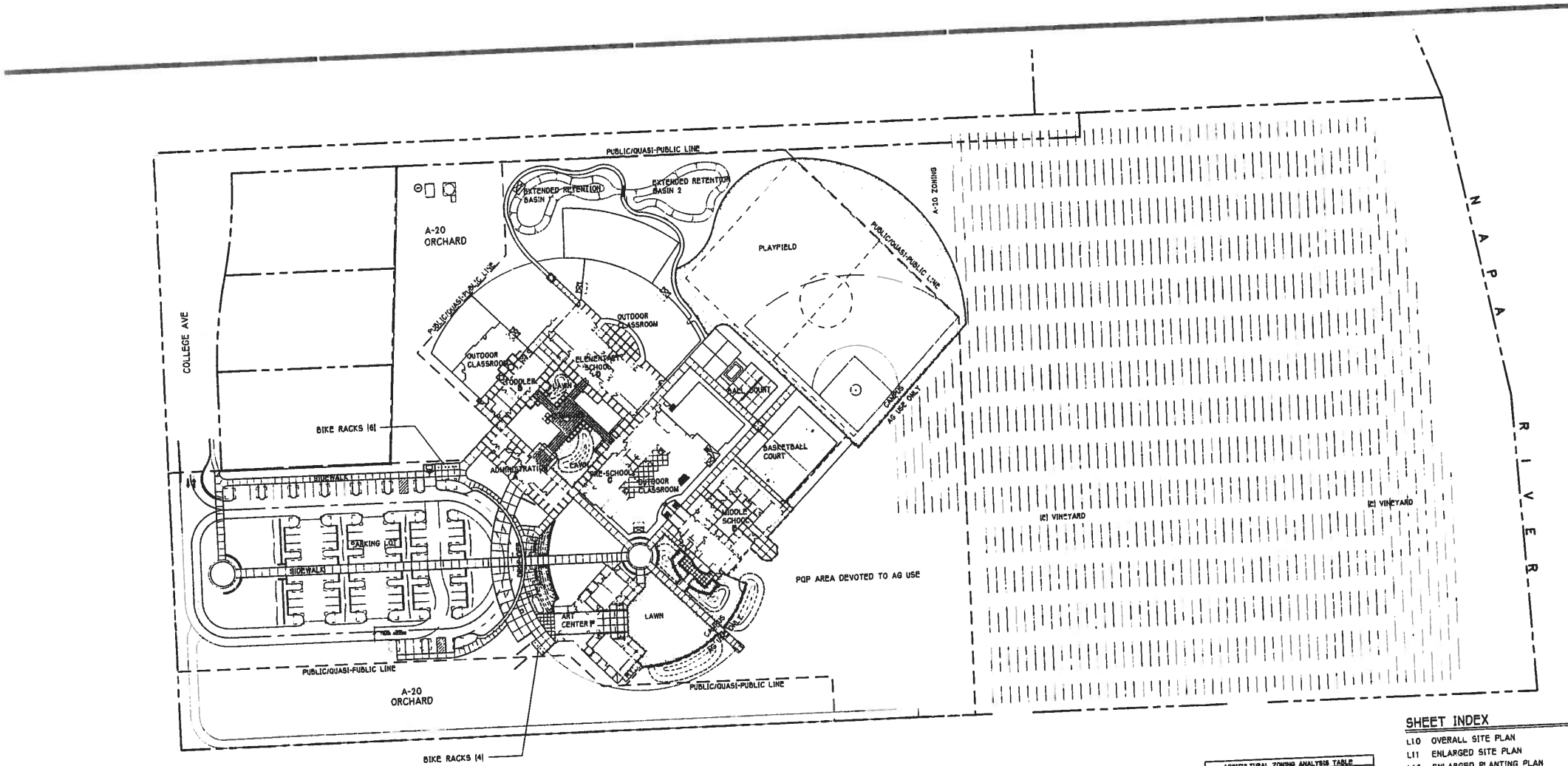
DESIGNED BY
JHN XG

CHECKED BY
JHN MA

REVISIONS

BUILDING 'F'
ART CENTER
EXTERIOR ELEVATIONS
'F' A4.1

FLCD ARCHITECTURE
111 SANTA ROSA AVENUE, SUITE 200
SANTA ROSA, CA 95404
(707) 525-5656
WWW.FLCD.COM

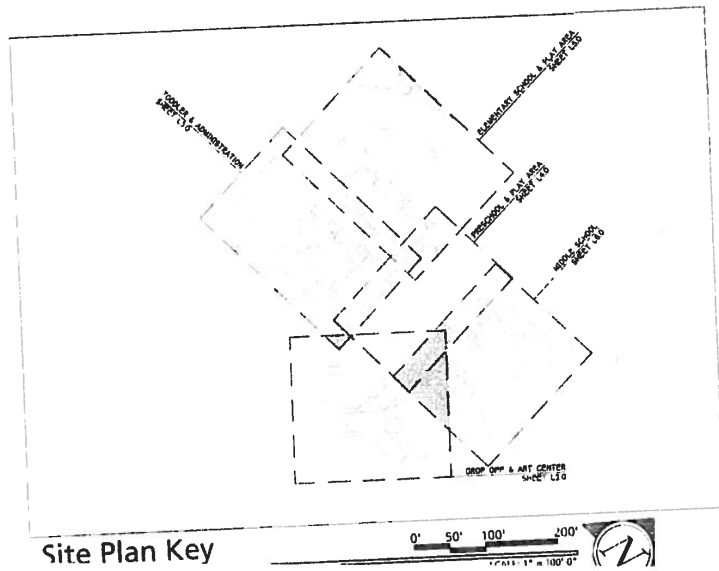


AGRICULTURAL ZONING ANALYSIS TABLE		
TOTAL SITE AREA	288.00 ACRES	
AREA IN A-20 ZONING	188.00 ACRES	
POP PUBLIC/QUASI-PUBLIC ZONING	188.00 ACRES	
POP AREA DEVOTED TO AG	188.00 ACRES	

SHEET INDEX

- L10 OVERALL SITE PLAN
- L11 ENLARGED SITE PLAN
- L12 ENLARGED PLANTING PLAN
- L13 ENLARGED IRRIGATION PLAN
- L14 OVERALL SITE PLAN NOTES & FINISHES
- L15 OVERALL SITE & COMMON DETAILS
- L16 OVERALL SITE & COMMON DETAILS
- L17 OVERALL SITE & COMMON DETAILS
- L18 OVERALL SITE & COMMON DETAILS
- L19 OVERALL SITE & COMMON DETAILS
- L20 OVERALL SITE & COMMON DETAILS
- L21 SITE SPECIFIC DETAILS
- L22 SITE SPECIFIC DETAILS
- L23 SITE SPECIFIC DETAILS
- L24 SITE SPECIFIC DETAILS
- L25 SITE SPECIFIC DETAILS
- L26 DROP-OFF & ART CENTER SITE PLAN
- L27 DROP-OFF & ART CENTER PLANTING PLAN
- L28 DROP-OFF & ART CENTER IRRIGATION PLAN
- L29 TODDLER & ADMINISTRATION SITE PLAN
- L30 TODDLER & ADMINISTRATION PLANTING PLAN
- L31 TODDLER & ADMINISTRATION IRRIGATION PLAN
- L32 PRE-SCHOOL SITE PLAN
- L33 PRE-SCHOOL PLANTING PLAN
- L34 PRE-SCHOOL IRRIGATION PLAN
- L35 ELEMENTARY SITE PLAN
- L36 ELEMENTARY PLANTING PLAN
- L37 ELEMENTARY IRRIGATION PLAN
- L38 MIDDLE SITE PLAN
- L39 MIDDLE PLANTING PLAN
- L40 MIDDLE IRRIGATION PLAN
- L41 PLANTING & IRRIGATION DETAILS
- L42 PLANTING & IRRIGATION DETAILS
- L43 PLANTING & IRRIGATION DETAILS

Overall Site Plan



Site Plan Key



TLCD ARCHITECTURE
111 Santa Rosa Avenue, Suite 300
Santa Rosa, CA 95404
707 525-5600
FAX 707 525-5616



RESOURCE DESIGN
LANDSCAPE ARCHITECTS
PLANNERS
&
ARBORIST
615 Piney Road
Santa Rosa, CA 95401
p 707.526.1009
www.resource-design.com

CONSTRUCTION
DRAWINGS
95%

St. HELENA MONTESSORI
SCHOOL &
NIMBUS ARTS CENTER

880 COLLEGE AVE.
ST. HELENA, CA 94574

PROJECT MANAGER:
St. Helena Montessori School
DATE:
10/08
DRAWN BY:
JTB/BLA
CHECKED BY:
BMS
REVISIONS:

OVERALL SITE PLAN

L1.0

CITY OF ST. HELENA

RESOLUTION No. 2009-50

**APPROVING A GENERAL PLAN AMENDMENT TO REVISE THE
URBAN LIMIT LINE TO INCLUDE THE WESTERLY 9.0 ACRE PORTION
OF THE PROPERTY LOCATED AT 880 COLLEGE AVENUE, APN: 009-070-042**

APPLICANT: Mark Nelson and Dana Johnson PROPERTY OWNER: Trigeminus, LLC

Recitals

1. The applicants, Mark Nelson and Dana Johnson, together on behalf of the St. Helena Montessori School and Nimbus Arts Center, requests approval for a Use Permit to build a farm school and an arts center at 880 College Avenue in St. Helena, California (APN 009-070-042). The proposed development will consist of approximately 25,857 square feet of new construction.
2. The applicant's proposal requires the following actions or entitlements:
 - a) A General Plan Amendment to revise the Urban Limit Line (ULL) so as to include 9.0 acres of the property west of the 100-year Floodplain.
 - b) A rezone of 9.0 acres within the ULL to Public/Quasi-Public, with the eastern 11.66 acres to remain A-20: Twenty Acre Agriculture.
 - c) A Use Permit and Design Review for approximately 25,857 square feet of new construction to include a number of single-story buildings, parking and play areas for the relocation of both the St. Helena Montessori School and Nimbus Center for the Arts. The proposed campus for the St. Helena Montessori School and Nimbus Arts Center is being designed to meet LEED Gold or Silver certification which is recognized by the U.S. Green Building Council as one of the most environmentally responsible forms of development.
 - d) A Demolition Permit to remove an existing dwelling, barn and shed.
3. The applicant's proposal is 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.
4. The Planning Commission of the City of St. Helena, State of California, held a noticed public hearing on the applicant's proposal on February 17, 2009 and March 3, 2009, 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 approve the project with the recommended conditions and mitigation measures.

5. The City Council held a noticed public hearing on the requested General Plan Amendment on May 12, 2009.

Resolution

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

- A. The City Council determined that the project is subject to CEQA and adopted 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 established that although the proposed project could have a significant effect on the environment, there would 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 the proposal to move the Urban Limit Line to include the westerly 9.0 acre portion of the site is consistent with the applicable Urban Service Areas Guiding Policies contained in the General Plan:
 1. The proposed private school and arts center would be a logical extension of the existing uses to the north (community college and multi-family apartment building) that is within the Urban Limit Line (Policy 2.6.1).
 2. There would not be an extension of municipal services to the subject site that could result in or induce additional residential development (Policy 2.6.3).
 3. Expansion of the Urban Service Area is appropriate in this instance since there is not sufficient land available inside the Urban Service Area adjacent to the existing school facility to allow for expansion (Policy 2.6.7).
- C. The City Council hereby approves a General Plan Amendment to include the westerly 9.0 acre portion of the property identified as Assessor Parcel No. 009-070-042 located at 880 College Avenue within the Urban Limit Line.

Approved at a Regular Meeting of the St. Helena City Council on May 12, 2009 by the following vote:

AYES: Councilmembers Schoch, Crull, Sanchez, Mayor Britton

NOES: None

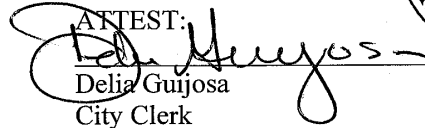
ABSENT: None

ABSTAIN: Councilmember Sklar

APPROVED:


Delford Britton
Mayor

ATTEST:


Delia Guijosa
City Clerk



CITY OF ST. HELENA

RESOLUTION No. 2009-51

**APPROVING A USE PERMIT, DESIGN REVIEW, AND DEMOLITION PERMIT
FOR THE MONTESSORI SCHOOL AND NIMBUS ARTS CENTER
LOCATED AT 880 COLLEGE AVENUE, APN 009-070-042**

APPLICANT: Mark Nelson and Dana Johnson PROPERTY OWNER: Trigemini, LLC

Recitals

1. The applicants, Mark Nelson and Dana Johnson, together on behalf of the St. Helena Montessori School and Nimbus Arts Center, requests approval for a Use Permit to build a farm school and an arts center at 880 College Avenue in St. Helena, California (APN 009-070-042). The proposed development will consist of approximately 25,857 square feet of new construction.
2. The applicant's proposal requires the following actions or entitlements:
 - a) A General Plan Amendment to revise the Urban Limit Line (ULL) so as to include 9.0 acres of the property west of the 100-year Floodplain.
 - b) A rezone of 9.0 acres within the ULL to Public/Quasi-Public, with the eastern 11.66 acres to remain A-20: Twenty Acre Agriculture.
 - c) A Use Permit and Design Review for approximately 25,857 square feet of new construction to include a number of single-story buildings, parking and play areas for the relocation of both the St. Helena Montessori School and Nimbus Center for the Arts. The proposed campus for the St. Helena Montessori School and Nimbus Arts Center is being designed to meet LEED Gold or Silver certification which is recognized by the U.S. Green Building Council as one of the most environmentally responsible forms of development.
 - d) A Demolition Permit to remove an existing dwelling, barn and shed.
3. The applicant's proposal is subject to review of 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.
4. The Planning Commission of the City of St. Helena, State of California, held noticed public hearings on the applicant's proposal on February 17, 2009 and March 17, 2009, 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 approve the project with the recommended conditions and mitigation measures.

5. The City Council held a noticed public hearing to consider the Mitigated Negative Declaration on May 12, 2009.

Resolution

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

- A. The City Council determined that the project is subject to CEQA and adopted 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 established that although the proposed project could have a significant effect on the environment, there would 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 makes the following Use Permit findings, contained in Zoning Ordinance Section 17.168.050, to support the motion to approve a Use Permit to allow the proposed improvements on the subject parcel:
 1. With the recommended mitigations in place, the proposed school and arts center would not generate odors, fumes, dust light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.
 2. The proposed project will include a private on-site septic system and is served by a private well and therefore will not make excessive demands on public services.
 3. The project will be subject to the payment of development impact fees for traffic. In addition, the project applicants would make financial contributions of \$12,500 to the City of St. Helena to assist in funding the installation of wireless in-street lighting for a pedestrian crosswalk at the intersection of Starr Avenue and Pope Street as well as \$3,000 to the City of St. Helena to assist in funding improvements to the pedestrian sidewalk on Pope Street at the entrance to the Vineyard Valley Mobile Home Park. The project applicant and/or school representative shall recommend a "preferred route to school" for parents to follow when dropping off and picking up students during the AM and PM peak hours. This route would avoid use of the Pope Street/Main Street intersection. The Pope Street bridge approach re-alignment project, which will be completed in spring 2009 by the City of St. Helena, will provide improvement to the traffic flow.
 4. Provided that the General Plan designation to move the ULL and the Zoning district is amended to PQP for the 9.0 acre westerly portion of the property, the proposal would not conflict with the purpose established for the district within which it would be located and the proposed use would not be in conflict with the City's General Plan. A solid fence designed to serve as a noise barrier shall be constructed immediately north of the elementary school play area. The minimum height of the wall is 8 feet and the wall should have a minimum surface density of 2.5 pounds per square foot. The location of the fence shall be determined by a qualified acoustic consultant based on the final improvement plans for the school. Alternatively, if the maximum number of students using the outdoor area is limited to 35 students at any one time, the barrier may be reduced to a height of 6 feet. In addition, a solid fence designed to serve as a noise barrier shall be constructed along the property line between the project and the housing.

The minimum height of the wall is 6 feet and the wall should have a minimum surface density of 2.5 pounds per square foot. The location of the fence shall be determined by a qualified acoustic consultant based on the final improvement plans for the school. The sound walls will reduce the impact of noise generated by children playing.

5. Staff does not believe that the proposed use would be injurious to public health, safety, or welfare with the recommended mitigations and standard conditions of approval in place.
 6. Similarly, the project would not set an adverse precedent for other similar uses since the combination of factors on the project site (i.e., private school and arts center incorporating agricultural education into their program) are unique to the site.
 7. With the proposal to provide 67 parking spaces on the site, the project will also provide adequate off-street parking for parents, guests and employees, as contained in the City's parking ordinance.
- C. The City Council approves the Design Review for approximately 25,857 square feet of new construction to include a number of single-story buildings, parking, play areas, and landscaping for the relocation of both the St. Helena Montessori School and Nimbus Center for the Arts. The proposed campus for the St. Helena Montessori School and Nimbus Arts Center is being designed to meet LEED Gold or Silver certification which is recognized by the U.S. Green Building Council as one of the most environmentally responsible forms of development, subject to the applicable Design Criteria contained in Zoning Ordinance Section 17.164.030. Additionally, in keeping with the parcel's agricultural setting and heritage, the project buildings have been designed in a historic farm style. They will be single-story, wood-framed, with board and batten siding, and include features such as courtyards and barn doors. The maximum height of the buildings on the property will be a 36+/- foot high cupola on the Arts Center. Other cupolas will be 27 feet in height. The roof height of the buildings will range from 18 to 29 feet. The proposed school will be accessed by a driveway that enters the property at the end of College Avenue. It consists of a one-way circular drive, a student drop-off area, and a parking lot of 63 standard and 4 accessible spaces, all off-street.
- D. 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 grading 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 Amendment or the Use Permit Amendment 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 ("permit") is valid for this use only. New permits 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, engineering or building 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 May 12, 2009, as amended to comply with the applicable conditions provided herein and the applicant shall be responsible for compliance with all mitigations measures adopted as part of this project and listed in the *Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP)* adopted as part of this permit.
12. Prior to issuance of building permit, the applicant shall be required to obtain approval of the applicant's feasibility report for the on-site septic system from the Napa County Department of Environmental Management as well as a permit for construction of the proposed water well.

Or, if the proposed septic system does not receive approval from the Napa County Department of Environmental Management, the following condition shall apply:

13. Prior to issuance of building permits, the developer shall make an application for annexation to the St. Helena Sewer district and shall enter into an agreement with the City Engineer to fully mitigate the increased sewage effluent load and flow created by the project. No building permits for the project shall be issued until the mitigation has been completed or the capacity limits on the wastewater treatment plant operating permit have been increased by the RWQCB. The applicant shall make improvements, or contribute an enhanced fee to fund improvements, to address dry weather water infiltration and inflow to offset the increased flow attributable to the project.
14. Prior to issuance of building permits, the applicant shall comply with Napa County Department of Environmental Management regulations pertaining to the operation of a small water system. A water system feasibility report will be required to ensure that the proposed project can satisfy the technical, managerial and financial requirements of this department. Prior to issuance of a building permit the new water supply must be developed and full plans for the water system must be submitted to and approved by this department. If the small water system is not approved and operational, the applicants must request and be approved for a water use agreement prior to issuance of building permits. The water use agreement may include compliance with St. Helena Municipal Code Title 13, Chapter 13.12 Water Use Efficiency and Use Guidelines.
15. 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.
16. The applicant shall provide for the enclosed storage of trash and separated recyclable materials for the Montessori School and Nimbus Arts Center. 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.
17. The applicant shall be responsible for ensuring that prior to removal of any potential habitat, such as trees, plants, and grasslands within the breeding season (February 1-August 31), a qualified biologist shall survey the habitat for nesting birds to prevent "take" of individuals.
18. The private school facility shall be subject to the requirements of the City's Flood Damage Prevention Ordinance which requires finished floor elevations of 18" above the 100 year flood elevation.
19. The applicant and/or construction manager shall notify all contractors and subcontractors that no trespassing is allowed on adjoining properties.

20. 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.
21. No signs shall be installed without approval of a Sign Permit, as required by the City's Sign Ordinance.
22. A non-profit community art center, along with the agricultural programs, shall remain at the school site for so long as the school is in existence.
23. So as not to impact nearby residential uses, parking area lights shall be directed downward and shall eliminate spill-over of light and glare onto adjacent streets or properties, similar to the type of lighting used at the nearby college campus.
24. The Arts Center cupola shall be vented in a way that allows indirect light from below to escape (without outside lighting) and the 36+/- foot height is required to allow air to collect as part of a low-flow energy system that removes toxins from the atmosphere to improve the air quality.
25. Prior to building permit issuance, the applicant shall submit an irrevocable offer of dedication for the College Avenue terminus so as to not preclude a future extension of the public street.
26. The school shall publish special event information on the school website and any person concerned with special events should also contact the school to be put on a notification list.
27. The trees proposed in the landscaping plan between the school and the residential property to the south shall be 12-14 foot high double rows of olive trees and shall be reviewed by the Planning Director prior to Building Permit issuance to ensure that they are of sufficient size to provide adequate screening of the school.

Approved at a Regular Meeting of the St. Helena City Council on May 12, 2009 by the following vote:

AYES: Councilmembers Schoch, Crull, Sanchez, Mayor Britton

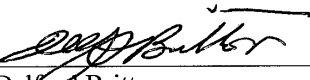
NOES: None

ABSENT: None

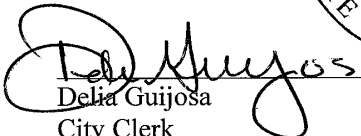
ABSTAIN: Councilmember Sklar

APPROVED:

ATTEST:



Delford Britton
Mayor



Delia Guijosa
City Clerk



**Montessori School & Nimbus Arts Center
Mitigation Monitoring & Reporting Program**

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification				
I. AESTHETICS								
Mitigation Measure 1.								
a) Photometric plans shall be prepared for parking lot lights within the project area to ensure that sufficient levels of lighting exist for security purposes, but to eliminate spill-over of light and glare onto adjacent streets or properties.	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits					
b) The height of light standards shall not exceed fifteen feet above final grade.								
c) Lights (except for security lighting as designed by the Police Department) shall be extinguished when not in use.								
II. AGRICULTURAL RESOURCES								
Mitigation Measure 2.								
Prior to issuance of a grading or building permit (whichever is first), the project applicant shall furnish proof to the St. Helena Planning Director that the approximate 13.7 portion of the project site not used for the relocated school shall be placed in a permanent agricultural easement held by the Napa Valley Land Trust or similar non-profit organization.	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits					
III. AIR QUALITY								
Mitigation Measure 3. The following measures shall be adhered to during all construction phases of the project:								
a) Earthmoving or other dust-producing activities shall be suspended during periods of sustained high winds, 25 mph or greater;	Applicant	St. Helena Public Works Department	Ongoing					
b) Equipment and manpower for watering of all exposed or disturbed soil surfaces shall be provided at least twice daily, including weekends and holidays. An appropriate dust suppressant, added to the water before application, shall be used;								
c) Stockpiles of debris, soil, sand or other materials that can be blown by the wind, shall be watered or covered;								
d) Construction area and adjacent streets shall be swept of all mud and debris, since this material can be pulverized and later resuspended by vehicle traffic;								
e) A compliance officer, responsible for implementation and monitoring, shall be identified as part of the grading permit process.								
Mitigation Measure 4. Prior to issuance of a Certificate of Occupancy, an Outdoor Activity Safety Plan shall be prepared and approved by the St. Helena Planning Director. The Plan shall include a listing of neighboring vineyard management contacts and a request that school administrators be notified in advance of spraying					Applicant	St. Helena Planning & Building Department	Ongoing	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
or activities generating significant amounts of dust. School outdoor activities shall be limited during these times.				
V. CULTURAL RESOURCES				
Mitigation Measure 5. The following measures shall be completed prior to site grading: a) Backhoe trenching shall be completed within portions of the site proposed to be disturbed for building or infrastructure purposes. In areas of identified archaeological sensitivity, trenching shall be under the supervision of a certified archeologist and a culturally affiliated Native American. b) Construction workers shall be trained to recognize cultural artifacts that could be uncovered during site construction. Training shall be provided by a qualified archeologist and in consultation with culturally affiliated Native Americans. c) Pursuant to CEQA Guidelines, 15064.5 (e), in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site until (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and (B) If the coroner determines the remains to be Native American: (1) The coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours; (2) The NAHC shall identify the person(s) it believes to be the most likely descended from the deceased Native American; and (3) The most likely descendant may make recommendations to the landowner or person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any association grave goods as provided in Public Resources Code Section 5097.98 d) 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 (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.	Applicant	St. Helena Planning & Building Department	Prior to issuance of grading/bldg permits & Ongoing	

Page 204 of 307

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
VIII. HYDROLOGY AND WATER QUALITY				
Mitigation Measure 9. Prior to issuance of a building permit, the project applicant shall obtain a well drilling permit from Napa County Environmental Health Department. As a part of the well permit process, the applicants shall provide a Phase I water supply analysis as well as other, more detailed water availability analysis, if recommended by the Phase I analysis.	Applicant	St. Helena Public Works Department	Prior to issuance of grading/bldg permits	
Mitigation Measure 10. Prior to issuance of a building permit, the project applicant shall submit an irrigation plan for the existing vineyard to be approved by the Planning Director that replaces the current sprinkler irrigation system with a more efficient sensor-drip system.	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits	
Mitigation Measure 11. The Project applicant shall provide a hydrology and hydraulic analysis confirming that the amount of additional stormwater runoff leaving the proposed campus site can be accommodated by existing and planned downstream drainage facilities. Such analysis shall be approved by the St. Helena Public Works Director prior to issuance of any grading or building permits.	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits	
Mitigation Measure 12. The Project applicant shall submit building design plans with the LEED Gold or Silver specifications and checklist for compliance with requirements. Compliance shall be approved by the City of St. Helena Building Inspector prior to issuance of any grading or building permits.	Applicant	St. Helena Public Works Department	Prior to issuance of building permits	
Mitigation Measure 13. The Project applicant shall submit plans for new construction that shall depict the lowest floor, including basement, elevated to eighteen (18) inches above the base flood elevation of 214 feet, unless modified by the City Engineer. Such analysis shall be approved by the St. Helena Public Works Director prior to issuance of any grading or building permits. Upon completion of the structure, the elevation of the lowest floor shall be certified by a registered civil engineer or land surveyor to be properly elevated. Such certification shall be provided to the St. Helena Public Works Director prior to occupancy.	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits	
Mitigation Measure 14. (a) The applicant shall ensure that no construction materials (e.g., concrete, paint, sediment) 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 entering into the storm water drainage system. (b) All materials that could cause water pollution (i.e., motor oil, fuels, paints, etc.)	Applicant	St. Helena Public Works Department	Ongoing	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
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. All spills shall be brought to the attention of the Public Works Department. (c) 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 waters of the state. The applicant shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system. (d) The applicant shall meet the requirements of the City of St. Helena's construction and post-construction standards and comply with all applicable state and federal laws. (e) The applicant shall mark all new drain inlets with permanent markings, which state "No Dumping—Flows to River." This work shall be shown on improvement plans. (f) 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 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. (g) The collection of materials, such as construction debris and dirt, within the public right-of-ways adjacent to the site shall be prohibited. (h) 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. (i) Drainage shall be designed as required by adopted City standards and shall not impede any natural existing drainage from or substantially change drainage to adjacent parcels. (j) No materials shall be stored within the area delineated as the 100-year floodplain.	Applicant	St. Helena Public Works Department	Ongoing	
XI. NOISE				
Mitigation Measure 15. The design of the school's mechanical system shall be reviewed by a qualified professional to specify noise control features such as duct silencers and acoustical louvers, as necessary. The design goal shall not exceed a maximum daytime L_{eq} of 51 dBA at each property line so that the increase in noise is less than 5 dBA at the residences to the north. Mechanical equipment must not	Applicant	St. Helena Public Works Department	Prior to Occupancy	

February 17, 2009
Page 6 of 8

Montessori School and Nimbus Arts Center 2007-45
Mitigation Monitoring & Reporting Program

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
exceed a noise level of L_{eq} of 42 dBA at each property line to preclude an increase of 5 dBA or more at the homes. Prior to issuance of occupancy, noise levels for mechanical equipment shall be certified by an acoustic professional. Mitigation Measure 16. A solid fence designed to serve as a noise barrier shall be constructed immediately north of the elementary school play area. The minimum height of the wall is 8 feet and the wall should have a minimum surface density of 2.5 pounds per square foot. The location of the fence shall be determined by a qualified acoustic consultant based on the final improvement plans for the school. Mitigation Measure 17. A solid fence designed to serve as a noise barrier shall be constructed between the elementary school play area and the multi-family residences to the north. The minimum height of the wall is 6 feet and the wall should have a minimum surface density of 2.5 pounds per square foot. The location of the fence shall be determined by a qualified acoustic consultant based on the final improvement plans for the school. Mitigation Measure 18. A demolition and construction noise control plan shall be prepared that identifies detailed, site-specific noise attenuation measures that will be used to minimize impacts on adjacent residences. The plan should be prepared under the supervision of a qualified acoustical consultant or person experienced with equipment and techniques that can be used to reduce construction related noise. The plan shall be approved by the Planning Director prior to issuance of a grading or building permit, whichever is first. The plan may include but is not limited to the following: a) Construction equipment must have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained. b) Noisy stationary construction equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding. c) Grading and construction equipment shall be shut down when not in use. d) To the extent feasible, use self-adjusting ambient-sensitive back-up alarms, manually adjustable alarms on low setting, use of observers, and/or schedule activities so that alarm noise is minimized; e) Use temporary sound barriers, to inhibit transmission of noise to sensitive receptors where enclosures or shrouds are not effective or feasible. In addition to the preparation of the construction noise control plan, the following measures are recommended and may be included in the plan:	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits	
	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits	
	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
f) Designate an on-site construction noise complaint manager for the duration of the project. g) Post signs around the project site to inform persons of the construction hours and the name and phone number of the person or persons to notify in the event of a noise related problem. h) A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. i) 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 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 that generate noise that can be heard at the property line of any parcel of real property within the City limits shall occur on Sundays or federal or local holidays. j) Notify neighbors within 300 feet of the project construction area at least 30 days in advance of any extreme noise-generating activities. The notification should include an estimate of the duration of the activity.	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits	
XV. TRANSPORTATION/TRAFFIC				
Mitigation Measure 19. Prior to issuance of building permit, the applicant shall be required to pay traffic mitigation impact fees at the rate in effect at the time of issuance of building permit. Any mitigation measures funded and installed by the applicant will be credited against the Traffic Mitigation Fees, subject to the verification of receipts and inspections by the Public Works Director. Mitigation Measure 20. Prior to issuance of building permit, the applicant shall be required to contribute 50% of the estimated cost of the pedestrian route to link the sidewalk on Pope Street on either side of the Vineyard Valley Mobile Home Park entrance.	Applicant	St. Helena Public Works Department	Prior to issuance of building permits	
	Applicant	St. Helena Public Works Department	Prior to issuance of building permits	

Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Monitoring Schedule	Verification
Mitigation Measure 21. Prior to issuance of building permit, the applicant shall be required to contribute 50% of the estimated cost of the wireless in-street lighting that can be triggered by a pedestrian at the side of the road at the intersection of Pope Street and Starr Avenue.	Applicant	St. Helena Public Works Department	Prior to issuance of building permits	
Mitigation Measure 22. The project applicant and/or school representative shall recommend a "preferred route to school" for parents to follow when dropping off and picking up students during the AM and PM peak hours. This route would avoid use of the Pope Street/Main Street and Pope Street/Silverado Trail intersections.	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits	
Mitigation Measure 23. To minimize 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 approval by the City, prior to issuance of a building or grading permit.	Applicant	St. Helena Planning & Building Department	Prior to issuance of building permits	
XVI. UTILITIES AND SERVICE SYSTEMS				
Mitigation Measure 24. Prior to issuance of building permit, the applicant shall be required to pay storm drainage impact fees for new development at the rates in effect at the time of issuance of building permit.	Applicant	St. Helena Public Works Department	Prior to issuance of grading/bldg permits	
Mitigation Measure 25. During the construction 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.	Applicant	St. Helena Planning & Building Department	Ongoing	
Mitigation Measure 26. 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.	Applicant	St. Helena Planning & Building Department	Ongoing	

USE PERMIT AMENDMENT AND DESIGN REVIEW NO. 2010-03

**USE PERMIT AMENDMENT AND DESIGN REVIEW
OF THE CITY OF ST. HELENA
STATE OF CALIFORNIA, GRANTED TO
ST. HELENA MONTESSORI SCHOOL
880 COLLEGE AVENUE**

PROPERTY OWNER: Trigeminus, LLC

APN: 009-070-042

Recitals

1. The St. Helena Montessori School has applied for an Amendment to a previously approved Use Permit and Design Review (2007-45) to allow the school to temporarily locate two 2,160 square foot modular classrooms, a 1,056 square foot modular office, a 160 square foot restroom building, and a trellis and deck to surround the structures on the site located at 880 College Avenue.
2. The Planning Commission held a noticed public hearing on the Use Permit Amendment and Design Review on February 16, 2010.

Resolution

The Planning Commission of the City of St. Helena, State of California, approved the Use Permit Amendment and Design Review on the following basis:

- A. A Negative Declaration was adopted for the project in 2009. 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. The prior Negative Declaration analyzed the impacts of up to 25,000 square feet of new commercial development on the site. The Planning Commission determined that the prior Negative Declaration is an adequate analysis of the potential impacts of the construction of 5,696 square foot modular classrooms and buildings on the subject site.
- B. The Planning Commission makes the following Use Permit findings, Section 17.168.050, to support the motion to approve a Use Permit Amendment to allow the proposed use:
 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 and 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.

C. The Planning Commission determines the project is in compliance with the following design criteria of Zoning Code Section 17.164.030. Furthermore, the Planning Commission finds that the purposes and criteria support conditions of approval requiring the incorporation of green building practices into project design.

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 were considered by the Planning Commission in review of this application:

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 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;
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 Planning Commission finds that the following goal and policies of the 2002 Housing Element of the General Plan (Chapter 6: Goals, Policies and Five-Year Action Plan) support conditions of approval to require green building practices:

Goal 5: Resource Conservation. Promote resource conservation by encouraging housing types and designs that use fewer resources (water, electricity, etc.) and therefore cost less to operate over time, supporting long-term housing affordability.

Policy 5A: Alternative Energy Sources

5A-1 Promote the use of solar energy. Adopt a 'solar access ordinance' to assure solar access in all new development.

5A-2 Promote use the use alternative energy technologies. Encourage use of solar and wind energy in new and rehabilitated housing.

5A-3 Provide public information on alternative energy technologies for residential developers, contractors, and property owners.

Policy 5B: Encourage Energy Conservation

5B-1 Promote the energy conservation measures in all new and rehabilitated housing.

5B-2 Require cost-effective energy conservation measures in new housing to promote long-term affordability for occupants.

5B-3 Provide low-interest loans for implementation of energy conservation measures.

5B-4 Provide public information on energy conservation measures for homeowners, tenants, developers, contractors and property owners.

D. The Planning Commission approves the Use Permit Amendment and Design Review as follows:

1. The Use Permit Amendment shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this Use Permit Amendment shall have been obtained within one (1) year from the effective date of the Use Permit Amendment or the Use Permit Amendment shall expire; provided however that the Use Permit Amendment 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 permit is valid for the use described above. New permits 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. The Use Permit Amendment 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 Amendment 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 fees, building fees and toilet retrofit 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.
6. 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.
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 Use Permit, minor modification may be approved by the Planning Director.
9. This Use Permit Amendment 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. Use shall be in compliance with plans dated February 16, 2010.
12. The temporary modular classrooms and accessory buildings shall be removed by September 2012 and prior to occupancy of permanent classroom buildings or, an extension of time shall be applied for.
13. A fully automatic sprinkler system shall be installed in the building. The system shall be approved by the Fire Marshal prior to issuance of building permit and fully operational prior to issuance of certificate of occupancy.
14. The property owner shall provide for the source separation of wood waste for recycling of the demolished homes.
15. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
16. Fire equipment shall be inspected annually by the Fire Department.
17. 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 Amendment and 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 February 16, 2010 by the following roll call vote:

**AYES: COMMISSIONERS KATZ, ERICSON, GALBRAITH, &
CHAIRMAN MCCREA**
NOES: NONE
ABSENT: NONE
ABSTAIN: COMMISSIONER WHITE



Carol Poole, Planning Director

X 

Elena Heil, St. Helena Montessori School

DESIGN REVIEW NO. 2010-30

**DESIGN REVIEW OF THE CITY OF ST. HELENA
STATE OF CALIFORNIA, GRANTED TO
ST. HELENA MONTESSORI SCHOOL
880 COLLEGE AVENUE**

PROPERTY OWNER: St. Helena Montessori School & Nimbus Arts APN: 009-070-042

Recitals

1. The St. Helena Montessori School and Nimbus Arts have applied for Design Review of a new 5,600 square foot barn to support the agricultural and vocational arts aspects of both organizations located at 880 College Avenue. The proposed barn will be wood-framed with metal corrugated corten siding on end facades. Stone veneer walls will run down both sides of the barn. The sheds coming off of the barn will have corrugated corten siding. The height of the proposed barn is 25 feet, 10 inches. Access will be by the loop road that surrounds the campus. The various activities to occur in the 5,600 square foot barn are as follows:

- Agricultural Processing Room
- Garden Classroom
- Woodworking Shop
- Metalworking Shop
- Mud Rooms/Changing Rooms/Bathrooms
- Office
- Storage

2. The Planning Commission held a noticed public hearing on the Design Review application on July 6, 2010.

Resolution

The Planning Commission of the City of St. Helena, State of California, approved the Design Review application on the following basis:

- A. A Negative Declaration was adopted for the St. Helena Montessori School project on May 12, 2009. 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. The prior Negative Declaration analyzed the impacts of up to 25,000 square feet of new commercial development on the site. The Planning Commission determined that the prior Negative Declaration is an adequate analysis of the potential impacts of the construction of the proposed 5,600 square foot barn on the subject site.
- B. The Planning Commission determines the project is in compliance with the following design criteria of Zoning Code Section 17.164.030. Furthermore, the Planning Commission finds

that the purposes and criteria support conditions of approval requiring the incorporation of green building practices into project design.

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 were considered by the Planning Commission in review of this application:

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 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;

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.

Green Building

The adopted 2009 Housing Element of the General Plan includes Goal 5, Resource Conservation, and policies HE5.1 *Encourage alternative energy sources* and HE5.2 *Encourage energy and resource conservation*.

Implementing Actions include:

HE5.D *Require cost-effective energy conservation measures in all new and rehabilitated housing to promote long-term affordability for occupants. The City will adopt the State's new Energy Efficiency Standards as part of the 2009 California Building Standards Code and ensure that all new housing units constructed in the City meet or exceed these standards.*

C. The Planning Commission approves the Design Review as follows:

1. The approval shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this Design Review shall have been obtained within one (1) year from the effective date of the 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.
2. This permit is valid for the uses described above. New permits 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. The permits 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 approval 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 fees, building fees and toilet retrofit 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.
6. 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.
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 this approval, minor modifications may be approved by the Planning Director.
9. This 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.
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 shall be in compliance with plans dated June 15, 2010 and submitted and reviewed by the Planning Commission on July 6, 2010.
12. All applicable mitigation measures from Use Permit approval 2007-45 shall apply to this permit.
13. A fully automatic sprinkler system shall be installed in the building. The system shall be approved by the Fire Marshal prior to issuance of building permit and fully operational prior to issuance of certificate of occupancy.
14. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
15. Fire equipment shall be inspected annually by the Fire Department.
16. For any earth movement in excess of fifty (50) cubic yards, a grading and drainage plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. At a minimum Grading Plan shall include proposed surface grades and shall indicate proposed drainage patterns for stormwater runoff.
17. All improvements shall be designed and constructed in accordance with the City of St Helena, Development Manual for Stormwater Standards adopted September 13, 2005. To the maximum extent practicable stormwater runoff generated by the project shall be mitigated on site. Runoff cannot be concentrated and/or directed towards adjacent property lines causing runoff or creating a nuisance for adjacent property owners.
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 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 Design Review application 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 July 6, 2010 by the following roll call vote:

AYES: COMMISSIONERS KATZ, GALBRAITH, WHITE, & CHAIRMAN MCCREA
NOES: NONE
ABSTAIN: COMMISSIONER WHITE
ABSENT: NONE

Anne Moore,
Interim Director 3/15/11
JP Carol Poole, Planning Director

Elena O. Heil
Elena Heil, St. Helena Montessori School

Project Team

OWNER:	ARCHITECT:
ST. HELENA MONTESSORI	SH ARCHITECTS
Alexander-Med	Mark Vella
1343 Spring Bl	Geri Benveniste
St. Helena, CA 94574	880 St. Bl. Suite 204
T: 707.983.1874	San Francisco, CA 94107
E: alexander@stemma.org	F: 415.877.0190
	C: 415.877.0191
	E: mark@sthehna.com
	E: geri@sthehna.com
GENERAL CONTRACTOR:	CIVIL ENGINEER:
SAMES CONSTRUCTION	NECHERS SPENCE & ASSOCIATES
Ryan Sames	Carl Rynn
Tim Sweeney	1841 Third Street
915 Lakeville Street, #187	Napa, CA 94558
Petaluma, CA 94953	T: 707.252.3301
F: 707.227.8028	F: 707.252.4866
F: 707.773.6425	E: carl@sthehna.com
E: ryan@sames.us.com	
STRUCTURAL ENGINEER:	
STRUCTURAL DESIGN GROUP	
Rene Rame	
430 E. Street	
Santa Rosa, CA 94588	
T: 707.584.3841	
F: 707.584.3842	
C: 707.621.8735	
E: rrame@s-d-g.net	

Sheet Index

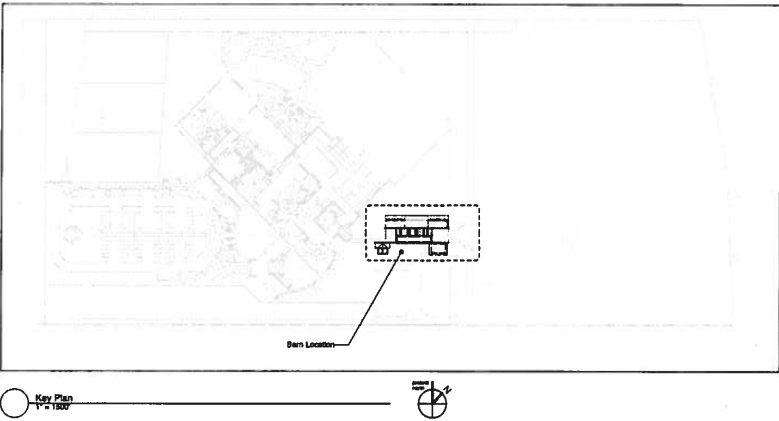
ARCHITECTURAL DRAWINGS
A0.1 Project Team / Sheet Index
A0.2 Campus Site Plan
A0.3 Existing Site Location Photos
A1.1 Floor Plan
A1.2 Roof Plan
A1.3 Elevation Sections
A2.1 Building Sections
CIVIL DRAWINGS
C1.0 Activity Barn Grading Plan

Project Summary

Site Information
Site Address: 880 College Avenue
St. Helena, CA 94574
Parcel #: 009-070-042
Parcel Size: 20.98 acres
Project Description
New construction of equine classrooms, workshops, rest rooms, and office spaces.

Code Review

Building Code Summary
Occupancy Classification: Group E, B, B-1, B-2
Construction Type: Type V-B
Sprinkler System: Yes
Automatic fire sprinkler system to be designed and installed to NFPA 13-2002 standard.
Sprinkler system under separate submittal.
All work shall comply with 2007 versions of California Building Code (CBC), California Plumbing Code (CPC), California Electrical Code (CEC), California Fire Code (CFC), 2008 California Energy Code, California Fire Code (CFC, if applicable) and all applicable local codes.



Location Map



Vicinity Map



Abbreviations

ACCU. Acoustical	LAM. Laminated
A.D. Area Drain	LAV. Lavatory
ADJ. Adjutante	LVR. Lotion
A.F.F. Above Finish Floor	L.P. Low Point
AGGR. Aggregate	M.C. Medicine Cabinet
ARCH. Architectural	MEDH. Mechanical
ASPH. Asphalt	MIN. Minimum
AWN. Awning	MIR. Mirror
BFQD DR. Bifold Door	MST. Metal
B.D. Block	M.P.R. Multi Purpose Room
BKG. Blocking	(N) New
BL. Beam	N.C. Not in Contract
B.O. Bottom Of	N.T.S. Not To Scale
BO. Bottom of Wall	DBS. Obscure
BT. Carpet	D.C. On Carpet
CAB. Cabin	D.D. Outside Diameter
C.B. Catch Basin	OPNG. Opening
C.E.M. Cement	P.L.A.M. Plastic Laminated
CL. Connection Joint	P.L. Property Line
CLD. Ceiling	P.L. Piped Pass
CLF. Clear	PLAS. Plastic
C.O. Clean Out	P.L. Piped Pass
COL. Column	P.L. Piped Pass
COR. Corner	P.L. Piped Pass
CONC. Concrete	P.L. Piped Pass
CONT. Containment	QTY. Quantity
CRST. Ceramic Tile	R. Radius
C.L. Center Line	RAD. Radius
C.S. Counter Sink	RET. Return Air
DEMO. Demolition	R.D. Roof Drain
DET. Detail	REF. Refrigerator
D.H. Double Hung	REG. Register
D.P. Double Ply	REQ. Request
DIAG. Diagonal	REQ. Request
DIM. Dimension	R.O. Rough Opening
DWGS. Drawings	RWD. Reformed
DN. Down	R.W.L. Rain Water Leader
DS. Downspout	SAG. Supply Air Gull
(E) Existing	SCD. See Civil Drawings
E.E. Exposed Joint	S.V. Sheet Vinyl
EL. Elevation	S.H. Single Hung
EQ. Equal	SHR. Shower
EXT. Exterior	SHWR. Shower
F.B.T. Furnished By Tenant	SM. Sheet Metal
F.D. Floor Drain	SHWR. Shower
F.F. Finish Floor	SHWR. Shower
F.H. Finish	SL. Slab
F.O. Face Of Concrete	SLG. Sliding Glass Door
F.O.S.F.O.W. Face Of Surface Of Wall	SMD. See Mechanical Drawings
F.D. Finish Door	SL. Slab
F.F. Finish	SLG. Sliding Glass Door
FL. Floor	SMD. See Mechanical Drawings
GA. Garage	SL. Slab
G.B. OR G.W. Gypsum Board	SLG. Sliding Glass Door
GL. Glass	SMD. See Mechanical Drawings
GLL. LAM. Glass Laminated	SL. Slab
G.M. Gypsum Board	SLG. Sliding Glass Door
GWS. Gypsum Board	SMD. See Mechanical Drawings
H.S. Hinge	SL. Slab
HGT. Height	SLG. Sliding Glass Door
H.M. Hollow Metal	SMD. See Mechanical Drawings
HDR. Horizontal	SL. Slab
H.P. High Power	SLG. Sliding Glass Door
H.W.H. Hot Water Heater	SMD. See Mechanical Drawings
I.D. Inside Diameter	SL. Slab
INUL. Insulation	SLG. Sliding Glass Door
INT. Interior	SMD. See Mechanical Drawings
J.BOX. Junction Box	SL. Slab
JT. Joint	SLG. Sliding Glass Door

Symbol Legend

	Elevation Reference (drawing of sheet #)
	Section Reference (drawing of sheet #)
	Ventage Point
	Datum or Spot Elevation Point
	Grid Line
	Detail Reference (drawing of sheet #)
	Room Name
	Room Number
	Door Symbol
	Window Symbol
	Wall Tag
	Hose Stations
	Electrical Stations

Square Footage

8,831 sq ft gross



880 Fifth Street Suite 204
St. Helena, CA 94574
www.sthehna.com
T 415.877.0190
F 415.877.0191

This drawing is the property of MH Architects. Any unauthorized use, reproduction, or alteration of this drawing is prohibited.

St. Helena Montessori
Barn
880 College Ave.
St. Helena, CA 94574

REV	DATE
Planning Submittal	08.28.10
Planning Submittal	08.15.10

Date:	08.15.10
Drawn By:	DM
Project No.:	1008
Scale:	as noted (for sheets)

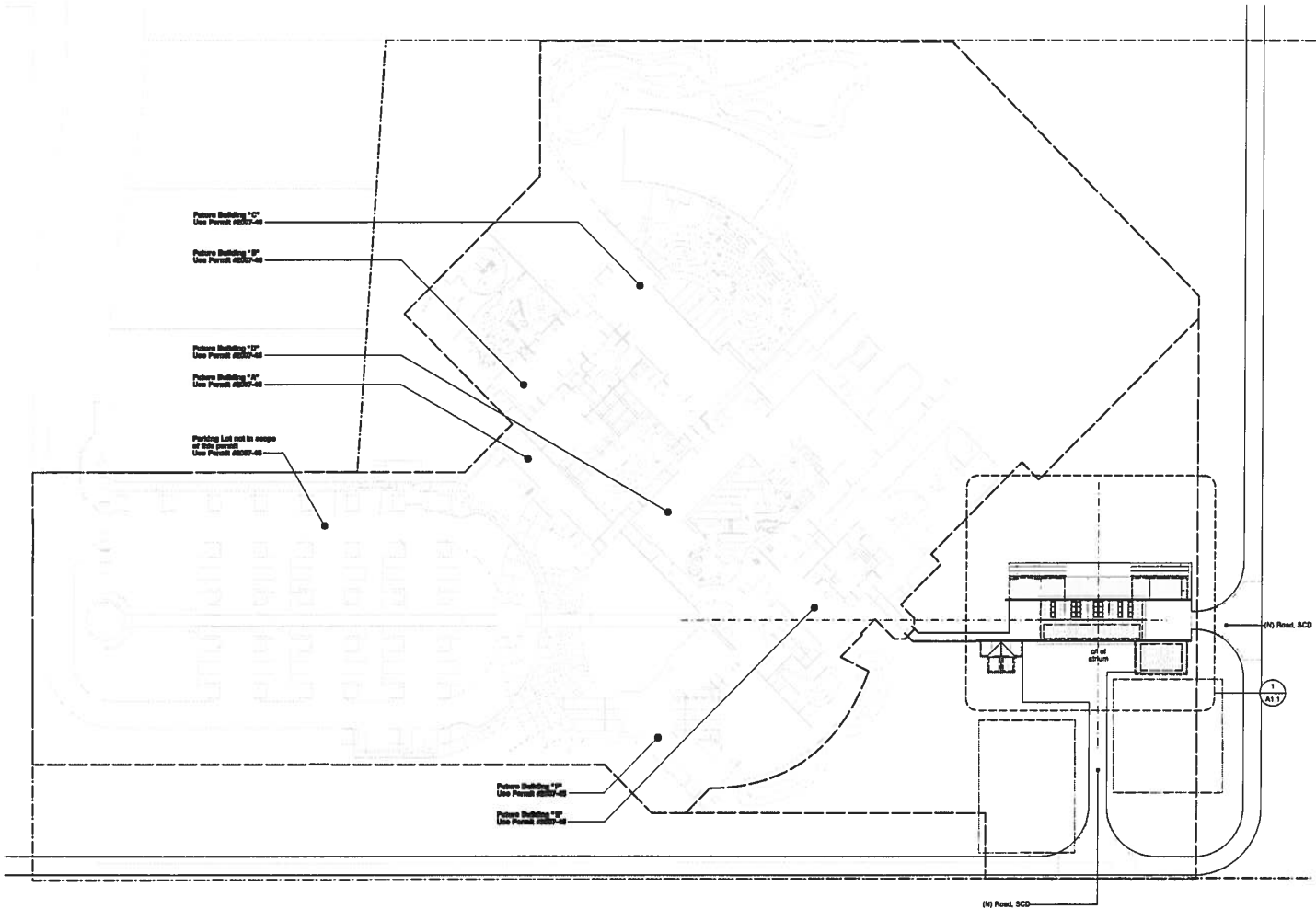
Project Team/
Sheet Index
SHEET NO.:
A0.1

Site Plan Notes

- 1. Exterior lighting shall avoid trespass and night sky pollution. Full cutoff luminaires, low-recessance surfaces, and low-angle spotlights shall be engaged in minimizes off-site lighting.
- 2. All site infrastructure and buildings not included within the scope of work for this permit submitted have been included in Use Permit #2007-45.
- 3. All landscape information provided under a separate cover. Reference L1.2 in permit package for Use Permit #2007-45.
- 4. All existing vegetation either fallow or planted in cover crop.

Site Plan Legend

- - - - - Property Line
- - - - - PDP Line
- - - - - Line of 10'-0" required septic setback



1 Site Plan
1" = 40'



MH
ARCHITECTS
850 Fish Street Suite 504
San Francisco, CA 94107
www.mharchitects.com
T 415.877.0184
F 415.877.0188

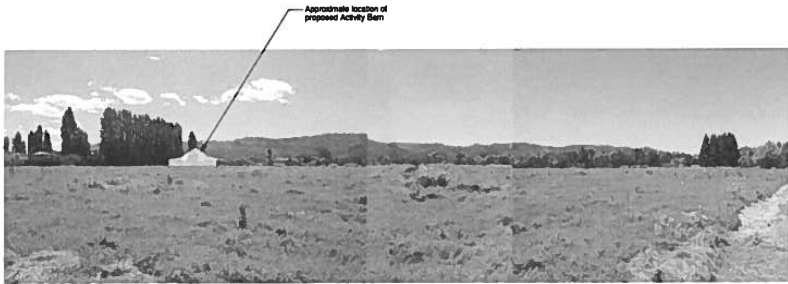
This drawing is the property of MH Architects. Any unauthorized use or reproduction without written permission is prohibited.

**St. Helena Montessori
Barn**
880 College Ave
St. Helena, CA 94574

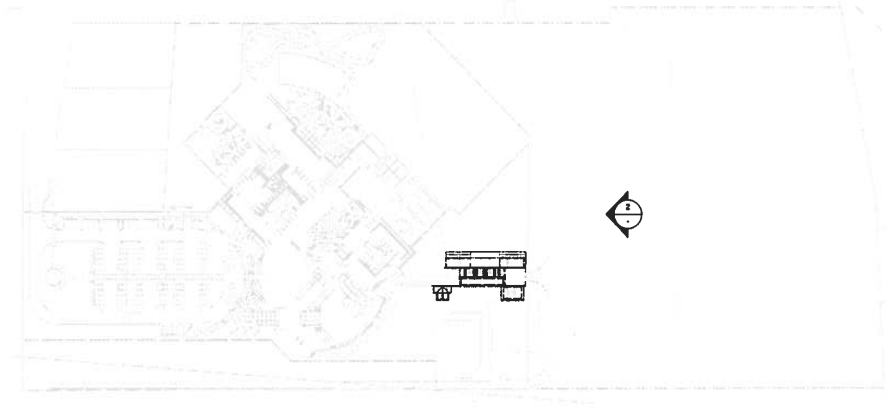
REV	DATE
Planning Submittal	05.28.10
Planning Submittal	

Date: 08.16.10
Drawn By: DM
Project No.: 008
Scale: as noted (for 24x36)

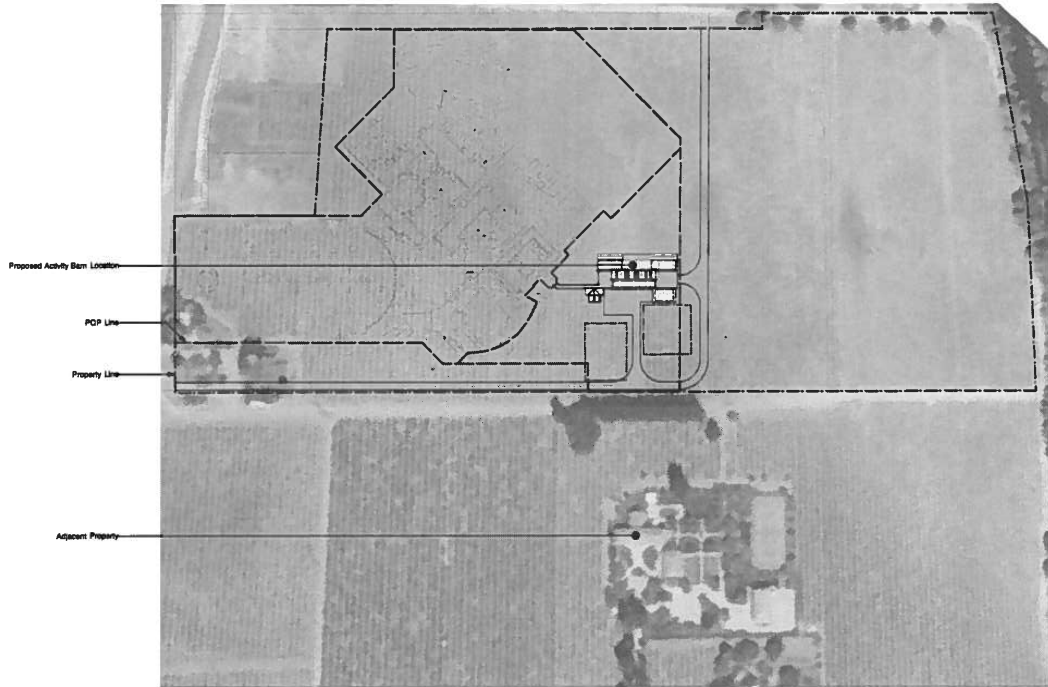
Site Plan
SHEET NO.:
A0.2



2 Site Photo



1 Key Plan
1" = 100'-0"



3 Aerial Map



MH
ARCHITECTS
605 Folsom Street, Suite 500
San Francisco, CA 94107
www.mharchitects.com
T 415.877.0196
F 415.877.0198

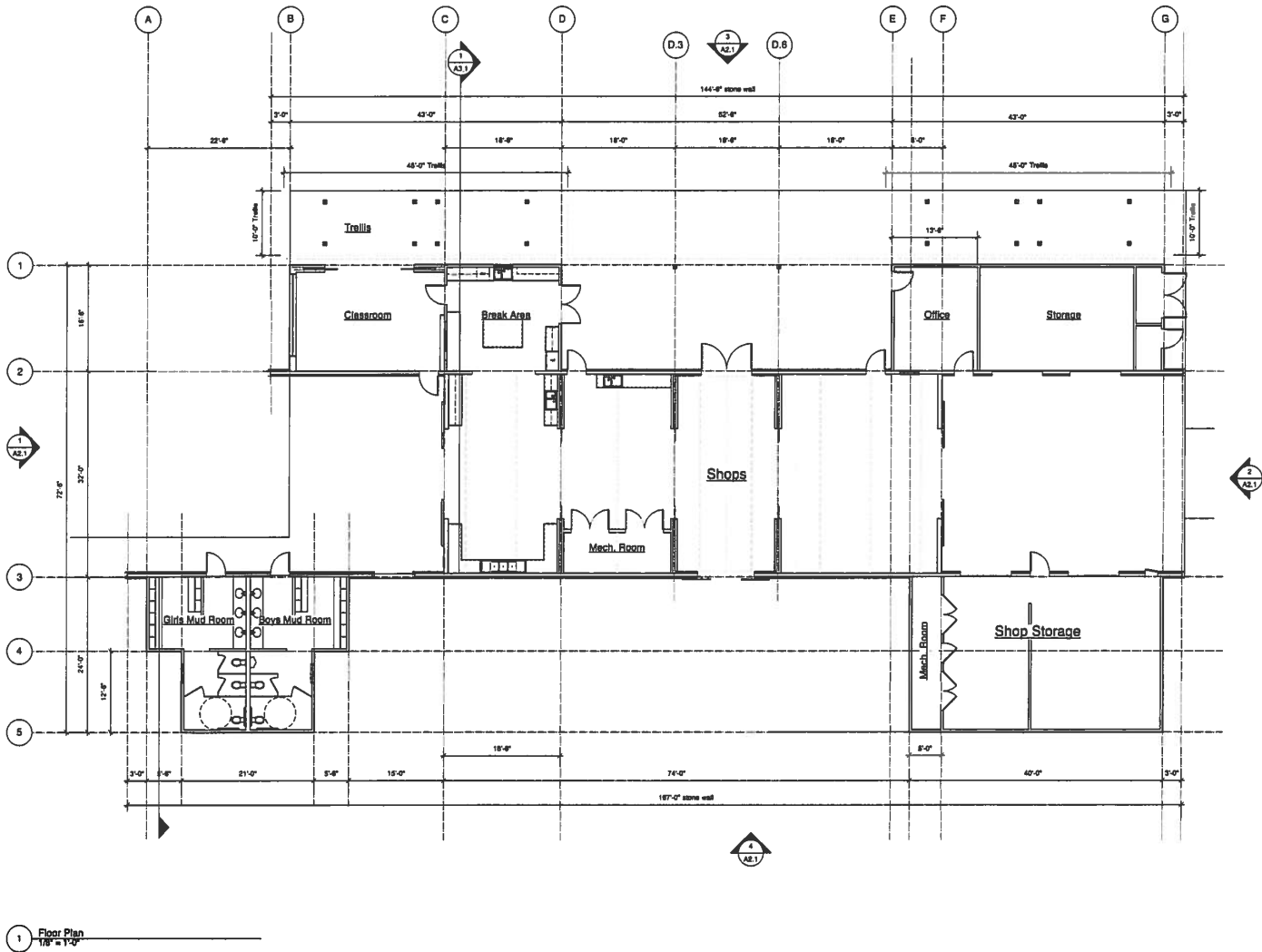
This drawing is the property of MH Architects. It is to be used only for the project and site shown. Without written permission no portions may be reproduced.

**St. Helena Montessori
Barn**
880 College Ave.
St. Helena, CA 94574

REV	DATE
Planning Submittal	08.28.10
Planning Submittal	08.15.10

Date: 06.15.10
Drawn By: DM
Project No.: 1000
Scale: as noted (per 94C09)

Existing Site
Location Photos
SHEET NO.
A0.3



MH
ARCHITECTS
630 First Street Suite 500
San Francisco, CA 94107
www.mharchitects.com
T 415.877.0156
F 415.877.0158

This drawing is the property of MH Architects.
The reproduction or use of any part of this drawing
without written permission is prohibited.

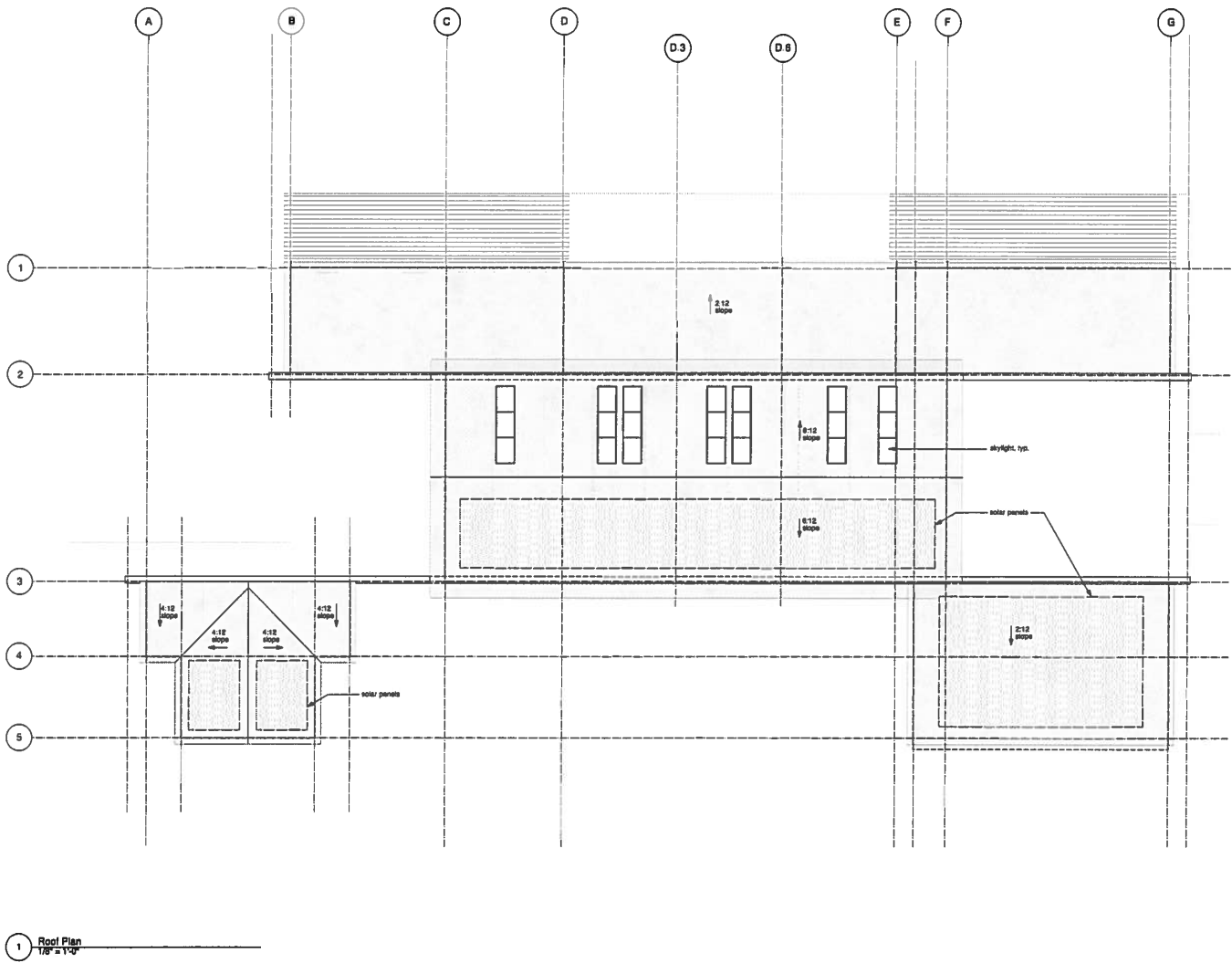
**St. Helena Montessori
Barn**
880 College Ave.
St. Helena, CA 94574

REV	DATE
Planning Submittal	05.28.10
Planning Submittal	06.16.10

Date: 06.16.10
Drawn By: CMR BSB
Project No.: 1006
Scale: as noted (for 34438)

Floor Plan

SHEET NO.:
A1.1



MH

ARCHITECTS

630 Fifth Street Suite 804

San Francisco, CA 94107

www.mharchitects.com

T 415.877.2194

F 415.877.2198

This drawing is the property of MH Architects.

It is to be used only for the project and site specified.

Without written permission from the architect.

St. Helena Montessori

Barn

880 College Ave.

St. Helena, CA 94574

REV	DATE
Planning Submittal	08.18.10
Planning Submittal	08.18.10

Date: 08.18.10

Drawn By: CM

Project No.: 1000

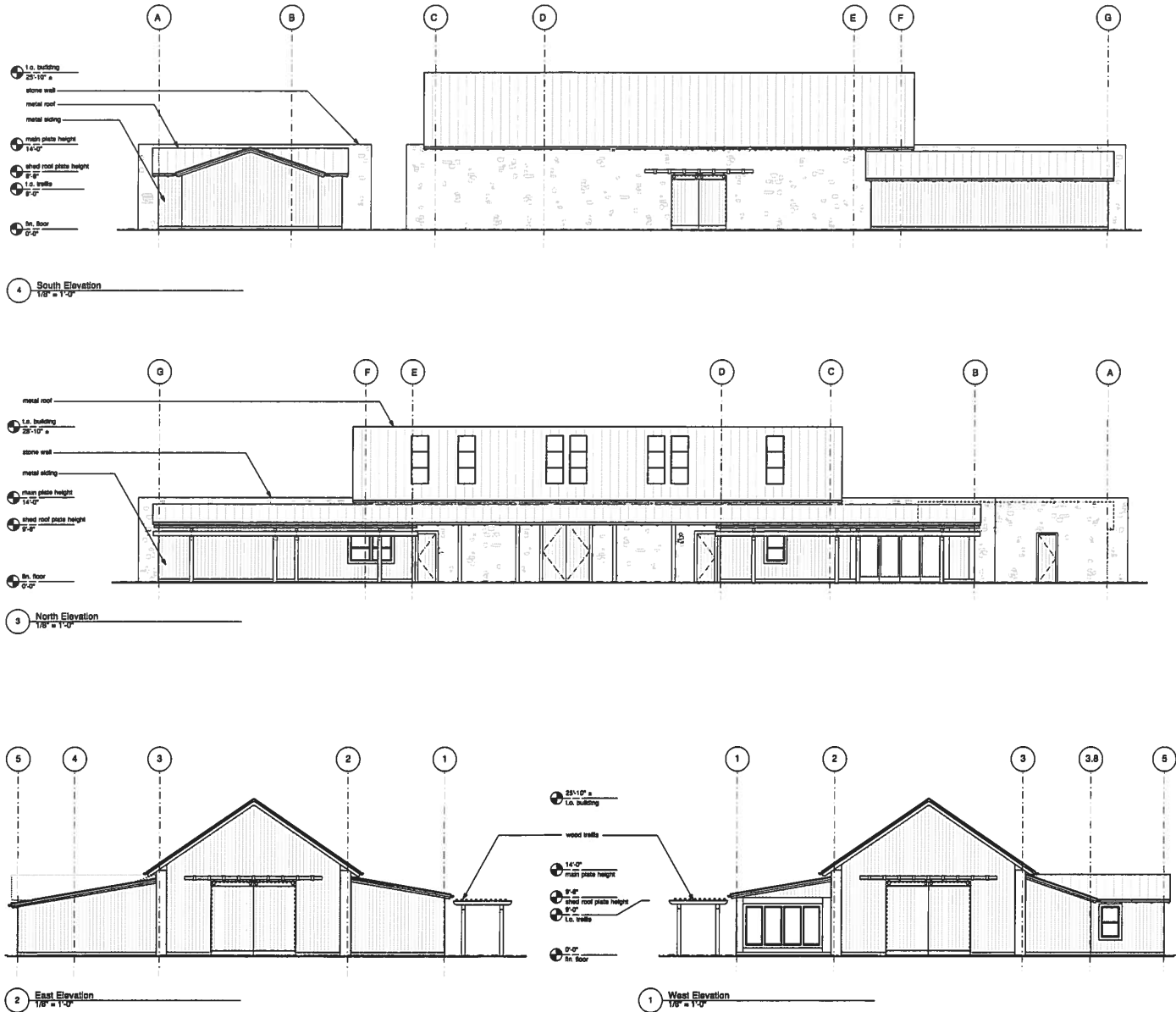
Scale: as noted (for sheets)

Roof Plan

SHEET NO:

A1.2

Agenda Item #5.2.



850 Fifth Street Suite 504
San Francisco, CA 94107
www.mharchitects.com
T: 415.977.0184
F: 415.977.0186

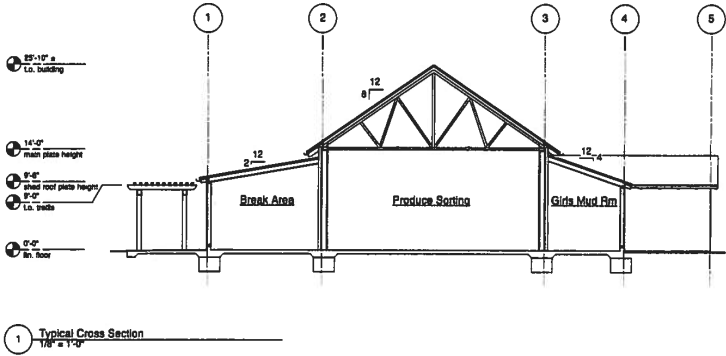
This drawing is the property of MH Architects.
Any unauthorized use or reproduction is prohibited.

St. Helena Montessori
Barn
880 College Ave.
St. Helena, CA 94574

REV	DATE
Planning Submittal	05.26.10
Planning Submittal	08.18.10

Date: 08.18.10
Drawn By: BD
Project No.: 1000
Scale: as noted (for S&C)

Exterior
Elevations
SHEET NO.:
A2.1



MH

ARCHITECTS

850 Fifth Street Suite 804
San Francisco, CA 94107
www.mharch.com
T. 415.877.0104
F. 415.877.0108

This drawing is the property of MH Architects
It is to be used only for the project and location
indicated and no part of it is to be
reproduced or transmitted in any form

St. Helena Montessori
Barn

880 College Ave.
St. Helena, CA 94574

REV	DATE
Planning Submittal	05.28.10
Planning Submittal	08.19.10

Date: 08.19.10
Drawn By: BB
Project No: 1000
Scale: as noted (for 3/4" x 3")

Building Sections
SHEET NO.
A3.1

CITY OF ST. HELENA

RESOLUTION NO. 2011-6

**APPROVING A WATER USE AGREEMENT WITH THE
ST. HELENA MONTESSORI SCHOOL,
880 COLLEGE AVENUE CAMPUS**

RECITALS

- A. Resolution 2009-51 approved a Use Permit, Design Review, and Demolition Permit for the Montessori School and Nimbus Arts Center Located at 880 College Avenue, APN 009-070-042.; and
- B. St. Helena Montessori School has attempted to develop a small water system to supply the project with potable water but has discovered the groundwater contains Arsenic at levels higher than current regulations allow. and
- C. Condition of Approval 14 of the Use Permit for the project states, "...If the small water system is not approved and operational, the applicants must request and be approved for a water use agreement prior to issuance of building permits."; and
- D. St. Helena Montessori School has requested to enter into such a water agreement to allow them to connect to the City water system;
- E. Calculations provided by the project engineer indicate a total annual potable water use of 1,564,025 million gallons a year or 4.79 acre-feet per year; and
- F. The on site well will provide non-potable water for all landscape and irrigation needs on the property.

RESOLUTION

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

- 1. Approve the attached Water Use Agreement with the St. Helena Montessori School, 880 College Avenue campus.

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

AYES: Councilmembers Nevero, Sanchez, Mayor Britton

NOES: None

ABSENT: None

ABSTAIN: Councilmembers White, Crull

APPROVED:


Delford Britton
Mayor

ATTEST:


Delia Guijosa
City Clerk



COPY of Document Recorded
15-Feb-2012 2012-0004164
Has not been compared with
original
NAPA COUNTY RECORDER

EXEMPT FROM RECORDING FEES PURSUANT
TO GOVERNMENT CODE SECTION 27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City Clerk
City of St. Helena
1480 Main Street
St. Helena, California 94574

Assessor's Parcel No(s): 009-070-042

WATER SERVICE AGREEMENT

(St. Helena Montessori School and Nimbus Arts WATER AGREEMENT)

THIS AGREEMENT, entered into on January 11, 2011 between the City of St. Helena, a municipal corporation (City), and St. Helena Montessori School and Nimbus Arts (Customer), provides as follows:

RECITALS

- A. Customer is the owner of real property (the Property) located at 880 College Ave, St. Helena, Napa County, known as Assessor's Parcel Nos. 009-070-042, located inside the City Limits, more particularly described in Exhibit A attached hereto.
- B. On May 12, 2009, the City of St. Helena approved Use Permit No. 2009-51 which authorized a *pre-school through eighth grade school and an Art Center*. As an alternate in the conditions of approval of the Use Permit, Customer is required to execute a water agreement with the City limiting city potable water use on the Property.
- C. City has an overburdened water system and is concerned about guaranteeing unlimited water to the Property in perpetuity.
- D. The parties hereto wish to enter into this Water Agreement to fulfill the Resolution No. 2009-51 and condition of approval allowing such an agreement.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

AGREEMENT

1. City shall provide water to the Property at the currently approved Annual Limitation of 1,560,000 gallons per year upon the terms and conditions set forth herein.

As used herein, the term Water Year shall mean the twelve-month period between the City's last water meter reading of a calendar year and the last water meter reading of the following calendar year. At present, City's last meter reading in a calendar year is in mid-December; a Water Year will run from mid-February to the following mid-December.

2. Customer agrees to the following hierarchy of non-potable water sources:
 - A. Well Water from on-site private well for landscaping and irrigation purposes.
 - B. Raw water from City raw water station, if well water is not available.

3. City water shall be used only for those uses as authorized by the Use Permit. City shall not be obligated to provide water service for any other use nor for any further expansion of the uses allowed by the Use Permit. Under no circumstances shall City potable water be used for landscape, vineyard or agricultural irrigation.

4. Customer shall furnish and install at its expense, a City Standard 2-inch compound water meter with automatic read function to serve the site. New meter shall be placed in a new meter box also furnished and installed by the Customer at its expense.

5. Customer shall install at its expense, on all new construction and existing facilities, only low volume flush toilets and urinals, showerheads and faucets. All existing faucets and showerheads shall be equipped with flow restrictors.

6. While water is furnished to Customer pursuant to this Agreement, Customer shall be bound by and subject to all lawful resolutions, rules, regulations, directives, ordinances and orders of the City pertaining to water services as may be enacted from time to time for all other applicable users of City water, including, without limitation, provisions relating to rate charges and water shortage emergencies.

7. Customer shall monitor its water usage on a bimonthly basis and employ all measures necessary to ensure that the Annual Limitation is not exceeded. In the event the City Director of Public Works reasonably determines that the Annual Limitation inevitably will be exceeded or that the Annual Limitation has been exceeded, City may require Customer to undertake reasonable additional conservation measures and may require Customer, upon ten (10) days prior written notice, to terminate water service for nonessential uses. For purposes of this Agreement, the term "nonessential uses" shall mean uses for which non-potable water would suffice.

8. In the event Customer exceeds its Annual Limitation, it shall pay to City a penalty surcharge equal to 60% of the water rate charge for each hundred cubic feet, or portion thereof, used in excess of the Annual Limitation. Such penalty surcharge shall be due and payable within 30 days after calculation and demand by City. In addition to the 60% surcharge, City may avail itself of all rights and remedies set forth in Paragraph 10 of this Agreement.

9. Customer agrees that if any future request or application for approval of amendments or modifications to any of the use permits for the Property shall be submitted to the City of St. Helena. In addition, Customer agrees to provide City with copies of all supporting documents or other information submitted in connection with such requests or applications.

10. In addition to any other rights or remedies, either party may institute legal action to cure, correct or remedy any default of this Agreement; to enforce any covenants or agreements herein or to enjoin any threatened or attempted violation thereof; to recover damages for any default; or to obtain any other remedy consistent with the purpose of this Agreement.

11. This Agreement shall be construed and enforced in accordance with the laws of the State of California. Should any legal action be brought by either party because of breach of this Agreement or to enforce any provision of this Agreement, the prevailing party in such action shall be entitled to all reasonable attorney's fees, court costs and necessary disbursements in connection with such action.

12. The parties hereto agree that the provisions of this Agreement are severable. If any provision of this Agreement is held invalid, the remainder of this Agreement shall not be affected and shall remain in full force and effect unless amended or modified by mutual consent of the parties in writing.

13. The provisions of this Agreement shall be binding on all tenants, heirs, assigns and successors in interest to the parties hereto and shall be a covenant that runs with the land.

Executed the day and year first above written.

///
///
///

CUSTOMER: St. Helena Montessori School and Nimbus Arts

Dated: 11-23-11

By: Peter G. White
Peter G. White, Director SHMS

Dated: 11/23/11

By: Elena Heil
Elena Heil, Director NA

CITY: CITY OF ST. HELENA,
a municipal corporation,

Dated: 11-23-11

By: Gary Broad
Gary Broad
Its: City Manager

APPROVED AS TO FORM:

John Truxaw
John Truxaw, City Attorney

STATE OF CALIFORNIA)
COUNTY OF NAPA) ss.

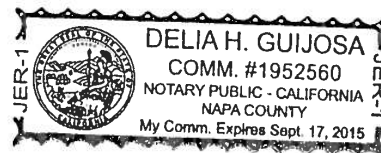
On November 23, 2011, before me, Delia H. Guijosa, a Notary Public in and for the State of California, personally appeared Gary Broad who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Delia H. Guijosa
Notary's Signature

(seal)



STATE OF CALIFORNIA)
) ss.
COUNTY OF Napa)

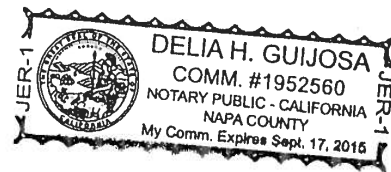
On November 23, 2011, before me, Delia H. Guijosa, a Notary Public in and for the State of California, personally appeared Peter G. White who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Delia H. Guijosa
Notary's Signature

(seal)



STATE OF CALIFORNIA)
) ss.
COUNTY OF NAPA)

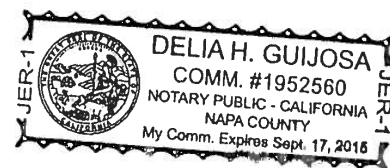
On November 23, 2011, before me, DELIA H. GUIJOSA, a Notary Public in and for the State of California, personally appeared Elena Heil who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that she executed the same in his/her authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Delia H. Guijosa
Notary's Signature

(seal)





*The City of St. Helena will conduct city affairs
on behalf of our citizens using an open and creative process.*

March 24, 2011

Alexander Heil
St. Helena Montessori School
1343 Spring St.
St. Helena, CA 94574

VIA EMAIL: alex@sthms.org

Re: Use Permit #2010-30 ADMIN DETERMINATION for revised plans

Dear Alexander:

At their March 22, 2011 meeting, the City Council concurred with the Planning Commission's decision to administratively approve your request for approval of revised plans showing modifications to the previously approved St. Helena Montessori School Barn, Design Review Permit #2010-30.

This letter and attached revised plans are for your records.

If you have any questions regarding this matter, please contact me at via email at cynthiac@ci.st-helena.ca.us or by phone at (707) 968-2659.

Sincerely,

Cynthia Carpenter
Planning Department

enclosures

MEMORANDUM



DATE: March 15, 2011

Agenda Item: 6.1

TO: Planning Commission

FROM: Shelley Mills, Associate Planner

Reviewed: Anne Cronin Moore, Interim Planning Director

RE: Confirmation of the Planning Director's Administrative Determination for Modifications to the Previously Approved St. Helena Montessori School Barn, Design Review 2010-30.

Note: This item is recommended for approval on the Consent Calendar

Design Review of the St. Helena Montessori School Barn was previously approved on July 6, 2010 (DR2010-30) to support the agricultural and vocational arts aspects of both organizations located at 880 College Avenue (APN 009-070-042).

The applicant has made some changes to the design, height and size to provide more space for activities and agricultural storage (11,580 sq ft) and is now ready to submit building plans. The barn is located in the same footprint as previously approved and is metal siding which resembles board & batten siding. The previous approval was 167' x 72' and the new proposal is 125' x 100' and will be 40 feet further away from the adjacent property. The height is being increased from 25 feet, 10 inches to 32 feet. The parcel is split zoned Public-Quasi Public/Agriculture and the barn is located in the PQP portion of the site which does not limit the height of structures. The project is exempt from CEQA and modifications may be approved by the Planning Director. See the attached plans.

Staff Determination:

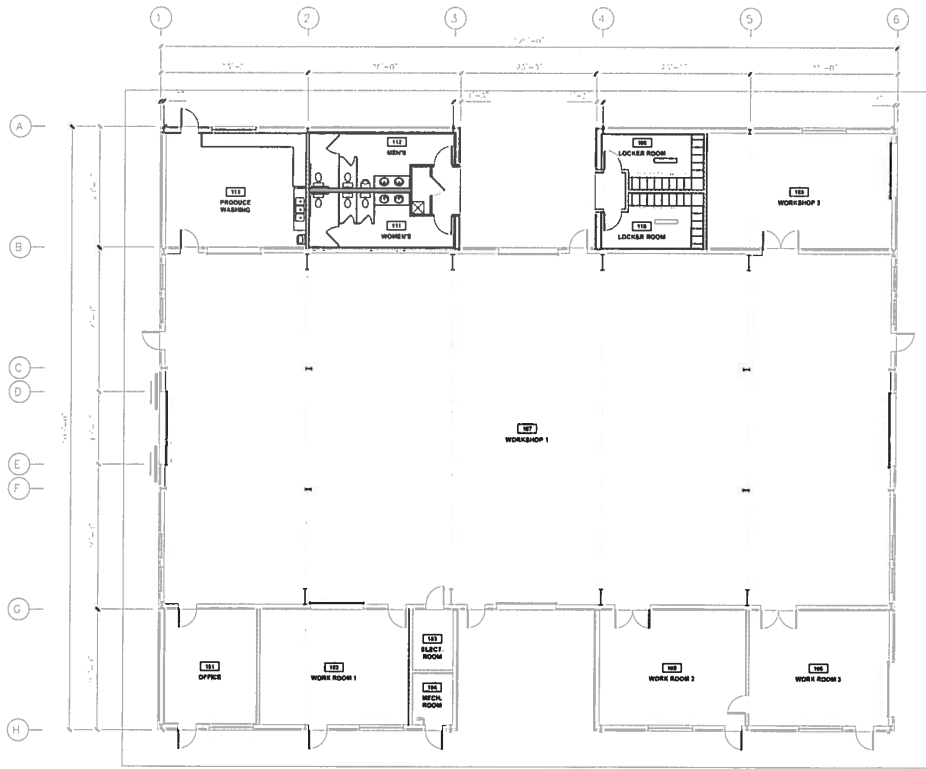
Staff finds that the revisions are in general compliance with the Design Review approval in that minor modifications may be approved by the Planning Director.

This item has been recommended for approval on the Consent Calendar. If the Commission wishes to discuss the item it should be removed from the Consent Calendar and placed for review on the regular agenda.

Planning Commission Action:

Confirm modifications to the previously approved St. Helena Montessori School Barn (DR2010-30), located at 880 College Avenue in the Public & Quasi-Public Zoning District.

5



PROPOSED FLOOR PLAN 'A'

ST. HELENA MONTESSORI SCHOOL BARN

882 COLLEGE AVE. ST. HELENA, CA 94574

Revised Plans 3-11-11

DATE: 03-25-2011

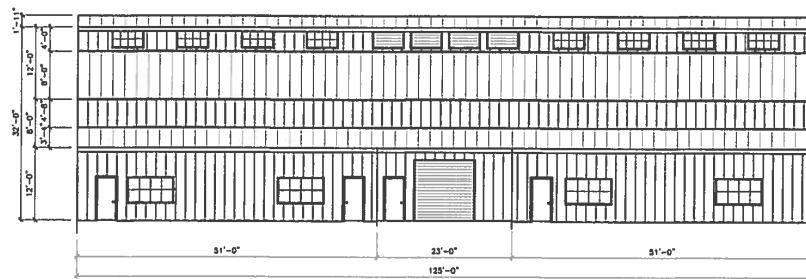
4848 OLD REDWOOD HIGHWAY, SANTA ROSA, CA • (707) 578-7766

A1

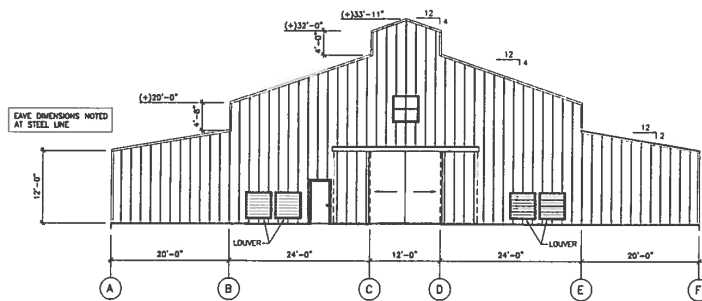


Copyright © 2011 WIX Inc. All Rights Reserved.

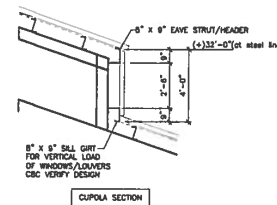
6



SOUTH ELEVATION
NORTH ELEVATION SIMILAR



WEST ELEVATION
EAST ELEVATION SIMILAR



CONSULTANTS

SOULE BUILDING SYSTEMS
METAL CONSTRUCTION
475-C Portal St.
Cotati CA. 94931
(707) 793-9277 Phone
(707) 793-9279 Fax

NOT FOR CONSTRUCTION

ST. HELENA
MONTESSORI
SCHOOL BARN

880 COLLEGE AVE.
ST. HELENA, CA 94574

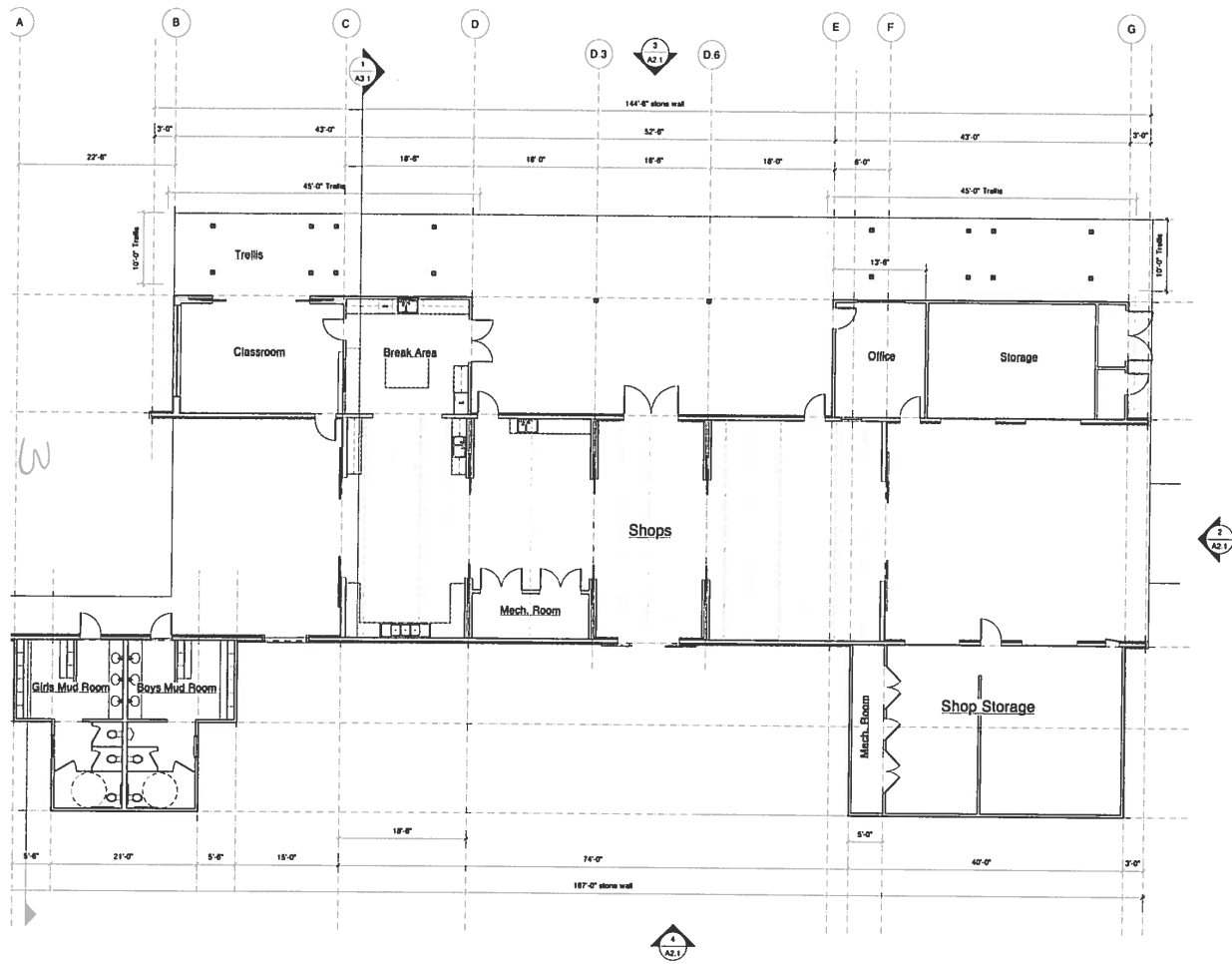
MARK	DATE	DESCRIPTION
ISSUE:	3-2-11	
PROJECT NO:	483	
DRAWN BY:	WWR	
CHECKED BY:		

SHEET TITLE

ELEVATIONS

Z-201

Revised Plans 3-11-11



15

APPRVD 7-6-10



MH
ARCHITECTS
650 Fth Street Suite 504
San Francisco, CA 94107
www.mharchitects.com
T 415 877 0194
F 415 877 0196

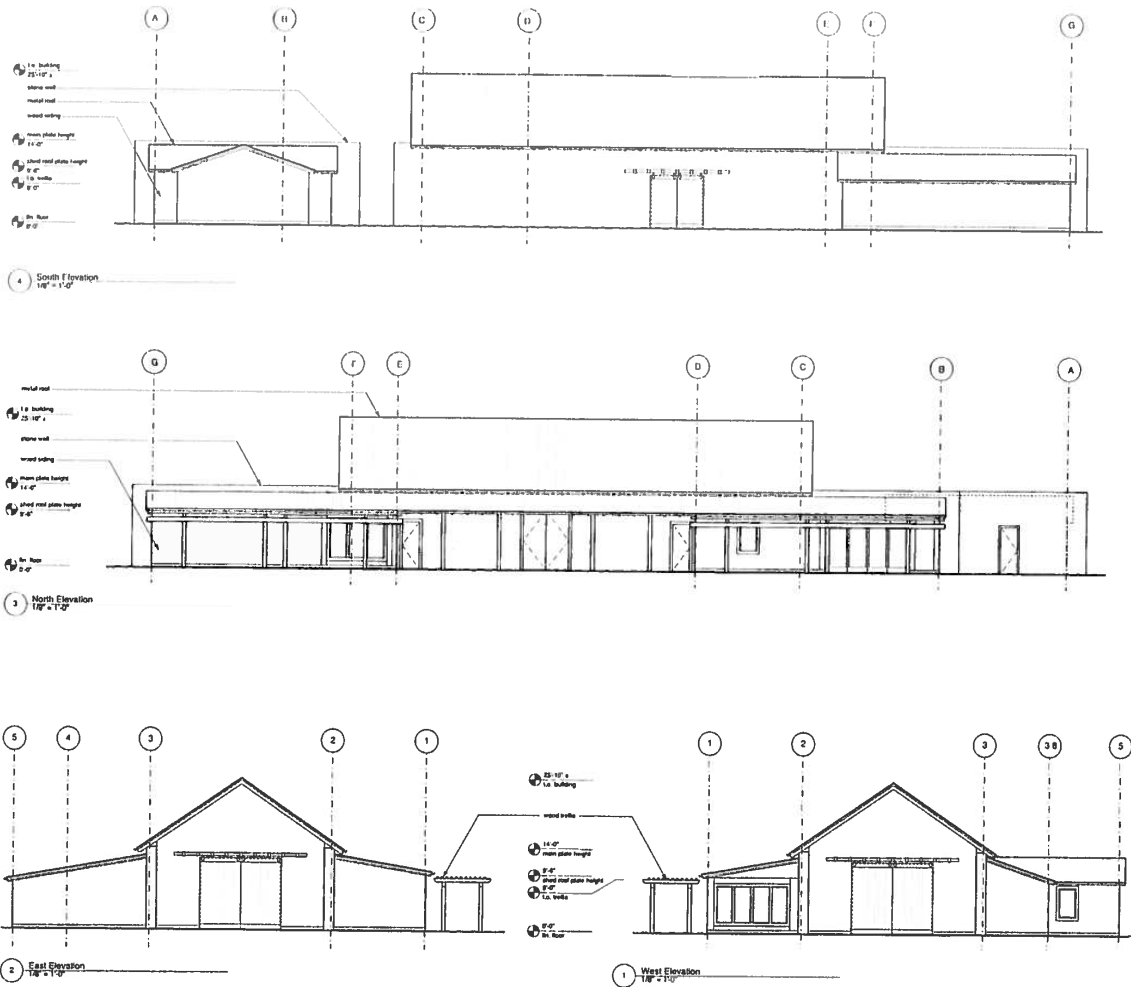
This drawing is the property of MH Architects
Any unauthorized use or reproduction without
written permission is prohibited

St. Helena Montessori
Barn
880 College Ave.
St. Helena, CA 94574

REV	DATE
Planning Submittal	05.28.10
Planning Submittal	06.15.10

Date: 06.15.10
Drawn By: DM/BB
Project No.: 1005
Scale: as noted (for 24x36)

Floor Plan
SHEET NO.
A1.1



MH
ARCHITECTS
4545 Elm Street Suite 304
San Francisco, CA 94137
415.877.9100
www.mharchitects.com

**St. Helena Montessori
Activity Barn**
880 College Ave.
St. Helena, CA 94574

PS1
Planning Schematic

DATE
03.29.10

Client
03.29.10
Drawn By
BIM
Project No.
1000
Scale
as noted (per 04.02)

Exterior
Elevations
SHEET NO
A2.1

Approved 7-6-10



*The City of St. Helena will conduct city affairs
on behalf of our citizens using an open and creative process.*

February 22, 2013

Via Email elena@sthms.org

Elena Heil
St Helena Montessori School
880 College Avenue
St. Helena, CA 94574

Re: Extension of Time – Use Permit & Design Review (2007-45 & 2010-03)

Mrs. Heil,

At their meeting of February 19, 2013, the Planning Commission approved your request for a one year extension of time for a previously approved Use Permit and Design Review (2007-45 & 2010-03). Pursuant to Section 17.08.180 of the Zoning Code, any applicant or other interested person dissatisfied with any action taken on this project may appeal such action and decision. Appeals must be received by the Planning Department no later than 14 calendar days following the date of action from which such appeal is being taken.

If no appeal is received within 14 days, no action is necessary. If an appeal is received you will be notified and the item will be scheduled for the next available City Council meeting.

If you have any questions or need further assistance, please feel free to contact me at (707) 968-2749 or via email.

Very truly yours,

A handwritten signature in black ink, appearing to read "G. Desmond", is written over a circular stamp that partially overlaps the signature.

Greg Desmond
Interim Planning Director

enclosure
cc: file

City of St. Helena • 1480 Main Street, St. Helena, CA 94574
Phone: (707) 967-2792 • Fax: (707) 963-7748 • Website: www.ci.st-helena.ca.us

CITY OF ST. HELENA

ORDINANCE NO. 2009-3

**ZONING ORDINANCE MAP AMENDMENT TO CHANGE THE ZONING
DESIGNATION FROM A-20: TWENTY ACRE AGRICULTURE TO
PQP: PUBLIC AND QUASI PUBLIC FOR THE WESTERLY 9.0 ACRES
WITHIN THE URBAN LIMIT LINE, WITH THE EASTERLY 11.66 ACRES
TO REMAIN A-20: TWENTY-ACRE AGRICULTURE FOR
PROPERTY LOCATED AT 880 COLLEGE AVENUE**

The City Council of the City of St. Helena does ordain as follows:

Section 1.

- A. The applicants, Mark Nelson and Dana Johnson, together on behalf of the St. Helena Montessori School and Nimbus Arts Center, requests a rezone from A-20: Twenty-Acre Agriculture to PQP: Public & Quasi-Public for the westerly 9.0 acres within the Urban Limit Line, with the easterly 11.66 acres to remain A-20: Twenty-Acre Agriculture.
- B. The PQP: Public and Quasi-Public District is proposed to bring the westerly 9.0 acre portion of the parcel into conformity with the proposed use of the parcel. The applicant is applying for a Use Permit to build a farm school and an arts center at 880 College Avenue in St. Helena, California (APN 009-070-042). As part of the project, the applicants are requesting:
 - 1) That the City initiate a General Plan Amendment to revise the urban limit line (ULL) so as to include 9.0 acres of the property west of the 100-year floodplain.
 - 2) That the City split-zone the parcel, so that the 9.0 acres within the ULL is zoned Public/Quasi-Public, with the eastern 11.66 acres remaining A-20.

The General Plan land use designation will remain Agriculture for the entire parcel. Agricultural use of the undeveloped portion of the property will continue; students will have the opportunity to contribute their efforts to the farming enterprise. In addition, of the 9.0 acre project area, 3.6 acres will remain open space, to be used for play fields or outdoor work and agricultural uses. The proposed development will consist of approximately 25,857 square feet of new construction. The General Plan description of Agricultural land use states that "The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses". Therefore the rezoning of the property to PQP will be consistent with the Agriculture General Plan designation.

- C. The applicant's proposal is 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 document was posted for a review period of January 22, 2009 through February 22, 2009.

- D. The Planning Commission of the City of St. Helena, State of California, held noticed public hearings for this project on February 17, 2009 and March 3, 2009 for the purpose of reviewing the project. The Planning Commission recommended approval of the project to the City Council.
- E. The City Council of the City of St. Helena, State of California, held noticed public hearings for this project on May 12, 2009.
- F. The City Council introduced and waived first reading of the change of the Zoning Designation from A-20: Twenty Acre Agriculture to PQP: Public & Quasi-Public for the westerly 9.0 acre portion of the property within the Urban Limit Line, located at 880 College Avenue on May 12, 2009.
- G. The City Council held second reading and approved the Ordinance on May 26, 2009.

Section 2.

- A. The City Council determined that the project is subject to CEQA and adopted a Mitigated Negative Declaration, including the recommended Mitigation Measures attached to the Initial Study and contained in the Mitigation Monitoring and Reporting Program (MMRP). The Mitigated Negative Declaration prepared for this project and circulated in compliance with the requirements of CEQA established that although the proposed project would not have a significant effect on the environment because revisions to the project in the form of mitigation measures have been adopted.
- B. Pursuant to Municipal Code Section 17.12.110, the City Council has taken into consideration the consistency of the proposed amendment with the goals, policies and programs of the General Plan and other existing City policies prior to approving a rezoning of the westerly 9.0 acre portion of the property within the Urban Limit Line (ULL) from A-20: Twenty Acre Agriculture to PQP: Public and Quasi Public.
- C. The City Council finds that the PQP zoning is more appropriate for the westerly 9.0 acre portion of the site within the ULL for the following reasons:
 - 1. The proposed Public and Quasi-Public Zoning district would be consistent with the General Plan designation of Agriculture and with similar zoning to the north as discussed in the previous section.
 - 2. The General Plan land use designation will remain Agriculture for the entire parcel. Agricultural use of the undeveloped portion of the property will continue;

students will have the opportunity to contribute their efforts to the farming enterprise. In addition, of the 9.0 acre project area, 3.6 acres will remain open space, to be used for play fields or outdoor work and agricultural uses.

3. It is the purpose of the Public and Quasi-Public Zoning district to provide for government-owned facilities, public and private schools, churches and cemeteries.
4. Rezoning the subject portion of the parcel to PQP keeps the existing A-20 Zoning Ordinance language intact. It does not introduce new uses to agricultural parcels, thereby lessening the possibility that other agricultural land will be used for non-agricultural purposes.

D. This approval is specifically for that project described and approved in the Resolution Approving a Use Permit, Design Review, and Demolition Permit for the Montessori School and Nimbus Arts Center located at 880 College Avenue.

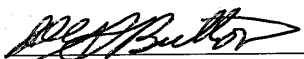
Section 3.

The City Council hereby amends the Zoning Map to change the zoning designation of APN 009-070-042, located at 880 College Ave, from A-20: Twenty-Acre Agriculture zoning to PQP: Public & Quasi-Public zoning for the westerly 9.0 acres within the Urban Limit Line, with the easterly 11.66 acres to remain A-20: Twenty-Acre Agriculture.

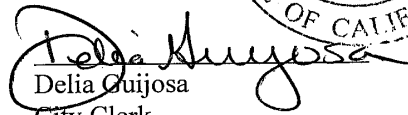
The foregoing Zoning Map Amendment was passed and adopted at a regular meeting of the City Council of the City of St. Helena, State of California, held on May 26, 2009.

AYES: Councilmembers Schoch, Crull, Sanchez, Mayor Britton
 NOES: None
 ABSTAIN: Councilmember Sklar

APPROVED:


 Delford Britton
 Mayor

ATTEST:


 Delia Quijosa
 City Clerk



CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC2015-09

**DESIGN REVIEW NO. PL15-009
GRANTED TO 880 COLLEGE AVENUE**

PROPERTY OWNER: St. Helena Montessori School

APN: 009-070-042

Recitals

1. Request by Peter White on behalf of the **ST. HELENA MONTESSORI SCHOOL** for **DESIGN REVIEW** approval to construct a new 2,400-sf storage structure on property located at **880 COLLEGE AVENUE**, in the PQP: Public and Quasi-Public/A-20: Twenty-Acre Agriculture Zoning district.

Resolution

- A. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA, pursuant to Section 15303, Class 3(e) which exempts the construction and location of limited numbers of new small structures including garages.
- B. The Planning Commission approves the design review exemption 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. 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. 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,

*880 College Avenue
Design Review Conditions
March 3, 2015*

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 March 3, 2015, except as modified herein. The Planning Director may also authorize minor modifications to the plans.
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.

Public Works Conditions

1. For any improvements outside the building envelope, a grading and drainage 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.
2. Site plan shall show location of any trees within the project area.

880 College Avenue
Design Review Conditions
March 3, 2015

3. Grading and drainage plans as required in above shall show how drainage will be handled on site and at the property lines to prevent inundation of neighboring properties.
4. 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.
5. No new plumbing fixtures are proposed with this project. If plumbing work is proposed, additional sewer and water improvements will be needed as required by the City Engineer.
6. If fire sprinklers are required, the project must install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy.
7. 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.
8. 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.
9. An encroachment permit shall be required for any work performed in the public right of way.

I HEREBY CERTIFY that the foregoing design review exemption 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 March 3, 2015 by the following roll call vote:

Ayes: Commissioners Kistner, Monnette, Sweeney, and Chairperson Parker
Noes: None
Absent: None
Recused: Commissioner Heil

APPROVED:



Sarah Parker
Chair, Planning Commission

ATTEST:



Aaron Hecock
Planner

CITY OF ST. HELENA

RESOLUTION No. 2009-49

**ADOPTING A MITIGATED NEGATIVE DECLARATION AND
MITIGATION MONITORING AND REPORTING PROGRAM FOR
A GENERAL PLAN AMENDMENT, REZONE, USE PERMIT, DESIGN REVIEW
AND DEMOLITION PERMIT FOR THE MONTESSORI SCHOOL AND
NIMBUS ARTS CENTER LOCATED AT 880 COLLEGE AVENUE, APN 009-070-042**

APPLICANT: Mark Nelson and Dana Johnson PROPERTY OWNER: Trigeminus, LLC

RECITALS

1. The applicants, Mark Nelson and Dana Johnson, together on behalf of the St. Helena Montessori School and Nimbus Arts Center is proposing a project that requests approval for a Use Permit to build a farm school and an arts center at 880 College Avenue in St. Helena, California (APN 009-070-042). The proposed development will consist of approximately 25,857 square feet of new construction.

The project components include the following:

- a) A General Plan Amendment to revise the Urban Limit Line (ULL) so as to include 9.0 acres of the property west of the 100-year Floodplain.
- b) A rezone of 9.0 acres within the ULL to Public/Quasi-Public, with the eastern 11.66 acres to remain A-20: Twenty Acre Agriculture.
- c) A Use Permit and Design Review for approximately 25,857 square feet of new construction to include a number of single-story buildings, parking and play areas for the relocation of both the St. Helena Montessori School and Nimbus Center for the Arts. The proposed campus for the St. Helena Montessori School and Nimbus Arts Center is being designed to meet LEED Gold or Silver certification which is recognized by the U.S. Green Building Council as one of the most environmentally responsible forms of development.
- d) A Demolition Permit to remove an existing dwelling, barn and shed.

2. The proposal was 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 document was posted for a review period of January 22, 2009 to February 22, 2009.

3. The Planning Commission of the City of St. Helena, State of California, held noticed public hearings for this project on February 17, 2009 and March 17, 2009.

4. The City Council of the City of St. Helena, State of California, held a noticed public hearing for this project on May 12, 2009.

RESOLUTION

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

A. The project is subject to the California Environmental Quality Act (CEQA) and implementing CEQA Guidelines and certifies a Mitigated Negative Declaration, including the recommended mitigation measures incorporated into 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 there will be no significant effect on the environment because revisions to the project in the form of mitigation measures have been adopted.

B. 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 May 12, 2009, by the following vote:

AYES: Councilmembers Schoch, Crull, Sanchez, Mayor Britton

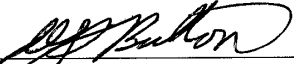
NOES: None

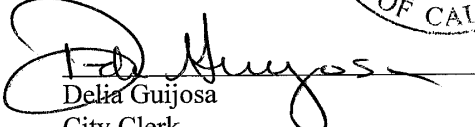
ABSENT: None

ABSTAIN: Councilmember Sklar

APPROVED:

ATTEST:


Delford Britton
Mayor


Delia Guijosa
City Clerk



City of St. Helena
 Planning Department
 1480 Main Street, St. Helena, CA 94574
 (707) 968-2635



ENVIRONMENTAL CHECKLIST/INITIAL STUDY

PROJECT NAME: Montessori School and Nimbus Arts Center

FILE NUMBER: GPA/RZ/UP/DR/DP 2007-45

SITE ADDRESS: 880 College Avenue, St. Helena, CA 94574

APN: 009-070-042

GENERAL PLAN: Agriculture

ZONING: A-20: Twenty-Acre Agriculture

APPLICANT/CONTACT PERSON: St. Helena Montessori School
 Mark Nelson and Dana Johnson
 1343 Spring Street
 St. Helena, CA 94574
 (707) 963-1527

INITIAL STUDY PREPARERS: Shelley Mills, City of St. Helena - Associate Planner
 Jerry Haag, Urban Planner – Consultant to St. Helena Montessori School

REVIEWED BY: Carol Poole, City of St. Helena - Planning Director

PROJECT BACKGROUND & DESCRIPTION

A. St. Helena Montessori School

St. Helena Montessori School has served students and families in the local community since 1981. It was founded by co-owners and operators Mrs. Elena Heil and Mrs. Olga McAdam, who taught the first Montessori preschool class there. In 1984, the school expanded to include a Montessori Elementary Class. In May of 1989, the school incorporated as a nonprofit public benefit corporation that is governed by a Board of Directors. The school is accredited by the Association Montessori Internationale (AMI). It maintains a Private School Affidavit on file with the California State Department of Education, and also complies with the Department of Social Services Community Care Licensing requirements for childcare centers.

The School currently operates at a site located at 1343 Spring Street. The Nimbus Arts school operates at a number of dispersed sites throughout the community. Since its inception, the school has sought to provide a complete Montessori environment, one that is designed to promote the intellectual, physical, social, and emotional development of "the whole child," according to his or her individual abilities and needs. The specialized learning materials and method employed in this "prepared environment" motivate the child to work in areas of sensorial awareness, mathematics, language, geography, geometry, nature studies, music and art, and they foster his or her growing independence through exercises in practical skills as well. Cultural enrichment is provided through field trips, special visitors, and foreign language instruction. Tumbling, gymnastics, art, physical education, and Orff-Shulwerk music classes are also included in the weekly program.

Proposed school operations

The school now seeks to move its campus to the site described above. The proposed new School would allow expansion of programs to serve more overall students in all current programs, to add a Toddler program for younger children and a Middle School program for older children and to allow consolidation of the existing Nimbus Arts School from its existing location on Fulton Lane to project site. All programs would be in session from September through mid-June. The

Middle School program would continue to operate in limited fashion through the summer months. Following is a summary of the types of programs that would be offered on the College Avenue site as well as estimated student loads, hours and days of operation of each program and the estimated amount of floor space allocated to each program.

1) Toddler Program. This new program will serve children ages 18 months to 3 years. Classes will be held from 8:45 am - Noon. One class of 12 children and 2 teachers is proposed. The Toddler space would be 2,064 square feet in size, plus a covered outdoor area of 495 square feet. Toddler activities will include: (a) Planting vegetables & flowers; (b) Watering and Tending the Garden; (c) Harvesting Vegetables; (d) Cutting Flowers; (e) Preparing food from the garden daily; and (f) Exploring the Sensory Garden - plants with different textures, smells, tastes, sounds (e.g.: hollow gourds) sights and colors.

2) Preschool Program. This program, already in place at the Spring Street location, would serve children ages 3 to 6 years. Classes would be held from 8:45 am with separate dismissals at noon, 1:00 pm and 3: 15 pm depending upon the maturity level of the child. Two classes are proposed. Each class would have a maximum of 35 students and 3 teachers. The Preschool building would be 5,510 square feet, plus a covered outdoor area of 1,087 square feet. Preschool activities will include all of the Toddler activities set out above, plus (a) Classification of plants based on leaf, seed and flower type; and (b) Caring for the classroom's pet rabbits.

3) Elementary Program. This program, also already in place at the Spring Street location, would serve children ages 6 to 12 years. Classes will be held from 8:45am - 3:15 pm. Two classes are proposed, each class having a maximum of 35 students and 2 teachers. The Elementary building would be 6,172 square feet, including a covered outdoor area of 1,660 square feet. Elementary activities will include all of the Toddler and Preschool activities set out above, plus: (a) Germination experiments; (b) Investigations of root types; and (c) Photosynthesis experiments.

4) Middle School Program. This new program, would serve adolescents ages 12 - 15 years. Classes would be held from 8:45 am - 3: 15 pm. The program would consist of one class of 25 students. There would be two full-time teachers, with various specialists called in on an as-needed basis for additional instruction. The Middle School building would be 5,017 square feet, plus a covered outdoor area of 1,598 square feet.

Agricultural activities will be a significant part of the learning experience for the Middle School students. The connection with the land that is evident throughout Montessori education takes on a whole new character at the middle school years as the farm is no longer an extension of the classroom, but the classroom itself. Students will learn first-hand about all the aspects of running an organic farm that will include: (a) Fruit Orchards (apples, pears, plums, citrus, kiwis, etc.); (b) Nut Orchards (pistachios, almonds, walnuts, etc.); (c) Vegetable Garden; (d) Herb Garden; (e) Flower Garden; and (f) Greenhouse. The work will continue year-round, from preparing the soil to reinvesting the year's profits. The farm will teach the students many lessons across the disciplines, from biology to economics. The Middle School students will also share their knowledge with the younger students in the school when they come to visit on a regular basis to participate in the major events of the year, planting and harvesting.

5) Administration. The administrative facilities of the school would consist of offices for 4 administrative staff; a lunchroom for teachers; a meeting space for school faculty and parents; and bathrooms for staff and visitors. The Administration building would be 2,514 square feet, plus a covered outdoor area of 1,489 square feet.

6) Barn. The barn will be a 2,700 square-foot building that will store farming equipment and also provide a space for students to undertake farming tasks, including preparing, sorting and storing crops.

B. Nimbus Arts

Nimbus Arts was founded in 2005 and has been providing arts classes and enrichment programs to the St. Helena community since that time. It is committed to nurturing the community's artistic needs and interests by providing programming for people of all ages and skill levels in arts, crafts, and environmental arts. To date, Nimbus Arts has conducted its classes and activities in various rented or donated locations around St. Helena.

The proposed project would allow Nimbus Arts to continue its art classes and expand its offerings to serve more students of all ages. The arts center on the project site would total 4,580 square feet, plus 2,484 square feet of outdoor covered workspace available to its students. The center would include 3 classrooms, an exhibit space, an office, reception area, a lounge, storage area, and restrooms. The rooms would generally be multi-use, but one room would have facilities for ceramics and a kiln.

The activity rooms of the arts center would be available to the Montessori students on a schedule to be agreed upon between the Nimbus administrators and the school. Both programs are currently in contact with other organizations that could benefit from the use of the project's indoor and outdoor spaces.

During the school year, attendance would be 25 to 35 students a day, with classes distributed from morning to evening hours; during the summer, attendance would roughly double. (See Exhibit "A", which provides a sample schedule for both periods.)

The Arts Center would be staffed by one full-time administrator and two part-time assistants who will be on-site during the day. In addition to the daily schedules mapped out in Exhibit "A", the Arts Center would host one event a month-for example, an exhibit of children's artwork created in the Arts Center's programs-for a maximum of 25 people. These events would typically occur on a Friday or Saturday evening, from 7 pm to 9 pm. Twice a year, the Arts Center would host a larger gathering of up to 80 people on a Saturday or Sunday afternoon.

The project components of the Montessori School and Nimbus Arts Center include: (1) A General Plan Amendment to revise the Urban Limit Line (ULL) so as to include 9.0 acres of the property west of the 100-year Floodplain. (2) A rezone of 9.0 acres within the ULL to Public/Quasi-Public, with the eastern 11.66 acres to remain A-20: Twenty Acre Agriculture. (3) A Use Permit and Design Review for approximately 25,857 square feet of new construction to include a number of single-story buildings, parking and play areas for the relocation of both the St. Helena Montessori School and Nimbus Center for the Arts. The proposed campus for the St. Helena Montessori School and Nimbus Arts Center is being designed to meet LEED Gold or Silver certification which is recognized by the U.S. Green Building Council as one of the most environmentally responsible forms of development. (4) A Demolition Permit to remove an existing dwelling, barn and shed.

ENVIRONMENTAL SETTING

The project site is located in the easterly portion of the incorporated portion of St. Helena, on the east side of College Avenue, south of Pope Street. The site address is 880 College Avenue APN 009-070-042 (See Exhibit "B"). The project site consists of 20.66-acres of land.

The project site is generally flat but with a gradual slope to the east, toward the Napa River. Existing site uses include agricultural lands, planted with various gourds, squash, flowers and similar crops, vineyards and a riparian corridor located on the easterly edge of the site adjacent to the river. An abandoned single family detached house is located on the southwest corner of the Project site along with a barn and outbuildings.

Surrounding land uses include a satellite campus of Napa Community College to the north as well as multi-family dwellings, the Napa River to the east, and fallow agricultural lands to the west and south.

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 and development in a sound and orderly manner. The project site is designated in the General Plan as Agriculture. This designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses.

The project site is zoned A-20: Twenty Acre Agriculture which provides for agricultural and residential uses. The purpose of the A-20 district is to promote and implement the policies of the General Plan to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. The subject site is also designated with a Floodplain zoning overlay in the northerly portion of the parcel.

REQUIRED DISCRETIONARY ACTIONS

Approval of the proposed project will require the following discretionary actions:

- A General Plan Amendment to revise the Urban Limit Line (ULL) so as to include 9.0 acres of the property west of the 100-year Floodplain.
- A rezone of 9.0 acres within the ULL to Public/Quasi-Public, with the eastern 11.66 acres to remain A-20: Twenty Acre Agriculture.
- A Use Permit and Design Review for approximately 25,857 square feet of new construction to include a number of single-story buildings, parking and play areas for the relocation of both the St. Helena Montessori School and Nimbus Center for the Arts. The proposed campus for the St. Helena Montessori School and Nimbus Arts Center is being designed to meet LEED Gold or Silver certification which is recognized by the U.S. Green Building Council as one of the most environmentally responsible forms of development.
- A Demolition Permit to remove an existing dwelling, barn and shed.

OTHER PUBLIC AGENCY REVIEW

In addition to the required City entitlements identified above, other agencies that have discretionary authority to undertake or approve all or some portion of the proposed project (and which are considered Responsible Agencies under CEQA) include:

- Regional Water Quality Control Board which requires a Notice of Intent (NOI) to comply with the National Pollutant Discharge Elimination System (NPDES) general permit for storm water discharges and a Storm Water Pollution Prevention Plan (SWPPP) for the site (during construction).

There are no other Responsible or Trustee Agencies¹ that require review as part of the approval of the proposed project.

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:

City of St. Helena, General Plan Policy Document (1993 and amendments through 2008)
 City of St. Helena, Zoning Ordinance (1994 and amendments through 2008)
 Historic Resource Evaluation, Juliana Inman, AIA, June 2008
 Cultural Resource Report, Pacific Legacy, Inc., May 2008
 Preliminary Biological Assessment, Kjeldsen Biological Consulting, May 2007
 Geotechnical Study, RGH Consultants, June 2007
 Noise Impact Report, Rosen, Goldberg, Der & Lewitz, 2008
 Traffic Study, Crane Transportation Consultants, January 2008

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 (707) 968-2635.

¹ A Responsible Agency is an agency that has discretionary approval over one or more actions involved with implementation of a proposed project. A Trustee Agency is a State agency having discretionary approval or jurisdiction by law over material resources affected by a proposed project.

PURPOSE OF INITIAL STUDY

The fundamental premise on which CEQA is based is that environmental protection can be achieved through informing decision-makers and the public about a project's potential environmental effects and identifying ways to reduce them. As a public disclosure document, an Initial Study must identify all effects on the environment resulting from a project and indicate the manner in which these effects can be mitigated or avoided to a less-than-significant level. Where it is uncertain that a significant effect on the environment may occur, or where a significant effect is found to exist but cannot be mitigated to a less-than-significant level, an Environmental Impact Report (EIR) must be prepared.

ENVIRONMENTAL PROCEDURES AND CHECKLIST

This Initial Study presents a preliminary evaluation of the potential environmental impacts resulting from the proposed new construction and relocation of the St. Helena Montessori School and Nimbus Arts Center. The Initial Study was prepared in accordance with the California Environmental Quality Act (Public Resources Code Section 21000-21178.1) and the Guidelines for Implementation of the California Environmental Quality Act (Chapter 3, Title 14, California Code of Regulations (*CEQA Guidelines*)). This Initial Study considers all aspects of the proposed project, as required by Section 15063(a) (1) of the CEQA Guidelines².

The Environmental Checklist provided below, as contained in Appendix G of the CEQA Guidelines, was utilized to focus this Initial Study on the environmental factors that may be impacted or further impacted by implementation of the proposed project. Following each of the topical areas presented in the Environmental Checklist, a brief discussion is presented regarding the topical environment setting, the relevance of the proposed project to the topical environment setting, any and all potential impacts within the topical area and, as appropriate and mitigation measures necessary to reduce potentially significant impacts to a *less-than-significant* level.

SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below identify "Potentially Significant Impacts" affected by this project, as indicated by the checklist on the following pages. However, as demonstrated in this Initial Study in the applicable topical sections mitigations are proposed for incorporation into the project that will reduce or eliminate these impacts to "Less Than Significant" or "No Impact."

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

DETERMINATION:

On the basis of information found in this initial evaluation, the City of St. Helena finds that:

- ☐ The proposed project COULD NOT have a significant effect on the environment and a NEGATIVE DECLARATION will be prepared.
- ☒ 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 or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

² Section 15063(a) (1) of the CEQA Guidelines requires that all phases of project planning, implementation, and operation must be considered in the Initial Study of the project.

- [] The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- [] The proposed project MAY have a significant effect(s) 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, if the effect is a “potentially significant impact” or “potentially significant unless mitigated.” An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- [] 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.

A Notice of Mitigated Negative Declaration has been prepared and posted for the period of January 22, 2009 to February 22, 2009.

NO EFFECT FINDING: Senate Bill 1535 increases the Department of Fish and Game filing fee for Notices of Determination (NOD), effective January 1, 2009. The bill also eliminates the fee exemption for projects determined to have a “de minimis” effect on fish and wildlife (Section 711.4(c)(2) of the Fish and Game Code). A lead agency may not exempt a project from the filing fee requirement by determining that the project will have a *de minimis* effect on fish and wildlife. Instead, a filing fee will have to be paid unless the project will have “no effect” on fish and wildlife. A project proponent who believes the project will have *no effect* on fish and wildlife should contact the Department of Fish and Game at the headquarters of the Department of Fish and Game region in which the project is located or at the following website: www.dfg.ca.gov/regions/index.html. A NOD may be filed if it is accompanied by one of the following:

- [] (1) A check with the correct Fish and Game filing fee payment (\$1,993 – Neg. Dec. or \$2,768.25 – EIR)
- [] (2) A receipt or other proof of payment showing previous payment of the filing fee for the same project, or
- [] (3) A form documenting the determination that the project will have *no effect* on fish and wildlife

Shelley Mills, Associate Planner
City St. Helena

Date

ENVIRONMENTAL CHECKLIST

This Environmental Checklist Form has been provided to assist in the analysis of the environmental issues associated with the project. The following standard rules, generated from the CEQA Guidelines, apply when completing and reviewing the Environmental Checklist Form:

1. *A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).*
2. *All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.*
3. *Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.*
4. *“Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).*
5. *Earlier analysis may be used where an effect has been adequately analyzed in an earlier EIR or Negative Declaration. In this case, a brief discussion should identify the following:*
 - a. *Earlier Analysis Used. Identify and state where they are available for review.*
 - b. *Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.*
 - c. *Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.*
6. *Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.*
7. *Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.*
8. *This checklist is only a suggested form, and lead agencies are free to use different formats. However, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.*
9. *The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to a level of less-than-significant.*

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
I. AESTHETICS. <i>Would the project:</i>				
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?		✓		
<u>Discussion:</u> 1. Aesthetics The project is located in the southeasterly portion of St. Helena in an area that transitions between urban uses to the north, along College and Pope Streets and agricultural areas to the west and south. The project site itself contains one abandoned single family dwelling with the remainder of the site devoted to agricultural uses. The Napa River forms the easterly boundary of the project site. There are no existing sources of light on the project site. <u>Standards of Significance</u> The following standards of significance are used to assess potential environmental impacts related to view obstruction, aesthetics, and light and glare. • Be incompatible with the scale or visual character of the surrounding area; • Eliminate or substantially alter significant visual features, view corridors or public vista points; • Result in substantial alteration of natural landforms; and • Create significant new sources of light and glare in the project vicinity. Project Impacts a) <i>Have a substantial adverse impact on a scenic vista?</i> LS. The proposed project would include construction of a one-story school campus on approximately 6 acres of the overall project site adjacent to College Avenue. The proposed construction would change the visual character of the westerly portion of the site by converting a largely undeveloped agricultural area to a developed condition. However, proposed construction would be generally consistent with the community college campus immediately north of the project site. Additionally, in keeping with the parcel's agricultural setting and heritage, the project buildings have been designed in a historic farm style. They will be single-story, wood-framed, with board and batten siding, and include features such as courtyards and barn doors. The maximum height of the buildings on the property will be a 36-foot-high cupola on the Arts Center. Other cupolas will be 27 feet in height. The roof height of the buildings will range from 18 to 29 feet. The proposed school will be accessed by a driveway that enters the property at the end of College Avenue. It consists of a one-way circular drive, a student drop-off area, and a parking lot of 66 standard and 4 accessible spaces, all off-street. There are also no public gathering places on or near the site, such as public parks, playgrounds, scenic vistas or other areas that would have views blocked by the proposed campus construction. A <i>less-than-significant</i> impact regarding changes to scenic vistas would occur should the proposal be implemented. b) <i>Substantially damage scenic resources, including those adjacent to a state scenic highway?</i> LS. Neither Pope Street nor Highway 29 (Main Street), which is located west of the site, is listed as a scenic highway by the City of St. Helena, Napa County or the State of California. There would therefore be no impact with regard to damage to a scenic vista along a scenic highway. A <i>less-than-significant</i> impact would occur with regard to damaging other on-site scenic resources, which primarily includes field and row crops and a small number of trees near the existing single-family				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
dwelling that is proposed to be removed. The proposed project would include planting of a significant number of trees on the site as replacement trees. c) <i>Substantially degrade existing visual character or the quality of the site, including alteration of existing natural features?</i> LS. Proposed project improvements would include removal of the existing dwelling, trees and any agricultural plantings on the site. Minor grading would occur to improve site drainage and allow for construction of building pads, the parking lot and playfields. These improvements would be generally consistent with existing uses to the north, such as the community college campus. Consistent with the General Plan land use designation of AG: Agriculture and existing land use to the south and west, proposed school buildings have been designed with a rural and agricultural theme, including barn-like designs for larger buildings, use of traditional board and batten exterior siding and similar architectural features. The proposed project would result in a <i>less-than-significant</i> impact regarding degradation of the existing visual character and/or quality of the project area. d) <i>Create light or glare?</i> LS/M. There are minimal sources of light currently on the site. Approval and implementation of the proposed project would add additional light sources in the form of new lights within the proposed parking lot, on and adjacent to proposed school buildings. No lighting would be installed within or adjacent to proposed playfields. The addition of new sources of light would be a <i>potentially significant</i> impact on surrounding properties and from passersby on Pope Street. The following measure is required in order to mitigate this impact to a less-than-significant level. Mitigation Measure 1. a) Photometric plans shall be prepared for parking lot lights within the project area to ensure that sufficient levels of lighting exist for security purposes, but to eliminate spill-over of light and glare onto adjacent streets or properties. b) The height of light standards shall not exceed fifteen feet above final grade. c) Lights (except for security lighting as designed by the Police Department) shall be extinguished when not in use. <u>Conclusion:</u> With these mitigations in place, adverse effects on aesthetics resulting from this project would be reduced to a <i>less-than-significant impact</i>.				
II. AGRICULTURAL RESOURCES. Would the project:				
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. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?		✓		
<u>Discussion:</u> 2. Agricultural Resources The project site has a General Plan designation of Agriculture since adoption of the current general plan in 1993. Existing zoning and use of the site is agricultural, including vineyards, row and field crops. No Williamson Act Land Conservation Agreements exist on the project site.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<u>Standards of Significance</u> A significant impact would include: - Convert prime farmland, unique farmland or farmland of state-wide importance to non-farming land uses; - Conflict with agricultural uses, zoning designations or a Williamson Act contract; or - Otherwise convert farmland to a non-farmland use. <u>Project Impacts</u> a,c) <i>Convert prime farmland to a non-agricultural use or involve other changes that could result in conversion of farmland to a non-agricultural use?</i> LS/M. The project site is presently farmed with gourds, flowers and other crops and is designated as a portion of “prime” farmland and a portion of “other” lands as depicted on the Napa County Important Farmlands Map (2004). Other lands include brush, timber, wetlands and riparian areas, and water bodies smaller than 40 acres. Approval and construction of the proposed project would convert a portion of the site from existing farmland to a non-farm use, a private school campus, although a majority of the site would remain outside of the City’s Urban Limit Line and could remain as farmland. Although this project requires the rezoning of approximately 9 acres to Public/Quasi-Public in connection with the establishment of the St. Helena Montessori School and Nimbus Arts Center on the project site, both these educational institutions will incorporate agricultural education and agricultural activities directly into their programs, thus insuring that future generations of St. Helena residents will experience a strong connection to agriculture. Furthermore, of the 9.0 acre project area, 3.6 acres will remain open space, to be used for play fields or outdoor work and agricultural uses. In addition, the applicants propose to grant a permanent conservation easement to prohibit development of the 12 acres not used for the school and arts center. This conversion would be a <i>potentially significant</i> impact and the following measure shall be implemented to reduce this impact to a less-than-significant level: Mitigation Measure 2. Prior to issuance of a grading or building permit (whichever is first), the project applicant shall furnish proof to the St. Helena Planning Director that the approximate 13.7 portion of the project site not used for the relocated school shall be placed in a permanent agricultural easement held by the Napa Valley Land Trust or similar non-profit organization. b) <i>Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i> LS/M. Although the proposed project would not conflict with a Williamson Act Land Conservation Agreement, construction of the St. Helena Montessori School would require a zone change from agricultural zoning to the PQP zoning district. This would be <i>potentially significant</i> impact and adherence to Mitigation Measure 2 would reduce this impact to a less-than-significant level. <u>Conclusion:</u> With these mitigations in place, adverse effects on agricultural resources resulting from this project would be reduced to a <i>less-than-significant impact</i>.				
III. AIR QUALITY. [Significance criteria established by the BAAQMD may be relied upon to make the following determinations] Would the project:				
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 non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed			✓	

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
quantitative thresholds for ozone precursors)?				
d. Expose sensitive receptors to substantial pollutant concentrations?		✓		
e. Create objectionable odors or dust affecting a substantial number of people?				✓
<u>Discussion:</u> 3. Air Quality A project will normally have a significant environmental effect if it will violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The City of St. Helena is located within the greater San Francisco Bay Area air basin. The Bay Area Air Quality Management District (BAAQMD) is responsible for administering provisions of federal and State clean air requirements, which include ongoing monitoring, enforcement and policy and program development within the region. Pursuant to the BAAQMD Guidelines, total emissions that exceed the daily thresholds of significance shall be considered to have a potentially significant impact. The threshold of significance is defined as 80 lbs/day of Reactive Organic Gases (ROG), 80 lbs/day of Nitrogen Oxides (NO_x), and 80 lbs/day of Small Particulate Matter (PM₁₀). Concern for regional air quality effects are addressed by monitoring these ROG's. One of the pollutants of greatest concern is carbon monoxide, which can be elevated as a result of increased levels of traffic and congestion along streets and at intersections associated with a proposed project. <i>General Air Quality Effects</i> – The City of St. Helena has generally good air quality due to relatively light development within much of the Napa Valley and due to breezes that flow through the valley in the summer evenings when air quality within the region is at its worst; however, the greater San Francisco Bay Area air basin is located in a federally non-attainment status for 1-hour ozone and in a State non-attainment status for 1-hour ozone and particulate matter. Although the City of St. Helena is a minor contributor, it is an incremental contributor to the quality of the regional air basin. However, a comparison of the City's population to the region's population illustrates that St. Helena represents less than .001% of the total population within the region. <i>Traffic Related Emissions</i> – Projects that typically emit significant air quality emissions would be equivalent to approximately 2800 trips per day. The proposed school campus is estimated to generate 395 total daily trips and is less than the air district's threshold of regional significance, resulting in a less-than-significant impact. <i>Construction Generated Dust</i> – The project could result in temporary, short-term air quality impacts from dust generated by equipment and vehicles operating on the site during construction. This is a potentially significant impact when considering the cumulative effect on the greater San Francisco Bay Area air basin. The effects of construction activities, particularly relating to graded soils to construct the new roads, trench the utilities and set the building pads, would result in increased settling of dust on horizontal surfaces and locally elevated PM₁₀ (particulate matter) within or adjacent to the project site. Depending on weather conditions, PM₁₀ could cross the adjoining property lines and extend to the adjacent residential uses, although this does not represent an impact on a substantial number of people. Nonetheless, the actual level of emissions from construction-related impacts could vary greatly depending on a number of factors. Therefore, the BAAQMD's approach to CEQA analyses of construction impacts emphasizes implementation of effective and comprehensive control measures, rather than detailed quantification of emissions. BAAQMD guidelines establish that, if the following recommended control measures are implemented, the cumulative impact on air pollutant emissions from construction activities would be considered less-than-significant on the greater air basin. • Water all active construction areas at least twice daily. • Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard where transport of these materials occurs. • Pave, apply water, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites. • Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites. • Sweep adjacent public streets daily with water sweepers if visible soil material is carried onto streets.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
These guidelines are recommended to minimize exposure to temporary, short-term construction-related pollutants. Consistent with the afore-referenced BAAQMD guidelines, the mitigation measures listed below are proposed to ensure maintenance of air quality standards, including PM₁₀ in the atmosphere, and where implemented in this proposed project will result in a less-than-significant impact on the air quality within the region. a) <i>Would the project conflict or obstruct implementation of an air quality plan?</i> NI. The proposed project would consist of relocating the St. Helena Montessori School and Nimbus Art Center to a single campus, rather than dispersed throughout the community. The proposed project would not increase the number of residents in the community, the key factor used as the basis of the BAAQMD Clean Air Plan, so there would be <i>no impact</i> with regard to conflicts or obstruction of the regional Clean Air Plan. b) <i>Would the project violate any air quality standards?</i> LS/M. Grading of the project site could have the potential to release dust and related particulate matter into the atmosphere. Depending on wind conditions, this could be a potentially significant impact and the following measure is recommended to reduce this impact to a less-than-significant level: Mitigation Measure 3. The following measures shall be adhered to during all construction phases of the project: a) Earthmoving or other dust-producing activities shall be suspended during periods of sustained high winds, 25 mph or greater; b) Equipment and manpower for watering of all exposed or disturbed soil surfaces shall be provided at least twice daily, including weekends and holidays. An appropriate dust suppressant, added to the water before application, shall be used; c) Stockpiles of debris, soil, sand or other materials that can be blown by the wind, shall be watered or covered; d) Construction area and adjacent streets shall be swept of all mud and debris, since this material can be pulverized and later resuspended by vehicle traffic; e) A compliance officer, responsible for implementation and monitoring, shall be identified as part of the grading permit process. c) <i>Would the project result in cumulatively considerable air pollutants?</i> LS. Although proposed project would include vehicle trips to and from the site, many of these trips are already occurring in the community as part of the current dispersed school facilities. The Bay Area Air Quality Management District has established thresholds of significance for project and cumulative air quality impacts. Table 6 contained in the District's <i>CEQA Guidelines</i> (1999) identifies typical projects that trigger thresholds of air quality significance. The table shows that projects that include 320 single-family houses or 10 apartment dwellings would typically emit significant air quality emissions. This is equivalent to approximately 2800 trips per day. Since the proposed school campus is estimated to generate 395 total daily trips (see Section 15 of this Initial Study, Transportation and Circulation), less than the air district's threshold of regional significance, the proposed project is anticipated to result in <i>less-than-significant</i> project or cumulatively considerable air emissions. <i>Global Warming Issues</i> - In regard to global climate change, approval and implementation of the project would add to this condition through increased vehicle trips to and from the site; however, the impacts of this single development project cannot be determined for the following reasons. First, although the California Air Resources Board is developing standards to analyze and determine the level of significance of development projects on global climate change, such standards have not yet been adopted. Secondly, the proposed project would minimize air pollutants by consolidating existing educational facilities within St. Helena to a single campus to avoid excessive trips between such dispersed uses. There is substantial evidence that the heat-trapping properties of greenhouse gases (carbon dioxide, methane and nitrous oxide) have contributed to a warming of the Earth's temperature by about 1 degree in the past two decades. There is very strong evidence that most of the warming is due to human activities; activities that can be altered to result in a dramatic reduction in the production of these gases. Buildings that are designed to meet LEED or other green certification incorporate materials, systems and practices will lessen environmental impacts. A condition will be required that prior to issuance of building permits, the applicant shall develop a building construction plan to be approved by the Planning Director and Building Official to insure that the school structures exceed Title 24 Energy Efficiency Standards, and receives a green rating under either the LEED, Green Points Checklist, or other acknowledged				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
rating system for energy conservation and green building practices. City of St. Helena green building standards will apply if adopted by the time of building permit submittal. For these reasons, the project's contribution to global climate change is expected to be <i>less-than-significant</i>. d) <i>Expose sensitive receptors to significant pollutants?</i> LS/M. The proposed project would accommodate children, considered to be sensitive receptors, in a centralized campus on the southeast portion of St. Helena. Students on the proposed campus could be exposed to agricultural spraying during the spring months of the year, especially during outdoor activities. This would be a <i>potentially significant</i> impact. During most of the day, children would be in classrooms and would not be exposed to excessive spraying. The following measure is recommended to reduce this impact to a less-than-significant level. Mitigation Measure 4. Prior to issuance of a Certificate of Occupancy, an Outdoor Activity Safety Plan shall be prepared and approved by the St. Helena Planning Director. The Plan shall include a listing of neighboring vineyard management contacts and a request that school administrators be notified in advance of spraying or activities generating significant amounts of dust. School outdoor activities shall be limited during these times. The school should give a disclosure to the families and be responsible for finding out the spraying schedules. Neither the City nor the adjoining vineyard managers shall be responsible. The city has adopted a right to farm provision for all zoning districts. In the Public and Quasi Public District it is found in Section 17.68.060, Other standards and requirements. 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 properties in the district or in the vicinity of the district. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes. e) <i>Create objectionable odors?</i> NI. The proposed project would not involve industrial operations or similar uses or processes that would generate objectionable odors so <i>no impact</i> would result. Conclusion: With these mitigations in place, adverse effects on air quality resulting from this project would be reduced to a <i>less-than-significant impact</i>.				
IV. BIOLOGICAL RESOURCES. <i>Would the proposal result in:</i>				
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 Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?			✓	
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the CDFG or USFWS?				✓
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, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native				✓

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
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?				✓
<u>Discussion:</u> 4. Biological Resources (Note: This section of the Initial Study is based on a preliminary Biological Assessment of the site prepared by the firm of Kjeldsen Biological Consulting Environmental Consultants in May 2007. This report is available for review at the St. Helena Planning Department during normal business hours). The project site consists of an existing vineyard, ruderal (weedy) grasslands, a riparian corridor along the westerly bank of the Napa River and introduced landscaping adjacent to the single family dwelling on the site. These are described below: (1) <u>Ruderal/Pastoral Grassland</u>. Ruderal and pastoral grasslands are associated with the decades of agriculture in this portion of Napa County and the concurrent introduction of non-native plants. The predominant species on the site are non-native naturalized species. (2) <u>Vineyard</u>. Grape plantings are the dominant land use on the project site. (3) <u>Riparian Corridor</u>. The westerly bank of the Napa River through the site is characterized by willow, maple, poplar and similar trees and shrubs typical of a wetter habitat. (4) <u>Urban landscape</u>. Introduced plant species are found near the dwelling on the site. <i>Special status species</i> The term “special-status” means that plants or wildlife have protection under the federal and state endangered species acts or have received other protection from local, state or federal biological resource protection agencies or organizations. - California Native Plant Society List of Special-Status Plants for the Yountville Quad and Surrounding Quads (March 6, 2007); - California Department of Fish & Game California Natural Diversity data base (January 2, 2007); - California Department of Fish & Game List of Special-Status Species for the Yountville Quad (March 6, 2007). According to the Biological Assessment, there are no special-species plants or special-status wildlife located on or near the project site. <i>Wetlands and riparian habitat</i> The easterly boundary of the project site is the westerly boundary of the Napa River. The Napa River and associated bank is considered a wetland and contains riparian habitat. Project Impacts a) <i>Have a substantial adverse impact on a candidate, sensitive, or special-status species?</i> LS. Based on a field inspection of the project site by qualified biologists, there is a low probability of encountering special-status species on the site. The primary reason is lack of biological resources on the site resulting in a lack of suitable habitat for such species, generally a result of on-going agricultural operations. A <i>less-than-significant</i> impact is therefore expected. b, c) <i>Have a substantial adverse impact on riparian habitat or federally protected wetlands?</i> NI. Although the Napa River and the associated river bank forms the easterly boundary of the project site, a substantial open space setback would be reserved from any on-site construction and the riverbank, so <i>no impacts</i> would result with regard to wetlands or riparian habitat.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
d) <i>Interfere with movement of native fish or wildlife species?</i> NI. The proposed school campus would be constructed on the westerly portion of the Site. The easterly portion of the Site would remain unfenced and in agricultural production. Existing wildlife and fish migration along the westerly bank of the Napa River would not be affected and <i>no impact</i> would result in regard to restricting movement of fish or wildlife species. e) <i>Conflict with local policies or ordinances protecting biological resources?</i> NI. No major or heritage trees would be lost in order to implement the proposed project and <i>no impacts</i> would result with regard to this topic. f) <i>Conflict with any adopted Habitat Conservation Plans or Natural Community Conservation Plans?</i> NI. The site is not located within the boundaries of any Habitat Conservation Plan or Natural Community Conservation Plan. <i>No impacts</i> would therefore result with regard to this topic. <u>Conclusion:</u> The proposed project would have a <i>less-than-significant impact</i> on biological resources, and therefore no mitigations are required.				
V. CULTURAL RESOURCES. <i>Would the project:</i>				
a. Cause a substantial adverse change in the significance of an historical resource as defined in Sec.15064.5?		✓		
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Sec. 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?		✓		
<u>Discussion:</u> 5. Cultural Resources (Note: This section of the Initial Study is based on a reconnaissance of the site by Pacific Legacy, Inc. and Juliana Inman, AIA.) The Project site is located within an identified archeological site (CA-NAP-159). This site encompasses not only the Montessori site, but also the Napa Valley College site north of the proposed school site. A large number of archeological artifacts have been discovered at the Napa Valley College campus, including three burials, two hearths and over 46,000 other cultural items. Based on subsurface investigations of the proposed Montessori site a total of 15 cultural items were found. Consisting primarily of flaked stone items and one cut nail shank. No human remains were discovered. The Pacific Legacy report notes that the site lacks some of the hallmark features of the other, northerly portions of site CA-NAP-159. Specifically, no midden soils were found, few prehistoric artifacts were found and no human remains were encountered. Cultural artifacts recovered on the site lacked the diversity seen in other portions of the larger archeological site. The report notes that the presence of cultural artifacts on the school site may be a result of diffusion of artifacts onto the property caused by vineyard plantings and on-going maintenance, such as discing. Although the overall site CA-NAP-159 may be eligible for the NRHP and CRHR, the Montessori school site does not appear to qualify as eligible for listing on the CRHR list. The existing house and the barn on the property are over 50 years old and neither is included in the current St. Helena Historic Resources Inventory. Photographs of the buildings are attached as Exhibit "C". Historic resources that are not listed or determined eligible for the National Register of Historic Places or the California Historic Landmarks program must satisfy all				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
of the following criteria of significance to be eligible for the California Register: Standards of Significance The project would have a significant impact if one or more of the following were to occur: • Eliminate important examples of major periods of California history or prehistory; • Disrupt, alter, or adversely affect a prehistoric or historic archeological site or a property; • Result in an adverse physical or aesthetic change to a prehistoric or historic building, structure or object; • Potentially cause a physical change that would affect unique ethnic cultural values; or • Have the potential to cause damage to an important archeological resource as defined in Section 15064.5 of the CEQA Guidelines, as follows: * Is associated with an event or person of recognized significance in California or American history, or recognized scientific importance in prehistory; * Can provide useful information which is both of demonstrable public interest and useful in addressing consequential and reasonable or archeological research questions; * Has a special or particular quality such as oldest, best example, largest or last surviving example of its kind; * Is at least 100 years old and possesses substantial stratigraphic integrity; and * Involves important research questions that historical research has shown can be answered only with archeological methods. Project Impacts a) <i>Cause substantial adverse change to significant historic resources?</i> LS/M. An older dwelling and outbuildings exist on the southwest corner of the site. The structure as well as various outbuildings on the site are fifty or more years old and could qualify as an historic structure; however, the structure is not included in the <i>Historic Resources Inventory</i>, prepared on behalf of the City by Page & Turnbull in August 2006. Pursuant to the report and site visits of Juliana Inman, AIA, neither of the buildings on the subject site retains integrity and neither is recommended for inclusion in the St. Helena Historical Resources Inventory. Dwelling #1 is a simple vernacular side gable farm house with horizontal lap wood siding that has been extensively altered. The porch has fallen off, and only some flooring fragments remain. The roof of the house appears to have failed, and water has been entering the house for a number of years and some windows are boarded over. The barn appears to have been build in the early twentieth century and is a gable-end form. The first floor appears at first examination to be masonry that has been stuccoed over, with a wood frame second floor above. The second floor of the building has been sided-over with plywood. Gable end loft doors have been removed and the whole structure has been converted to several dwelling units. Additional wood framing has been added to the interior of the second floor, and windows and doors punched as needed to provide access and ventilation. Due to alterations and condition, the dwelling and the barn no longer retain integrity of design, workmanship, materials feeling and association (See Exhibit "C"). The property as a whole is not eligible for the California or National Register based on the criteria listed above. The development plan for the relocated school would require that the dwelling and other structures be removed to accommodate the proposed school facility. Removal of this structure, if historically significant, could result in a <i>potentially significant</i> impact. The following measure is recommended to reduce this impact to a less-than-significant impact. Mitigation Measure 5. A Demolition Permit is required pursuant to Zoning Ordinance Section 17.164.050(E). 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 findings that, based on the public record and testimony presented at a public hearing, the building(s) is determined not to be a significant architectural or historical building, and that the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood. b) <i>Cause a substantial change in the significance of an archeological resource?</i> LS/M. Although no significant archeological resources have been found to date as a result of surface and limited subsurface investigation by Pacific Legacy, grading and trenching to create the proposed school campus may uncover undocumented archeological resources. If this were to occur, it would be a <i>potentially significant impact</i>. The following measure is recommended by Pacific Legacy staff to reduce this impact to a less-than-significant level.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
Mitigation Measure 6. The following measures shall be completed prior to site grading. a) Backhoe trenching shall be completed within portions of the site proposed to be disturbed for building or infrastructure purposes. In areas of identified archaeological sensitivity, trenching shall be under the supervision of a certified archeologist and a culturally affiliated Native American. b) Construction workers shall be trained to recognize cultural artifacts that could be uncovered during site construction. Training shall be provided by a qualified archeologist and in consultation with culturally affiliated Native Americans. c) Pursuant to CEQA Guidelines, 15064.5 (e), in the event of the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site until (A) The coroner of the county in which the remains are discovered must be contacted to determine that no investigation of the cause of death is required, and (B) If the coroner determines the remains to be Native American: (1) The coroner shall contact the Native American Heritage Commission (NAHC) within 24 hours; (2) The NAHC shall identify the person(s) it believes to be the most likely descended from the deceased Native American; and (3) The most likely descendent may make recommendations to the landowner or person responsible for the excavation work, for means of treating or disposing of, with appropriate dignity, the human remains and any association grave goods as provided in Public Resources Code Section 5097.98 d) 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 (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. c) <i>Directly or indirectly destroy a unique paleontological resource or unique geological feature?</i> LS/M. There could be <i>potentially significant</i> impacts with regard to damage or destruction of unrecorded or undocumented paleontological impacts. This would be a potentially significant impact and adherence to Mitigation Measure 7 will reduce this impact to a less-than-significant level. d) <i>Disturb any human remains, including those interred outside of a formal cemetery?</i> LS/M. Although no formal cemeteries have been identified in either the archeological or architectural historical resources survey, there is a potential for disturbing unrecorded and/or unsurveyed human remains. This would be a potentially significant impact and would be reduced to a less-than-significant impact with adherence to Mitigation Measure 7, so <i>no impacts</i> would result. <u>Conclusion:</u> With these mitigation measures in place, adverse effects on cultural resources resulting from this project would be reduced to a less-than-significant impact.				
VI. GEOLOGY AND SOILS. Would the project:				
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 Special Pub. 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		✓		

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
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 18-1B 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 wastewater disposal systems where sewers are not available for the disposal of wastewater?			✓	
<u>Discussion:</u> 6. Geology and Soils (This section of the Initial Study is based on a Geotechnical Study Report prepared for the project site by RGH Consultants, Inc. dated June 6, 2007.) <i>Soil types</i> The soils and geotechnical report for this site notes that the site is underlain by alluvial fan deposits composed of moderately sorted fine sands and silts, with gravels found toward the Napa River. Soil types on the western two-thirds of the site (approximately) have been classified as Bale series and the remaining approximately easterly one-third as Yolo. The Bale series is comprised of somewhat poorly drained soils on nearly level alluvial fans and flood plains, whereas, the Yolo series is characterized by well drained soils on alluvial fans formed by recent alluvium. <i>Faults</i> Based on a site observation by the geotechnical firm, no faults were observed on the site. Previous geotechnical analyses of the St. Helena area indicate the site is not located within an Earthquake Fault Zone (formerly an Alquist Priolo Zone). However, the project site does lie in an area affected by strong seismic activity. The nearest active faults to the City of St. Helena include the West Napa Fault, located approximately 8 miles to the southeast of the community, the Healdsburg-Rogers Creek Fault, approximately 13 miles west of the city, the Green Valley Fault, approximately 18 miles west of the City. <i>Liquefaction</i> Liquefaction is a rapid loss of shear strength experiences in saturated soils below the groundwater level during a seismic even due to an increase in water pressure. The result of liquefaction is moderate to severe damage to buildings, paved areas and utilities. Based on an analysis of site soils, the soils and geotechnical report concludes that the site has a low potential for liquefaction. <i>Landslides</i> The portion of the project site proposed for the school campus is flat and no recent or historic landsliding exists in this area. The westerly edge of the site contains a steep slope from the site grade down to the Napa River. Standards of Significance The following standards of significance are used to assess potential environmental impacts related to geological, landform and topographic issues of the proposed project: • Exposure of people and property to the risk of harm from geological hazards and/or soil or seismic conditions; • Location of the project site in an Earthquake Safety Zone (formerly Alquist-Priolo Seismic Study Zone), an active fault or an area characterized by surface rupture that could be related to fault activity; • Increases over present levels of soil erosion. <u>Project Impacts</u> a) <i>Expose people or structures to potential substantial adverse impacts, including loss, injury or death related to ground rupture, seismic ground shaking, ground failure, or landslides?</i> LS. Although the site and related school improvements would be subject to moderate to severe ground shaking as a result of seismic activity on nearby faults,				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
this impact would be <i>less-than-significant</i> since the two schools will be required to comply with the most recent seismic safety standards included in the California Building Code.				
b) <i>Is the site subject to substantial erosion and/or the loss of topsoil?</i> LS/M. The project would include grading of the westerly portion of the site to accommodate the parking lot, drive areas, buildings, underground utilities and related facilities. Portions of the easterly portion of the site would also be excavated and graded to install the proposed septic system and leach field. Grading operations could result in erosion of graded material off of the site and into the Napa River immediately to the east, thus causing degradation of surface water quality. Such erosion would be a potentially significant impact and the following measure is required to reduce this impact to a less-than-significant level. Mitigation Measure 7. Prior to issuance of a grading permit, the project applicant shall submit an erosion control plan for approval by the St. Helena Public Works Department. The plan shall be consistent with the City's NPDES permit and shall contain specific methods to ensure that erosion of graded areas of the site will not significantly impact the Napa River or other watercourses in the City. Project plans include construction of a storm drain infiltration basin along the northerly portion of the site to intercept stormwater runoff from the site and filter pollutants prior to discharge into the Napa River.				
c-d) <i>Is the site located on soil that is unstable or expansive or result in potential lateral spreading, liquefaction, landslide or collapse?</i> LS/M. Soils underlying the Project site have been identified in the RGH geotechnical study as having the potential for containing weak, porous soils that could lose strength under structural loads, such as buildings or paved parking lots that could result in damage to proposed buildings or other site improvements, This would be a <i>potentially significant</i> impact. The following measure is recommended to reduce this impact to a less-than-significant level. Mitigation Measure 8. Site-specific recommendations included in the RGH report dealing with adequate soil preparation prior to development, use of appropriate building foundation designs and other techniques shall be incorporated into building construction plans and specifications to ensure that any soil related hazards are reduced to a less-than-significant level.				
e) <i>Have soils incapable of supporting on-site septic tanks if sewers are not available?</i> LS. As a normal and customary part of the development process, the applicant will be required to obtain necessary permits from the Napa County Environmental Health Department to ensure that treated effluent can be safely infiltrated into local soils. If soil conditions do not meet local standards, the project would be required to connect to the City's wastewater treatment system. This is anticipated to be a <i>less-than-significant</i> impact. <u>Conclusion:</u> With the mitigations in place, the effect on geology and soils is reduced to a <i>less-than-significant impact</i>.				
VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routing, 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 which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
e. For a project located within an airport land use plan, 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 wild land fires, including where wild lands are adjacent to urbanized areas or where residences are intermixed with wild lands?			✓	

Discussion:

7. Hazards and Hazardous Materials

The project site is largely vacant, although there is an existing older vacant single family dwelling. Major portions of the site are currently and have been historically used for agricultural production.

Standards of Significance

The proposed project would be considered to result in a potentially significant impact if it would:

- Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials;
- Release hazardous materials into the environment;
- Be located on a previously identified hazardous materials site;
- Block or hamper an emergency evacuation route;
- Conflict with any airport safety zones as defined by the County Airport Land Use Commission; or
- Expose people or structures to significant wildfire hazard.

Project Impacts

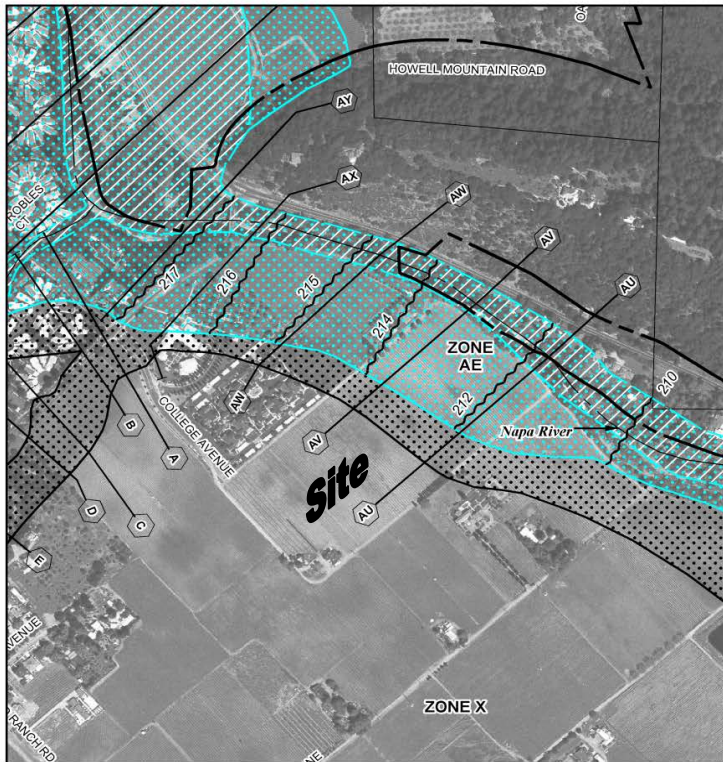
- a) *Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?* NI. The proposed project includes development and operation of a private school. Although amounts of paints, solvents, lawn and garden chemicals would be stored on the site, such substances would be limited and normal and customary for this type of land use. No manufacturing, processing or other operations that would use, store or transport significant quantities of hazardous waste would occur and there would be *no impact* related to significant hazard to the public due to the release, transport or disposal of hazardous material.
- 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?* LS/M. The project site is currently actively farmed as a vineyard. It is likely that current and historic agricultural uses have used herbicides, sprays and other chemicals as part of on-going operations. Grading and trenching of the site could release chemicals into the atmosphere and would have a *potentially significant* impact on students, staff and visitors to the site as well as on residents and visitors of adjoining properties. The following measure shall be implemented to reduce this impact to a less-than -significant level:

Mitigation Measure 9. Prior to commencement of grading operations on the site, the following shall be completed to the satisfaction of the St. Helena Planning Director:

- A soil testing program shall be developed and implemented by a qualified consultant to determine the presence or absence of agricultural chemicals or other potentially hazardous materials in the soil;
- If chemicals or other substances are identified that exceed recognized local, state or federal standards, a remediation program shall be developed and completed prior to any grading or trenching. The site remediation program shall be approved by the St. Helena Planning Director;
- Necessary permits shall be obtained from the Napa County Environmental Health Department or other agency with

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
jurisdiction over the type of contaminants identified on the site; d) The site remediation program, if required, shall contain worker safety programs; e) A Phase I Environmental Site Assessment shall be completed by a qualified consultant to identify the possibility of underground storage tanks or any other potential sources of significant contamination on the site. f) In the event of a hazardous spill both the City's Fire Department and the State Office of Emergency Service (OES) shall be contacted. c) <i>Emit hazardous materials or handle hazardous materials or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i> LS/M. The project site would contain a school and, as identified in subsection "b," above, there is a possibility of release of potentially significant substances due to historic and on-going agricultural operations on the site. This would be a <i>potentially significant</i> impact. Adherence to Mitigation Measure 10, above, would reduce this impact to a less-than-significant level. d) <i>Is the site listed as a hazardous materials site?</i> NI. The project site is not listed on the Cortese list of hazardous sites as of March 5, 2008, so <i>no impact</i> would result with regard to this topic. e,f) <i>Is the site located within an airport land use plan of a public airport or private airstrip?</i> NI. The project site is not located near any public or private airport or airstrip. <i>No impacts</i> are therefore anticipated regarding airport safety issues. g) <i>Interference with an emergency evacuation plan?</i> NI. The proposed project would not involve any change to existing roads or development patterns. Therefore, <i>no impacts</i> are anticipated with regard to interference with emergency evacuation plans. h) <i>Expose people and structures to a significant risk of loss, injury or death involving wildland fires or where residences are intermixed with wildlands?</i> LS. The project site and surrounding properties to the west and south are vineyards. The project will be required to comply with St. Helena Fire Department requirements for fire safety so that <i>less-than-significant</i> impacts are anticipated. <u>Conclusion:</u> With the mitigations in place, the effect resulting from hazards or hazardous materials is reduced to a <i>less-than-significant impact</i>.				
VIII. HYDROLOGY AND WATER QUALITY. Would the project:				
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 of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			✓	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, 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 which would exceed the capacity of existing or planned storm water drainage systems		✓		

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
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 which 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?				✓
<u>Discussion:</u> 8. Hydrology and Water Quality <i>Drainage Conditions</i> The nearest local surface body of water is the Napa River, a major north-south water course that drains a large portion of Napa County, including the City of St. Helena and that ultimately flows into San Francisco Bay. Storm drainage flows generated from the project site would be directed to a stormwater infiltration basin located along the northerly portion of the site. The basin is intended to filter solid waste material and other contaminants from the storm drain flow prior to ultimate disposal into the Napa River. Smaller vegetated infiltration basins would be located within the parking lot area to remove oils, grease, hydrocarbons and other materials from the paved parking lot surface. The basin would also serve a detention function to attenuate peak flows from the site into the Napa River. The existing storm drain outfall in the Napa River would be used to dispose of existing and new stormwater from the site. To insure that there are no significant off-site impacts, the applicant will provide a hydrology and hydraulic analysis confirming that the amount of additional stormwater runoff leaving the project site can be accommodated by existing and planned stormwater drainage facilities for review and approval by the St. Helena Public Works Director (Mitigation Measure 14) In addition, the proposed campus is being designed to meet LEED Gold or Silver certification, a designation which is recognized by the U.S. Green Building Council as one of the most environmentally responsible forms of development. Among the many aspects of the project that will minimize the impact on the environment are: • Permeable parking that permits percolation of rainwater • A storm water management plan that incorporates permeable surfaces, vegetated swales, rainwater collection and a detention basin • Integrated curriculum that teaches students about the benefits of “green” building <i>Surface Water Quality</i> The City of St. Helena reviews all development proposals to ensure Best Management Practices (BMPs) are incorporated into construction and post-construction phases of projects to ensure stormwater pollution is reduced to a less-than-significant level. <i>Flooding</i> A portion of the project site lies within the 100-year flood hazard area (Zone AE) as mapped by the Federal Emergency Management Agency (FEMA). See FEMA Map below. Zone AE is in the Special Flood Hazard Area and is subject to flooding by the 1% annual chance flood. No building development will occur in the 100-year flood hazard area. A portion of the site is in Zone X, which is not within the Special Flood Hazard Area and is an area of 0.2 annual chance of flooding. Pursuant to Municipal Code Section 15.52.150(C)(1)(a) Elevation and Floodproofing, new construction shall have the lowest floor, including basement, elevated to eighteen (18) inches above the Base Flood Elevation (BFE) and shall be certified by a registered civil engineer or land surveyor (Mitigation Measure 15). The BFE is the water-surface elevation of the 1% annual chance flood. The BFE’s published in the Flood Insurance Study set the level for flood protection purposes. The maps are a graphic portrayal of that information. The subject site is mapped at a water-surface elevation from 212 to 214 feet and Montessori School shall be required to raise finish floor elevations 18 inches				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact												
above the BFE of 214 to meet the City of St. Helena’s Flood Damage Prevention Ordinance for standards of construction. Alternatively, if the applicant proposes to raise the site by bringing in fill, analysis shall be required to verify that there will be no impact from the fill or cause flooding off-site.																
Since FEMA usually does not have detailed topographic mapping to use in preparing the flood maps, the flood boundaries are interpolated between cross sections using whatever topographical information is available. This can result in inaccuracies in drawing the boundaries on the map.																
 NATIONAL FLOOD INSURANCE PROGRAM PANEL 0264E FIRM FLOOD INSURANCE RATE MAP NAPA COUNTY, CALIFORNIA AND INCORPORATED AREAS PANEL 264 OF 650 (SEE MAP INDEX FOR FIRM PANEL LAYOUT) CONTAINS: <table><tr><th>COMMUNITY</th><th>NUMBER</th><th>PANEL</th><th>SUFFIX</th></tr><tr><td>NAPA COUNTY</td><td>060505</td><td>0264</td><td></td></tr><tr><td>ST. HELENA, CITY OF</td><td>060208</td><td>0264</td><td>E</td></tr></table> Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community. MAP NUMBER 06055C0264E EFFECTIVE DATE SEPTEMBER 26, 2008 Federal Emergency Management Agency This is an official copy of a portion of the above referenced flood map. It was extracted using FIRM OnLine. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov					COMMUNITY	NUMBER	PANEL	SUFFIX	NAPA COUNTY	060505	0264		ST. HELENA, CITY OF	060208	0264	E
COMMUNITY	NUMBER	PANEL	SUFFIX													
NAPA COUNTY	060505	0264														
ST. HELENA, CITY OF	060208	0264	E													
The BFE in relation to the actual ground elevation sets the floodplain limits for regulatory purposes. When ground surveys show that a development site is above the BFE, the data shall be recorded and the permit may be issued. Then, if the developer or owner wants the property removed from the Special Flood Hazard Area (SFHA) designation, he or she can request a Letter of Map Amendment. Conversely, if site surveys show that areas considered outside the 100-year floodplain on published maps are in fact below the BFE, protection of new buildings to the BFE shall be required. Even though a site may be technically outside the mapped SFHA, flood damage prevention requirements shall be complied with (Mitigation Measure 15). Standards of Significance A project would have a significant impact on hydrology, drainage, water quality or flooding if it would: • Violate water quality or waste discharge standards; • Cause a significant depletion of groundwater resources or substantial interference with groundwater recharge areas;																

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
• Cause a significant alteration in existing drainage patterns, including watercourse directions; • Exceed the capacity of existing or planned drainage facilities; • Result in significant increases in water borne erosion or siltation; • Expose people and/or structures to new or increased flooding hazards; • Result in a loss of flood carrying capacities within downstream storm drain facilities and receiving waters; • Result in a substantial degradation of surface water quality; • Place structures in an area that is subject to inundation due to levee or dam failure or seiche or tsunamis.				
<u>Project Impacts</u>				
a) <i>Violate any water quality standards or waste discharge requirements?</i> LS/M. Approval of the requested project would have the potential to violate surface water quality through erosion of graded materials off the Project site. This would be a <i>potentially significant</i> impact. Adherence to Mitigation Measure 8 will require the project applicant prepare and implement an erosion control plan for the project to minimize soil erosion onto adjacent streets, properties and the Napa River.				
b) <i>Substantially deplete groundwater recharge areas or lowering of water table?</i> LS/M. No City water is anticipated to be used to supply domestic and irrigation water for the proposed Project. An existing agricultural well will remain in service on the site to provide water for irrigation during spring, summer and fall months. A second well is proposed to be drilled on the site for domestic, potable water. The second well would operate year around and, depending on the amount of water required, could result in a <i>potentially significant</i> impact in terms of lowering the water table near the project site and impacting existing wells on surrounding properties. The current sprinkler irrigation system used by the existing vineyard for both irrigation and frost protection will be replaced by a much more efficient sensor-drip system, resulting in significant reduction in water demand for the vineyard. Those savings will offset the new water uses resulting from the project. The following measures are recommended to reduce this impact to a less-than-significant level: Mitigation Measure 10. Prior to issuance of a building permit, the project applicant shall obtain a well drilling permit from Napa County Environmental Health Department. As a part of the well permit process, the applicants shall provide a Phase I water supply analysis as well as other, more detailed water availability analysis, if recommended by the Phase I analysis. Mitigation Measure 11. Prior to issuance of a building permit, the project applicant shall submit an irrigation plan for the existing vineyard to be approved by the Planning Director that replaces the current sprinkler irrigation system with a more efficient sensor-drip system.				
c) <i>Substantially alter drainage patterns, including streambed courses such that substantial siltation or erosion would occur?</i> LS. The general direction of drainage would not be significantly changed from existing, pre-project conditions. Stormwater runoff would be directed towards the east, towards the Napa River. Although the amount of stormwater runoff would increase from the site, since more impervious surfaces would be created, project plans include a linear infiltration basin along the northerly property line that would reduce the amount of erosion from the site reaching the Napa River. In addition, the proposed campus is being designed to meet LEED Gold or Silver certification, a designation which is recognized by the U.S. Green Building Council as one of the most environmentally responsible forms of development. Among the many aspects of the project that will minimize the impact on the environment and reduce siltation or erosion include: permeable parking that permits percolation of rainwater and a storm water management plan that incorporates permeable surfaces, vegetated swales, rainwater collection and a detention basin. The project applicant will also be required to prepare and implement an erosion control plan for the project. In addition, if the applicant proposes to raise the site by bringing in fill, analysis shall be required to verify that there will be no impact from the fill or cause flooding off-site. (See Mitigation Measures 8, 13, and 15). Therefore, impacts related to altered drainage patterns and erosion would be <i>less-than-significant</i>.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
Mitigation Measure 12. The Project applicant shall submit building design plans with the LEED Gold or Silver specifications and checklist for compliance with requirements. Compliance shall be approved by the City of St. Helena Building Inspector prior to issuance of any grading or building permits.				
d) <i>Substantially alter drainage patterns or result in flooding, either on or off the project site?</i> LS/M. The proposed Project would increase the amount of stormwater leaving the site and could result in off-site flooding if downstream drainage facilities are not appropriately sized to accommodate such increased flows. This would be a <i>potentially significant</i> impact and adherence to Mitigation Measure 8, 13 and 14 will reduce this impact to a less-than-significant level.				
Mitigation Measure 13. The Project applicant shall provide a hydrology and hydraulic analysis confirming that the amount of additional stormwater runoff leaving the proposed campus site can be accommodated by existing and planned downstream drainage facilities. Such analysis shall be approved by the St. Helena Public Works Director prior to issuance of any grading or building permits.				
Mitigation Measure 14. The Project applicant shall submit plans for new construction that shall depict the lowest floor, including basement, elevated to eighteen (18) inches above the base flood elevation of 214 feet, unless modified by the City Engineer. Such analysis shall be approved by the St. Helena Public Works Director prior to issuance of any grading or building permits. Upon completion of the structure, the elevation of the lowest floor shall be certified by a registered civil engineer or land surveyor to be properly elevated. Such certification shall be provided to the St. Helena Public Works Director prior to occupancy.				
e) <i>Create stormwater runoff that would exceed the capacity of drainage systems or add substantial amounts of polluted runoff?</i> LS/M. The increased amount of impervious surface on the project site could significantly increase the amount of stormwater flow off of the project site. This increase could exceed the capacity of downstream drainage facilities to safely accommodate stormwater, and could result in a <i>potentially significant impact</i> as discussed in sections “c” & “d,” above. Adherence to Mitigation Measure 8, 13 and 14 will reduce this impact to a less-than-significant level.				
f) <i>Substantially degrade water quality?</i> LS/M. The proposed Project has the potential to degrade the quality of water in the adjacent Napa River that would be a <i>potentially significant</i> impact. Project plans include an infiltration basin that should cleanse stormwater and irrigation water runoff in the post-construction period and adherence to Mitigation Measure 8 and 14 that requires adherence to an erosion control plan during construction, will reduce this impact to a less-than-significant level.				
Mitigation Measure 15. (a) The applicant shall ensure that no construction materials (e.g., concrete, paint, sediment) 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 entering into the storm water drainage system. (b) 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. All spills shall be brought to the attention of the Public Works Department. (c) 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 waters of the state. The applicant shall pay for any required cleanup, testing and City administrative costs resulting from consequence of construction materials into the storm water drainage system. (d) The applicant shall meet the requirements of the City of St. Helena’s construction and post-construction standards and comply with all applicable state and federal laws. (e) The applicant shall mark all new drain inlets with permanent markings, which state “No Dumping—Flows to River.” This work shall be shown on improvement plans. (f) 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 quality. The site shall be cleaned daily and such materials shall be properly placed in				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
dumpsters or removed from the project site and placed in a licensed landfill facility. (g) The collection of materials, such as construction debris and dirt, within the public right-of-ways adjacent to the site shall be prohibited. (h) 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. (i) Drainage shall be designed as required by adopted City standards and shall not impede any natural existing drainage from or substantially change drainage to adjacent parcels. (j) No materials shall be stored within the area delineated as the 100-year floodplain. g) <i>Place housing within a 100-year flood hazard area as mapped by a Flood Insurance Rate Map?</i> NI. No new housing would be constructed as part of this project, so there would be <i>no impact</i> with regarding to placement of housing within a 100-year floodplain. h,i) <i>Place within a 100-year flood hazard boundary structures that impeded or redirect flood flow, including dam failures?</i> NI. <i>No impacts</i> are anticipated with regard to impedance of flood waters or flows since no structures are proposed within a floodplain or floodway. (Pending verification of the Project Engineer.) j) <i>Result in inundation by seiche, tsunami or mudflows?</i> NI. The building site lies outside of a 100-year flood hazard area, so <i>no impacts</i> would result with regard to this topic. <u>Conclusion:</u> The project would have a <i>less-than-significant impact</i> on hydrology and water if the mitigation measures listed above are implemented.				
IX. LAND USE AND PLANNING. <i>Would the project:</i>				
a. Physically divide an established community?				✓
b. Conflict with any applicable land use plan, policy, or resolution 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?				✓
<u>Discussion:</u> 9. Land Use and Planning <i>Existing land uses</i> The project site includes an older single family dwelling, associated outbuildings and a vineyard. Surrounding land uses include vineyards to the south and west, the Napa River to the east and multi-family dwellings and City lands to the north. <i>Regulatory framework</i> The applicant has requested a number of land use regulatory changes to ensure that the proposed project would be consistent with the City of St. Helena General Plan, the Zoning Ordinance and other regulatory documents. These requests are detailed in the project description of this Initial Study. <u>Standards of Significance</u> A land use impact would be significant if it: • Would be incompatible with on-site and/or adjacent land uses, causing the potential for a substantial adverse change in the types or intensity of existing land use patterns; • Would not be consistent with adopted land use policies, or would require a change in such policies in order to achieve consistency; • Would disrupt or divide the physical arrangement of an established community; or • Would conflict with the provisions of any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<u>Project Impacts</u> a) <i>Physically divide an established community?</i> NI. The project site is at the terminus of College Avenue and adjacent to the Napa River. Development of the proposed project would therefore not divide any existing communities in this portion of St. Helena and there would be no impact with regard to this topic. b) <i>Conflict with any applicable land use plan, policy or regulation?</i> LS. The applicant has requested changes to applicable land use plans, policies and regulations to ensure the proposed campus facility would lie inside the City's Urban Limit Line. Other portions of the site, where no change to the vineyard use is proposed, would be consistent with existing land use regulations. The project applications include a request for General Plan Amendment to revise the Urban Limit Line (ULL) so as to include 9.0 acres of the property west of the 100-year Floodplain and a request for a rezone of 9.0 acres within the ULL to Public/Quasi-Public, with the eastern 11.66 acres to remain A-20: Twenty Acre Agriculture. If this application is approved, it will be the first time since the adoption of the General Plan in 1993 that the Urban Limit Line has been expanded to encompass land that is designated Agriculture in the General Plan. Additionally, this is only the second time that there has been a request to apply the PQP: Public and Quasi Public zoning on land that is designated Agriculture in the General Plan and the first time that a property that is large enough to be farmed and contains existing vineyard, has requested to be rezoned to PQP. (The other request was for the 2.61 acre CIA property on Pratt Ave.) The project will result in the loss of approximately 7 acres of vineyard. The project could set a precedent for the replacement of actively farmed land with PQP uses (public and private schools, churches, cemeteries). <u>Urban Limit Line</u> The City of St. Helena Urban Limit Line (ULL) defines the Urban Service Area. The purpose of the Urban Service Area is to define where urban development should occur. The General Plan includes the following guiding policies: <u>Guiding Policies</u> 2.6.2 New development should be required to occur in a logical and orderly manner within well-defined boundaries, and be consistent with the ability to provide urban services. 2.6.2 Urban development shall be allowed to occur only within the Urban Service Area during the time frame of the General Plan. 2.6.3 Urban services such as sewer, water, and storm drainage will only be extended to development within the Urban Service Area. Exceptions will be permitted when undue hardship can be demonstrated, and proposed improvements are not found to be growth inducing. 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. 2.6.5 Encourage the continuation of agricultural and low-intensity uses adjacent to the Urban Limit Line. <u>Rezoning</u> The Agriculture General Plan description states that "The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses". Therefore the rezoning of the property to PQP will be consistent with the Agriculture General Plan designation. The PQP zoning regulations require all public and quasi-public uses in the PQP district to obtain use permit approval, and public hearing and review. The PQP regulations state that development standards are also to be established during the public review process. These regulations will help guarantee that inappropriate rezoning of land to PQP or uses that result in significant loss of agricultural land can be avoided through public hearings, CEQA mitigation and conditional use permits. Chapter 17.68 of the St. Helena Zoning Code guides the orderly development of property in the PQP District. Section 17.68.010, Purpose, clearly states, in part, that the purpose of the PQP District is to provide for public and private schools. Subsection D allows "Other similar uses found consistent with the General Plan and the PQP District."				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
Section 17.68.020 B, Conditional uses, allows private schools subject to the approval of a use permit. Section 17.68.040 C, allows "Other uses and structures which are customarily incidental and clearly subordinate to conditional uses" pursuant to Chapter 17.08. This is anticipated to be a <i>less-than-significant</i> impact. c) <i>Conflict with a habitat conservation plan or natural community conservation plan?</i> NI. No such plan has been adopted within the City of St. Helena. There would therefore be <i>no impact</i> to a habitat conservation plan or natural community conservation plan for the proposed project. <u>Conclusion:</u> The proposed project would have a <i>less-than-significant impact</i> on land use and planning related issues, and therefore no mitigations are required.				
X. MINERAL RESOURCES. Would the project:				
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?				✓
<u>Discussion:</u> 10. Mineral Resources No known mineral resources are located at the project site. a, b) Result in the loss of availability of regionally or locally significant mineral resources? NI. No locally-important mineral resources are located on the site or delineated in any relevant plan, so no impacts would occur. <u>Conclusion:</u> The proposed project will result in <i>no impact</i> on mineral resources, and therefore no mitigations are required.				
XI. NOISE. Would the project result in:				
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 ground borne vibration or ground borne 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, 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?				✓
<u>Discussion:</u> 11. Noise (Note: This portion of the Initial Study is based on a project-specific acoustic analysis prepared by Rosen, Goldberg Der & Lewitz, Inc., dated June 3, 2008). The City defines "noise" as a sound or series of sounds that are intrusive, irritating, objectionable and/or disruptive to daily life. Noise is primarily a concern with regard to noise sensitive land uses such as residences, schools, churches and hospitals. Although noise is controlled around commercial, industrial and recreation uses, community noise levels rarely exceed				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact																																													
maximum recommended levels for these uses. <i>Existing noise conditions</i> Noise measurements were made on and around the project site to quantify the existing noise environment. These included one continuous 24-hour noise measurement and five short-term, 15-minute measurements. The noise measurement locations were taken around the periphery of the Site and are shown in Figure 1 of the acoustical analysis. The short-term measurement results were correlated with simultaneous measurements at the long-term monitoring location to determine the L_{dn} at the short-term measurement locations. Table 4 of the acoustic analysis (See Exhibit "D") shows the results of the short-term measurements. Figure 2 (contained in the full traffic report) shows the hourly plot of the measured noise levels at long-term measurement Location A. The major noise source in the study area is traffic on Silverado Trail which is across the Napa River east of the site. Other noise sources include traffic on distant roads. During some measurements a tractor on the agricultural lands to the south was audible. The relatively low measured sound levels are consistent with a rural/suburban area. The nearest noise sensitive receivers are the multi-family dwellings located to the north of the site along College Avenue. The noise measurement at Location 4 represents these receivers. A residence is located to the south and is represented by measurement location 5. The hilltop homes located to the east across Silverado Trail are exposed the noise from this roadway. These homes are approximately the same distance from the road as noise measurement Location 3 and, therefore, are expected to have a similar existing traffic noise exposure. Location 2 represents the noise exposure at the homes located east of the site between the Napa River and Silverado Trail. Exhibit "D" summarizes existing noise measurements on and adjacent to the site. <i>Regulatory framework</i> The City of St. Helena noise guidelines are found in Chapter 8 of the City's General Plan, the Public Health and Safety Element. The City's Standards for Land Use Compatibility are presented in Table 6. The General Plan also has Significance Criteria that determine what is considered to be a noise impact: <i>Typically, a change in noise of less than 3 dBA is not discernable to the general population. Increases in average noise levels from 3 to 5 dBA are clearly discernable to most people. An increase in the noise environment of 5 dBA or greater is considered to be subjectively significant and to constitute a noise impact by the noise source in question.</i> The Noise Element identifies the following maximum noise exposure levels by land use type. Table 1. Noise and Land Use Compatibility Standards <table> <tr> <th>Land Use Category</th><th colspan="4">Community Noise Exposure (dBA, L_{dn})</th></tr> <tr> <th></th><th>A</th><th>b</th><th>c</th><th>d</th></tr> <tr> <th></th><th>Completely Compatible</th><th>Tentatively Compatible</th><th>Normally Incompatible</th><th>Completely Incompatible</th></tr> <tr> <td>Residential</td><td>less than 55</td><td>55 to 60</td><td>60 to 75</td><td>greater than 75</td></tr> <tr> <td>Commercial / Office</td><td>less than 65</td><td>65 to 75</td><td>75 to 80</td><td>greater than 80</td></tr> <tr> <td>Industrial / Agricultural</td><td>less than 70</td><td>70 to 80</td><td>80 to 85</td><td>greater than 85</td></tr> <tr> <td>Public Uses:</td><td></td><td></td><td></td><td></td></tr> <tr> <td>Schools, libraries, churches, hospitals</td><td>less than 65</td><td>65 to 70</td><td>70 to 80</td><td>greater than 80</td></tr> <tr> <td>Playground, neighborhood park</td><td>less than 67</td><td>67 to 70</td><td>70 to 75</td><td>greater than 75</td></tr> </table> a. <i>Completely Compatible: the noise exposure is such that both the indoor and outdoor environments are pleasant, as long</i>					Land Use Category	Community Noise Exposure (dBA, L_{dn})					A	b	c	d		Completely Compatible	Tentatively Compatible	Normally Incompatible	Completely Incompatible	Residential	less than 55	55 to 60	60 to 75	greater than 75	Commercial / Office	less than 65	65 to 75	75 to 80	greater than 80	Industrial / Agricultural	less than 70	70 to 80	80 to 85	greater than 85	Public Uses:					Schools, libraries, churches, hospitals	less than 65	65 to 70	70 to 80	greater than 80	Playground, neighborhood park	less than 67	67 to 70	70 to 75	greater than 75
Land Use Category	Community Noise Exposure (dBA, L_{dn})																																																
	A	b	c	d																																													
	Completely Compatible	Tentatively Compatible	Normally Incompatible	Completely Incompatible																																													
Residential	less than 55	55 to 60	60 to 75	greater than 75																																													
Commercial / Office	less than 65	65 to 75	75 to 80	greater than 80																																													
Industrial / Agricultural	less than 70	70 to 80	80 to 85	greater than 85																																													
Public Uses:																																																	
Schools, libraries, churches, hospitals	less than 65	65 to 70	70 to 80	greater than 80																																													
Playground, neighborhood park	less than 67	67 to 70	70 to 75	greater than 75																																													

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
as noise sources do not cause the ambient noise to increase more than 5 dBA, and in the absence of intrusive and intermittent noise. b. <i>Tentatively Compatible: the noise exposure is great enough to be of concern, but common building construction practices will make the living indoor environment acceptable, even for sleeping quarters, and the outdoor environment will be reasonably pleasant for recreation and play.</i> c. <i>Normally Incompatible: the noise exposure is so severe that unusual and costly building construction is necessary to ensure some tranquility inside one's home, and barriers must be erected between the site and prominent noise sources to make the outdoor environment tolerable.</i> d. <i>Completely Incompatible: the noise exposure at the site is so severe that construction costs to make the indoor living environment acceptable would be prohibitive and the outdoor environment would still be intolerable.</i> Source: St. Helena General Plan Chapter 8.24 of the Municipal Code of the City of St. Helena pertains to noise. Section 8.24.010C relates to noise from construction equipment. Specifically, this section limits the hours of construction audible at the property line to between 8 a.m. and 5 p.m. Exceptions can be made for inclement weather affecting work, or other work, if it will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. No construction activities that are audible at the property line of any parcel are allowed on weekends or on federal or local holidays. A noise impact would be considered significant if it would: - Result in a permanent increase of more than 5 dBA in ambient noise levels in the project vicinity above levels existing without the project; and - Result in the exposure of new land uses to an L_{dn} level greater than those considered "tentatively compatible" as set forth in the Noise Element of the St. Helena General Plan (see Table 6 contained in this document), with appropriate mitigation measures. <u>Project Impacts</u> a) <i>Would the project expose persons or generation of noise levels in excess of standards established by the General Plan or other applicable standard? LS/M.</i> The acoustic report identified several sources of potential noise impacts: noise associated with increased traffic to the Project site, noise associated with on-site mechanical equipment, interior noise levels and noise associated with outside playfields. Consistency of the proposed school use with the General Plan is also addressed. These are discussed below. <u>Vehicular noise.</u> Vehicles would access the Project site via College Avenue. Peak hour traffic produced by the project would occur in the mornings as students are dropped off. According to the traffic study³ there would be 232 new peak hour trips. Using the FHWA Traffic Noise Model⁴, the L_{eq} produced by new traffic on College Avenue was calculated to be 48 dBA at the façade of the multi-family complex to the north. The existing L_{eq} at the multi-family is 48 dBA and the new traffic would increase the existing L_{eq} by 3 dBA. This is less than the City's standard for a noise increase of 5 dBA and would result in a <i>less-than-significant</i> impact, <u>Mechanical equipment noise.</u> Included in the proposed Project is a central plant building that would contain the HVAC equipment for the proposed school. The central plant building would be located 200 feet from the north property line. At this time the specifics of the mechanical equipment are not known. However, there is a potential that noise from the central plant could increase the noise levels at the multi-family dwellings to the north by more than the City's standard for noise increase of 5 dBA. This would be a potentially significant impact and the following measure shall be incorporated into the Project:				

³ "Traffic Impact Report: St. Helena and Montessori Farm School Phase II Traffic Impact Analysis", Crane Transportation Group

⁴ Federal Highway Administration - Traffic Noise Model Look Up v. 2.0, based on tables generated using TNM 2.5

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
--------------------------	---	---	------------------------------	-----------

Mitigation Measure 16. The design of the school's mechanical system shall be reviewed by a qualified professional to specify noise control features such as duct silencers and acoustical louvers, as necessary. The design goal shall not exceed a maximum daytime L_{eq} of 51 dBA at each property line so that the increase in noise is less than 5 dBA at the residences to the north. Mechanical equipment must not exceed a noise level of L_{eq} of 42 dBA at each property line to preclude an increase of 5 dBA or more at the homes. Prior to issuance of occupancy, noise levels for mechanical equipment shall be certified by an acoustic professional.

Interior noise levels. The project site is not exposed to common transportation related sources of single event noise such as airports and railroad lines. However, the site may occasionally be exposed to noise from agricultural vehicles such as tractors on the fields to the south. The nearest proposed Middle School classroom building is 165 feet from property line, The Nimbus Art Center would be 68 feet from the property line. A typical tractor generates a noise level of 86 dBA at a distance of 50 feet. This correlates to a noise level of 74 dBA at the middle school building and 80 dBA at the Art Center when a tractor is 25 feet of the property line. Normal construction with closed windows would attenuate outdoor noise by approximately 25 dBA resulting in an interior noise level of 49 and 55 dBA in the middle school and art center classrooms respectively. This is at or below the City's recommended maximum interior noise level criteria for intermittent noise of 55 dBA in classrooms. Therefore, although instructors may occasionally need to close windows, the interior noise levels would generally meet the City's criteria and result in a *less-than-significant* impact.

Play area noise. Each school program within the campus would have an "outdoor classroom" and play area immediately adjacent to its classroom building. The sound of children playing has the potential to increase noise levels at the surrounding residences. It is anticipated that the outdoor classroom activities would generate relatively low sound levels because they would involve directed learning rather than active play. The play areas are expected to be the dominant noise source. The noise level estimates for children playing are based on previous measurements at an elementary school playground in Vacaville, California. The contribution for each play area was calculated by adjusting the measured sound levels for the number of children and the distance to the nearest homes. The number of children playing is based on the enrollment for each program as shown in Table 2. The calculated noise levels and increases are shown in Table 3.

Table 2. School Enrollment by Program

Program	Enrollment per Class	Number of Classes	Total Enrollment
Toddler	12	1	12
Preschool	35	2	70
Elementary School	35	2	70
Middle School	25	1	25

Source: RGD Associates, 2008

Table 3. Play Area Noise

Noise Sensitive Receiver	Existing L_{eq} (dBA)	Play Area L_{eq} (dBA)	Total L_{eq} with Project (dBA)	Increase in L_{eq} (dBA)
Dwellings to the North	48	58	59	10.9
Homes West of Silverado Trail	56	49	57	0.8
Hilltop Homes to the East	48	40	49	0.6
Home to the South	48	50	52	4.1

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
<i>Source: RGDL Associates, 2008</i> A wall or solid fence acting as a noise barrier between the elementary school play area and the apartments to the north could reduce the noise at the apartments. If the barrier were located close to the play area it would need to be 8 feet tall to prevent the noise level from increasing by more than 5 dBA at the apartments to the north. The extent of such a barrier along the zoning boundary is shown in Figure 3 in the full acoustic report (attached as Exhibit "E"). If the barrier were to be located along the north property line, it would need to be 14 feet tall to provide the same amount of noise reduction because of the line-of-sight between the play area and second floor balconies at the apartments. The barrier could be constructed of masonry or wood provided it is solid with no cracks or gaps and has a minimum surface density of 2.5 pounds per square foot. Another method for reducing play area noise would be to limit the number of students playing at the same time. For example, if only one class (35 students) were using the elementary play area then the noise level would be 3 dBA less. The lower noise level would require less mitigation, and a 6-foot barrier at the edge of the play area would be sufficient to reduce the noise increase to less than 5 dBA at the apartments. Mitigation Measure 17. A solid fence designed to serve as a noise barrier shall be constructed immediately north of the elementary school play area. The minimum height of the wall is 8 feet and the wall should have a minimum surface density of 2.5 pounds per square foot. The location of the fence shall be determined by a qualified acoustic consultant based on the final improvement plans for the school (See Exhibit "E"). Alternatively, if the maximum number of students using the outdoor area is limited to 35 students at any one time, the barrier may be reduced to a height of 6 feet. A large playfield is proposed to be located on the east side of campus near the north property line. According to the site plan, it would be striped for baseball and soccer. Calculations indicate that one class (35 children) playing on the field could increase the noise level at the multi-family residences to the north by up to 5.5 dBA. The increase at the other receivers would be less than or equal to those shown in Table 10 (see Table 7 in the full acoustic report). This would be a significant impact and the following measure is required to reduce this impact to a less-than-significant level. Mitigation Measure 18. A solid fence designed to serve as a noise barrier shall be constructed between the elementary school play area and the multi-family residences to the north. The minimum height of the wall is 6 feet and the wall should have a minimum surface density of 2.5 pounds per square foot. The location of the fence shall be determined by a qualified acoustic consultant based on the final improvement plans for the school. (See Exhibit "E") General Plan consistency. The Project site is currently exposed to an L_{dn} between 51 and 62 dBA. Future noise levels are expected to increase by approximately 1 dBA due to future traffic growth along Silverado Trail. According to Table 8.3, the City's General Plan considers an L_{dn} less than 65 dBA to be "Completely Compatible" for schools. Therefore, existing and future noise exposure at the site is considered compatible for schools and <i>no impact</i> would result with regard to this topic. b) <i>Exposure of people to excessive groundborne vibration or groundborne noise levels?</i> LS. Site grading and construction activities could generate groundborne vibration that could likely be felt off of the Project site, however, this condition would be short-term and limited to construction of site improvements. Vibration levels are expected to be <i>less-than-significant</i>. c) <i>Substantial increases in permanent in ambient noise levels?</i> LS/M. See item "a," above. d) <i>Substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?</i> LS/M. Noise would be generated during the construction phase will be due to the demolition of the existing buildings on the site and the grading/construction activities associated with the new school buildings, parking areas and outdoor areas. Existing residences in the Project area are generally farther than 50 feet from the majority of the				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
construction and demolition activities. Therefore residences would be exposed to noise levels at or below those shown in Table 7 contained in the acoustic report. This noise exposure could exceed the City's standard for a noise increase of 5 dBA on a temporary basis. This would be a <i>potentially significant</i> impact and adherence to the following measure would reduce this impact to a less-than-significant level. Mitigation Measure 19. A demolition and construction noise control plan shall be prepared that identifies detailed, site-specific noise attenuation measures that will be used to minimize impacts on adjacent residences. The plan should be prepared under the supervision of a qualified acoustical consultant or person experienced with equipment and techniques that can be used to reduce construction related noise. The plan shall be approved by the Planning Director prior to issuance of a grading or building permit, whichever is first. The plan may include but is not limited to the following: a) Construction equipment must have state-of-the-art muffler systems required by current law. Muffler systems shall be properly maintained. b) Noisy stationary construction equipment, such as compressors, shall be placed away from developed areas off-site and/or provided with acoustical shielding. c) Grading and construction equipment shall be shut down when not in use. d) To the extent feasible, use self-adjusting ambient-sensitive back-up alarms, manually adjustable alarms on low setting, use of observers, and/or schedule activities so that alarm noise is minimized; e) Use temporary sound barriers, to inhibit transmission of noise to sensitive receptors where enclosures or shrouds are not effective or feasible. In addition to the preparation of the construction noise control plan, the following measures are recommended and may be included in the plan: f) Designate an on-site construction noise complaint manager for the duration of the project. g) Post signs around the project site to inform persons of the construction hours and the name and phone number of the person or persons to notify in the event of a noise related problem. h) A pre-construction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise mitigation practices (including construction hours, neighborhood notification, posted signs, etc.) are completed. i) 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 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 that generate noise that can be heard at the property line of any parcel of real property within the City limits shall occur on Sundays or federal or local holidays. j) Notify neighbors within 300 feet of the project construction area at least 30 days in advance of any extreme noise-generating activities. The notification should include an estimate of the duration of the activity. e, f) <i>For a project located within an airport land use plan, would the project expose people to excessive noise levels?</i> NI. The Project site is not located near a public or private airport or airstrip. <i>No impacts</i> are therefore anticipated in terms of this topic. <u>Conclusion:</u> With these mitigations in place, the effect on noise is reduced to a <i>less-than-significant impact</i>.				
XII. POPULATION AND HOUSING. Would the project:				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads and other infrastructure)?				✓
b. Displacing 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?				✓
<u>Discussion:</u> 12. Population and Housing The Project site contains a single-family dwelling which is vacant. <u>Project Impacts</u> a) <i>Induce substantial population growth in an area, either directly or indirectly?</i> NI. The project does not include a residential component, and would include demolition of the existing dwelling on the site. The proposed school campus would not be a residential use. <i>No impacts</i> are therefore anticipated with regard to population inducement. b,c) <i>Would the project displace substantial numbers of existing housing units or people?</i> NI. One vacant housing unit would be removed as part of this project. <i>No impacts</i> would therefore occur with regard to population displacement. <u>Conclusion:</u> The proposed project will result in no impact on population and housing, and therefore no mitigations are required.				
XIII. PUBLIC SERVICES. <i>Would the project:</i>				
a. 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 including:				
i) Fire Protection?			✓	
ii) Police Protection?			✓	
iii) Schools?				✓
iv) Parks?				✓
v) Other Public Facilities?				✓
vi) Solid Waste			✓	
<u>Discussion:</u> 13. Public Services The following provide essential services to the community: • <u>Fire Protection:</u> Fire protection services are handled by the City of St. Helena Fire Department. The Department, which is a volunteer department, provides fire suppression, fire prevention, education and rescue services. • <u>Police Protection:</u> Police and security protection is provided by the City of St. Helena Police Department, which maintains a 24-hour security patrol throughout the community. • <u>Schools:</u> The St. Helena School District provides K-12 educational services to the community. • <u>Maintenance:</u> Maintenance of streets, roads and other governmental facilities are the responsibility of the City of St. Helena. • <u>Solid Waste:</u> Solid waste service is offered by Upper Valley Disposal Services. <u>Project Impacts</u> a.				
i) <i>Fire protection?</i> LS. The project would add additional buildings and facilities that would need to be protected by the St. Helena Fire Department. The facility will be required to meet California Building Code, California Fire Code and other				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
state requirements for educational facilities. The St. Helena Fire Chief has noted that the proposed project can be served by the existing fire station located behind St. Helena City Hall without the need to construct any new or expanded fire facilities, so a <i>less-than-significant</i> impact would result. ii) <i>Police protection?</i> LS. Although additional staff, students and visitors would be added to the site, Police Department resources have been deemed adequate to accommodate the anticipated increase with no requirement to expand Police Department buildings or facilities. <i>Less-than-significant</i> impacts to police services are anticipated. iii) <i>Schools?</i> NI. There would be <i>no impact</i> to school service since the facility would be a school facility. iv) <i>Parks?</i> NI. There would be <i>no impact</i> to parks as the proposed school campus would provide on-site recreational facilities. v) <i>Other governmental service, including maintenance of public facilities?</i> NI. There would be <i>no impact</i> to maintenance services provided by the City, since all facilities would be privately owned and maintained. vi) <i>Solid waste generation?</i> LS. <i>Less-than-significant</i> impacts regarding generation of solid waste is anticipated. Representatives from Upper Valley Disposal Company indicated that solid waste and recycling pick up service is currently provided to nearby uses and service could be extended to the project site as well. Solid waste is hauled to the Clover Flat landfill facility north of St. Helena on Silverado Trail, which has a current permit to operate until 2025. A project will normally have a significant environmental effect if it exceeds the ability of public services to accommodate the development. The proposed project will not directly result in a substantial increase in demand for services. Adequate fire and police protection, and other facilities identified, are available to serve the proposed project. Convenient access to utilities, including a fire hydrant, will also be required as part of the development. The applicant will be required to pay applicable development impact fees, including public safety (Jan. 2009 rate of \$1.10 per sq. ft.). <u>Conclusion:</u> The potential for an adverse effect on the demand for public services resulting from this project is considered to be a <i>less-than-significant impact</i>.				
XIV. RECREATION. <i>Would the project:</i>				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that a 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?				✓
<u>Discussion:</u> 14. Recreation No parks or public open spaces are located on the project site. <u>Project Impacts</u> a) <i>Would the project increase the use of existing neighborhood or regional parks?</i> NI. The proposed school campus would provide on-site recreational facilities and <i>no impacts</i> would result. b) <i>Does the project include recreational facilities or require the construction of recreational facilities?</i> NI. The proposed project includes a recreational component and <i>no impacts</i> would result with regard to this topic. Approval of this project will not result in a substantial or significant increase in the use of existing City or regional parks and will not require the construction or expansion of new recreational facilities. Moreover, the applicant will be required to pay a civic improvement fee of approximately \$1.99 per square foot, which is required of all new developments to assist in, among other things, the development and maintenance of recreational facilities in the community. <u>Conclusion:</u> The proposed project will result in <i>no impact</i> on recreation resources.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
XV. TRANSPORTATION/TRAFFIC. Would the project:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		✓		
b. Exceed, either individually or cumulatively, a level of service standard 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 result in substantial safety risks?				✓
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersection) or incompatible uses (e.g., farm equipment)?			✓	
e. Result in inadequate emergency access?				✓
f. Result in inadequate parking capacity?				✓
g. Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	
Discussion: 15. Transportation/Traffic (This section is based on an analysis of the proposed project prepared by Crane Transportation Consultants dated January 2008). Primary access to and from the project site is provided by College Avenue which terminates at Pope Street north of the site. Pope Street is a major roadway in St. Helena, providing east-west access between SR 29 to the west and Silverado Trail to the east. Silverado Trail is a major regional north-south arterial between Napa and Calistoga. Main Street/Highway 29 is the primary north-south highway in the Napa Valley, linking Napa and Vallejo to the south with Calistoga and Lake County to the north. Many wineries and other tourist serving uses front onto this roadway. The traffic impact analysis prepared for this project documents existing traffic conditions at key intersections near the project site as well as future conditions at the same intersections without adding anticipated project traffic. Table 4 shows existing operating conditions (levels of service) at each intersection for the AM and PM peak hours. Key intersections include: During the AM peak hour, all intersections are shown to be operating acceptably at or better than LOS D, while during the PM peak hour, all but the Pope Street/Silverado Trail intersection is shown to be operating acceptably at or better than LOS D. The Pope Street/Silverado Trail intersection is operating unacceptably at LOS F during the PM peak hour, indicating lengthy delays for traffic on the Pope Street approach waiting to turn onto Silverado Trail. Table 2 also shows future (year 2011) operating conditions (levels of service) at each intersection for the AM and PM peak hours. During the AM peak hour, all intersections are anticipated to continue to operate acceptably at or better than LOS D, while during the PM peak hour, all but the Pope Street/Silverado Trail intersection would continue to operate acceptably at or better than LOS D. The Pope Street/Silverado Trail intersection would continue to operate unacceptably at LOS F during the PM peak hour, indicating continued lengthy delays for traffic on the stop sign controlled Pope Street approach waiting to turn onto Silverado Trail. No roadway improvements to study area streets and intersections are planned within the 5-year analysis time period.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
Standards of Significance The following standards of significance are used in the preparation of this document. • Level Of Service below LOS D at signalized intersections along Main Street (Hwy 29); • Level Of Service below LOS C at stop-controlled intersections; • Generate traffic volumes that would cause traffic signal warrants to be met or exceeded at unsignalized intersection; • Cause adverse effects on the operation of the transit, pedestrian, or bicycle circulation network; or, • Cause a noticeable traffic safety, parking or functional problem. Project Impacts a) <i>Cause an increase in traffic which is substantial to existing traffic load and street capacity?</i> LS/M. The relocated and expanded school would be expected to generate about 124 inbound and 108 outbound trips during the weekday AM peak traffic hour, and about 81 inbound and 82 outbound trips during the weekday PM peak traffic hour. Project trip generation is shown on Table 1. Project trip generation was determined in consultation with school representatives for all programs and time periods the school would be in operation. Appendix Tables A through E contained in the full traffic analysis document provide details of all programs, which include the existing school time schedule (Primary and Elementary) and proposed expanded and new programs. The project will be subject to the payment of development impact fees for traffic. Current (Jan. 2009) rates for traffic impact fees for this project are \$8.29 per square foot. In addition, the project applicants would make financial contributions to the City of St. Helena to assist in funding the following City traffic improvements near the project site to improve the local circulation system. At the entrance to the Vineyard Valley Mobile Home Park, the pedestrian access is limited by the vineyard Valley entrance walls. The City's conceptual design involves a "bump-out" around the wall and striping of the roadway to create a pedestrian route to link the sidewalk on Pope Street on either side of the Vineyard Valley entrance. The City Engineer estimates the cost for this project will be approximately \$6,000. The applicant shall contribute 50% of that estimated cost. At the intersection of Pope Street and Starr Avenue, the City plans to install wireless in-street lighting that can be triggered by a pedestrian at the side of the road. The City Engineer estimates the cost of materials and installation will be \$25,000. The applicants shall contribute 50% of that estimated cost. Mitigation Measure 20. Prior to issuance of building permit, the applicant shall be required to pay traffic mitigation impact fees at the rate in effect at the time of issuance of building permit. Any mitigation measures funded and installed by the applicant will be credited against the Traffic Mitigation Fees, subject to the verification of receipts and inspections by the Public Works Director. Mitigation Measure 21. Prior to issuance of building permit, the applicant shall be required to contribute 50% of the estimated cost of the pedestrian route to link the sidewalk on Pope Street on either side of the Vineyard Valley Mobile Home Park entrance. Mitigation Measure 22. Prior to issuance of building permit, the applicant shall be required to contribute 50% of the estimated cost of the wireless in-street lighting that can be triggered by a pedestrian at the side of the road at the intersection of Pope Street and Starr Avenue.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
--------------------------	---	---	------------------------------	-----------

Table 4. Project Trip Generation

Project Component	AM Peak Hour Trips 8:00 – 9:00		PM Peak Hour Trips 3:15 – 4:15	
	Inbound	Outbound	Inbound	Outbound
	Volume	Volume	Volume	Volume
Existing Trips	47 (1)	40 (1)	28 (1)	28 (1)
New Trips due to Project (proposed school expansion) (2)				
Nimbus Art Center	2	0	6	7
Toddler Program (3)	14	12	0	0
Elementary + Primary Expansion (4)	45	40	31	31
Middle School Program (5)	16	16	16	16
TOTAL TRIPS	124	108	81	82

Notes

- (1) Traffic counts conducted by Crane Transportation Group with a November 2006 enrollment level of 69 students in the Primary + Elementary program. Enrollment and data provided by the Montessori School. See Appendix Table A.
- (2) Traffic projections were determined in consultation with St. Helena School representatives – see Tables B through E. Expansion includes the existing Primary + Elementary program enrollment of 69 increasing to 140, plus new Art Center classes, new Toddler Classes, and classes associated with a new Middle School Program.
- (3) 24 student enrollment is reduced to 12 student enrollment. Trip rate applied per student is 1 student per vehicle (a very conservative rate).
- (4) Primary + Elementary Program – total enrollment 140 (70 Primary and 70 Elementary). 140 students arrive 8:45 – 9:00 AM. Trip rate applied per student is 0.64, consistent with the surveyed 2006 trip per student rate (surveyed rate was 0.58 – this has been slightly increased to provide a conservative analysis).
- (5) Middle School Program – no change in projected enrollment (25 students), but ½ of all classes let out at 3:15 (rather than 3:00); the remaining ½ of all classes lets out between 4:00 and 4:30 – to present a conservative analysis, all classes are considered dismissed by 4:15, within the ambient peak hour. The trip rate applied per student is 0.64, consistent with the surveyed 2006 trip per student rate (surveyed rate was 0.58 – this has been slightly increased to provide a conservative analysis) due to Middle School students being dropped off and picked up in the same vehicle along with one or more other Primary, Elementary or Middle School students.

Compiled by: Crane Transportation Group in consultation with St. Helena Montessori School Representatives

Project traffic was distributed to the local roadway network based upon discussions with school representatives regarding residential locations of existing students. It is anticipated that future school traffic would grow in proportion to the existing geographical distribution of students. A second assumption made as part of the traffic analysis was that some new school use (not the St. Helena Montessori school, but perhaps some other primary/elementary school) would replace the existing Montessori school activities at the Spring Street location (on the west side of Main Street). For purposes of the traffic analysis, a school generating 50 percent of the existing levels of existing Montessori school traffic was assumed to be traveling to and from the Spring Street campus. Thus, the net change in area-wide traffic generation and distribution reflects: a) a new (smaller enrollment) school operating at the Spring Street campus; b) the shift of all existing Montessori school traffic from the existing Spring Street campus to the proposed College Avenue campus; and c) traffic from new and expanded activities at the proposed College Avenue campus. AM and PM peak hour project traffic was distributed through the four intersections as shown in **Figures 7 and 8** (attached as Exhibit “F”).

Figures 9 and 10 (attached as Exhibit “G”) show year 2011 Base Case + project traffic volumes, while Table 11 shows year 2011 Base Case + project operating conditions at each intersection for the weekday AM and PM peak hours. During the AM peak hour, all intersections would continue to operate acceptably at or better than LOS D, while during the PM peak hour, all but the Pope Street/Silverado Trail intersection would operate acceptably at or better than LOS D. The Pope Street/Silverado Trail intersection would operate unacceptably at LOS F during the PM peak hour and project

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
--------------------------	---	---	------------------------------	-----------

traffic would add to lengthy delays for traffic on the Pope Street approach waiting to turn onto Silverado Trail. Project traffic would increase the total approach volume at the already impacted Pope Street/Silverado Trail intersection by about 6.0 percent during the AM peak hour and by about 3.0 percent during the PM peak hour. Based on the analysis by the traffic engineer, this is not considered to be a significant impact.

The traffic analysis was performed in December 2007 and did not consider the flow improvements that will result from the completion of the re-alignment of the Pope Street bridge approach. This project will be completed in early spring 2009.

Table 5. Intersection Level of Service
AM Peak Hour

Intersection	Existing	Year 2011	
		Base Case	Base Case + Project
Pope Street/Main Street (S.R. 29) (Signal Control)	C-32.4 ⁽¹⁾	C-33.8	D-37.7
Pope Street /Starr Avenue (Starr Avenue Stop Sign Control)	B-12.2 ⁽²⁾	B-13.4	C-16.7
Pope Street/College Avenue/Paseo Grande (College Avenue Stop Sign Control, Paseo Grande Stop Sign Control*)	B-14.7/B-10.0/ B-12.6 ⁽³⁾	B-15.0/B-10.1/ B-12.8	C-21.3/B-10.3/ C-15.1
Pope Street/ Silverado Trail (Pope Street Stop Sign Control)	C-22.6 ⁽⁴⁾	C-28.3	D-34.8

PM Peak Hour

Intersection	Existing	Year 2007	
		Base Case	Base Case + Project
Pope Street/Main Street (S.R. 29) (Signal Control)	C-39.7 ⁽¹⁾	D-42.3	D-45.4
Pope Street /Starr Avenue (Starr Avenue Stop Sign Control)	C-16.2 ⁽²⁾	C-17.4	C-20.5
Pope Street/College Avenue/Paseo Grande (College Avenue Stop Sign Control, Paseo Grande Stop Sign Control*)	C-17.5/B-10.3/ B-13.1 ⁽³⁾	C-19.2/B-10.4/ B-13.6	D-29.8/B-10.6/ B-15.1
Pope Street/ Silverado Trail (Pope Street Stop Sign Control)	F - > 80.0 ⁽⁴⁾	F - > 80.0	F - > 80.0

Notes:

*Paseo Grande has no stop sign, but vehicles on the approach are observed to use it as a stop sign controlled approach.

⁽¹⁾ Signalized level of service—Vehicle control delay in seconds.

⁽²⁾ Unsignalized level of service—Vehicle control delay in seconds. Starr Avenue left turn/Pope Street southbound approach.

⁽³⁾ Unsignalized level of service—Vehicle control delay in seconds. College Street westbound left turn/College Street westbound right turn/Paseo Grande eastbound approach

⁽⁴⁾ Unsignalized level of service—Vehicle control delay in seconds. Pope Street approach.

Year 2000 Highway Capacity Manual Analysis Methodology

Source: Crane Transportation Group

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
b) <i>Exceed, either individually or cumulatively, a LOS standard established by the County CMA for designated roads?</i> LS/M. As noted in item “a,” above, construction and operation of the proposed campus would incrementally degrade peak hour operation at the Pope Street/Silverado Trail intersection. The Pope Street bridge approach re-alignment project, which will be completed in spring 2009 by the City of St. Helena, will provide improvement to the traffic flow. In addition, given the existing high volumes at this intersection, the addition of the proposed project traffic would be less-than-significant. It is possible that the trip distribution employed in the traffic study over-states the volume of Montessori School traffic that would use the southbound Main Street (Hwy 29) to Pope Street route to access the College Avenue Campus. Local traffic is observed to use routes other than Hwy 29 during peak hour time periods to avoid this congested corridor. If future conditions result in AM or PM peak hour left turn queuing space occasionally being exceeded on the southbound Main Street approach to Pope Street, it is anticipated that local traffic, including project-generated traffic, will increasingly avoid this intersection during peak time periods in favor of alternate routes. In order to insure minimal traffic impact along Main Street (Hwy 29) would be to recommend a “preferred route to school” for parents to follow when dropping off and picking up students during the AM and PM peak hours. This route would avoid use of the Pope Street/Main Street intersection. Mitigation Measure 23. The project applicant and/or school representative shall recommend a “preferred route to school” for parents to follow when dropping off and picking up students during the AM and PM peak hours. This route would avoid use of the Pope Street/Main Street intersection. Mitigation Measure 24. To minimize 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 approval by the City, prior to issuance of a building or grading permit. c) <i>Change in air traffic patterns?</i> NI. The proposed project would have <i>no impact</i> on air traffic patterns, since it involves construction of a private school campus. d) <i>Substantially increase hazards due to a design feature or incompatible use?</i> LS. The Crane traffic analysis prepared for this project indicates that adequate left-turn vehicle storage (queuing) exists to accommodate existing and future (with project) anticipated left turning movements for southbound turn movements from Main Street onto Pope Street and northbound on Main Street onto Spring Street. e) <i>Result in inadequate emergency access?</i> NI. Based on a discussion with the St. Helena Fire Chief, College Avenue provides adequate emergency access and there would be <i>no impact</i> with regard to this topic. f) <i>Inadequate parking capacity?</i> NI. Based on a City on-site parking standard of 3 spaces per classroom, plus 1 space for each 350 square feet of administrative office space, the proposed campus would need to provide 34 spaces. This need is based on the following analysis: •Classrooms: 9 x 3 sp./class = 27 spaces •Administrative offices: 2,448 @ 1 sp. per 350 sq. ft. = 7 spaces •Total = 34 spaces Since the Project includes 67 on-site spaces, <i>no impacts</i> are therefore anticipated with regard to adequacy of parking. g) <i>Hazards or barriers for pedestrians or bicyclists?</i> LS. Construction of the proposed Project would result in vehicles entering and exiting the site at the proposed driveway. It is not anticipated that the number of trips at the driveway would significantly increase hazards for pedestrians or bicyclists using College Avenue and construction of the proposed project would result in a <i>less-than-significant</i> impact with regard to creation of hazards or barriers to bicyclists or pedestrians. <u>Conclusion:</u> The project would have a <i>less-than-significant impact</i> on transportation/traffic if the mitigation measures listed above are implemented.				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
XVI. Utilities and Service Systems. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water 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 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. Impact with federal, state, and local statutes and regulations related to solid waste?				✓
<u>Discussion:</u> 16. Utilities and Service Systems The project area is served by the following service providers: • Water supply: The Site is served by a private well, although a City water line exists within College Avenue. • Sewage collection and treatment: The Site is not connected to the City's sewer system. • Electrical and natural gas power: Pacific Gas and Electric Co. provides electrical and natural gas service to the City of St. Helena through a series of overhead and underground electrical lines. • Communications: AT & T provides a range of telephone and telecommunication service to homes and businesses in the community. <u>Project Impacts</u>				
a) <i>Exceed wastewater treatment requirements of the RWQCB?</i> NI. The proposed project would include a private on-site septic system which is located outside of the 100-year floodplain and the agricultural area and will be constructed in accordance with Napa County Environmental Health Department regulations and with necessary permits. Wastewater generated on the site would be collected by a series of sanitary-sewer lines on the project site, conveyed to an on-site septic treatment system located south and east of the campus complex. The septic system would include a 1500-gallon grease interceptor. Treated wastewater would then be disposed of in a septic field located east of the site. All improvements will be privately owned and maintained and necessary permits will be obtained from the Napa County Environmental Health Department.				
b) <i>Require new water or wastewater treatment facilities or expansion of existing facilities?</i> NI. No new water or wastewater facilities would be required to support the proposed project so there would be <i>no impact</i> regarding this topic.				
c) <i>Require new storm drainage facilities?</i> LS/M. Refer to Item 8.c), Hydrology, for impacts and mitigation related to drainage facilities. The general direction of drainage would not be significantly changed from existing, pre-project conditions. Stormwater runoff would be directed towards the east, towards the Napa River. Although the amount of stormwater runoff would increase from the site since more impervious surfaces would be created, project plans include a				

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
linear infiltration basin along the northerly property line that would reduce the amount of erosion from the site reaching the Napa River. In addition, the proposed campus is being designed to meet LEED Gold or Silver certification, a designation which is recognized by the U.S. Green Building Council as one of the most environmentally responsible forms of development. Among the many aspects of the project that will minimize the impact on the environment and reduce siltation or erosion include: permeable parking that permits percolation of rainwater and a storm water management plan that incorporates permeable surfaces, vegetated swales, rainwater collection and a detention basin. The project applicant will also be required to prepare and implement an erosion control plan for the project (See Mitigation Measures 8 and 13). In addition, the applicant is required to pay storm drainage impact fees. Therefore, impacts related to altered drainage patterns and erosion would be <i>less-than-significant</i>. Mitigation Measure 25. Prior to issuance of building permit, the applicant shall be required to pay storm drainage impact fees for new development at the rates in effect at the time of issuance of building permit. d) <i>Are sufficient water supplies available?</i> LS/M. City water is not anticipated to be used to supply domestic and irrigation water for the proposed project. An existing agricultural well will remain in service on the site to provide water for irrigation during spring, summer and fall months. A second well is proposed to be drilled on the site for domestic, potable water. The second well would operate year around and, depending on the amount of water required, could result in a <i>potentially significant</i> impact in terms of lowering the water table near the project site and impacting existing wells on surrounding properties. The current sprinkler irrigation system used by the existing vineyard for both irrigation and frost protection will be replaced by a much more efficient sensor-drip system, resulting in significant reduction in water demand for the vineyard. Those savings will offset the new water uses resulting from the project. See Checklist Item 8.b), Hydrology and Mitigation Measures 11 and 12. Adherence to Mitigation Measures 11 and 12 would reduce this impact to a less-than-significant level. e) <i>Adequate wastewater capacity to serve the proposed project?</i> LS. See response to “a,” above. f) <i>Solid waste disposal?</i> LS. The project site will be served by Clover Flat landfill, which has a permitted capacity of 2.7 millions tons of solid waste and has yet to reach one-half of this capacity. This impact is anticipated to be <i>less-than-significant</i>. Mitigation Measure 26. During the construction 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. Mitigation Measure 27. 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. g) <i>Comply with federal, state and local statutes and regulations related to solid waste?</i> NI. The existing service provider will ensure adherence to federal, state and local solid waste regulations. <i>No impacts</i> are anticipated in this regard. <u>Conclusion:</u> The project would have a <i>less-than-significant impact</i> on water resources and wastewater treatment capacity if the mitigation measures listed above are implemented.				
XVII. Mandatory Findings of Significance.				
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?				No
b. Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?				No

Environmental Issue Area	Potentially Significant Impact, Unmitigated	Potentially Significant Impact, Mitigated	Less Than Significant Impact	No Impact
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				No
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				No
<u>Discussion:</u> With the mitigations identified in this Initial Study in place, the project would not have a significant adverse impact on the environment. Although there will be temporary, short-term impacts resulting from project construction, including the potential to create dust during grading activities and the creation of noise resulting during construction activities, these effects are reduced to a less-than-significant level through mitigation measures. The preceding analysis indicates the proposed project would not have a significant adverse impact on overall environmental quality, including biological resources or cultural resources. The proposed project does not have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly. The proposed project involves construction of a private school campus (See Exhibit "H"). Mitigation measures have been included to reduce any Air Quality, Biological, Hydrology, Noise, Traffic and Water impacts to a less-than-significant level, so there would be no cumulative impacts associated with project approval. The overall effect is that this project will have a less-than-significant impact on the environment, and in some ways will actually serve to improve the environment by granting a conservation easement in perpetuity for 12 acres of the project site to prohibit development, by keeping 3.6 acres of the project site in open space and agricultural use, and by following green building principals which will achieve the U.S. Building Council's Leadership in Energy and Environmental Design (LEED) Certification.				

st.helena montessori



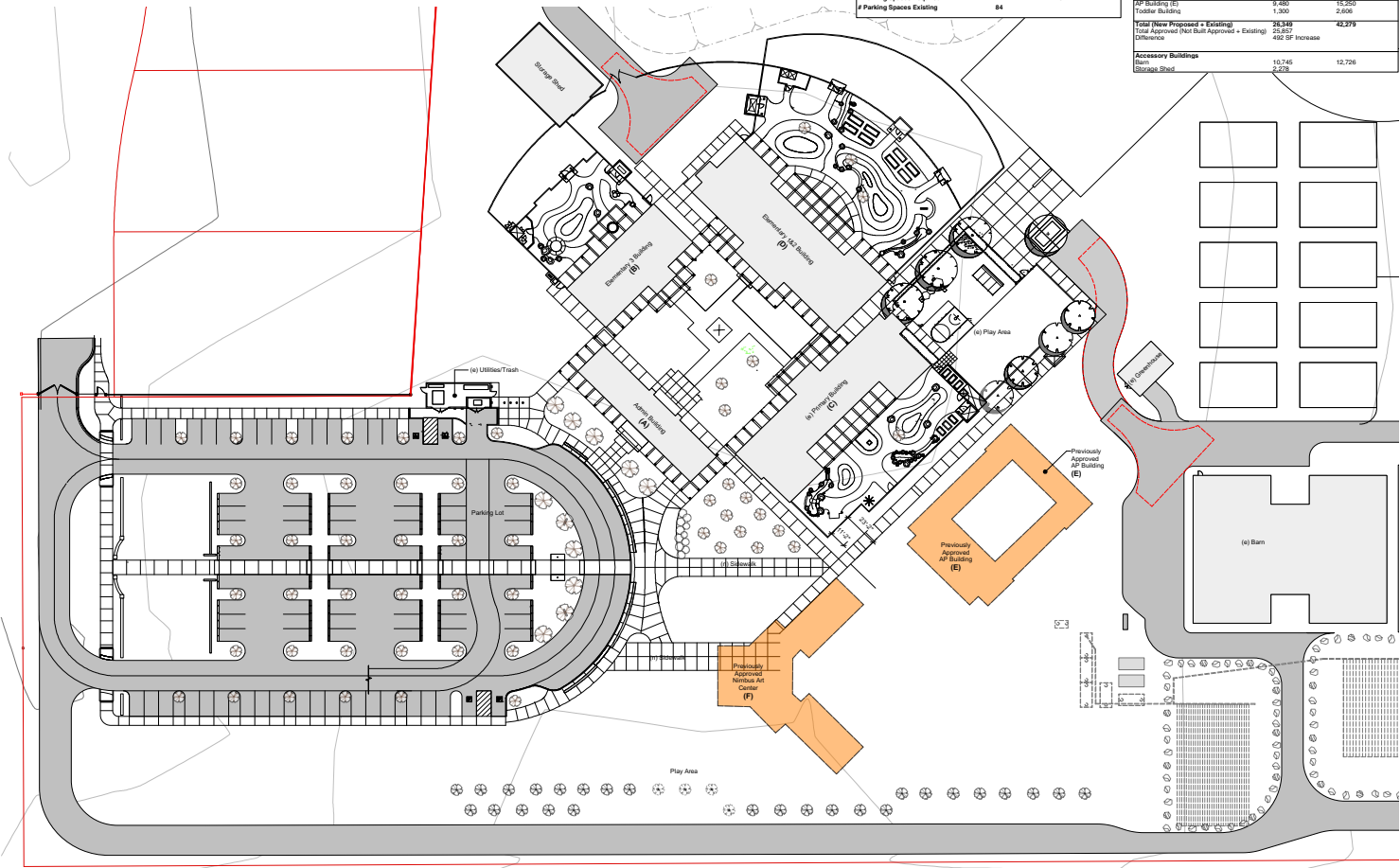
Design Review
March 6, 2018

Introduction

- St. Helena Montessori was founded in 1981 and operated out of rented facilities in town
- In 2009, we were approved to move the school to 880 College Ave in six permanent classroom buildings and a barn
- Due to the Recession, we were forced to phase fundraising and construction
- We are excited to finally complete the original master plan and build the last two buildings

Summary

- No change or expansion of use is being proposed with this design review application
- The buildings have been re-configured with the knowledge of 10 years of experience
- The current adolescent and toddler programs are housed in temporary space on campus
- We are moving those students from temporary classrooms into permanent classrooms in these two buildings



Previously Approved Footprint

Square Footage Calculations		
Public and private schools: three parking spaces for each classroom and each other room used by students. In addition, one parking space shall be provided for each three (3) square feet of classroom area. For this project, the total square foot of classroom area is 1,184 square feet. (1,184 / 3) = 395 parking spaces required.		
Building	Classrooms/Student Rooms	Admin Area
Admin Building (A)	0	1,184
Classroom Building (B)	0	0
Primary Building (C)	5	0
Elementary 1&2 Building (D)	4	0
AP Building (E)	11	752
Toddler Building	2	100
Total	24	2,036
# Parking Spaces Required	72	6
# Parking Spaces Existing	84	0

Square Footage Calculations		
Net Area includes building area within exterior walls, gross area includes roof overhang per CBC Sec. 506.1		
Building	Net Area	Gross Area
Admin Building (A)	1,184	1,204
Classroom Building (B)	0	0
Primary Building (C)	5,416	5,416
Elementary 1&2 Building (D)	5,416	5,416
AP Building (E)	5,416	5,416
Toddler Building (F)	5,416	5,416
Total	22,432	22,432
New Proposed (Redesign)		
AP Building (E)	5,416	5,416
Toddler Building	5,416	5,416
Total	10,832	10,832
Total New Proposed + Existing	33,264	33,264
Total Approved (Net that Approved + Existing)	25,852	25,852
Difference	7,412	7,412
Accessories Buildings		
Barn	15,745	12,726
Storage Shed	5,278	5,278

1 Site Plan Enlarged: Approved v Proposed
Scale: 1" = 30 ft



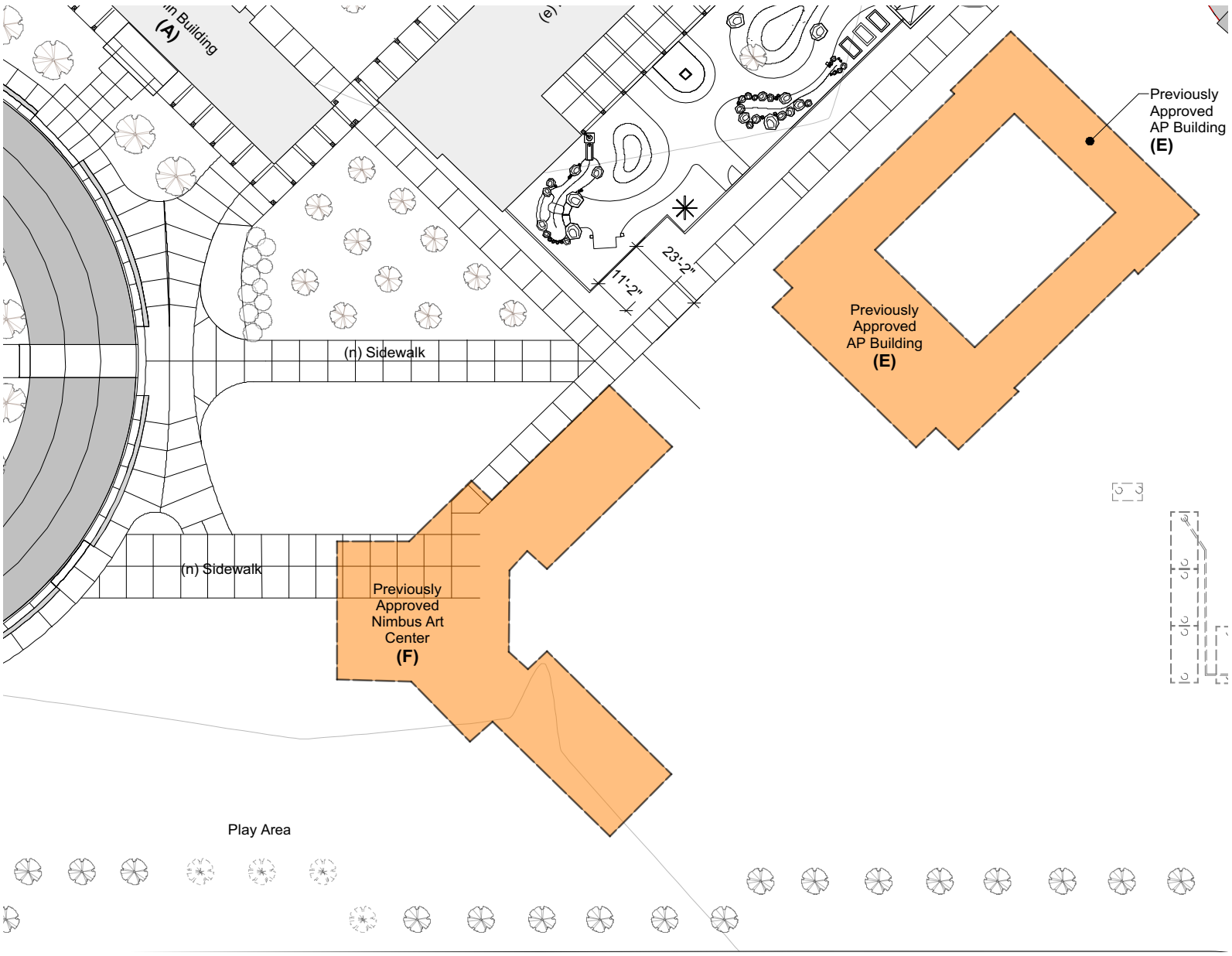
MH ARCHITECTS
2225 3rd St., studio 22A
San Francisco, CA 94107
mhall@mharchitects.com
t 415 977 0196
f 415 977 0196

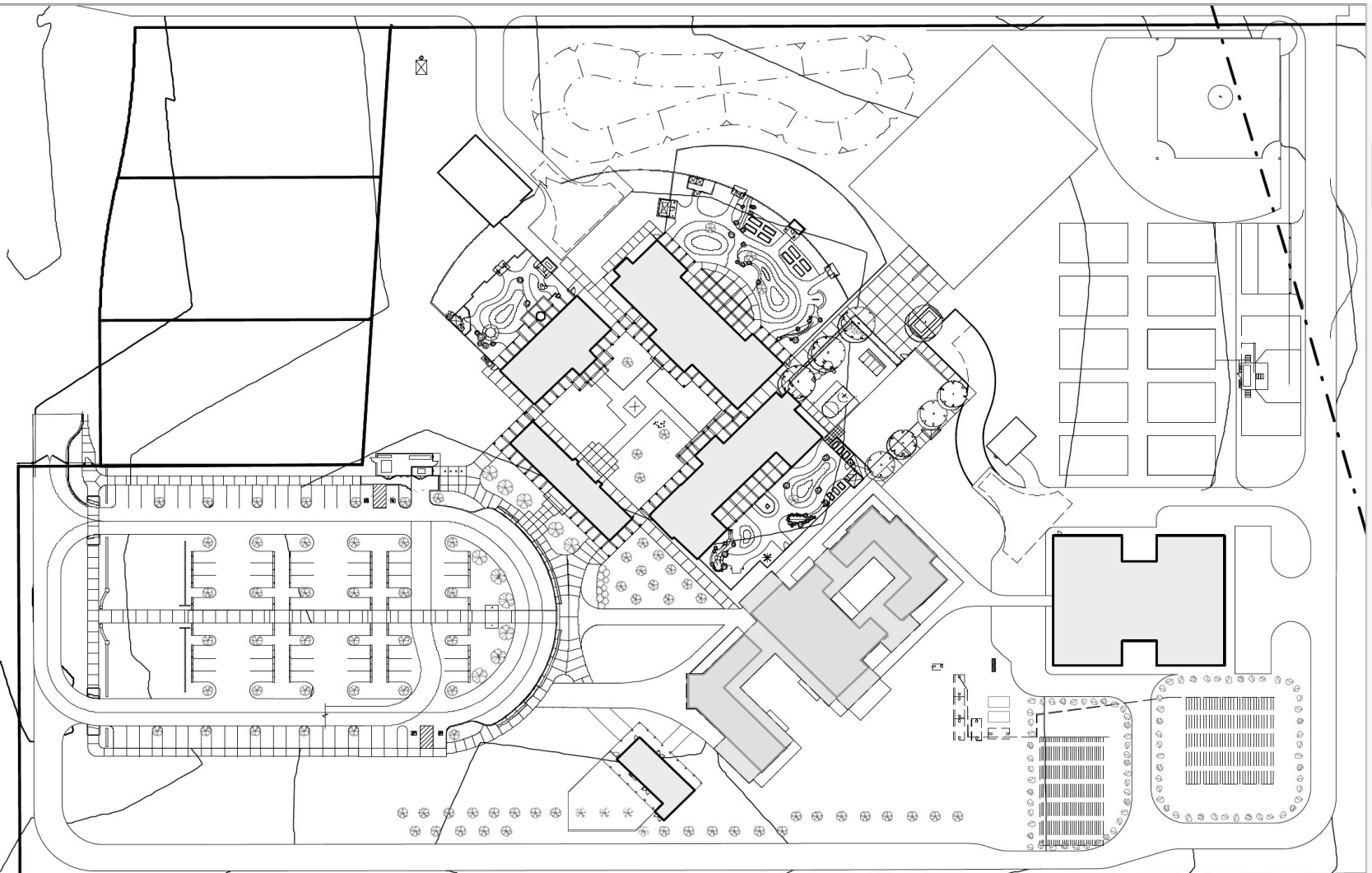


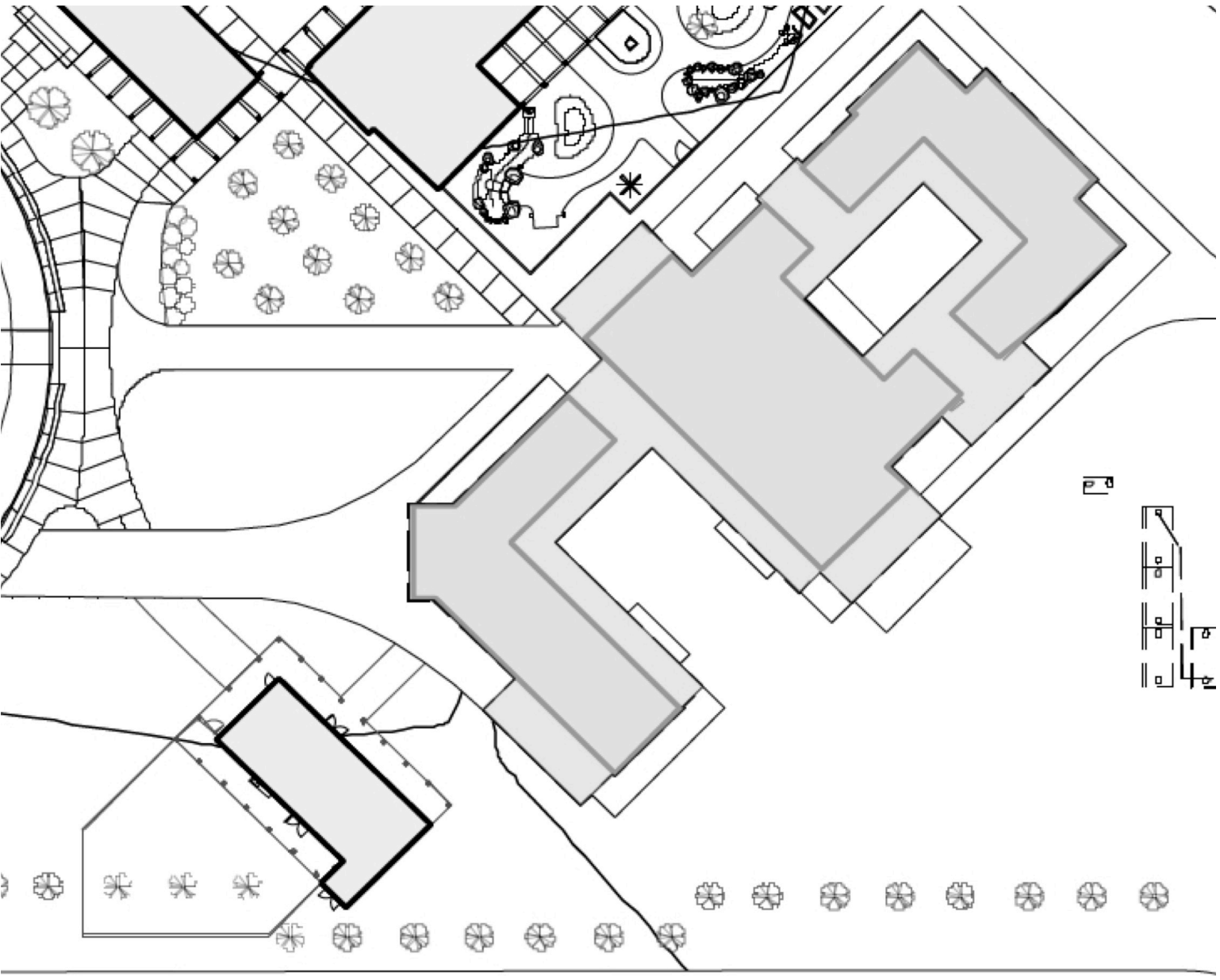
ST. HELENA MONTESSORI SCHOOL - TODDLER BUILDING
880 College Avenue, St. Helena, CA 94574
APN: 033-110-075-000

REV	DATE
As-Built	06.02.16
Schematic Design	06.02.16
Design Review Sub.	05.19.17
Design Review	06.02.17
Design Review	02.14.18

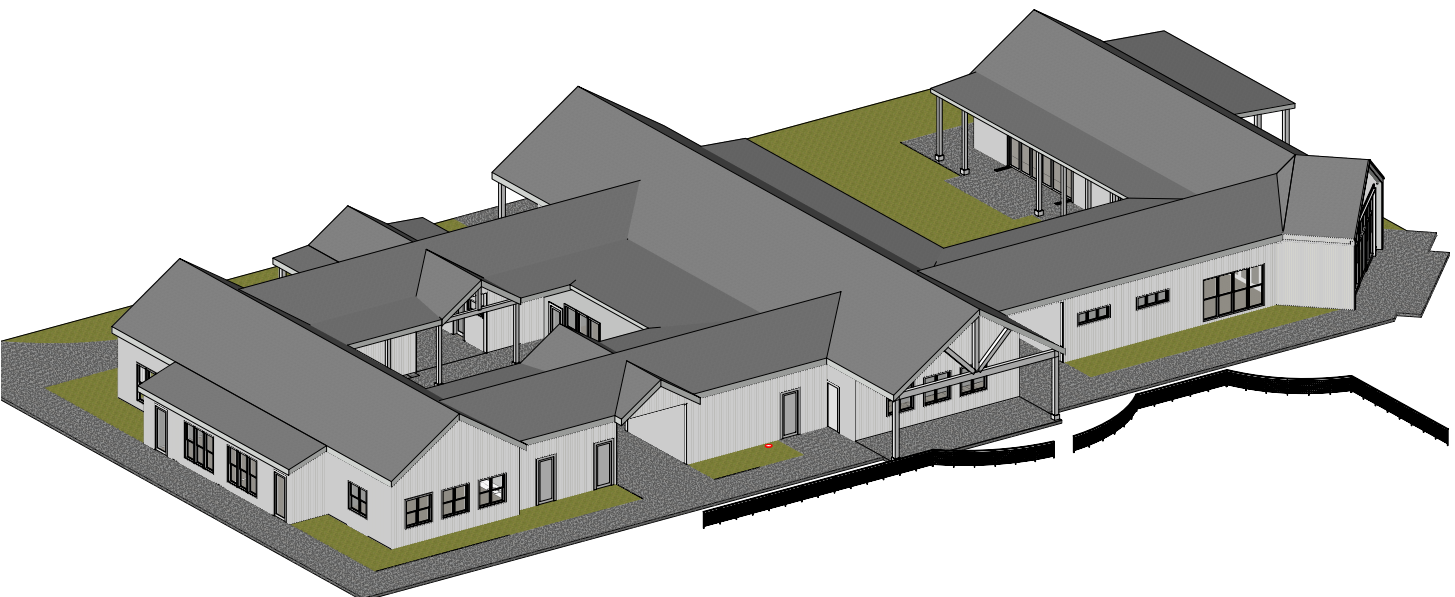
Site Plan Enlarged
Design Review
SHEET NO. **A0.03**













2 North Perspective
Scale: 1/2" = 1'-0"

Conclusion

- No change or expansion of use is being proposed with these buildings
- There is less than 2% change in total approved square footage
- Design remains the same except for a reduction in mass and height of the buildings
- Water Use is well within limitations of the existing use permit
- Modifications are consistent with the city's design review criteria

Questions?



Tentative Planning Commission Agenda Updated: February 6, 2017

CURRENT AND PENDING MATTERS

February/March Planning Commission (PC) and City Council (CC) Likely Items:
1. February 13, 2018-Joint PC/CC Meeting Fair Housing Workshop
2. February 20, 2018-Joint PC/CC Meeting Review Scope of General Plan Update and EIR Analysis
3. PL17-000 March 6, 2018 Main St UP for Caldwell Banker Office Relocation-Lilly Bianco
4. PL17-000 March 6, 2018 Montessori School DR for Building Re-Design
Citywide PC/CC Assignments Prioritized by Staff and Planning Commission 9-5-17:
Tier 1 Priorities-2017-2018
1. General Plan Update and General Plan EIR-On Going
2. Initiate Creation of Design Guidelines-On Going
3. Comprehensive Zoning Code Update-On-Going
3a. F.A.R. Review-To be conducted with Zoning Code Update-PC Discussion 2-6-18
3b. Demolition Permit Review/ Limit on Demolition Permits
3c. Temporary Use Permit-Create Process-Ordinance and ZC Amendments
3d. Update Daycare Zoning Regs-Consistent with State Law
3e. Food Truck Ordinance
3f. Review Permitted/Conditional Uses in SC and CB Zoning Districts (CC Assigned 8/22/17)
3g. Review process for existing winery changes (PC assigned 8/22/17), existing Non-Conforming Uses, focusing on large Industrial Users
3h. Review of Small Lot Zoning Standards
3i. Update Sign Code Standards
3j. Review and Update Telecommunication regulations to be consistent with State and Federal Law
4. Pre-Application/Concept Design Review Meeting prior to Submittal (CC Assigned 3/28/17)
Tier 2 Priorities 2018 +
1. Housing Strategic Plan-"Housing First" and Workforce Housing Study and Determine What Uses Generate Housing Needs (CC Assigned 8/22/17)
2. Review and Update Noise Ordinance
3. Code Enforcement Policy and Procedures Update
4. Pools-Drought Policy Changes. Phase 1?
Other PC/CC Assignments for Planning Department
1. Facilities Assessment RFP (CC Assigned 7-11-17) RFP Issued 8-31-17
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
2. Short-Term Rental Ordinance Enforcement-On Going
3. Code Enforcement-On Going
4. PG&E Parking Lot Negotiation-On Going-Noah Housh
5. Growth Management Code Language Update and Annual Review (Sept)-Noah Housh
6. Fee Study-Pending
7. Review and Comment-Draft Tree Ordinance
8. AB 52 CEQA Process Implementation-Native American Consultation-On Going
9. PW & Planning - Ordinance to Amend Municipal Code Related to Exterior Fire Sprinklers
10. Affordable Housing Assistance; Contract Review; Term Negotiation; Etc.--On Going Noah Housh
Recent Actions
1. 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
2. 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
3. PL17-021 STR Permit 1764 Spring Street-Aaron Hecock-PC Approved
4. OTSH Concept for Affordable Housing on Railroad Property (CC Assigned 3/28/17) Presented to the CC
5. PL17-021 1764 Spring St New Short Term Rental-Aaron Hecock- Approved 6/6/17
6. RFP Selection Committee Recommendation on Adams Street RFP responses. Presented to the CC June 27, 2017.
7. PL17-045-1380 Main St-Sign Permit for New West Knife Works-Staff Approved-Aaron Hecock
8. PL17-039 1427 Kearney St DR for SFD Remodel + Addition –PC Approved-Lilly Bianco
9. PL17-019 1734 Scott St DR for Home and Second Unit Remodel-PC approved June 20, 2017 Lilly Bianco
10. PL17-028 1660 Kearney St DR for Residential Remodel + 455 Sq ft Addition-PC approved June 20, 2017 Lilly Bianco
11. PL17-030 APN 009-362-015 LLA-Aaron Hecock- Approved 7/18/17
12. Joint PC/CC Meeting-August 22-Land Use 101CC and PC Reviewed 8-22-17
13. City Facilities Assessment RFP-CC to Review and Direct staff-Noah Housh CC Reviewed 8-22-17
14. HOME Grant Acceptance and Administration Contract-CC to Review and Act-Noah Housh-CC Approved 8-22-17
15. OTSH Fee Waiver Request-CC To Review and Provide Direction to Staff-Noah Housh-CC Approved 8-8-17
16. 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-Approved 8-15-

17
17.PL16-055 1045 Pratt Avenue-DR for new SFD on existing undeveloped flag lot. Lilly Bianco-Continued for Re-Approved 9-5-17
18.PL17-051 1057 Pratt Ave Second Extension for approved DR and Demo-Approved 9-5-17
19.PL17-046-627 Harvest Ln, Demolition of an Existing Barn –Aaron Hecock- Approved 11/7/17
20.PL17-057 1152 Church St-DR for Exterior Modifications to Existing Structure- Aaron Hecock-Approved 11/7/17
21.PL17-065 1226 Main St- Use Permit- Joseph Brockhoff approved 12/5/17
22. PL17-007 1178 Hudson Design Review Aaron Hecock- Approved 12/5/17
23.PL17-047-1916 Vineyard Ave-Demo and DR requesting to demolish existing SFD and construct a new SFD -Aaron Hecock- Approved 12/5/17
24.PL17-048 1843 Spring Mt Ct-DR for Exterior Building and Site Modifications-Lilly Bianco- Approved 12/5/17
25.PL17-059 1814 Spring St- DR for New SFR & Demo- Lilly Bianco Approved 12/19/17

*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.