



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, June 5, 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. Approval of Minutes: May 15, 2018 7 - 11
[Commission Minutes 05-15-18](#)
 - 4.2. Request for Design Review Exemption to expand the floor area of the primary residence by a total of 218 sq-ft in order to introduce a master closet (189 sq-ft) and construct an addition to the master bath (29 sq-ft) at the existing residence at 468 Hollis Lane - project continued from May 15, 2018 meeting 13 - 35

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to existing private structures.
Prepared By: Lilly Bianco, Contract Planner
Recommendation:
Staff recommends that the Planning Commission adopt a resolution finding that:

1.The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 as the minor addition to an existing

structure , and

2. Accept the required findings and approve the Design Review Exemption for the proposed addition at 468 Hollis Lane.

[Staff Report - 468 Hollis Lane](#)

- 4.3. Request for a Use Permit to operate a Green Biotics “beauty shop” in an existing tenant space at 1309 Main Street, Suite B in the Central Business Zoning District 37 - 40

CEQA Determination: CEQA does not apply to projects which a public agency rejects or disapproves.

[Denial Resolution - 1309 Main Street, Suite B](#)

- 4.4. Request for a Design Review Exemption to replace an existing 762 square foot shade structure located at 2070 Spring St. with an approximately 366 square foot shade structure suitable for supporting solar panels. 41 - 61

CEQA Determination: Exempt

Recommendation:

Staff finds that the proposed shade enclosure 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 15303, category 1 which exempts the new construction of small structures including garages, carports, patios, swimming pools, etc.; and

2. Find that the project is exempt from design review and approve the shade enclosure located at 2070 Spring Street.

[Staff Report - 2070 Spring Street](#)

5. PUBLIC HEARINGS

- 5.1. Tentative Parcel Map and Design Review applications requesting approval of a Parcel Map to allow the subdivision of an existing 14.75 acre parcel currently developed with one single family home, into two new parcels, 14.25 and 0.5 acres respectively. No development on the newly created 0.5 acre parcel is proposed at this time. This action further proposes finding that the project is exempt from the requirements of CEQA under a Class 32 Categorical Exemption. 63 - 130

CEQA Determination: The project has been determined to qualify for a Class 32 Categorical Exemption under Section 15332 of the California Environmental Quality Act.

Prepared By: Noah Housh, Planning & Community Improvement Director

Recommendation:

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA under Section 15332 as a Class 32 “In-Fill” Categorical Exemption, and further find that the proposed project is within the scope of the findings and analysis of the 1993 General Plan and Zoning Code Environmental Impact Report, where by the allowances for such a proposed subdivision are expressly identified and allowed.
2. Accept the required findings and approve the requested Tentative Parcel Map and Design Review for the proposal to subdivide an existing 14.75 acre parcel into two lots, a 0.5 acre Parcel 1 and 14.25 acre designated remainder. No development on the newly created 0.5 acre parcel is proposed or approved with this action.

[2525 Madrona Avenue - Staff Report](#)
[Tentative Parcel Map](#)
[Public Comment \(1\)](#)
[Public Comment \(2\)](#)
[Power Point Presentation](#)

- 5.2. Request by Greg and Christin Fowler for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home and garage on the property located at 2600 Sulphur Springs Avenue in the A-20 zoning district.

131 - 167

CEQA Determination: Exempt pursuant to Section 15301 and 15303 of the CEQA Guidelines.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

For the reasons described above, staff concludes that required findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 2600 Sulphur Springs Avenue.

[Staff Report - 2600 Sulphur Springs Avenue](#)

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.

9. **ADJOURNMENT**

The next Regular Planning Commission meeting is scheduled for June 19, 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 May 31, 2016.

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

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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, May 15, 2018 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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

Present: Chair Grace Kistner, Commissioner Bobbi Monnette, and Commissioner John Ponte

Absent: Vice-Chair Lester Hardy and Commissioner David Knudsen

Staff Present: Noah Housh, Planning & Community Improvement Director, Thomas B. Brown, City Attorney, Aaron Hecock, Senior Planner, and Xinia Gamero, Administrative Assistant

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment received.

4. CONSENT ITEMS

Commissioner Monnette pulled the Minutes on the Consent Calendar.

Chair Kistner recused herself from item 4.2 due to living in close proximity to the subject property. This item will be continued to a date certain of June 5, 2018 due to lack of a quorum.

4.1 Approval of Minutes: May 1, 2018

Commissioner John Ponte moved to approve the Minutes of May 1, 2018. The motion was seconded by Chair Grace Kistner and on roll call carried by the following vote:

AYES: Grace Kistner and John Ponte

NOES: None

ABSENT: Lester Hardy and David Knudsen

ABSTAIN: Bobbi Monnette

RECUSE: None

- 4.2 Applicant, Stan Montee, is requesting a Design Review Exemption to expand the floor area of the primary residence by a total of 218 sq-ft in order to introduce a master closet (189 sq-ft) and construct an addition to the master bath (29 sq-ft). The additions would be consistent with the exterior materials and treatments as currently exist on the residence.

CEQA Determination: The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to 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.

Prepared By: Lilly Bianco, Contract Planner

Recommendation:

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

1.The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 as the minor addition to an existing structure , and

2.Accept the required findings and approve the Design Review Exemption for the proposed addition at 468 Hollis Lane.

5. PUBLIC HEARINGS

Chair Kistner reported that item 5.1 would be re-noticed as a public hearing and heard at the Planning Commission meeting of June 5, 2018.

- 5.1 *This Item will be heard on June 5, 2018 and will be re-noticed as a Public Hearing*- Request by Brain Heim on behalf of Sander LLC for Tentative Parcel Map and Design Review approval in order to subdivide an existing 14.75 acre parcel into two newly created parcels, one 0.5 acres in size and the other 14.25 acres in size at 2525 Madrona Avenue in the Twenty-Acre Agriculture (A-20) zoning district.

Prepared By: Noah Housh, Planning & Community Improvement Director

- 5.2 Request for a Use Permit to operate a Green Biotics “beauty shop” in an existing tenant space at 1309 Main Street, Suite B in the Central Business Zoning District

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. 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.

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. Consider the required findings enumerated in Municipal Code Section 17.168 040 and vote to approve, modify, or deny a Use Permit for the proposed Green Biotics formula business use.

Planning and Community Improvement Director Noah Housh reported on the item.

Chair Kistner opened public comment.

Bill Hoshal, citizen and Jeff Feeney addressed the Planning Commission.

Chair Kistner closed public comment.

Commissioner John Ponte moved to deny the project and direct staff to prepare findings memorializing the decision to deny the application and bring back for approval to the next Planning Commission meeting. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Grace Kistner, Bobbi Monnette, and John Ponte

NOES: None

ABSENT: Lester Hardy and David Knudsen

ABSTAIN: None

RECUSE: None

- 5.3 Consideration of amendments to the City's Zoning Ordinance, St. Helena Municipal Code (“SHMC”) Title 17, potentially revising Section 17.148, Signs, to be consistent with current case law as deemed appropriate by the Planning Commission.

CEQA Determination: Exempt pursuant to CEQA Guidelines Section 15061.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff recommends that the Planning Commission review the Draft Ordinance and proposed text amendments to the Sign Ordinance and recommend the following:

1. Determine that the recommendation on the proposed zoning code text amendments are exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15061 and further find that the proposed changes are in keeping with the 1993 General Plan EIR and 2015 Housing Element Mitigated Negative Declaration; and
- 2.Recommend that the City Council approve the proposed Ordinance in order to update and modify existing zoning code regulations governing signs to establish compliance with current state law.
3. Review and provide staff direction on the additional modifications proposed to the code regulations governing signs.

Senior Planner Aaron Hecock reported on the item.

No public comment was received.

The Planning Commission discussed the item and provided input to staff.

Commissioner John Ponte moved to recommend that the City Council approve section 17.148.090 of the zoning code as presented and bring back sections 17.148.010 through 17.148.080 and sections 17.148.100 through 17.148.130 to the Planning Commission for further discussion at a future meeting. The motion was seconded by Commissioner Bobbi Monnette and on roll call carried by the following vote:

AYES: Grace Kistner, Bobbi Monnette, and John Ponte

NOES: None

ABSENT: Lester Hardy and David Knudsen

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

Planning and Community Improvement Director Noah Housh reported on the item.

8. AGENDA FORCAST

Planning and Community Improvement Director Noah Housh reported on the item.

9. ADJOURNMENT

Chair Kistner adjourned the meeting at **7:24 p.m.**

APPROVED:

Grace Kistner, Chair

ATTEST:

Noah Housh, Planning and Community
Improvement Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of June 5, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL18-023

SUBJECT: Request for Design Review Exemption to expand the floor area of the primary residence by a total of 218 sq-ft in order to introduce a master closet (189 sq-ft) and construct an addition to the master bath (29 sq-ft) at the existing residence at 468 Hollis Lane - project continued from May 15, 2018 meeting

PREPARED BY: Lilly Bianco, Contract Planner

REVIEWED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:03/13/18

ACCEPTED AS COMPLETE:04/10/18

LOCATION OF PROPERTY: 468 Hollis Lane

APN: 009-030-055

GENERAL PLAN/ZONING: Medium Density Residential (MR)

APPLICANT: Mr. Stan Montee

PHONE: (707) 689- 3255

BACKGROUND

The project was brought before the Planning Commission on May 15,2018 but due to two Planning Commissioner absences and one recusal, there was not a quorum and the project was continued to the June 5, 2018 Planning Commission meeting.

PROJECT DESCRIPTION

The subject property is a 0.81 acre (35283.6 sq-ft) parcel at 468 Hollis Lane and within the Medium Density Residential zoning district. At present, the property is improved with

a single family residence (3266 sq-ft), accessory dwelling unit (563 sq-ft), barn (747 sq-ft), and carport (504 sq-ft).

Applicant, Stan Montee, is requesting a Design Review Exemption to expand the floor area of the primary residence by a total of 218 sq-ft in order to introduce a master closet (189 sq-ft) and construct an addition to the master bath (29 sq-ft). The additions would be consistent with the exterior materials and treatments as currently exist on the residence. Due to the locations of the additions at property rear and the presence of fencing and a hedge along property lines, the proposed changes would not be visible from any public right of way.

ANALYSIS

GENERAL PLAN

The subject property exhibits a general plan land use designation of Medium Density Residential. This land use designation allows single family detached and attached homes, secondary residential units, public and semi-public uses, and other compatible uses. The Medium density residential land use designation serves as the predominant residential land use designation and is intended to perpetuate the existing development patterns exhibited by St. Helena's established neighborhoods.

Relevant General Plan policies include:

2.6.15 Encourage new residential development in all density ranges that is consistent with scale and character of the older residential districts of the City, particularly the neighborhoods west of Main Street.

4.3.4 Strengthen community identity by appropriate building design, size, and site landscaping.

ZONING

Consistent with the GP land use designation, 468 Hollis Lane exhibits a zoning designation of MR: Medium Density Residential. The MR zoning district allows for single-family detached homes, accessory dwelling units and other compatible uses insofar as they conform to the development standards prescribed by Municipal Code Section 17.40.060.

Review of the project indicates the project meets all applicable development standards; the proposed 218 sq- ft addition would result in a net F.A.R of .118 or 4194 sq-ft which is within the allowable 0.21 or 4200 sq-ft.

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.

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 Analysis

The proposed additions would be consistent with the current exterior treatment of the residence and would also not be visible from any public right of way given the location of the proposed work and presence of fencing along property frontage. Accordingly, there is no expectation that the proposed work would raise any substantial design issues or would otherwise conflict with any of the required design review findings enumerated, below.

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to 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

No issues have been identified.

CORRESPONDENCE

No comments were received at the writing of this staff report.

STAFF RECOMMENDATION

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

1. The project is exempt from the requirements of CEQA pursuant to CEQA Section 15301 as the minor addition to an existing structure , and
2. Accept the required findings and approve the Design Review Exemption for the proposed addition at 468 Hollis Lane.

ATTACHMENTS

[468 Hollis Attch 1. Draft Resolution](#)

[468 Hollis Attch 2. APN map](#)

[468 Hollis Attch 3. Aerial View](#)

[468 Hollis Attch 4. Project Plans](#)

[468 Hollis Attch 5. Photos of Area of Work](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A DESIGN REVIEW EXEMPTION
FOR THE MONTEE ADDITION LOCATED AT 468 HOLLIS LANE (File No. PL18-023)**

PROPERTY OWNER: AMBER MONTEE

APN: 009-030-055

Recitals

1. On March 13, 2018 Stan Montee submitted an application for a Design Review Exemption to construct a 218 sq-ft closet and master bath expansion at 468 Hollis Lane in the Medium Density Residential District; and
2. A staff report dated June 5, 2018 and incorporated herein by reference analyzed the projects consistency with the Design Criteria enumerated in Section 17.164.030 of the Municipal Code, and
3. On June 5, 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.
4. Now, therefore let it be found that, the Planning Commission approves the requested Design Review Exemption on the following basis:

Resolution

A. The project is exempt from the requirements of CEQA pursuant to Section 15301, which exempts minor alterations and additions to 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.

B. The Planning Commission has considered the Design Review criteria identified in Municipal Code Section 17.164.030 to support the motion to approve the Design Review Exemption given that the project has been found to be consistent with the current exterior treatment of the residence and would also not be visible from any public right of way given the location of the proposed work and presence of fencing along property frontage. Accordingly, there is no expectation that the proposed work would raise any substantial design issues or would otherwise conflict with any of the required design review findings enumerated, below:

:

1. Consistency and compatibility with applicable elements of the general plan in that the project maintains the standards for lot sizes and development, identified in the Agriculture designation;
2. Compatibility of design with the immediate environment of the site given that the design maintains historic design features and materials;
3. Relationship of the design to the site given the scale of the addition, the proposed setbacks and the context of the neighborhood;
4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use given the surrounding agricultural properties;
6. Compatibility with future construction both on and off the site given the access, context and historic nature of the surrounding neighborhood;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project providing appropriate design elements and exterior features;
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 which the project does through appropriate setbacks and thoughtful site planning;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures which they are given the provided site plan, setback and landscaping proposed;
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 which the outdoor decks, pool and rear yard arbor are found to be;
11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles which they are given the continuation of the single family use and maintenance of the existing access to the property;
12. Whether natural features are appropriately preserved and integrated with the project which the project seeks to do through careful site planning;
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 which they are given the historic design themes and elements;

14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character which the design is found to be, given the features and elements referenced above;
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 which it does through careful and appropriate planting choices and locations;
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, which it is given the drought tolerant elements proposed;
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 which is, based on the significant energy and water saving requirements of the California Building Code and City of St Helena development criteria.

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.

Conditions of Approval

1. The Design Review permit shall be vested within one (1) year from the date of approval. A building permit for the design allowed under this approval shall have been obtained within one (1) year from the effective date of the Design Review decision or these approvals shall expire; provided however that the approved Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
2. This permit is valid for this design only. New permits must be applied for any change substantial change in design.
3. The Design Review shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
4. Any request for an extension of the Design Review 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.

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, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.
10. This Design Review shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
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.
14. Where the Medium Density Residential 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. No added drainage from the new hardscape, roofs, decks, pools or roof improvements shall be allowed to leave the site. The grading and/or site improvement plans shall provide a method to address how drainage will be treated, detained, diverted and infiltrated on site and at the property lines to prevent inundation of neighboring properties.
18. The applicant shall install an approved backflow device behind the existing water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required to be constructed and tested 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.
19. 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.
20. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
21. An encroachment permit shall be required for any work performed in the public right of way.

Fire Department Conditions of Approval

- 22. 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.
- 23. 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

- 24. A building permit is required for all onsite demolition, construction and/or change of occupancy.
- 25. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2013 Title 24 codes.
- 26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
- 27. The applicant shall provide a construction waste management plan with the building permit application.
- 28. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
- 29. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
- 30. 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.
- 31. 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 June 5, 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

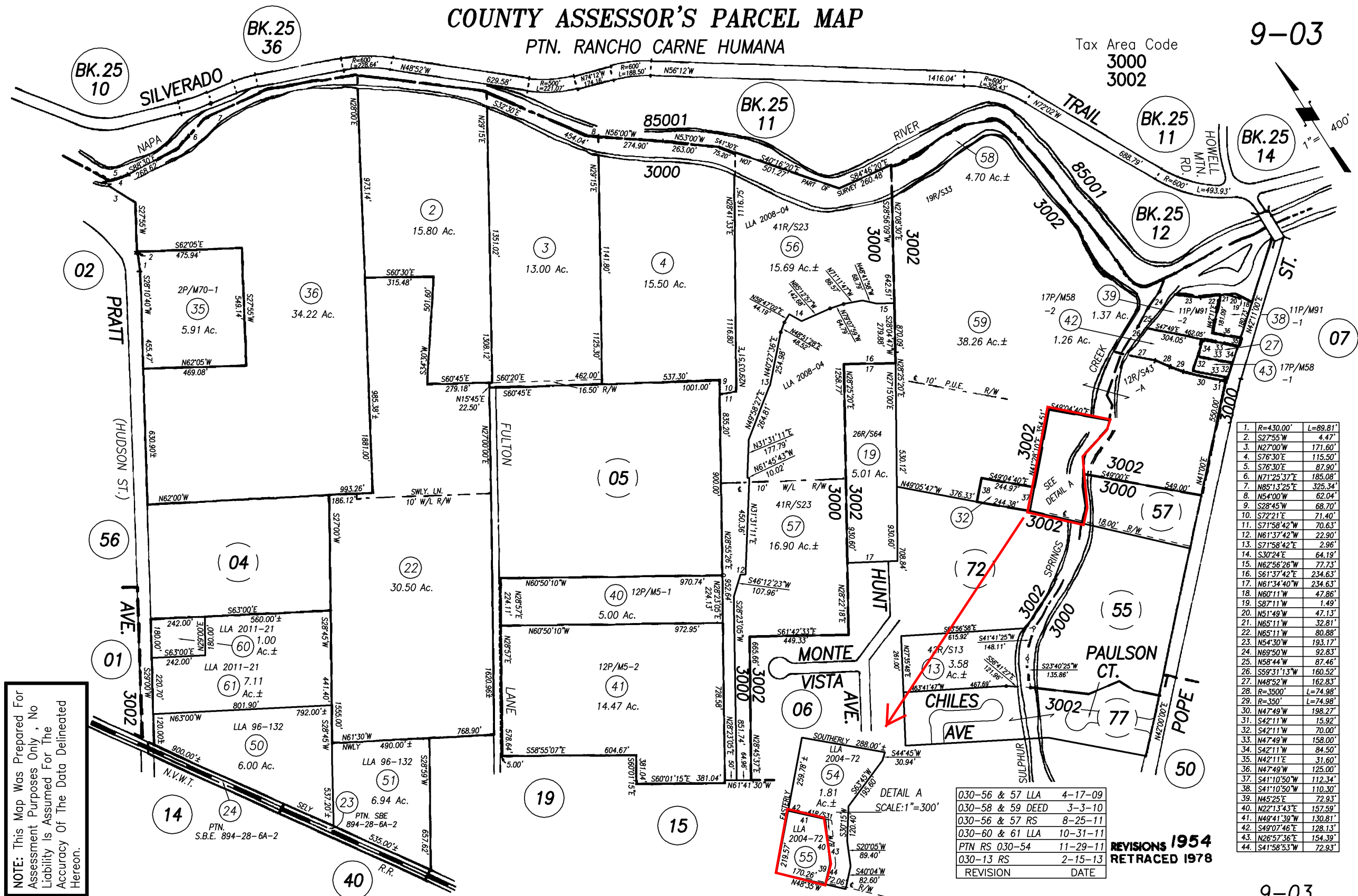
ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

Noah Housh,
Planning and Community
Improvement Director



468 Hollis Lane

Write a description for your map.

Legend

 468 Hollis Ln



CONTACT: STAN MONTEE, CONTRACTOR

PETER J. COLLINS ARCHITECTS
1212 MAIN STREET
ST. HELENA, CA 94574

T. 707.967.8383
F. 707.967.9335
E-MAIL: peter@pjarchitects.com
CONTACT: PETER COLLINS, AIA

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA RESIDENTIAL CODE
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
2016 LOCAL CODES AND ORDINANCES

189 SF WALK-IN CLOSET ADDITION TO EXISTING MASTER BEDROOM;
29 SF ADDITION & REMODEL OF EXISTING MASTER BATHROOM

APN#:	009-030-055
LOT AREA:	0.81 ACRES
ZONING:	MR
ALLOWABLE LOT COVERAGE:	4200 sf
CONSTRUCTION TYPE:	TYPE V-B, NOT SPRINKLERED
OCCUPANCY:	R-3,U
BLDG. HEIGHT	± 22'-0" EXISTING
# STORIES	1

(E) RESIDENCE	3266 SF
(E) EFFICIENCY UNIT	563 SF
(E) AG. ACCESSORY (BARN)	747 SF
(E) CARPORT OPEN ALL SIDES	0 SF
<u>SUB-TOTAL</u>	<u>4576 SF</u>

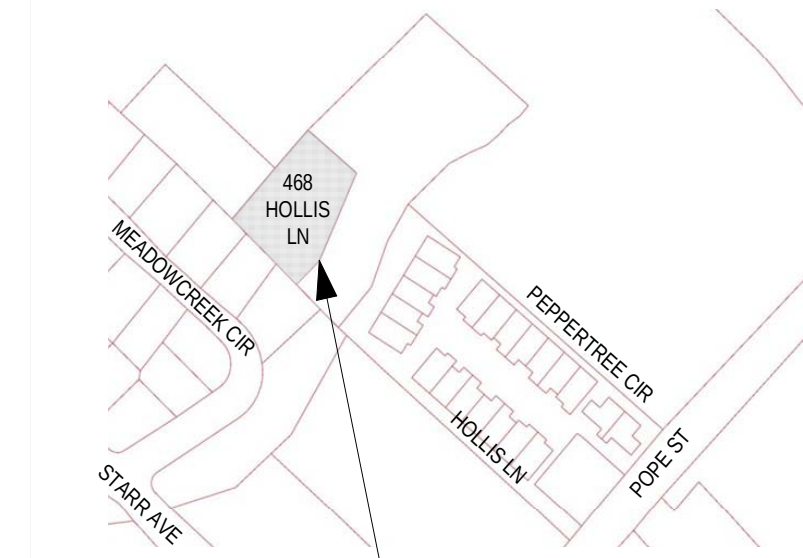
(N) MASTER CLOSET	189 SF
(N) ADDITION TO (E) MASTER BATH	29 SF
<u>SUB-TOTAL</u>	<u>218 SF</u>

TOTAL WITHOUT EXEMPTIONS: 4794 SF

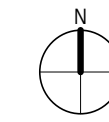
EXEMPTIONS:	
(E) EFFICIENCY UNIT	- 400 SF
(E) COVERED PARKING	- 200 SF
<u>SUBTOTAL</u>	<u>- 600 SF</u>

TOTAL F.A.R. WITH EXEMPTIONS:	4194 SF
-------------------------------	---------

NO SCALE



LOCATION OF WORK



XXX	12/18/17	DESIGN REVIEW
-----	----------	---------------

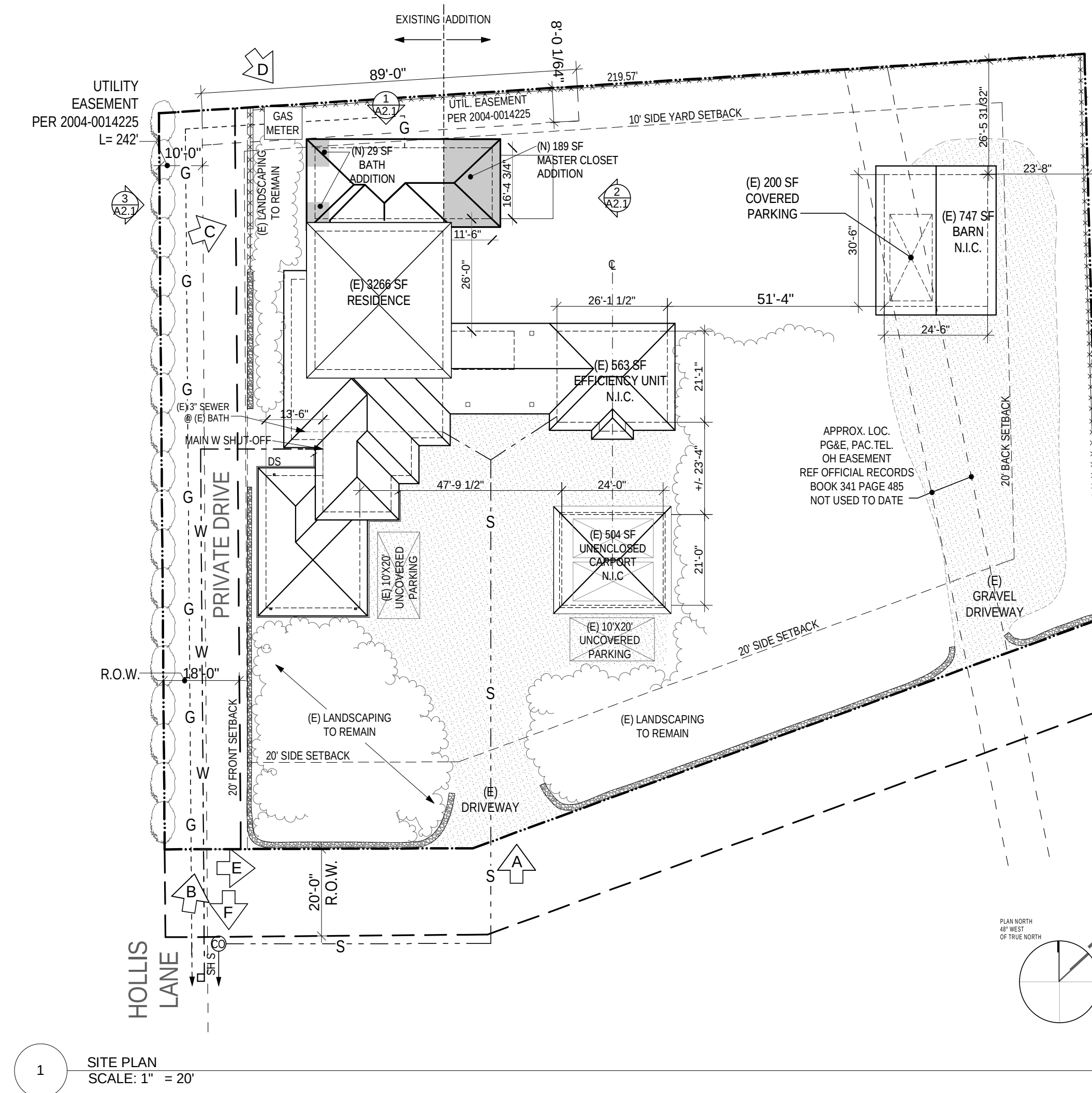
A0.0	COVER SHEET, SITE PLAN, AND PROJECT DATA
A1.1	EXISTING SITE PHOTOS
A1.2	PLANS
A2.1	ELEVATIONS, COLORS AND MATERIALS

PROPERTY LINE
YARD SETBACK
UTILITY EASEMENT
RIGHT OF WAY
(E) LOW STONE WALL
VARIES 18-24 in. HIGH X +/- 16 in. WIDE
(E) GRAVEL DRIVE
(E) DENSELY PLANTED
OLEANDER HEDGE +/- 12 ft. HIGH
(E) 6" HIGH WOOD FENCE
(E) WOOD FENCE OR LOW STONE WALL
PHOTO REFERENCE MARKER
PROPOSED AREA OF NEW WORK
(E) GAS
(E) WATER
(E) SEWER

1. THESE DOCUMENTS ARE FOR DESIGN REVIEW PURPOSES ONLY,
AND ARE NOT FOR CONSTRUCTION.

2. REFER TO SHEET A2 FOR EXISTING SITE PHOTOGRAPHS, KEYED
WHERE NOTED ON THIS SHEET.

EXISTING MASTER SUITE REMODEL & ADDITION
468 HOLLIS LANE, ST. HELENA



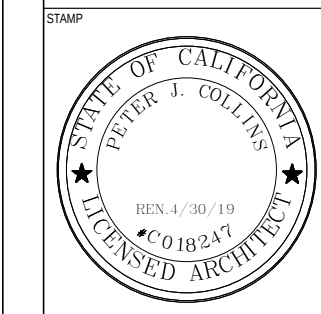
1 SITE PLAN
SCALE: 1" = 20'

ISSUED FOR:	BY
PERMIT SUBMITTAL 12.18.17	RBE

ARCHITECT



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1212 MAIN STREET
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V: 707.967.8383
F: 707.967.9335



CONSULTA

MONTEE RESIDENCE
468 Hollis Lane, St. Helena, CA 94574
APN # 009-030-055-000

COVER SHEET
SITE PLAN

DATE: 12.18.2017

SCALE: AS NOTED

DRAWN BY: RBE

JOB: 17-005-MTE

A0.0



A VIEW FROM DRIVEWAY TOWARD CLOSET ADDITION BEYOND



B VIEW FROM HOLLIS LANE TOWARD BATHROOM REMODEL



C VIEW FROM PRIVATE DRIVE TOWARD BATHROOM REMODEL



D VIEW FROM PRIVATE ADJACENT PROPERTY TOWARD BATHROOM REMODEL AND CLOSET ADDITION



E VIEW FROM HOLLIS LN TO (E) DRIVEWAY



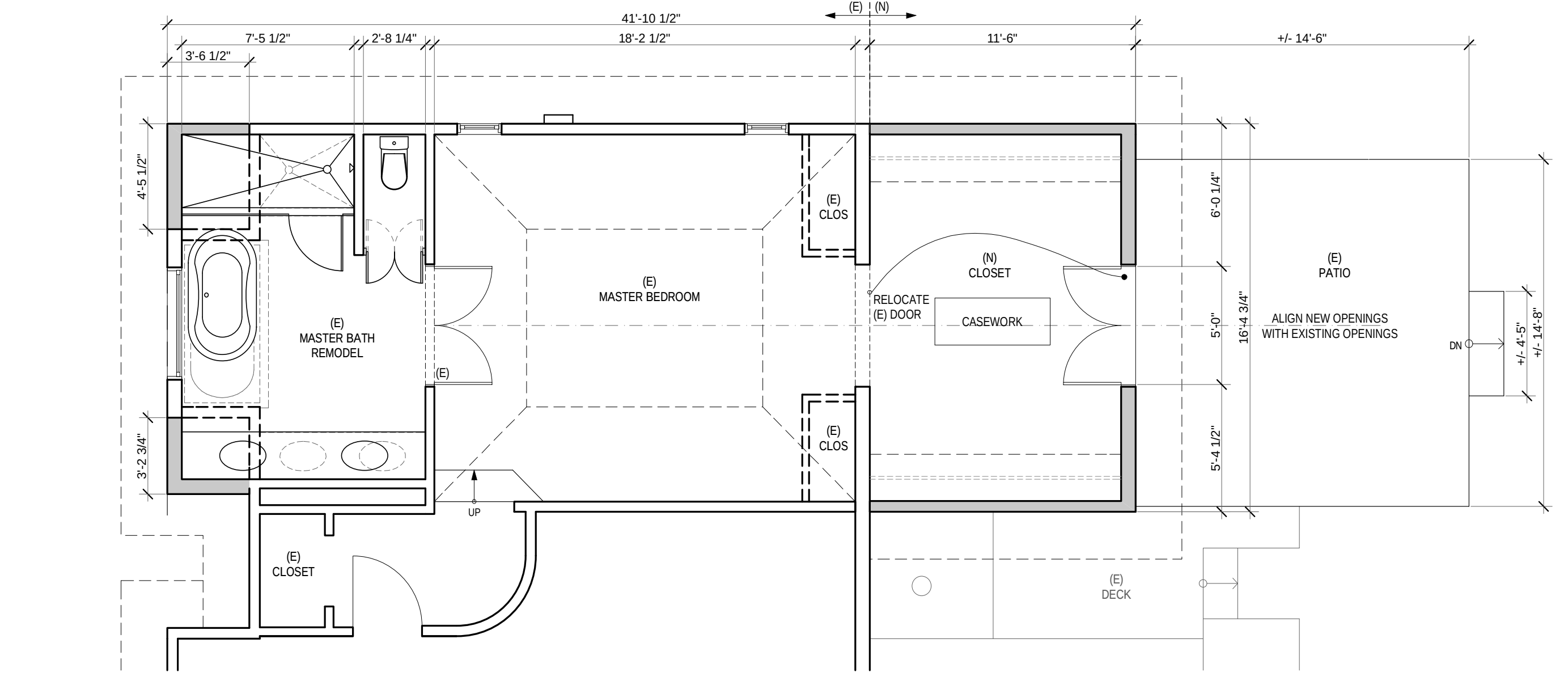
F VIEW FROM PROJECT AT HOLLIS LN ALONG HOLLIS TOWARD POPE STREET



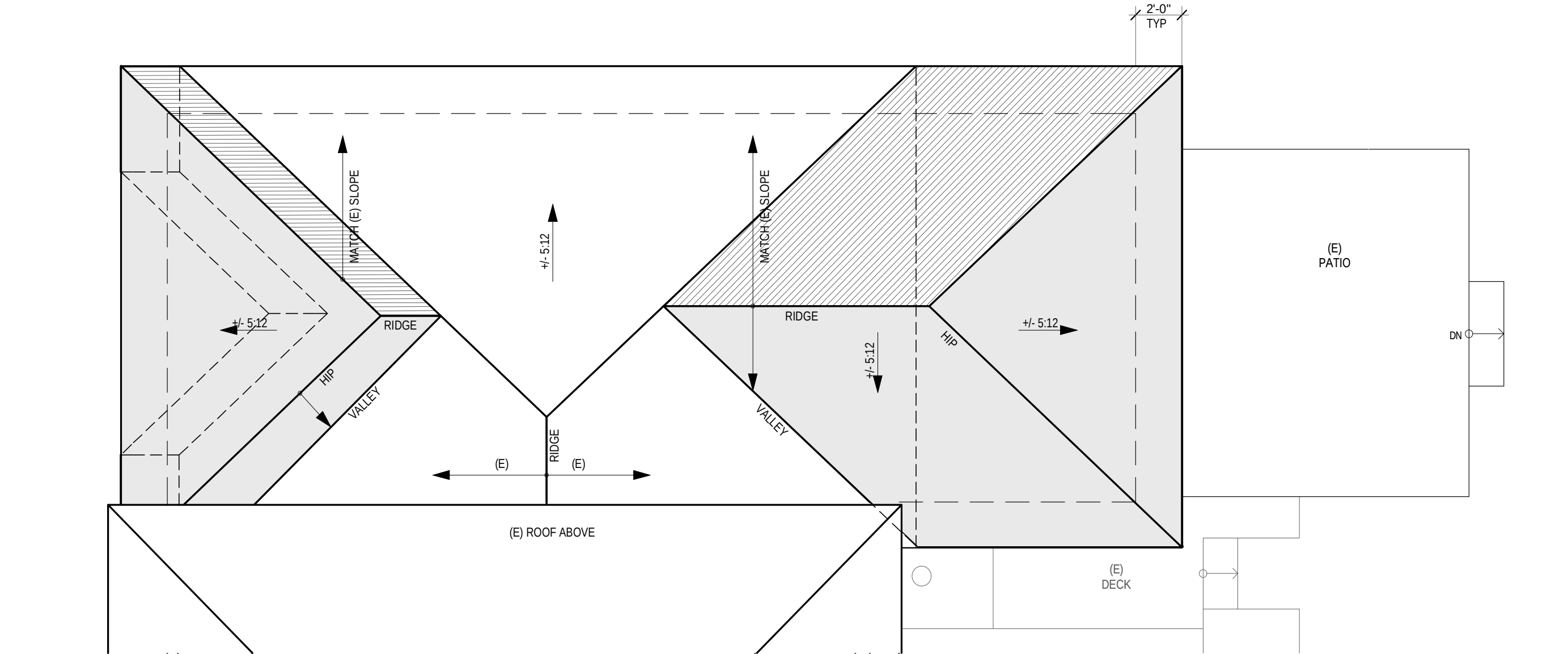
EXAMPLE OF EXISTING STUCCO EXTERIOR.
MATCH EXISTING COLORS AND FINISHES.

ISSUED FOR:	BY:
PERMIT SUBMITTAL 12.18.17	RBE
ARCHITECT:	
 PETER J. COLLINS ARCHITECTS 1212 MAIN STREET ST. HELENA, CA 94574 V: 707.967.8383 F: 707.967.5335	
	
CONSULTANT:	
MONTEE RESIDENCE 468 Hollis Lane, St. Helena, CA 94574 APN # 009-030-055-000	
SITE PHOTOS	
DATE:	12.18.2017
SCALE:	AS NOTED
DRAWN BY:	RBE
JOB:	17-005-MTE
A1.1	

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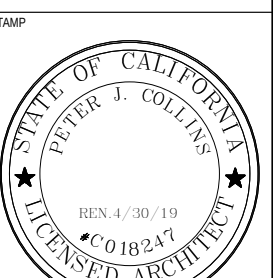


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

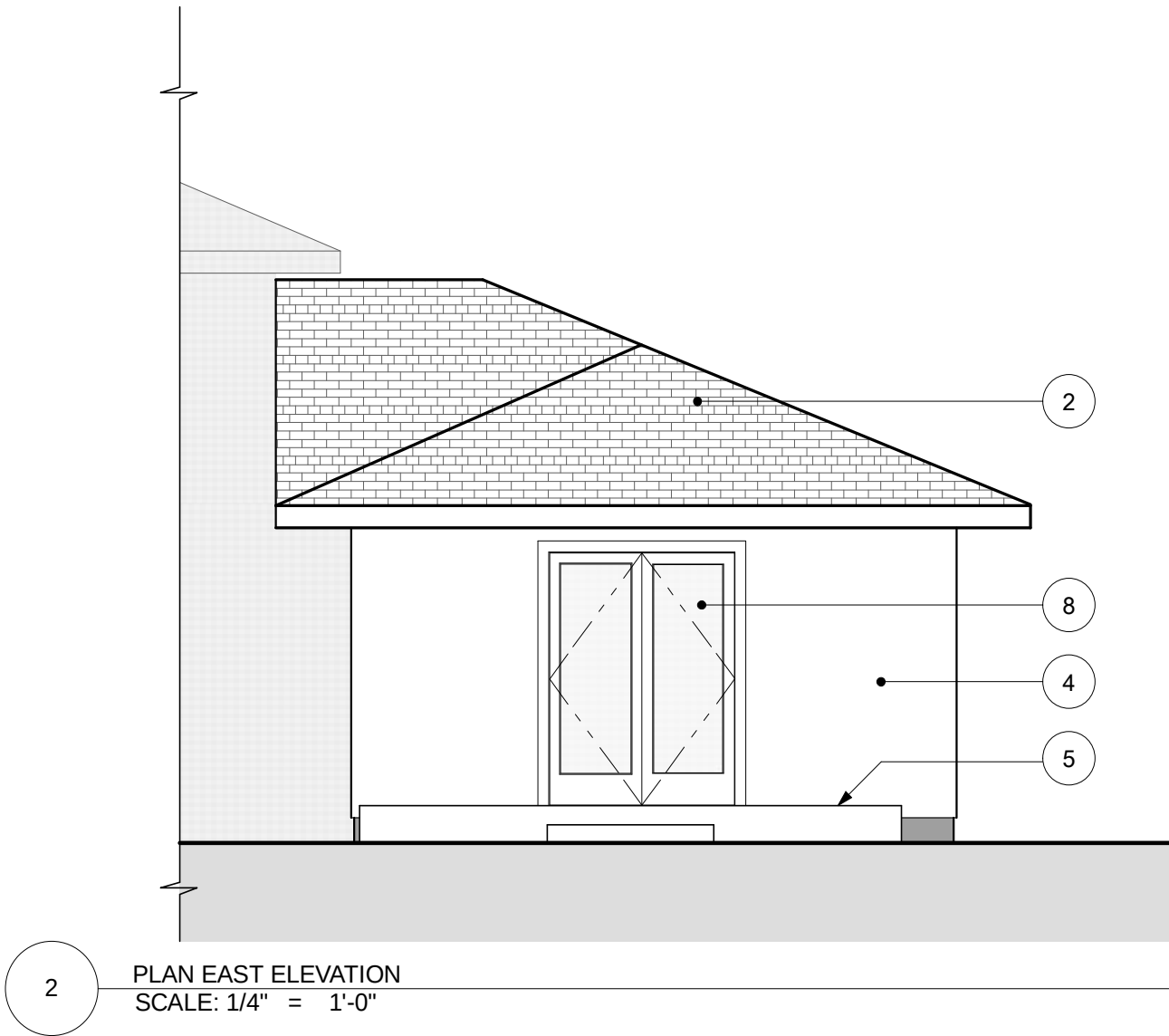
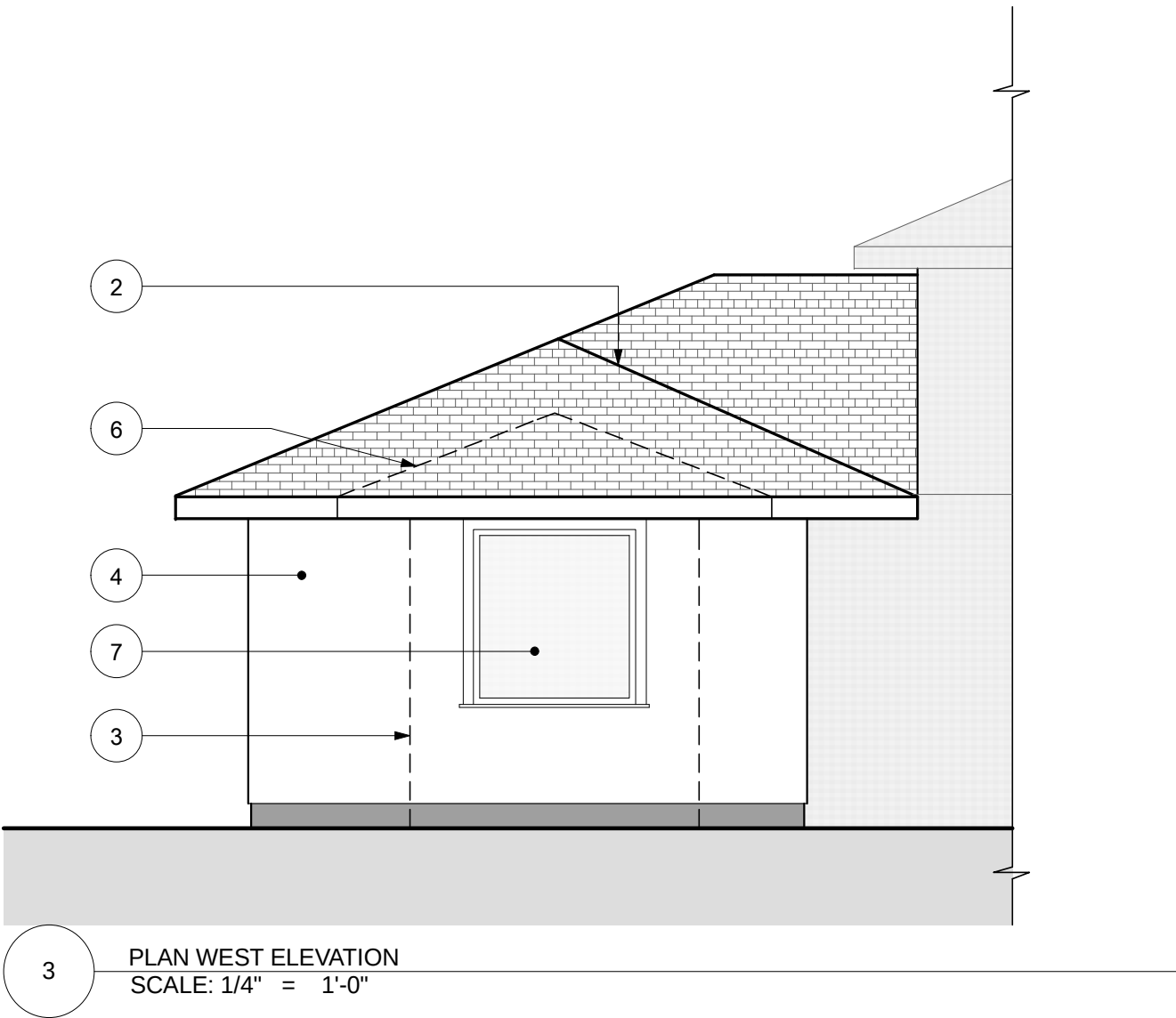
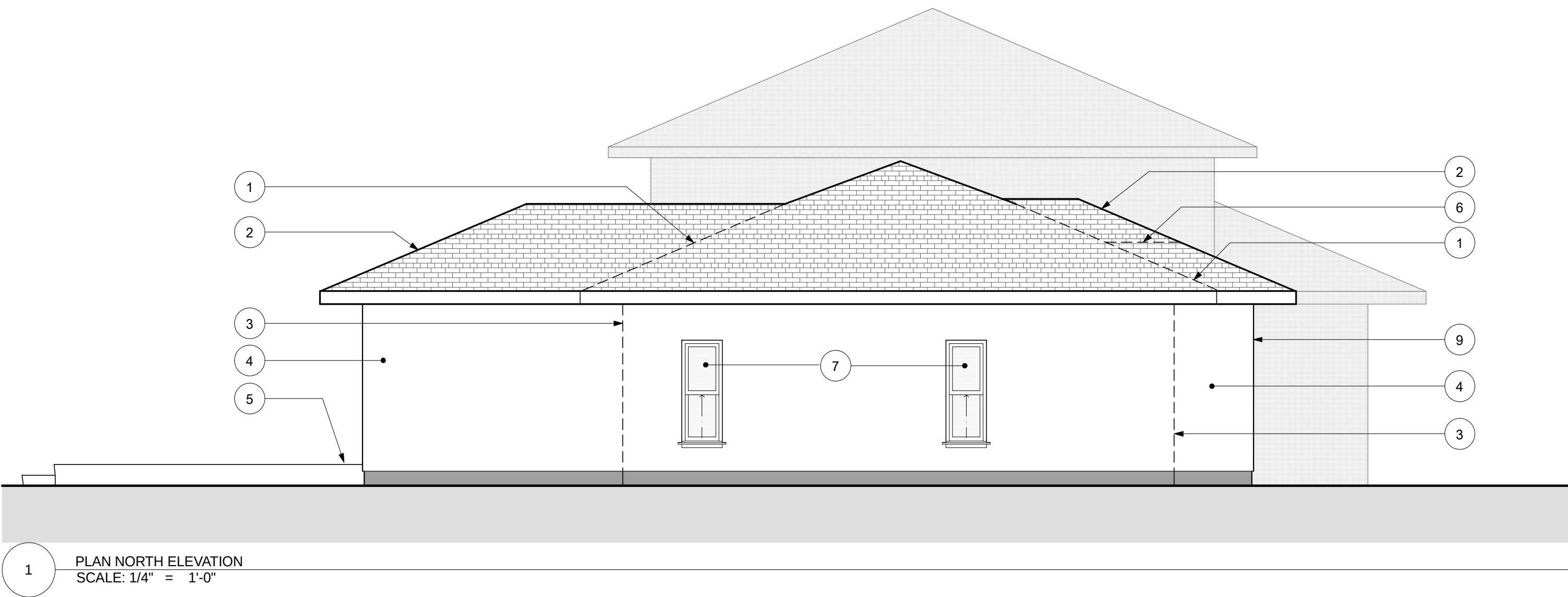


2 ROOF PLAN
SCALE: 1/4" = 1'-0"

- LEGEND**
- EXISTING WALLS TO REMAIN
 - EXISTING WALLS TO BE DEMOLISHED
 - NEW WALLS, PATCH AND MATCH
EXISTING MATERIALS AND FINISHES
 - EXISTING BATHROOM FIXTURES TO BE REMOVED/REPLACED
 - NEW BATHROOM FIXTURES
 - ELEMENTS ABOVE
 - EXISTING ROOF OUTLINE, TO BE REMODELED
 - WALL LINE BELOW
 - EXISTING ROOF TO REMAIN
 - NEW ROOF IN PLANE WITH EXISTING ADJACENT SLOPE
 - NEW HIP ROOF

ISSUED FOR:	BY:
PERMIT SUBMITTAL 12.18.17	RBE
ARCHITECT	
	
PETER J. COLLINS ARCHITECTS 1212 MAIN STREET ST. HELENA, CA 94574 P: 707.967.8383 F: 707.967.5335	
STAMP	
	
CONSULTANT	
MONTEE RESIDENCE 468 Hollis Lane, St. Helena, CA 94574 APN # 009-030-055-000	
PLANS	
DATE:	12.18.2017
SCALE:	AS NOTED
DRAWN BY:	RBE
JOB:	17-005-MTE
A1.2	

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KEYNOTES

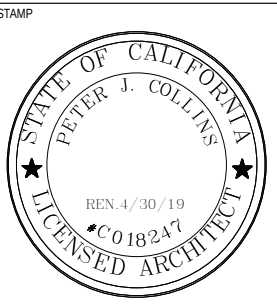
- 1 EXISTING ROOF TO REMAIN, ROOF AT ADDITION TO BE TIED IN
- 2 NEW HIP ROOF, MATCH SLOPE OF ADJACENT ROOFS WHERE OCCURS
- 3 EXISTING OUTSIDE CORNER
- 4 AREA OF ADDITION, MATCH EXISTING MATERIALS AND COLORS
- 5 EXISTING PATIO TO BE REDUCED IN SIZE DUE TO ADDITION
- 6 EXISTING HIPPED GABLE TO BE REMOVED TO ACCOMMODATE NEW HIP
- 7 EXISTING WINDOWS TO REMAIN
- 8 EXISTING DOORS TO BE RELOCATED AT CLOSET ADDITION
- 9 NEW OUTSIDE WALL AT CORNER TO ALIGN WITH EXISTING FACE OF BUMP OUT BEYOND

ISSUED FOR:	BY:
PERMIT SUBMITTAL 12.18.17	RBE

ARCHITECT

**PJ
Ca**

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F: 707.967.5335



CONSULTANT

MONTEE RESIDENCE
468 Hollis Lane, St. Helena, CA 94574
APN # 009-030-055-000

ELEVATIONS	
DATE:	12.18.2017
SCALE:	AS NOTED
DRAWN BY:	RBE
JOB:	17-005-MTE

A2.1

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PLANNING COMMISSION REPORT

Planning Commission Meeting of June 5, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL18-017

SUBJECT: Request for a Use Permit to operate a Green Biotics “beauty shop” in an existing tenant space at 1309 Main Street, Suite B in the Central Business Zoning District

ATTACHMENTS

[1309 Main Street- Denial Resolution](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
DENYING A USE PERMIT
FOR A GREEN BIOTICS HEALTH AND BEAUTY STORE LOCATED AT 1309 MAIN
STREET, SUITE B (FILE NO. PL18-017) AND ADOPTING FINDINGS**

PROPERTY OWNER: Mary Haney

APN: 009-240-012

Recitals

1. On February 9, 2018, Itay Maor submitted an application for a Use Permit to operate a Green Biotics health and beauty store at 1309 Main Street, Ste. B in the CB: Central Business Zoning District; and
2. The staff report dated May 15, 2018, which the Commission incorporates herein by reference, analyzed the project's consistency with the Use Permit criteria enumerated in St. Helena Municipal Code ("SHMC") Section 17.168.050, within the City's Zoning Ordinance; and
3. On May 15, 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; and
4. Neither the applicant nor any person acting on the applicant's behalf appeared at the public hearing and after reviewing all written and spoken materials, the Planning Commission voted to deny the project and directed staff to draft a resolution enumerating the direction provided and vote taken; and
5. On June 5, 2018, the Planning Commission of the City of St. Helena formally voted to adopt a resolution to deny the Use Permit for Green Biotics.

Resolution

A. Now therefore let it be found that the Planning Commission hereby resolves to deny the requested use permit.

B. Let it be further resolved that the Planning Commission finds it cannot make the findings required by St. Helena Municipal Code ("SHMC") Section 17.168.050 to approve the Use Permit sought given that the project have been found to demonstrate that:

1. The proposed use would be in conflict with the city's general plan in violation of SHMC Section 17.168.050H in that it would be inconsistent with at least three General Plan policies, as discussed and identified below.
2. The project does not clearly meet St. Helena General Plan goal 2.6.27 which calls for the prohibition of uses that are primarily tourist-serving in nature and that are inconsistent with the community image of St. Helena.
3. Green Biotics use is a formula business located in other major tourist destinations. Green Biotics has used aggressive retail practices in other communities that are at odds with St. Helena's community image, and have resulted in complaints. It's pricing structure and aggressive retail practices also preclude it from being primarily local serving.
4. The project also does not comply with General Plan policy 2.6.39, which states that all retail businesses shall conform to a scale commensurate and compatible with the small town character of St. Helena as the formula business use and pricing structure are such that it would not be considered local serving or compatible with the small town character of St. Helena.
5. In addition, the applicant's failure to appear at the hearing to present its application, respond to negative comments from the public, provide evidence and assurances to the Commission, and answer the Commission's questions also made it impossible for the Commission to make the findings required.
6. The project also does not comply with General Plan policy 3.4.2 which calls for the City to, "Support the development of a responsible visitor serving component to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities" because it wasn't viewed as use that would enhance the community as a whole.
7. Granting the use permit would set a precedent for the approval of similar uses whose incremental effect would be detrimental to the city or would be in conflict with the general plan in violation of SHMC Section 17.168.050J.
8. As detailed above, the proposed project would be in conflict with General Plan policies 2.6.27, 2.6.39, 3.4.2, given that the proposed use is a formula business and would use a pricing structure and aggressive retail practice that would preclude it from acting as a local serving use. Nor would the project enhance the community as a whole.
9. Allowing the proposed use also would conflict with the city's goal of maintaining the economic viability of a local-serving economy in violation of SHMC Section 17.168.050F for the reasons stated above.
10. The proposed use would not be compatible with surrounding land uses and would conflict with the purpose established for the district within which it would

be located in violation of SHMC Section 17.168.050G for the reasons stated above.

11. That the proposed use would be injurious to public health, safety or welfare in violation of SHMC Section 17.168.050I for the reasons stated above.

12. The Commission hereby incorporates as additional findings the recitals set forth above, as well as the remarks and comments of the Commission during its deliberations following the close of the public hearing.

I HEREBY CERTIFY that the foregoing Use Permit was duly and regularly denied by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on June 5, 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



PLANNING COMMISSION REPORT

Planning Commission Meeting of June 5, 2018

AGENDA SECTION: Consent

FILE NUMBER: PL18-018

SUBJECT: Request for a Design Review Exemption to replace an existing 762 square foot shade structure located at 2070 Spring St. with an approximately 366 square foot shade structure suitable for supporting solar panels.

APPLICATION FILED:02/20/18

ACCEPTED AS COMPLETE:05/01/18

LOCATION OF PROPERTY: 2070 Spring Street

APN: 009-481-039

GENERAL PLAN/ZONING: Medium Density Residential/MR

APPLICANT: Jeff & Laurie Conwell

PHONE: 707-963-1568

BACKGROUND

The applicant is applying for a Design Review Exemption in order to receive a Building Permit for an unpermitted shade structure project that was completed in 2003, and so they can install solar panels to the roof of the structure. While the structure is existing, for the purpose of this request, we are treating it as though it does not exist and therefore is a request for a standard Design Review Exemption for a newly proposed project.

PROJECT DESCRIPTION

Applicants Jeff & Laurie Conwell are requesting a Design Review Exemption to re-construct a shade structure over a covered patio area. The current (See background note above) shade structure which is approximately 762 square feet (sf) covers the entire concrete patio at the rear of the residence. The previous owners built the structure below the gutter line of the main residence using redwood and sunshade screen cloth. According to the applicant, the structure is a hazard with pieces of lumber giving way during high winds and the shade cloth allowing bugs in. The applicant

wishes to replace the hazardous structure with a smaller covered porch of approximately 366 square feet (sf) while bringing the roof line up 18 inches from 12'-8" to 14'-4" to allow the gutter to drain into the existing gutter system. The roof will be built using 4"x8" beams held up by redwood 4"x6" posts. The walls will be strengthened with 3-foot high paneling around the bottom and attached to the concrete slab using Simpson tie brackets designed to keep the entire structure raised off the slab. (see photo's 1-4)

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15303, categorical exemption #1 which exempts Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences. 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.

General Plan

The subject property exhibits a General Plan Land Use designation of Medium Density Residential. This land use designation allows single family detached and attached homes, secondary residential units, and other compatible uses including accessory structures. The Medium density residential land use designation serves as the predominant residential land use designation and is intended to perpetuate the existing development patterns exhibited by St. Helena's established neighborhoods.

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

2.6.15 Encourage new residential development in all density ranges that is consistent with scale and character of the older residential districts of the City, particularly the neighborhoods west of Main Street.

4.3.4 Strengthen community identity by appropriate building design, size, and site landscaping.

HE1.5 - Encourage innovative housing types and designs.

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

Staff Response:

Staff concludes that the project is consistent with the General Plan policies listed above.

Zoning

Consistent with the GP land use designation, 2070 Spring Avenue exhibits a zoning designation of MR: Medium Density Residential. The MR Zoning District allows for accessory structures insofar as they conform to the development standards prescribed by Municipal Code Section 17.40.060 and Section 17.116.010

Staff Response:

Review of the project indicates that it meets all applicable development standards; the proposed project would replace an existing accessory structure of 762 square feet with a smaller (366-sf) structure located at the property rear, limited in scale relative to the primary residence and not readily visible from the public right of way. In addition, the proposed roof height of 14-feet and 4-inches does not exceed the 15-foot maximum roof height for an accessory structure in the Medium Density Residential Zoning District. Therefore staff finds there are no conflicts with the current building and zoning standards. The proposed structure would exhibit a side setback of 15' and a rear setback of 25' which exceeds the minimum required setbacks of 3 feet. Therefore staff finds that there are no conflicts with the current building and zoning standards as prescribed by the St. Helena Municipal Code.

ISSUES

Staff has not identified any issues at this time.

CORRESPONDENCE

At the time of packet distribution staff had received no letters in support or opposition to this application.

STAFF RECOMMENDATION

Staff finds that the proposed shade enclosure 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 15303, category 1 which exempts the new construction of small structures including garages, carports, patios, swimming pools, etc.; and
2. Find that the project is exempt from design review and approve the shade enclosure located at 2070 Spring Street.

ATTACHMENTS

[2070 Spring Street resolution](#)

[Attachment1](#)

[Attachment2](#)

[Attachment3](#)

[Attachment4](#)

[Attachment5](#)

[photo 1](#)

[photo2](#)

[photo3](#)

[photo4](#)

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 BUILD A SHADE STRUCTURE IN THE REAR YARD OF THE RESIDENCE
LOCATED AT 2070 SPRING STREET (File No. PL18-018)**

PROPERTY OWNER: JEFF & LAUREN CONWELL APN: 009-481-039

Recitals

A. On FEBRUARY 20th, 2018 JEFF CONWELL submitted an application for Design Review Exemption to build a shade structure at the rear of the residence located in the Medium Density Residential District; and

B. On JUNE 5th, 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 project 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 shade structure 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

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 June 5th 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

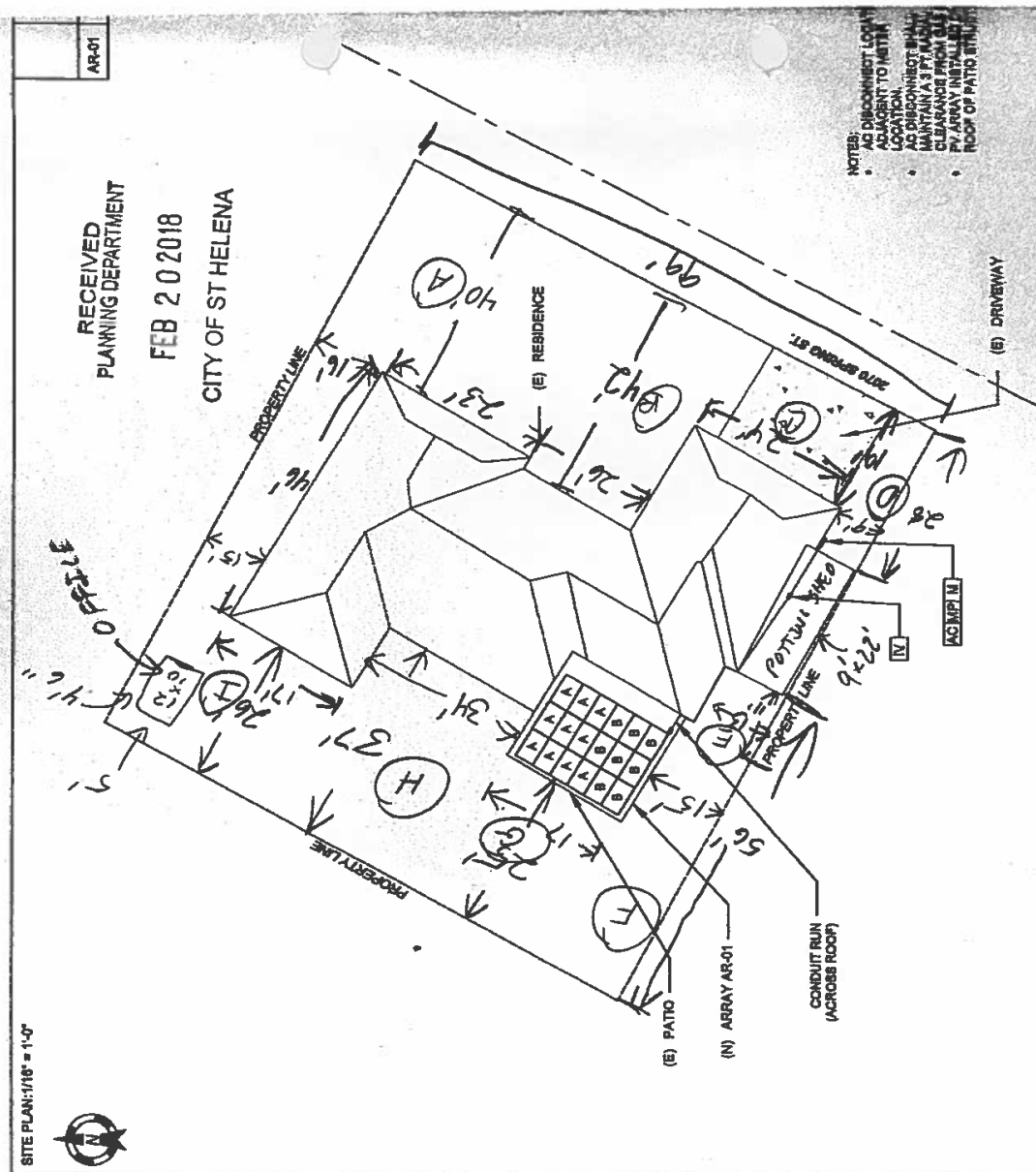
APPROVED: ATTEST:

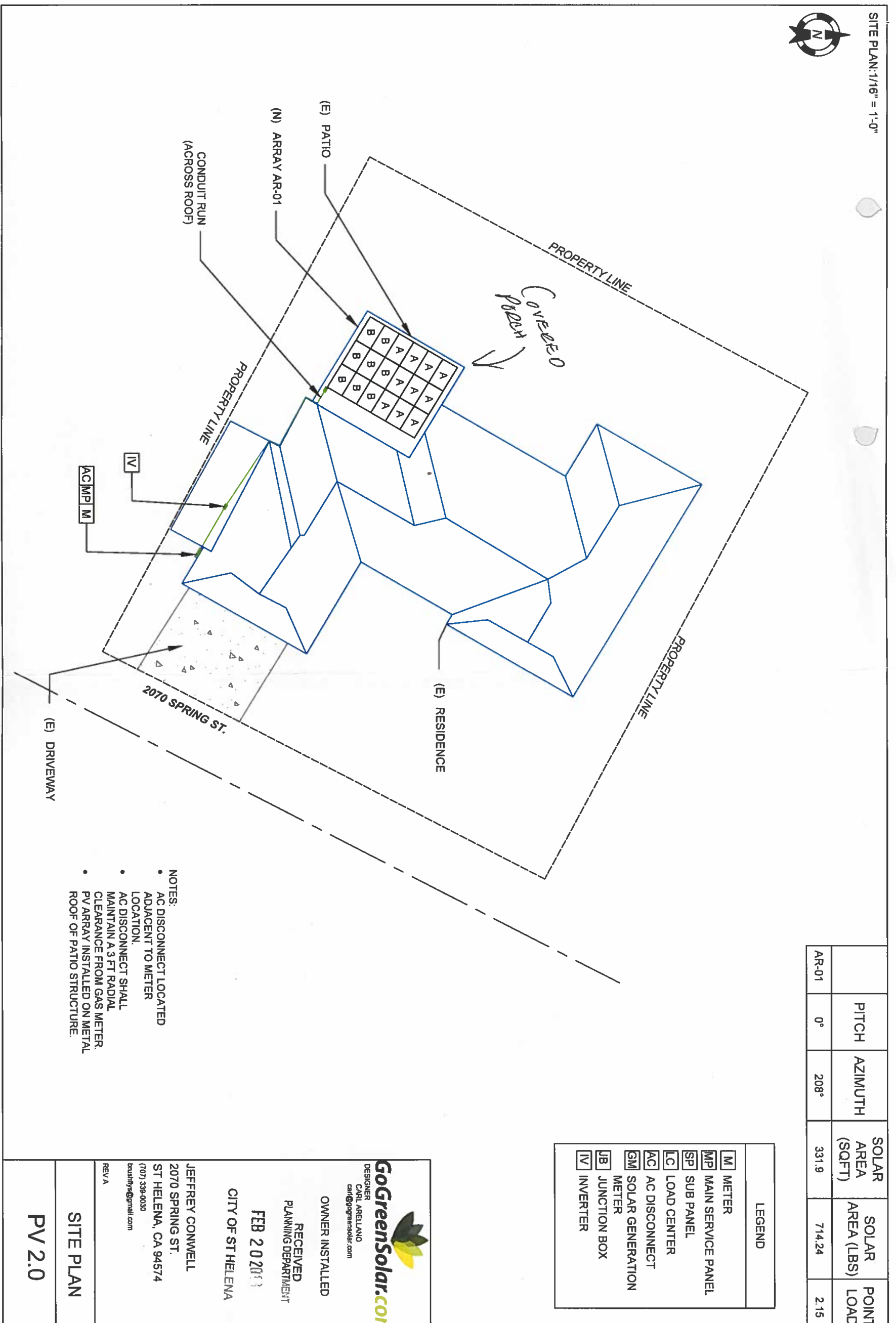
Grace Kistner
Chair,

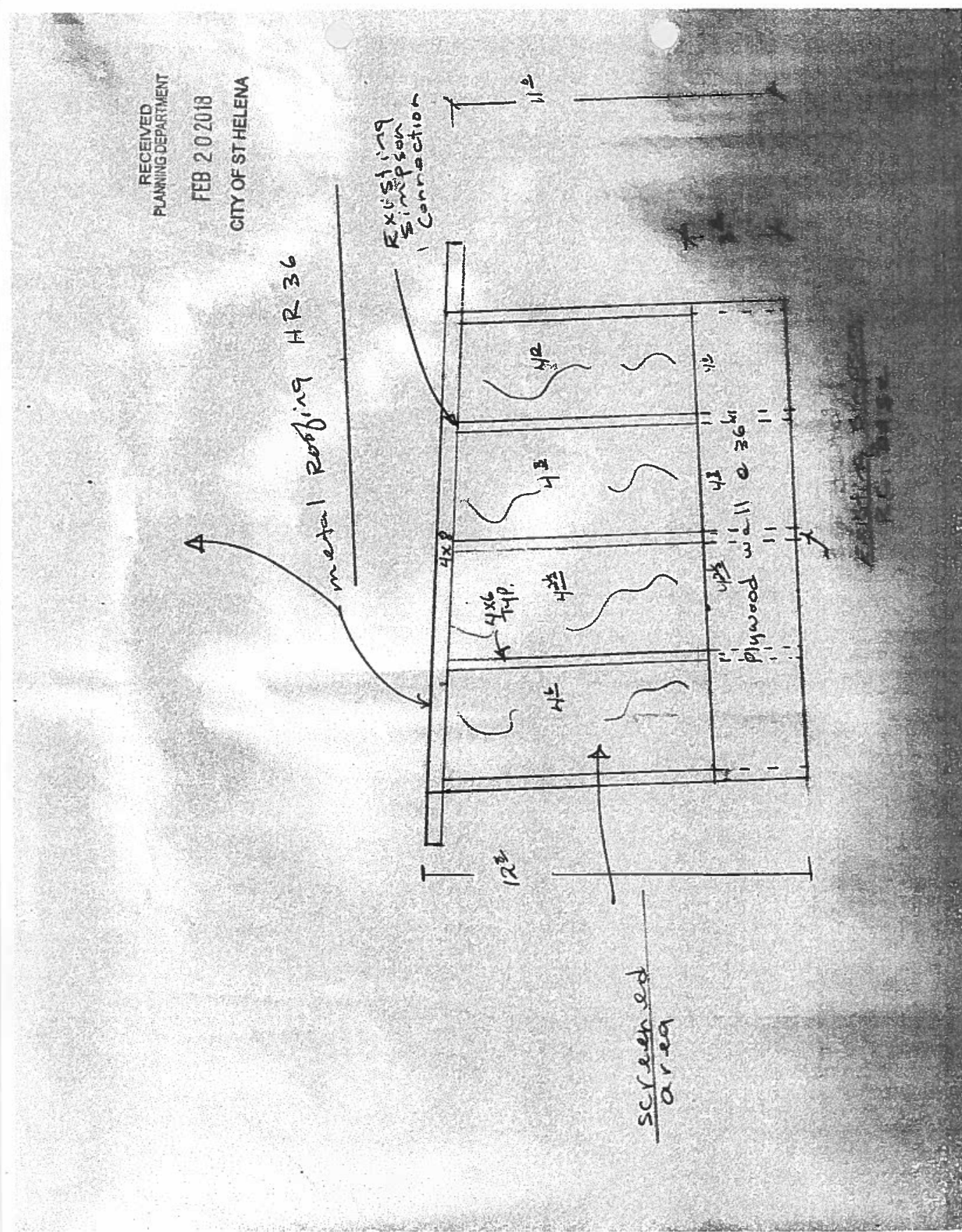
Noah Housh,
Planning Commission Planning
and Community Improvement
Director

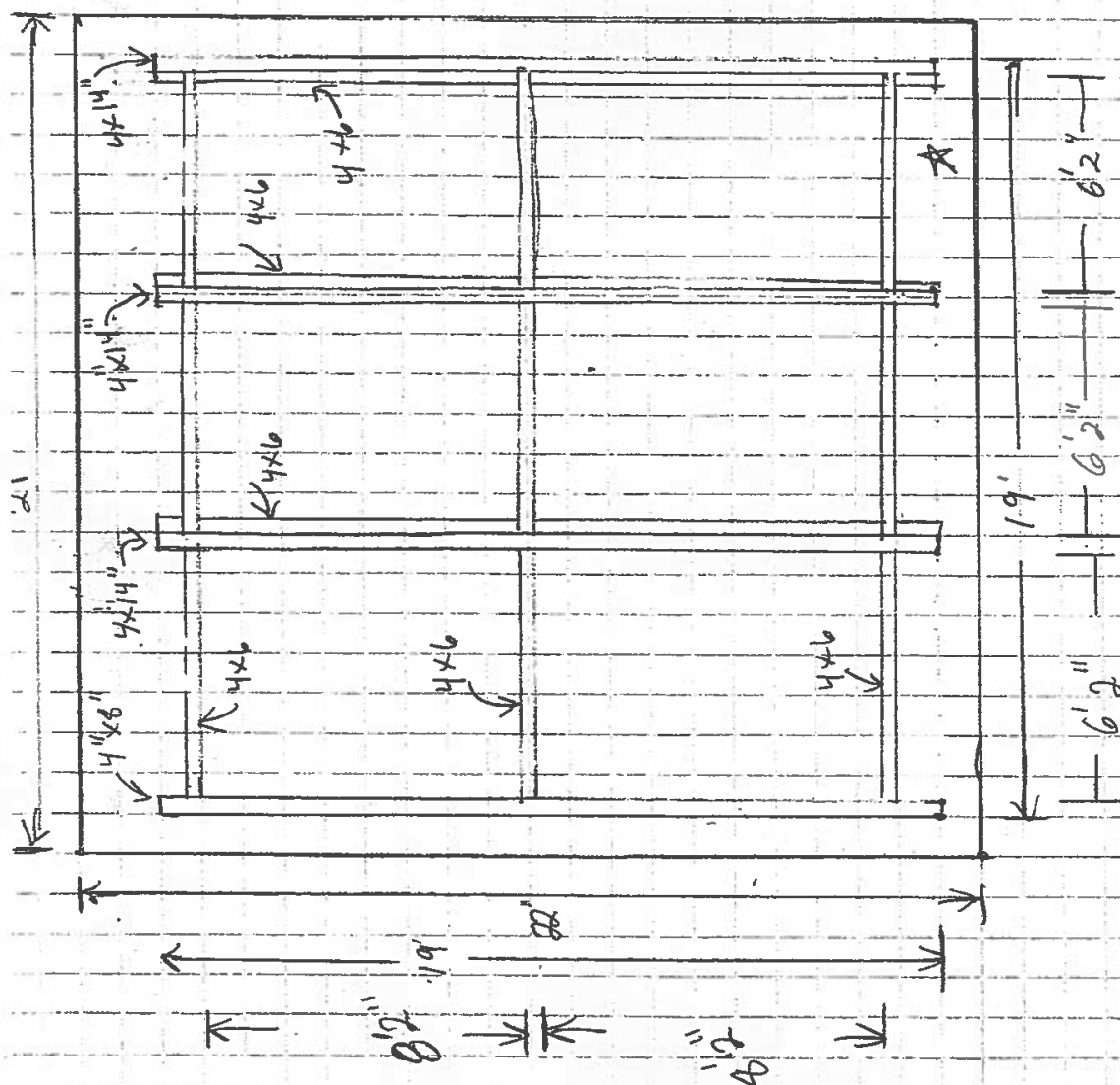
$$\begin{aligned}
 A &= 39' \times 40' = 1560' \\
 B &= 26' \times 42' = 1092' \\
 C &= 19' \times 24' = 456' \\
 D &= 28' \times 19' = 532' \\
 E &= 11' \times 13' = 143' \\
 F &= 45' \times 15' = 675' \\
 G &= 25' \times 17' = 425' \\
 H &= 34' \times 37' = 1258' \\
 I &= 26' \times 32' = 820 - 120' \\
 &= 712'
 \end{aligned}$$

6853 SQ FT
OPEN SPACE
(NO ROOF)

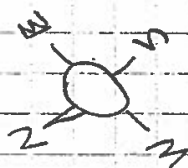








2070 SPRING ST.



EXISTING TOP VIEW OF
METAL ROOF AFTER
ADDITIONAL SUPPORT (4"x6")
REQUIRED BY STRUCTURAL
ENGINEER FOR
18 SOLAR PANELS

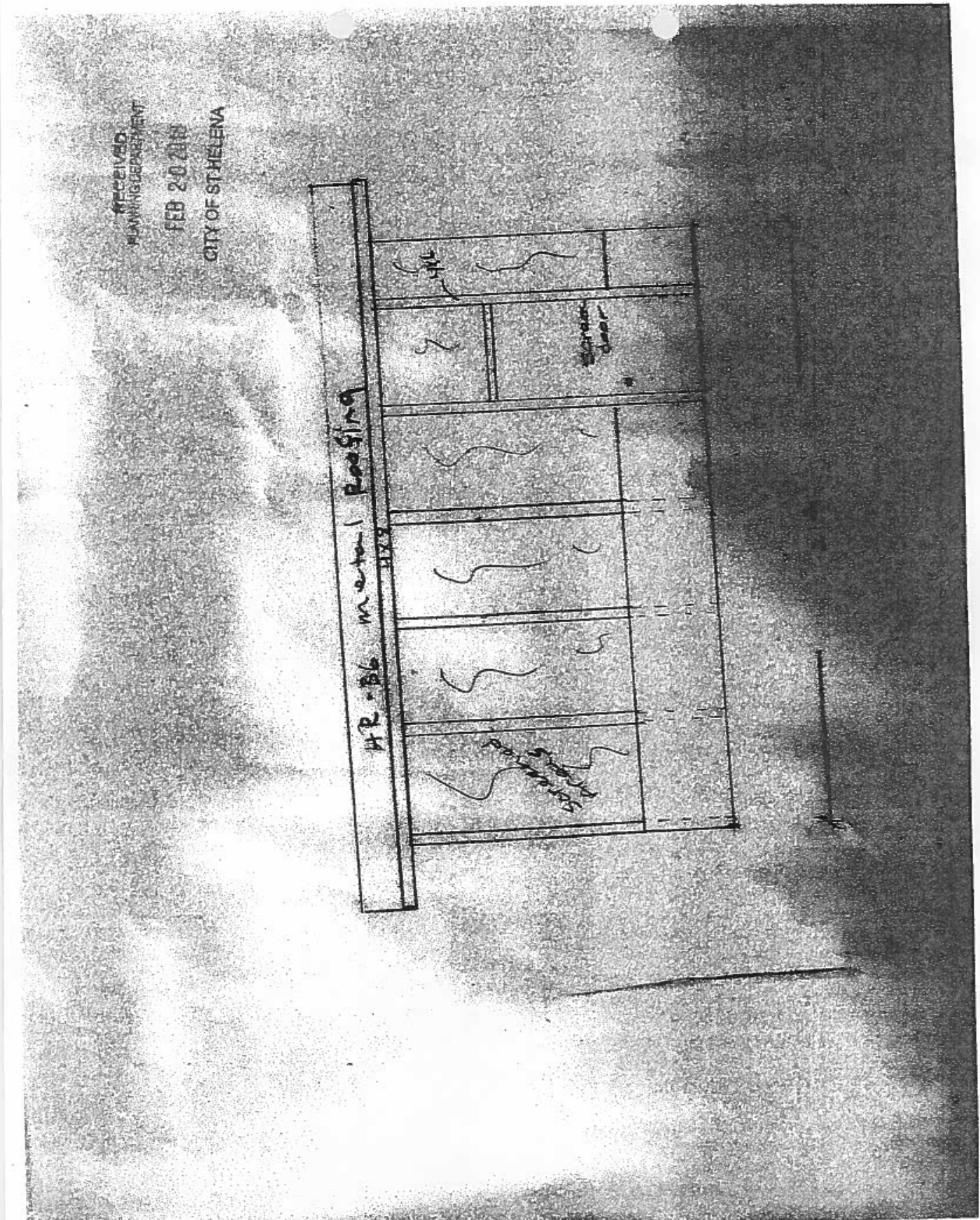
VAL E PIZZINI
CE 29603
2/4/16

★ ENTIRE ROOF COVERED
BY ZINCALUME HR-36
COMMERCIAL GRADE
26 GAUGE INDUSTRIAL
ROOF

RECEIVED
PLANNING DEPARTMENT

FEB 20 2018

HELENA













PLANNING COMMISSION REPORT
 Planning Commission Meeting of June 5, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-066

SUBJECT: Tentative Parcel Map and Design Review applications requesting approval of a Parcel Map to allow the subdivision of an existing 14.75 acre parcel currently developed with one single family home, into two new parcels, 14.25 and 0.5 acres respectively. No development on the newly created 0.5 acre parcel is proposed at this time. This action further proposes finding that the project is exempt from the requirements of CEQA under a Class 32 Categorical Exemption.

PREPARED BY: Noah Housh, Planning & Community Improvement Director

APPROVED BY: Noah Housh, Planning & Community Improvement Director

APPLICATION FILED:11/02/17

ACCEPTED AS COMPLETE:03/06/18

BACKGROUND

The project site is an existing 14.75 acre sloped property currently developed with one single family home, located at 2525 Madrona Avenue. The site is bounded by unnamed drainage features along the north eastern boundary and the southern boundary. To the north and west are existing large estate properties also developed with single family homes and have some agricultural activities occurring within their boundaries. The site is accessed from Madrona Avenue via a culvert crossing and is located just beyond the Urban Limit Line (ULL).

PROJECT DESCRIPTION

The project is requesting approval of a Tentative Parcel Map and Design Review to allow the creation of a new 0.5 acre parcel by subdividing an existing 14.75 acre parcel into two lots, one of which is proposed to be 0.5 acres in size (Parcel #1) and a 14.25 acre remainder. The smaller 0.5 acre Parcel 1 is proposed to have some frontage onto

Madrona Avenue, with access over the larger 14.25 acre lot remainder parcel via a shared access easement.

The site is designated Agricultural in both the General Plan and Zoning Code, and is located outside the City's Urban Limit line (ULL). Surrounding land uses within the City are primarily residential estate lots or vineyards, while the surrounding parcels in the County jurisdiction are generally wooded hillside properties with limited vineyard development.

The applicant is not proposing a specific building design for the newly created parcel at this time. Conditions have been added to the resolution that explicitly require the future design plans of any home to be reviewed and approved by the Planning Commission as part of a public hearing process. Any future home design must meet all the required development criteria of the A-20 zoning district including setbacks, floor area ratios (FAR's), height restrictions etc.. The same condition also specifies that the architecture and design of the homes will be compatible with the surrounding area, and will be located and designed to avoid privacy impacts on surrounding properties.

ANALYSIS

CEQA

Staff has conducted the required analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15332. Section 15332's Class 32 Categorical Exemption applies to in-fill development projects which meet the conditions described below. As demonstrated herein, this project satisfies all of the elements of the Class 32 in-fill exemption. To qualify for the Class 32 exemption, a project must:

(a) be consistent with the applicable General Plan designation and all applicable General Plan policies as well as with applicable zoning designation and regulations.

As discussed in greater detail below, the subject property has a General Plan and Zoning designation of Agriculture and A-20. This designation and district provides for agricultural and residential uses. Single Family residential homes are permitted uses in the A-20 zoning district, and the proposed project complies with all of the A-20 district's development standards in that the proposed parcel is 0.5 acres in size, contiguous to Madrona Avenue, the location of the proposed parcel minimizes any potential impacts to future agricultural activities in the site by preserving areas between homes for agriculture and has access to adequate utilities to serve the site.

(b) occur within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project satisfies this condition as the project site is the proposed one half acre parcel, with the remaining portion of the existing property being designated as a

“remainder” parcel. Under Section 66424.6 of the Subdivision Map Act, parcels designed as such are omitted entirely from the proposed Parcel (or Tentative) Map, and shall not be counted as an element of the project. Further the proposed Parcel 1 is approximately 0.5 acres in size and located within the city limits just beyond the Urban Limit Line (ULL).

(c) have no value as habitat for endangered, rare or threatened species.

As identified in the supporting Biologic Evaluation, no such habitat exists on the project site.

(d) not result in any significant effects relating to traffic, noise, air quality, or water quality.

As discussed below and in the supporting Biologic Evaluation, the project will not result in any such impacts as it is intended to facilitate the future construction on one new single family home and associated infrastructure.

(e) be adequately served by all required utilities and public services.

The project will connect to and be served by existing city services including sewer, electricity, garbage, and access from City streets.

CEQA also contains a Categorical Exemption for Minor Land Divisions under Section 15315 however, due to conflicting definitions of “Urbanized Area”, staff has determined applicability of this Exemption is unclear and is not supporting use of this Exemption.

Further, staff finds that the project is consistent with the findings and analysis of the 1993 General Plan and Zoning Code Environmental Impact Report, where by the allowances for such a proposed subdivision are expressly identified and allowed.

1993 GENERAL PLAN

As previously mentioned the property has a General Plan designation of Agriculture and a Zoning Designation of A-20. The 1993 General Plan specifically discusses this as:

*“The AG designation provides for agricultural uses, wineries, single-family residences, and public and quasi-public uses...Within the A-20 and Winery Zoning Districts residential uses are permitted at a ratio of one (1) dwelling unit per 5 acres provided that after the first unit, any additional units would be restricted to parcels 0.5 acres or less in area; new lots must have a minimum area of 20 acres. 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 **WW**, all lands outside the Urban Limit Line are designated AG regardless of their size or actual use. (Rev. 4/95)”*

Both the City's 1993 General Plan and A-20 Zoning Designation allow flexibility concerning the lot sizes and number of lots that can be created within the Agricultural Designation. This flexibility was put in place when the City (in the early 1990's) increased the minimum parcel size in the City's Agricultural areas from 5 acre minimum to a 20 acre minimum. The City's General Plan and A-20 zoning allow a parcel existing prior to October 1, 1993, to be subdivided based on a maximum density of one unit for every five (5) acres of parcel area. Since the existing parcel is 14.75 acres in size, a maximum of two (2) parcels can be created counting the existing parcel, and rounding down any fractions. The General Plan and A-20 zoning further require that any new such parcel created shall not exceed a maximum of one half (.5) acres in size. The reason for this is to maximize the size of the "remainder" parcel so that the larger "remainder" parcel can be viably used for agricultural purposes. The proposed Parcel Map meets the requirements of both the General Plan and the A-20 Agricultural zoning.

Separate from the question of the parcel size meeting General Plan and Zoning requirements, another relevant factor involving parcel size is how the proposed parcels compare with the size of existing lot sizes in the area, particularly the smaller 0.5 acre parcel. Generally, the proposed parcel map is consistent with the existing lot pattern in the area, as the parcels further along Madrona Avenue to the north transition from typical single family parcels into larger estate and agricultural properties, while those to the south along Riesling Way tend to be smaller parcels typical of their Low Density Residential land use designation. The proposed "Parcel 1" will be located in this transition area and is anticipated to fit well within the existing development and lot pattern.

As identified, the project is located outside of the boundary of the Urban Limit Line (ULL). The 1993 General Plan discuss the ULL stating

"The Land Use Map shows the incorporated City consisting of two distinct areas, a predominantly developed urban core area and a minimally developed rural, agricultural area around the periphery. The Urban Limit Line is a parcel-specific boundary that defines the outer edge of the Urban Service Area, marking the limit of where urban development is permitted. The intent of the Urban Limit Line is to discourage urban sprawl by containing urban development within a limited area during the planning period 1993-2010. Figure 2-3 shows the location of the Urban Limit Line."

While this portion of the General Plan provides discussion regarding concerns over the potential for urban sprawl, it also references the City's Residential Growth Management System (RGMS) as the primary check for potential "sprawl" impacts from residential growth. Under the RGMS, total building permits issued for new market rate residential development projects are limited to nine new units per year.

Below are some specific General Plan policies which apply to this project.

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.

2.6.2 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.

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

2.6.15 Encourage new residential development in all density ranges that is consistent with scale and character' of the older residential districts of the City, particularly the neighborhoods west of Main Street.

2.6.16 Encourage the development of higher density housing in areas near the center of town and close to recreation and services.

2.6.17 Minimize situations where new residential development will block public view of surrounding vineyards.

2.6.18 Minimize large lot development (one dwelling unit per acre or less), except where this scale of development would not threaten retention of vineyards, inefficiently utilize land, or physically separate the community from the surrounding vineyards.

Staff Response: Staff finds that the project is consistent with the 1993 General Plan in that the proposed new parcel would be created as a logical and orderly extension of the existing development pattern of this part of St Helena; adequate services are existing and available to serve the proposed Parcel 1; the creation of the new parcel is identified as an in-fill project, as it is intended to facilitate future construction of one single family home; the location of the proposed Parcel 1 would allow future agricultural activities to occur on the remainder parcel; the future development of Parcel 1 would allow for an additional single family use at a density that supports the transitional scale and density

from low density residential to agricultural and estate single family uses in this part of St Helena and the creation of this Parcel will not block public views of any vineyards.

HIGHWAY 29 SPECIFIC PLAN

The project is not located within the Highway 29 Specific Plan area.

HOUSING ELEMENT

The City of St Helena Housing Element identifies six goals by which housing will be promoted throughout the community. Under each goal, a number of policies, implementing actions and quantified objectives are identified as methods and metrics by which these goals will be met.

Specifically, these goals are:

1. *A Diversity of Housing to Meet Local Needs*
2. *Efficient Land Use and High Quality Neighborhoods*
3. *Conservation of Existing Housing*
4. *Assistance to Support Affordable Housing*
5. *Resource Conservation*
6. *Equal Housing Opportunities*

Generally, the Housing Element goals (and supporting policies) trend toward supporting affordable and ‘workforce’ housing development. However, a few of the adopted policies do reference subdivisions and other activities germane to the proposed project. These include:

HE2.1 Encourage higher density development where appropriate.

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

HE5.H Continue to apply Municipal Code provisions pertaining to water resources. The City will continue to require water-efficient landscaping for new residential and commercial construction, as well as implementing the Water Use Efficiency and Use Guidelines.

Staff Response: As identified, most HE policies do not apply directly to the proposal to create one new 0.5 acre parcel from an existing agriculturally designated property for future single family development. However, staff finds that the proposal to create one new parcel intended to facilitate the development of a new single family residential use is not in conflict with existing adopted HE policies and does seek to slightly increase the existing residential density in an appropriate location, transiting from low density housing to agricultural and residential estate homes; the future construction of a home on the proposed parcel would add to the variety of housing types within the community; and any new development would be subject to all water and energy efficiency mandates for residential construction.

SUBDIVISION

The creation of new parcels through a Tentative Parcel Map is governed by Section 16.24 of the St Helena Municipal Code (SHMC), with many of the specific elements of this review being dictated by the state law governing subdivision of land, the Subdivision Map Act.

Specifically, Section 16.24.040 Action by planning commission, identifies:

A. *Upon receipt of a tentative parcel map application that is determined by the planning director to be complete, the planning department shall prepare a report and set the matter for a public hearing before the planning commission.*

B. *The planning commission shall approve, conditionally approve, or deny the tentative parcel map in accordance with the provisions and findings set forth in Section 16.16.080. The planning commission shall take action within fifty (50) days after certification of the environmental impact report, adoption of a negative declaration, or a determination that the project is exempt from the requirements of the California Environmental Quality Act. The city shall comply with the time period referred to in Section 21151.5 of the Public Resources Code. (Prior code § 25.88).*

16.24.050 City council review.

If a tentative parcel map is approved or conditionally approved, the city planner shall forthwith make a written report thereof to the city council. Any member of the city council shall have the right to call up the tentative parcel map for city council review at a city council meeting or by a request to the planning director, either of which must be within ten (10) days of the final action by the planning commission. If the city council, by a majority vote, decides to review the map, it shall conduct a public hearing after giving notice pursuant to Section 16.04.100. In addition, notice shall be given to the planning commission. The public hearing shall be held within thirty (30) days after the city council decides to review the map. The city council may add, modify, or delete conditions if the city council determines that such changes are necessary to ensure that the tentative parcel map conforms to the state Subdivision Map Act and this code. The city council may deny the tentative parcel map on any of the grounds contained in Section 16.16.080(D). Within ten (10) days following the conclusion of the hearing, the city council shall render its decision. (Prior code § 25.89)

In response, staff has reviewed and prepared the presentation of the proposed Tentative Parcel Map for Planning Commission review and action. As required, if the Planning Commission approves the proposed Parcel Map, staff will report on the approval and analysis to the City Council. This provides the City Council with the ability to request review of the project at a noticed Public Hearing.

ZONING

The project site is located in the A-20 Zoning District. The A-20 zoning district is consistent with and implements the Agricultural General Plan designation. Section 17.20.060 and 17.20.070 identify the allowance for the creation of one new 0.5 acre parcel from the existing 14.75 acre property. Compliance with the zoning criteria for the

creation of new parcels within this district is identified and discussed in the General Plan section above.

Staff Response-Staff finds that the proposal to create one new 0.5 acre parcel through a Tentative Parcel Map and Design Review application is appropriate and that the standards are consistent with the development criteria identified in the zoning district. Compliance with these standards is further identified and discussed below.

Infrastructure:

The proposed parcel is a 0.5 acre area with an average slope of 15-percent. The parcel design includes frontage onto Madrona Avenue, however access will be via a shared access easement crossing an unnamed tributary recorded across the existing remainder parcel. No prominent natural features existing on the project site.

Road Access: The site has vehicular access from Madrona Avenue via a culvert crossing of an unnamed tributary, and is proposed to be contained within a proposed shared access easement. The portion of Madrona Avenue adjacent to the project site is a rural standard road, going from public to private as it passes the proposed parcel to the north. A condition has been added requiring the project to fund their "fair share" of any improvements to Madrona Avenue required to facilitate the subdivision of the property.

Potable Water: The site has access to an existing well on the site. Any homes developed on the property will be required to comply with the City's Water Neutrality Program. Since plans for home are not included as part of this parcel map as explained previously, and a floor plan is needed to prepare a water neutrality analysis, a condition has been added requiring the submittal of a water neutrality report with the design review application for any homes proposed.

Waste Water: There is an existing City sewer line running through the project site and the project proposes to connect the future residential home to the City's system, via this existing line which ultimately connects to the City system in Madrona Avenue. Therefore approval of the project would not conflict with requirements which prohibit extending City sewer service outside the Urban Limit Line

HISTORIC DISTRICT

The project site is not located within a historic district.

DESIGN REVIEW

The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The following design criteria should be considered by the Planning Commission in review of this application (Zoning Code Section 17.164.030):

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

Section 20.040 requires that any subdivision in the A-20 zoning district receive Design Review approval and the applicant has filed a Design Review application. Staff finds that the proposed project is consistent with the required design review criteria listed above and any future construction of a single family home would be required to obtain approval for that design under existing City regulations.

WATER NEUTRALITY

Future development of the project site would be subject to the City's water Neutrality requirements. However, the approval of the requested Tentative Map does not require water neutrality report or analysis.

ISSUES

No issues have been identified with the proposed Parcel Map that have not been discussed in the analysis above.

CORRESPONDENCE

A Notice of Application was sent out to neighboring property owners and residents which generated some interest in the application. However, no comments specifically supporting or opposing the project were received by staff.

STAFF RECOMMENDATION

It is recommended by the Planning and Community Improvement Department that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA under Section 15332 as a Class 32 "In-Fill" Categorical Exemption, and further find that the proposed project is within the scope of the findings and analysis of the 1993 General Plan and Zoning Code Environmental Impact Report, where by the allowances for such a proposed subdivision are expressly identified and allowed.
2. Accept the required findings and approve the requested Tentative Parcel Map and Design Review for the proposal to subdivide an existing 14.75 acre parcel into two lots, a 0.5 acre Parcel 1 and 14.25 acre designated remainder. No development on the newly created 0.5 acre parcel is proposed or approved with this action.

ATTACHMENTS

[PC Reso-DR and Parcel Map](#)

[PC Reso-DR and Parcel Map](#)

[LACO Geotechnical Report](#)

[LACO Biologic Evaluation](#)

[FIRMETTE_d2afd780-1044-11e8-be4c-001b21b31e35](#)

[Water Availability Analysis](#)

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A TENTATIVE PARCEL MAP AND DESIGN REVIEW
TO ALLOW THE SUBDIVISION OF AN EXISTING 14.75 ACRE PROPERTY INTO A 0.5
ACRE “PARCEL 1” AND A 14.25 ACRE “REMAINDER PARCEL” LOCATED AT 2525
MADRONA AVENUE (FILE NO. PL17-066) IN THE A-20 ZONING DISTRICT**

PROPERTY OWNER: Brian Heim

APN: 009-450-007

Recitals

- A.** On November 2, 2017, Brain Heim (on behalf of Sanders LLC) submitted an application for a Tentative Parcel Map and Design Review to subdivide the existing parcel at 2525 Madrona Avenue in the Agricultural-20 Zoning District; and
- B.** On May 15, 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 requested Tentative Parcel Map and associated Design Review on the following basis:

Resolution

- A.** The Planning Commission hereby finds that this project qualifies for a Class 32 Categorical Exemptions pursuant to Section CEQA Section 15332, of the California Environmental Quality Act (CEQA), in that the A-20 Zoning district expressly permits single family residential development, the site is located within the City limits and has been previously developed with residential land uses, and the surrounding properties have been previously developed with residential land uses. In addition, the Planning Commission finds that the proposed Parcel Map and Design Review are consistent with the findings and analysis of the 1993 General Plan and Zoning Code Environmental Impact Report.
- 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 is found in that the project maintains the standards for lot sizes and development, identified in the Agriculture designation;

2. Compatibility of design with the immediate environment of the site given that the design maintains site design features and preserves the ability to implement agricultural uses;
3. Relationship of the design to the site given the scale of the addition, the proposed setbacks, lot size, access to the site and the transitional context of the neighborhood;
4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal is founds given that the site is not located within a historic district and no development is proposed;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use given the surrounding agricultural properties is found as the site is an ideal transition between the adjacent low density residential development and the surrounding residential estate and agricultural properties;
6. Compatibility with future construction both on and off the site given the access, context and non-historic nature of the surrounding neighborhood is supported given that the project proposes to utilize the existing access for the newly created parcel and will not impact the ability to develop any uses on surrounding properties;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project providing appropriate design elements and exterior features is not applicable given that no structure is proposed with the project and future development will require separate Design Review approval;
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 which the project does through appropriate setbacks and thoughtful site planning is found to be the case given the setback from the roadway for the proposed parcel, the maintenance of existing natural features and the transitional nature of the proposed parcel location;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures which they are given the provided site plan, setback and landscaping proposed maintains significant setback from all natural features and provides adequate parcel size for future development to meet the criteria of the A-20 zoning district;
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 which the outdoor decks, pool and rear yard arbor are found to be given that the only element of the project is the proposed creation of one 0.5 acre parcel;

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles which they are given the continuation of the single family use and maintenance of the existing access to the property is found to be given the proposed use of the existing roadway and access points with no impacts on this existing infrastructure expected to occur;
 12. Whether natural features are appropriately preserved and integrated with the project which the project seeks to do through careful site planning given that the proposed parcel is gently sloping and has no prominent natural features proposed to be located within it;
 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 which they are given the historic design themes and elements are not applicable given the lack of any proposed building design;
 14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character which the design is found to be, given the features and elements referenced above is found given that the area is seen as an ideal transitional part of the neighborhood whereby low density residential housing begins to give way to larger residential and agricultural parcels;
 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 which it does through careful and appropriate planting choices and locations is supported given that no significant vegetation is located on the project site and none is proposed to be planted with 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, which it is given the drought tolerant elements proposed is found given that any future development will be subject to the requirements of the State Water Efficient Landscape Ordinance;
 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 which is, based on the significant energy and water saving requirements of the California Building Code and City of St Helena development criteria.
- C.** Let it be further resolved that the Planning Commission has considered the findings identified in Municipal Code Section 16.24 to support the motion to approve the Vesting Tentative Parcel Map given that the project has been found to demonstrate:

A. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and other applicable provisions of this code; and

B. That the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the state Subdivision Map Act and any guidelines promulgated by the city council.

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

1. The Tentative Parcel Map and Design Review approval shall be vested within one (1) year from the date of approval. Recordation of the Final Map for the parcel allowed under this approval shall have been obtained within one (1) year from the effective date of the Parcel Map and Design Review decision or these approvals shall expire; provided however that the approved Parcel Map and Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
2. This permit is valid for this Tentative Parcel Map design only. New permits must be applied for any change in design. These permits will expire if the Final Map is not recorded or extended pursuant to the existing ordinances and regulations.
3. The Parcel Map and Design Review approval shall not become effective until fourteen (14) calendar days after presentation of the item to the City Council, providing that the action is not reviewed or appealed by the City Council or any other interested party within that 14 day period.
4. Any request for an extension of the Parcel Map or Design Review 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.

7. Compliance with all permit conditions shall be clearly identified on all plans submitted for Final Map approval, shall occur in accordance with specific regulations. Recordation of a map 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 Parcel Map and Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.
10. This Parcel Map and Design Review 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, Zoning and Subdivision Ordinance. The owner/applicant is responsible for meeting all mandated requirements.
12. Final Map submittal shall be in compliance with approved plans and exhibits dated April , 2018.
13. Installation of any and all required off-site improvements shall be completed or bonded for prior to recordation of the Final Map.
14. Any future development of the project site shall be consistent with St. Helena Municipal Code Article IV, Water Conservation Section 18.44, New Development, requiring that the applicant shall be retrofit a mandated number of fixtures to off-set the water use and demand of the future development. Appeals to this requirement may be made pursuant to Article IV, Section 18.46. The exact number of retrofits may change dependent upon final floor area submitted for the Design Review and/or building permit.
15. All conditions of approval shall be clearly identified and included on all plans submitted for future permit review and issuance.
16. Within the A-20 Zoning 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.

17. The riparian habitat on this property has value as a wildlife area. No trees or vegetation shall be removed without approval of the Planning Director and a note to this effect shall be placed on the Final Map prior to recordation.
18. Compliance with all conditions of the Napa County Department of Environmental Management regarding well or sewer use shall be met and/or satisfied prior to Final Map recordation or building permit issuance, as applicable.

Public Works Department Conditions of Approval

19. 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, 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.
20. The developer shall construct all on and offsite improvements in accordance with improvement plans and supporting calculations and documentation that are prepared by a registered Civil Engineer and reviewed and approved by the City of St. Helena Public Works Department.
21. The improvement plans shall include detailed designs for all on and off-site utilities, water, sewer, grading, drainage, erosion control and paving. The plans, calculations, and cost estimates must be approved by the City Engineer prior to the approval of the Final Map.
22. Access drive to Parcel 1 shall meet City municipal code section 17.124.070 requirements for "access drive," with a minimum paved width of 12' plus 2' shoulders on each side (total 16' wide).
23. The 16' access easement shall provide a full 10' wide with 2' Class II Aggregate Base shoulders with an all weather surface with a structural rating for H20 loading from Madrona Avenue to the Parcel 1 access point.
24. A water neutrality analysis will be required as a condition of development and in accordance with City's water neutral policy. This requirement shall be noted on the Final Map.
25. Where a City water service exists or is required on either parcel, the applicant shall install an approved backflow device installed behind the existing water meter prior to Final Map approval.
26. All parcels shall have separate access to the City of St. Helena municipal water system and developer shall install water laterals, meters and backflow devices for each parcel as required by current St. Helena and health codes, as appropriate prior to Final Map approval.

27. The developer shall complete all water and wastewater improvements, including pressure and bacterial testing, and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or sewer system, as applicable.
28. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the existing sewer lateral, installing needed cleanouts and a separate service for each parcel prior to Final Map approval.
29. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Final Map approval.
30. Any broken curb, gutter, and/or sidewalk along the project frontage shall be replaced per City specifications prior to Final Map approval, extent to be determined by the Public Works Department.
31. Deteriorating driveway approaches shall be replaced at the direction of the Public Works Department prior to Final Map approval.

Fire Department Conditions of Approval

32. Future construction on this project site may be subject to the Wildland Urban Interface requirements for residential construction.
33. Future construction will require installation of approved interior fire sprinkler system will be required for future construction unless waived by the Fire Chief.
34. If the project is within 1000-feet of the City water supply, it will be required to connect to City services unless an alternative method of compliance is approved by the Fire Marshall. If the project is not required to connect to the City water supply, a private water connection as detailed in the California Fire Code (CFC) for water supply will be required. A Fire Department connection to the private water supply will be required if that is the approved supply.
35. Propane will not be permitted as a gas fuel source if PG&E natural gas service is available to serve the project parcel.
36. Load bearing access requirements comparable to the H20 standards, as outlined in the CFC, are required to be demonstrated and approved by the Fire Marshall prior to recordation of the Final Map.
37. Compliance with Fire Department access standards and requirements regarding slope, materials and dimensions must be demonstrated as a component of future development of the project site.
38. 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

39. A building permit is required for all onsite demolition, construction and/or change of occupancy.
40. 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.
41. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
42. The applicant shall provide a construction waste management plan with the building permit application.
43. 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.
44. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
45. 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.
46. 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.
47. 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 Tentative Parcel Map 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 May 15, 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

CITY OF ST. HELENA PLANNING COMMISSION

RESOLUTION PC20xx-xx

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA
GRANTING APPROVAL OF A TENTATIVE PARCEL MAP AND DESIGN REVIEW
TO ALLOW THE SUBDIVISION OF AN EXISTING 14.75 ACRE PROPERTY INTO A 0.5
ACRE “PARCEL 1” AND A 14.25 ACRE “REMAINDER PARCEL” LOCATED AT 2525
MADRONA AVENUE (FILE NO. PL17-066) IN THE A-20 ZONING DISTRICT**

PROPERTY OWNER: Brian Heim

APN: 009-450-007

Recitals

- A.** On November 2, 2017, Brain Heim (on behalf of Sanders LLC) submitted an application for a Tentative Parcel Map and Design Review to subdivide the existing parcel at 2525 Madrona Avenue in the Agricultural-20 Zoning District; and
- B.** On May 15, 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 requested Tentative Parcel Map and associated Design Review on the following basis:

Resolution

- A.** The Planning Commission hereby finds that this project qualifies for a Class 32 Categorical Exemptions pursuant to Section CEQA Section 15332, of the California Environmental Quality Act (CEQA), in that the A-20 Zoning district expressly permits single family residential development, the site is located within the City limits and has been previously developed with residential land uses, and the surrounding properties have been previously developed with residential land uses. In addition, the Planning Commission finds that the proposed Parcel Map and Design Review are consistent with the findings and analysis of the 1993 General Plan and Zoning Code Environmental Impact Report.
- 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 is found in that the project maintains the standards for lot sizes and development, identified in the Agriculture designation;

2. Compatibility of design with the immediate environment of the site given that the design maintains site design features and preserves the ability to implement agricultural uses;
3. Relationship of the design to the site given the scale of the addition, the proposed setbacks, lot size, access to the site and the transitional context of the neighborhood;
4. Determination that the design is compatible in areas considered by the Commission as having a unified design or historical character given the historic scale and design features incorporated into the proposal is found given that the site is not located within a historic district and no development is proposed;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land use given the surrounding agricultural properties is found as the site is an ideal transition between the adjacent low density residential development and the surrounding residential estate and agricultural properties;
6. Compatibility with future construction both on and off the site given the access, context and non-historic nature of the surrounding neighborhood is supported given that the project proposes to utilize the existing access for the newly created parcel and will not impact the ability to develop any uses on surrounding properties;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project providing appropriate design elements and exterior features is not applicable given that no structure is proposed with the project and future development will require separate Design Review approval;
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 which the project does through appropriate setbacks and thoughtful site planning is found to be the case given the setback from the roadway for the proposed parcel, the maintenance of existing natural features and the transitional nature of the proposed parcel location;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures which they are given the provided site plan, setback and landscaping proposed maintains significant setback from all natural features and provides adequate parcel size for future development to meet the criteria of the A-20 zoning district;
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 which the outdoor decks, pool and rear yard arbor are found to be given that the only element of the project is the proposed creation of one 0.5 acre parcel;

11. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles which they are given the continuation of the single family use and maintenance of the existing access to the property is found to be given the proposed use of the existing roadway and access points with no impacts on this existing infrastructure expected to occur;
 12. Whether natural features are appropriately preserved and integrated with the project which the project seeks to do through careful site planning given that the proposed parcel is gently sloping and has no prominent natural features proposed to be located within it;
 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 which they are given the historic design themes and elements are not applicable given the lack of any proposed building design;
 14. In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character which the design is found to be, given the features and elements referenced above is found given that the area is seen as an ideal transitional part of the neighborhood whereby low density residential housing begins to give way to larger residential and agricultural parcels;
 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 which it does through careful and appropriate planting choices and locations is supported given that no significant vegetation is located on the project site and none is proposed to be planted with 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, which it is given the drought tolerant elements proposed is found given that any future development will be subject to the requirements of the State Water Efficient Landscape Ordinance;
 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 which is, based on the significant energy and water saving requirements of the California Building Code and City of St Helena development criteria.
- C.** Let it be further resolved that the Planning Commission has considered the findings identified in Municipal Code Section 16.24 to support the motion to approve the Vesting Tentative Parcel Map given that the project has been found to demonstrate:

A. That the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and other applicable provisions of this code; and

B. That the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision, as described in the state Subdivision Map Act and any guidelines promulgated by the city council.

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

1. The Tentative Parcel Map and Design Review approval shall be vested within one (1) year from the date of approval. Recordation of the Final Map for the parcel allowed under this approval shall have been obtained within one (1) year from the effective date of the Parcel Map and Design Review decision or these approvals shall expire; provided however that the approved Parcel Map and Design Review may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
2. This permit is valid for this Tentative Parcel Map design only. New permits must be applied for any change in design. These permits will expire if the Final Map is not recorded or extended pursuant to the existing ordinances and regulations.
3. The Parcel Map and Design Review approval shall not become effective until fourteen (14) calendar days after presentation of the item to the City Council, providing that the action is not reviewed or appealed by the City Council or any other interested party within that 14 day period.
4. Any request for an extension of the Parcel Map or Design Review 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.

7. Compliance with all permit conditions shall be clearly identified on all plans submitted for Final Map approval, shall occur in accordance with specific regulations. Recordation of a map 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 Parcel Map and Design Review, minor modifications found to be in substantial conformance with the approved design may be approved by the Planning Director.
10. This Parcel Map and Design Review 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, Zoning and Subdivision Ordinance. The owner/applicant is responsible for meeting all mandated requirements.
12. Final Map submittal shall be in compliance with approved plans and exhibits dated April , 2018.
13. Installation of any and all required off-site improvements shall be completed or bonded for prior to recordation of the Final Map.
14. Any future development of the project site shall be consistent with St. Helena Municipal Code Article IV, Water Conservation Section 18.44, New Development, requiring that the applicant shall be retrofit a mandated number of fixtures to off-set the water use and demand of the future development. Appeals to this requirement may be made pursuant to Article IV, Section 18.46. The exact number of retrofits may change dependent upon final floor area submitted for the Design Review and/or building permit.
15. All conditions of approval shall be clearly identified and included on all plans submitted for future permit review and issuance.
16. Within the A-20 Zoning 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.

17. The riparian habitat on this property has value as a wildlife area. No trees or vegetation shall be removed without approval of the Planning Director and a note to this effect shall be placed on the Final Map prior to recordation.
18. Compliance with all conditions of the Napa County Department of Environmental Management regarding well or sewer use shall be met and/or satisfied prior to Final Map recordation or building permit issuance, as applicable.

Public Works Department Conditions of Approval

19. 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, 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.
20. The developer shall construct all on and offsite improvements in accordance with improvement plans and supporting calculations and documentation that are prepared by a registered Civil Engineer and reviewed and approved by the City of St. Helena Public Works Department.
21. The improvement plans shall include detailed designs for all on and off-site utilities, water, sewer, grading, drainage, erosion control and paving. The plans, calculations, and cost estimates must be approved by the City Engineer prior to the approval of the Final Map.
22. Access drive to Parcel 1 shall meet City municipal code section 17.124.070 requirements for "access drive," with a minimum paved width of 12' plus 2' shoulders on each side (total 16' wide).
23. The 16' access easement shall provide a full 10' wide with 2' Class II Aggregate Base shoulders with an all weather surface with a structural rating for H20 loading from Madrona Avenue to the Parcel 1 access point.
24. A water neutrality analysis will be required as a condition of development and in accordance with City's water neutral policy. This requirement shall be noted on the Final Map.
25. Where a City water service exists or is required on either parcel, the applicant shall install an approved backflow device installed behind the existing water meter prior to Final Map approval.
26. All parcels shall have separate access to the City of St. Helena municipal water system and developer shall install water laterals, meters and backflow devices for each parcel as required by current St. Helena and health codes, as appropriate prior to Final Map approval.

27. The developer shall complete all water and wastewater improvements, including pressure and bacterial testing, and raising manholes and cleanouts to grade prior to connection of any buildings to the City water or sewer system, as applicable.
28. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the existing sewer lateral, installing needed cleanouts and a separate service for each parcel prior to Final Map approval.
29. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Final Map approval.
30. Any broken curb, gutter, and/or sidewalk along the project frontage shall be replaced per City specifications prior to Final Map approval, extent to be determined by the Public Works Department.
31. Deteriorating driveway approaches shall be replaced at the direction of the Public Works Department prior to Final Map approval.

Fire Department Conditions of Approval

32. Future construction on this project site may be subject to the Wildland Urban Interface requirements for residential construction.
33. Future construction will require installation of approved interior fire sprinkler system will be required for future construction unless waived by the Fire Chief.
34. If the project is within 1000-feet of the City water supply, it will be required to connect to City services unless an alternative method of compliance is approved by the Fire Marshall. If the project is not required to connect to the City water supply, a private water connection as detailed in the California Fire Code (CFC) for water supply will be required. A Fire Department connection to the private water supply will be required if that is the approved supply.
35. Propane will not be permitted as a gas fuel source if PG&E natural gas service is available to serve the project parcel.
36. Load bearing access requirements comparable to the H20 standards, as outlined in the CFC, are required to be demonstrated and approved by the Fire Marshall prior to recordation of the Final Map.
37. Compliance with Fire Department access standards and requirements regarding slope, materials and dimensions must be demonstrated as a component of future development of the project site.
38. 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

39. A building permit is required for all onsite demolition, construction and/or change of occupancy.
40. 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.
41. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
42. The applicant shall provide a construction waste management plan with the building permit application.
43. 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.
44. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
45. 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.
46. 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.
47. 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 Tentative Parcel Map 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 May 15, 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



TECHNICAL MEMORANDUM

Biological Evaluation, Portion of 2525 Madrona, Avenue, St. Helena, California
Assessor's Parcel Number (APN) 009-450-007

Date: February 8, 2018

Project No.: 7772.01

Prepared For: Brian Heim

Prepared By: Gary Lester
Sr. Environmental Scientist

Attachments: Appendix 1: List of Plant Species Encountered

1.0 INTRODUCTION

Brian Heim has requested professional services from LACO Associates (LACO) to conduct a biological evaluation and provide a written report of findings for a proposed development, approximately 0.5-acre in size, in St. Helena, Napa County, California, on a portion of the property identified as Assessor's Parcel Number (APN) 009-450-007, totaling approximately 14.75 acres in size. The project, consisting of a proposed single-family residence and driveway, would be located at 2525 Madrona Avenue; in St. Helena (Site). The proposed development would occur within a proposed 0.5-acre lot line adjustment in the extreme southeastern portion of the parcel.

LACO's Senior Environmental Scientist, Gary Lester, conducted a biological survey of the project Site to characterize existing biological conditions; identify potential impacts to sensitive habitats resulting from implementation of the project; and locate rare, threatened, or endangered plant and wildlife species at the proposed house site, adjacent habitats and along the proposed driveway alignment.

This biological evaluation was conducted in conformance with the scope of services described in the agreement dated January 25, 2018, between Brian Heim and LACO, and follows the Napa County (2007) Guideline for Preparing Biological Resources Reconnaissance Surveys.

2.0 EXISTING DATA REVIEW

LACO reviewed topographic maps, aerial photography, proposed development plans, and California Department of Fish and Wildlife's (CDFW) California Natural Diversity Data Base (CNDDDB) (<http://www.dfg.ca.gov/biogeodata/cnddb/> [Rutherford Quad, CDFW, 2018]) prior to the field survey for the potential presence of sensitive species. Species ranked 1B, 2, 3, and 4 (herein referred to as sensitive

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TECHNICAL MEMORANDUM
 2525 Madrona Avenue Biological Survey
 Brian Heim; APN 009-450-007

species) in the California Native Plant Society's (CNPS) Inventory of Rare and Endangered Plants of California (<http://www.rareplants.cnps.org/>) were reviewed to determine potential presence in the vicinity of the Site (Rutherford Quad plant species list). The CNPS inventory includes all species currently listed as rare or endangered by the federal and state governments.

3.0 FIELD SURVEY

An intuitively-controlled, pedestrian field survey of the proposed Site (APN 009-450-007) was conducted on January 29-30, 2018, following protocol developed by the California Department of Fish and Wildlife (CDFW) (DFG, 2009). The survey was high in coverage (95 to 100%), and included the parcel road frontage and seasonal stream channels adjacent to the Site, and proposed house site. The survey route was selected to include the intact woodland vegetation edge and all native vegetation within and adjacent to the proposed parcel boundaries.

Environmentally-sensitive habitat areas, including the adjacent unnamed seasonal creeks and woodland habitats in the vicinity of the proposed access road and proposed house site, were surveyed to determine potential impacts that may result from implementation of the project. Plants were identified to the taxonomic level (genus or species) necessary for rare plant identification. The scientific nomenclature followed the Jepson Manual, 2nd. Edition (Baldwin, et. al., 2012).

4.0 ENVIRONMENTAL SETTING

The subject property portion is approximately 0.5 acres in size, located off Madrona Avenue in the northwestern most side of the Town of St. Helena, Napa County, California. Elevations in the project area range between approximately 302 and 320 feet above mean sea level. The project area (entire existing parcel) features an existing single-family residence, surfaced driveway, long-established olive orchard, and two Class II streams. One small un-named Class II stream appears to follow the majority of the southern property line and the second Class II stream occurs along the final 50 feet of the southeastern most corner. The entire parcel is composed of moderately sloping ground (5 to 10%), with a predominance of open non-native pasture grasses. Natural habitats include evergreen broadleaf forests (oak woodland), broadleaf deciduous forest (riparian), and herbaceous ruderal (non-native annual and perennial forbs). Soils appear to be fine-loamy alluvium mix, an association of Pleasanton, Rincon Antioch and Soper soils (California Soil Resource Lab, 2013), developed from the thinly bedded sedimentary rocks of the Great Valley Sequence. Most of the St. Helena watershed, including the surveyed parcel in the project area, was once densely forested oak woodlands (ICE, 2003).

5.0 SENSITIVE SPECIES ANALYSIS

Sensitive Plant Species Historically Reported Nearby

Based on the species identified in the CNPS and CNDDDB records, the range of habitats present, and the geographical range of the various sensitive species, the sensitive plant species considered most likely to occur in the project vicinity are listed in Table 1. Only oak woodlands and riparian habitats were present, eliminating many sensitive species specific to other types of habitats, such as those originating from serpentine or volcanic soils. None of these species were observed on-site.

TECHNICAL MEMORANDUM
2525 Madrona Avenue Biological Survey
Brian Heim; APN 009-450-007

Table 1: Sensitive Plant Species Potentially Present in the Project Area

Species	Common Name	CNPS List	Preferred Habitat
<i>Amorpha californica</i> var. <i>napensis</i>	Napa false indigo	1B.2	Broadleaf forest, chaparral, oak woodlands; flowers May to July
<i>Astragalus claranus</i>	Clara Hunt's milk-vetch	1B.1	Oak woodland, chaparral, grasslands; flowers April-May.
<i>Brodiaea leptandra</i>	narrow-anthered brodiaea	1B.2	Broadleaved & coniferous forests, chaparral; flowers May to July
<i>Leptosiphon jepsonii</i>	Jepson's leptosiphon	1B.2	Chaparral, oak woodland; flowers April to May
<i>Lupinus sericatus</i>	Cobb Mountain lupine	1B.2	Chaparral, oak woodland, coniferous forest; flowers late March to June
<i>Streptanthus hesperidis</i>	green jewel-flower	1B.2	Chaparral, oak woodland; flowers May to July

The following summaries are for the sensitive plant species shown in Table 1.

Napa false indigo grows in widely localized oak woodlands and chaparral habitats from Napa County to Marin County. Suitable oak woodland habitat for this species occurs throughout the surveyed project area. A nearby population, located 7 miles southwest on Dry Creek Road, was observed May 24, 2013, May 17, 2017, and July 6, 2017. The high degree of non-native vegetation dominance on the project Site possibly excludes this species.

Clara Hunt's milk-vetch is known from historical collections near St. Helena and a remnant population on the west end of Lewelling Lane near St. Helena. The known occurrences occur in grasslands originating from thin clay soils. No species of milk-vetch was observed during the survey, with Clara Hunt's milk-vetch unlikely on the project Site due to the lack of clayey surface soils.

The **narrow-anthered brodiaea** is widely distributed over much of the central California coast range. Closest occurrence is recorded from Stuart Canyon, approximately 11 miles southwest from the project area. The narrow-anthered brodiaea was not observed during the survey, possibly due to the limitation of fine, rocky soils.

Jepson's leptosiphon is known from chaparral and oak woodlands in the Central Coast Range. A nearby historical collection site is from 7 miles south on Dry Creek Road. This location was visited during the second field visit, but no population was located. No Jepson's leptosiphon was observed during the survey, likely due to the lack of any serpentine or volcanic soils.

Cobb Mountain lupine is known from oak or pine woodlands in gravelly soils, sometimes on serpentine. A known population on Trinity Road (7 miles south of the project Site), was searched for during the second site visit, but no population was detected. Cobb Mountain lupine was not observed during the survey, likely due to the lack of extreme gravelly slopes and soils.

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Green jewel-flower is known from extreme rocky (serpentine) chaparral. A historic site is located near the outfall of Lake Hennessey, east of St. Helena. Green jewel-flower was not observed during the survey, likely due to the lack of extreme chaparral soils.

Potential Sensitive Animal Species Present

According to CNDDB (2018) records, Rutherford Quad species list, the range of habitats present, and the geographical range of the sensitive animal species, the species considered most likely to occur in the vicinity of the proposed project area are listed in Table 2. Lack of permanent water on-site excludes the likelihood of these species being present. None of the below species were observed on-site during the site surveys.

Table 2: Sensitive Animal Species Potentially Present in the Proposed Project Area

Species	Common Name	Fed/State List	Preferred Habitat
<i>Antrozous pallidus</i>	pallid bat	none	Tree roosts
<i>Cypeloides niger</i>	black swift	none	Nests behind waterfalls
<i>Emys marmorata</i>	western pond turtle	none	Open fresh water
<i>Haliaeetus leucocephalus</i>	bald eagle	none	Nests in mature coniferous tree top
<i>Rana boylei</i>	foothill yellow-legged frog	none	Permanent forest streams

The following summaries are for the sensitive animal species shown in Table 2.

Pallid bat potentially uses the Napa River tributaries for foraging and travel. Suitable roosting habitat for this species occurs throughout the wooded portions of the Coast Range. The permanent waterways of Napa River would most likely be the nearest roost and foraging opportunities. No suitable foraging habitat for this species exists on the site and therefore, no likely roosting would occur on-site.

The **black swift** is known from California waterfalls, cliff seeps, and other extreme aerial wetlands. No waterfalls are known to occur in the area. No migrant or foraging black swifts were observed from the property during field surveys.

The **western pond turtle** occurs in permanent freshwater ways or ponds. No suitable habitat for this species occurs on the project Site.

The **bald eagle** is known from northern California waterways. Nests are recorded from mature canopy trees or snags. CDFW lists the California populations of Bald Eagle as threatened. No suitable nesting or foraging habitat for this species exists on the Site, therefore there is little likelihood for Bald Eagle to be found at the Site.

The **foothill yellow-legged frog** habitat requirements are relatively undisturbed permanent forested streams. Potential suitable habitat may occur on Napa River tributaries. The California populations are proposed to be listed as State Threatened. No foothill yellow-legged frogs were observed in the seasonal tributaries on-site.

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2525 Madrona Avenue Biological Survey
Brian Heim; APN 009-450-007

6.0 SURVEY RESULTS

The dominant vegetation throughout the surveyed project parcel portion is non-native grassland comprising primarily perennial ryegrass (*Festuca perennis*) and orchard grass (*Dactylis glomerata*), with widely scattered cover of cut-leaf geranium (*Geranium dissectum*), perennial cat's ear (*Hypochaeris radicata*), velvet grass (*Holcus lanatus*), annual bluegrass (*Poa annua*), and white clover (*Trifolium repens*). A narrow strip of oak woodland occurs along the parcel's northern and southern borders, comprising primarily coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*), with widely scattered canopy cover of olive (*Olea europaea*), foothill pine (*Pinus sabiniana*), and bitter cherry (*Prunus emarginata*). Canopy coverage ranges from 75 to 100 percent. A sparse ground cover occurs in the oak woodland habitat including poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), toyon (*Heteromeles arbutifolia*), English ivy (*Helix hedra*), purple periwinkle (*Vinca major*), and wood rose (*Rosa gymnocarpa*). Ground cover coverage ranges from 0 to 75 percent.

Riparian vegetation occurs within the survey area, primarily along the Class II tributaries along the southern border and eastern most portion of the property. Riparian vegetation comprises canopy trees of coast live oak, shining willow (*Salix lucida*), bitter cherry, spreading rush (*Juncus patens*), California mugwort (*Artemisia douglasiana*), canary grass (*Phalaris canariensis*), California maidenhair (*Adiantum jordanii*), creeping bent grass (*Agrostis stolonifera*), and a variety of other native and non-native herbs and grasses. A list of all plant species encountered during the field survey is attached as Appendix 1.

Notable wildlife found associated with the oak woodland consists of common year-round resident and likely summer-resident breeding birds.

7.0 RECOMMENDATIONS

Oak woodlands and seasonal stream habitats encountered in the field survey would likely be considered Environmentally Sensitive Habitat Areas (ESHA) by the City of St. Helena, which has primary jurisdiction over the project area, imposing requirements for adequate setbacks or mitigations for project-related impacts. It appears that the proposed residential house location is over 50 feet from the existing Class II stream channels. An existing paved access occurs between the proposed house site and the streams. No further road approach to the stream channels is being proposed. The proposed house location appears to be well outside any mature oak dripline. The setbacks for the house and driveway appear adequate to protect existing stream and oak woodland resources.

8.0 REFERENCES

- Baldwin, B. G., D. H. Goldman, D. J. Keil, R. Patterson, T. J. Rosatti, and D. H. Wilken. 2012. The Jepson Manual: Vascular Plants of California, 2nd ed. University of California Press. Berkeley CA.
- California Department of Fish and Game. November 2009. Guidelines for Assessing the Effects of Proposed Development on Rare, Threatened, and Endangered Plants and Plant Communities. Sacramento, CA.
- California Department of Fish and Wildlife, Natural Diversity Database. Accessed February 2018. Rutherford Quad, (<https://map.dfg.ca.gov/rarefind/view/RareFind.aspx#>)

TECHNICAL MEMORANDUM
2525 Madrona Avenue Biological Survey
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California Soil Resource Lab. 2013. <http://casoilresource.lawr.ucdavis.edu/soil-web/ssurgo.php>

Information Center for the Environment, UC Davis. 2003. Napa County Vegetation Map (based on Sawyer, J. O. and Keeler-Wolf, T. 1995. The Manual of California Vegetation. CNPS, Sacramento, CA).

Napa County Planning Division. 2007. Guidelines for Preparing Biological Resources Reconnaissance Surveys. Napa, CA, 3 pp.

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TECHNICAL MEMORANDUM
2525 Madrona Avenue Biological Survey
Brian Heim; APN 009-450-007

APPENDIX 1

List of Plant Species Encountered

Appendix 1 – List of Plant Species Encountered
 Biological Survey
 Brian Heim, APN 009-450-007

Appendix 1 – List of Plant Species Encountered			
Species	Common Name	Fed/State List	Native / Non-Native
<i>Achillea millefolia</i>	yarrow	none	Native
<i>Acmispon micranthus</i>	hill lotus	none	Native
<i>Achyrachaena mollis</i>	blow-wives	none	Native
<i>Adiantum jordanii</i>	California maiden-hair	none	Native
<i>Aesculus californica</i>	California buckeye	none	Native
<i>Aira caryophylla</i>	silver hair grass	none	Non-Native
<i>Agrostis stolonifera</i>	creeping bent grass	none	Non-Native
<i>Alnus rhombifolia</i>	white alder	none	Native
<i>Anagallis arvensis</i>	scarlet pimpernel	none	Non-Native
<i>Anisocarpus madioides</i>	woodland mardia	none	Native
<i>Artemisia douglasiana</i>	California mugwort	none	Native
<i>Avena barbata</i>	slender oat grass	none	Non-Native
<i>Baccharis pilularis</i>	coyote brush	none	Non-Native
<i>Bromus carinatus</i>	California brome	none	Native
<i>Bromus diandrus</i>	ripgut grass	none	Non-Native
<i>Bromus hordeaceus</i>	soft chess	none	Non-Native
<i>Bromus madritensis</i>	foxtail chess	none	Non-Native
<i>Carduus pycnocephalus</i>	Italian thistle	none	Native
<i>Centaurea solstitialis</i>	yellow star-thistle	none	Non-Native
<i>Centaurea tenuiflorum</i>	slender centaury	none	Non-Native
<i>Cerastium glomeratum</i>	common chickweed	none	Non-Native
<i>Claytonia perfoliata</i>	miner's lettuce	none	Native
<i>Cynoglossum grande</i>	western hounds tongue	none	Native
<i>Cynurus enchinatus</i>	annual dogtail	none	Non-Native
<i>Cyperus eragrostis</i>	tall flat sedge	none	Native
<i>Dactylis glomeratum</i>	orchard grass	none	Non-Native
<i>Dichelostemma capitatum</i>	blue dicks	none	Native
<i>Drymocallis glandulosa</i>	sticky cinquefoil	none	Native
<i>Erigeron canadensis</i>	horseweed	none	Native
<i>Erodium botrys</i>	common storksbill	none	Non-Native
<i>Festuca perenne</i>	perennial ryegrass	none	Non-Native
<i>Fraxinus latifolia</i>	Oregon ash	none	Native
<i>Galium triflorum</i>	sweet bedstraw	none	Native
<i>Gastridium phleoides</i>	nit grass	none	Non-Native
<i>Geranium molle</i>	common geranium	none	Non-Native
<i>Hedra helix</i>	English ivy	none	Non-Native
<i>Heteromeles arbutifolia</i>	toyon	none	Native
<i>Hypochaeris glabra</i>	annual cat's ear	none	Non-Native
<i>Iris macrosiphon</i>	ground iris	none	Native
<i>Juncus patens</i>	spreading rush	none	Native
<i>Lapsana communis</i>	nipplewort	none	Native

Appendix 1 – List of Plant Species Encountered
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<i>Lonicera hispidula</i>	hairy honeysuckle	none	Native
<i>Lupinus bicolor</i>	annual lupine	none	Native
<i>Madia elegans</i>	common tarweed	none	Native
<i>Medicago arabica</i>	spotted burclover	none	Non-Native
<i>Nemophila heterophylla</i>	small baby blue-eyes	none	Native
<i>Olea europaea</i>	olive	none	Non-Native
<i>Osmorhiza berteroi</i>	sweet cicely	none	Native
<i>Oxalis pes-caprae</i>	Bermuda buttercup	none	Non-Native
<i>Phalaris canariensis</i>	canary grass	none	Non-Native
<i>Pinus sabinata</i>	foothill pine	none	Native
<i>Plantago lanceolata</i>	English plantain	none	Non-Native
<i>Plantago major</i>	common plantain	none	Non-Native
<i>Poa annua</i>	annual bluegrass	none	Non-Native
<i>Polypogon monspeliensis</i>	rabbit's foot grass	none	Non-Native
<i>Prunella vulgaris</i>	self-heal	none	Non-Native
<i>Quercus agrifolia</i>	coast live oak	none	Native
<i>Quercus lobata</i>	valley oak	none	Native
<i>Ranunculus occidentalis</i>	western buttercup	none	Native
<i>Rosa gymnocarpa</i>	wood rose	none	Native
<i>Rubus armenicus</i>	Himalaya blackberry	none	Non-Native
<i>Rubus leucodermis</i>	black-cap	none	Native
<i>Rumex crispus</i>	curly dock	none	Non-Native
<i>Salix lucida</i>	shining willow	none	Native
<i>Sanicula crassicaulis</i>	Pacific sanicle	none	Native
<i>Sisyrinchium bellum</i>	blue-eyed grass	none	Native
<i>Stachys bullata</i>	California hedge-nettle	none	Native
<i>Scandix pecten-veneris</i>	Venus' needle	none	Non-Native
<i>Sonchus oleraceus</i>	sow thistle	none	Non-Native
<i>Symphoricarpos mollis</i>	creeping snowberry	none	Native
<i>Toxicodendron diversilobum</i>	poison oak	none	Native
<i>Trifolium repens</i>	white clover	none	Non-Native
<i>Umbellularia californica</i>	California bay	none	Native
<i>Vicia hirsuta</i>	annual vetch	none	Non-Native
<i>Vinca major</i>	greater periwinkle	none	Non-Native
<i>Vulpia bromoides</i>	smooth brome	none	Native



TECHNICAL MEMORANDUM

Biological Evaluation, Portion of 2525 Madrona, Avenue, St. Helena, California
Assessor's Parcel Number (APN) 009-450-007

Date: February 8, 2018

Project No.: 7772.01

Prepared For: Brian Heim

Prepared By: Gary Lester
Sr. Environmental Scientist

Attachments: Appendix 1: List of Plant Species Encountered

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Species	Common Name	CNPS List	Preferred Habitat
<i>Amorpha californica</i> var. <i>napensis</i>	Napa false indigo	1B.2	Broadleaf forest, chaparral, oak woodlands; flowers May to July
<i>Astragalus claranus</i>	Clara Hunt's milk-vetch	1B.1	Oak woodland, chaparral, grasslands; flowers April-May.
<i>Brodiaea leptandra</i>	narrow-anthered brodiaea	1B.2	Broadleaved & coniferous forests, chaparral; flowers May to July
<i>Leptosiphon jepsonii</i>	Jepson's leptosiphon	1B.2	Chaparral, oak woodland; flowers April to May
<i>Lupinus sericatus</i>	Cobb Mountain lupine	1B.2	Chaparral, oak woodland, coniferous forest; flowers late March to June
<i>Streptanthus hesperidis</i>	green jewel-flower	1B.2	Chaparral, oak woodland; flowers May to July

The following summaries are for the sensitive plant species shown in Table 1.

Napa false indigo grows in widely localized oak woodlands and chaparral habitats from Napa County to Marin County. Suitable oak woodland habitat for this species occurs throughout the surveyed project area. A nearby population, located 7 miles southwest on Dry Creek Road, was observed May 24, 2013, May 17, 2017, and July 6, 2017. The high degree of non-native vegetation dominance on the project Site possibly excludes this species.

Clara Hunt's milk-vetch is known from historical collections near St. Helena and a remnant population on the west end of Lewelling Lane near St. Helena. The known occurrences occur in grasslands originating from thin clay soils. No species of milk-vetch was observed during the survey, with Clara Hunt's milk-vetch unlikely on the project Site due to the lack of clayey surface soils.

The **narrow-anthered brodiaea** is widely distributed over much of the central California coast range. Closest occurrence is recorded from Stuart Canyon, approximately 11 miles southwest from the project area. The narrow-anthered brodiaea was not observed during the survey, possibly due to the limitation of fine, rocky soils.

Jepson's leptosiphon is known from chaparral and oak woodlands in the Central Coast Range. A nearby historical collection site is from 7 miles south on Dry Creek Road. This location was visited during the second field visit, but no population was located. No Jepson's leptosiphon was observed during the survey, likely due to the lack of any serpentine or volcanic soils.

Cobb Mountain lupine is known from oak or pine woodlands in gravelly soils, sometimes on serpentine. A known population on Trinity Road (7 miles south of the project Site), was searched for during the second site visit, but no population was detected. Cobb Mountain lupine was not observed during the survey, likely due to the lack of extreme gravelly slopes and soils.

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Green jewel-flower is known from extreme rocky (serpentine) chaparral. A historic site is located near the outfall of Lake Hennessey, east of St. Helena. Green jewel-flower was not observed during the survey, likely due to the lack of extreme chaparral soils.

Potential Sensitive Animal Species Present

According to CNDDB (2018) records, Rutherford Quad species list, the range of habitats present, and the geographical range of the sensitive animal species, the species considered most likely to occur in the vicinity of the proposed project area are listed in Table 2. Lack of permanent water on-site excludes the likelihood of these species being present. None of the below species were observed on-site during the site surveys.

Table 2: Sensitive Animal Species Potentially Present in the Proposed Project Area

Species	Common Name	Fed/State List	Preferred Habitat
<i>Antrozous pallidus</i>	pallid bat	none	Tree roosts
<i>Cypeloides niger</i>	black swift	none	Nests behind waterfalls
<i>Emys marmorata</i>	western pond turtle	none	Open fresh water
<i>Haliaeetus leucocephalus</i>	bald eagle	none	Nests in mature coniferous tree top
<i>Rana boylei</i>	foothill yellow-legged frog	none	Permanent forest streams

The following summaries are for the sensitive animal species shown in Table 2.

Pallid bat potentially uses the Napa River tributaries for foraging and travel. Suitable roosting habitat for this species occurs throughout the wooded portions of the Coast Range. The permanent waterways of Napa River would most likely be the nearest roost and foraging opportunities. No suitable foraging habitat for this species exists on the site and therefore, no likely roosting would occur on-site.

The **black swift** is known from California waterfalls, cliff seeps, and other extreme aerial wetlands. No waterfalls are known to occur in the area. No migrant or foraging black swifts were observed from the property during field surveys.

The **western pond turtle** occurs in permanent freshwater ways or ponds. No suitable habitat for this species occurs on the project Site.

The **bald eagle** is known from northern California waterways. Nests are recorded from mature canopy trees or snags. CDFW lists the California populations of Bald Eagle as threatened. No suitable nesting or foraging habitat for this species exists on the Site, therefore there is little likelihood for Bald Eagle to be found at the Site.

The **foothill yellow-legged frog** habitat requirements are relatively undisturbed permanent forested streams. Potential suitable habitat may occur on Napa River tributaries. The California populations are proposed to be listed as State Threatened. No foothill yellow-legged frogs were observed in the seasonal tributaries on-site.

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6.0 SURVEY RESULTS

The dominant vegetation throughout the surveyed project parcel portion is non-native grassland comprising primarily perennial ryegrass (*Festuca perennis*) and orchard grass (*Dactylis glomerata*), with widely scattered cover of cut-leaf geranium (*Geranium dissectum*), perennial cat's ear (*Hypochaeris radicata*), velvet grass (*Holcus lanatus*), annual bluegrass (*Poa annua*), and white clover (*Trifolium repens*). A narrow strip of oak woodland occurs along the parcel's northern and southern borders, comprising primarily coast live oak (*Quercus agrifolia*) and valley oak (*Quercus lobata*), with widely scattered canopy cover of olive (*Olea europaea*), foothill pine (*Pinus sabiniana*), and bitter cherry (*Prunus emarginata*). Canopy coverage ranges from 75 to 100 percent. A sparse ground cover occurs in the oak woodland habitat including poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), toyon (*Heteromeles arbutifolia*), English ivy (*Helix hedra*), purple periwinkle (*Vinca major*), and wood rose (*Rosa gymnocarpa*). Ground cover coverage ranges from 0 to 75 percent.

Riparian vegetation occurs within the survey area, primarily along the Class II tributaries along the southern border and eastern most portion of the property. Riparian vegetation comprises canopy trees of coast live oak, shining willow (*Salix lucida*), bitter cherry, spreading rush (*Juncus patens*), California mugwort (*Artemisia douglasiana*), canary grass (*Phalaris canariensis*), California maidenhair (*Adiantum jordanii*), creeping bent grass (*Agrostis stolonifera*), and a variety of other native and non-native herbs and grasses. A list of all plant species encountered during the field survey is attached as Appendix 1.

Notable wildlife found associated with the oak woodland consists of common year-round resident and likely summer-resident breeding birds.

7.0 RECOMMENDATIONS

Oak woodlands and seasonal stream habitats encountered in the field survey would likely be considered Environmentally Sensitive Habitat Areas (ESHA) by the City of St. Helena, which has primary jurisdiction over the project area, imposing requirements for adequate setbacks or mitigations for project-related impacts. It appears that the proposed residential house location is over 50 feet from the existing Class II stream channels. An existing paved access occurs between the proposed house site and the streams. No further road approach to the stream channels is being proposed. The proposed house location appears to be well outside any mature oak dripline. The setbacks for the house and driveway appear adequate to protect existing stream and oak woodland resources.

8.0 REFERENCES

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TECHNICAL MEMORANDUM
2525 Madrona Avenue Biological Survey
Brian Heim; APN 009-450-007

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TECHNICAL MEMORANDUM
2525 Madrona Avenue Biological Survey
Brian Heim; APN 009-450-007

APPENDIX 1

List of Plant Species Encountered

Appendix 1 – List of Plant Species Encountered
 Biological Survey
 Brian Heim, APN 009-450-007

Appendix 1 – List of Plant Species Encountered			
Species	Common Name	Fed/State List	Native / Non-Native
<i>Achillea millefolium</i>	yarrow	none	Native
<i>Acmispon micranthus</i>	hill lotus	none	Native
<i>Achyrochaena mollis</i>	blow-wives	none	Native
<i>Adiantum jordanii</i>	California maiden-hair	none	Native
<i>Aesculus californica</i>	California buckeye	none	Native
<i>Aira caryophyllaea</i>	silver hair grass	none	Non-Native
<i>Agrostis stolonifera</i>	creeping bent grass	none	Non-Native
<i>Alnus rhombifolia</i>	white alder	none	Native
<i>Anagallis arvensis</i>	scarlet pimpernel	none	Non-Native
<i>Anisocarpus madioides</i>	woodland madia	none	Native
<i>Artemisia douglasiana</i>	California mugwort	none	Native
<i>Avena barbata</i>	slender oat grass	none	Non-Native
<i>Baccharis pilularis</i>	coyote brush	none	Non-Native
<i>Bromus carinatus</i>	California brome	none	Native
<i>Bromus diandrus</i>	ripgut grass	none	Non-Native
<i>Bromus hordeaceus</i>	soft chess	none	Non-Native
<i>Bromus madritensis</i>	foxtail chess	none	Non-Native
<i>Carduus pycnocephalus</i>	Italian thistle	none	Native
<i>Centaurea solstitialis</i>	yellow star-thistle	none	Non-Native
<i>Centaurea tenuiflorum</i>	slender centaury	none	Non-Native
<i>Cerastium glomeratum</i>	common chickweed	none	Non-Native
<i>Claytonia perfoliata</i>	miner's lettuce	none	Native
<i>Cynoglossum grande</i>	western hounds tongue	none	Native
<i>Cynurus enchinatus</i>	annual dogtail	none	Non-Native
<i>Cyperus eragrostis</i>	tall flat sedge	none	Native
<i>Dactylis glomeratum</i>	orchard grass	none	Non-Native
<i>Dichelostemma capitatum</i>	blue dicks	none	Native
<i>Drymocallis glandulosa</i>	sticky cinquefoil	none	Native
<i>Erigeron canadensis</i>	horseweed	none	Native
<i>Erodium botrys</i>	common storksbill	none	Non-Native
<i>Festuca perenne</i>	perennial ryegrass	none	Non-Native
<i>Fraxinus latifolia</i>	Oregon ash	none	Native
<i>Galium triflorum</i>	sweet bedstraw	none	Native
<i>Gastridium phleoides</i>	nit grass	none	Non-Native
<i>Geranium molle</i>	common geranium	none	Non-Native
<i>Hedra helix</i>	English ivy	none	Non-Native
<i>Heteromeles arbutifolia</i>	toyon	none	Native
<i>Hypochaeris glabra</i>	annual cat's ear	none	Non-Native
<i>Iris macrosiphon</i>	ground iris	none	Native
<i>Juncus patens</i>	spreading rush	none	Native
<i>Lapsana communis</i>	nipplewort	none	Native

Appendix 1 – List of Plant Species Encountered
Biological Survey
Brian Heim, APN 009-450-007

<i>Lonicera hispidula</i>	hairy honeysuckle	none	Native
<i>Lupinus bicolor</i>	annual lupine	none	Native
<i>Madia elegans</i>	common tarweed	none	Native
<i>Medicago arabica</i>	spotted burclover	none	Non-Native
<i>Nemophila heterophylla</i>	small baby blue-eyes	none	Native
<i>Olea europaea</i>	olive	none	Non-Native
<i>Osmorhiza berteroi</i>	sweet cicely	none	Native
<i>Oxalis pes-caprae</i>	Bermuda buttercup	none	Non-Native
<i>Phalaris canariensis</i>	canary grass	none	Non-Native
<i>Pinus sabinata</i>	foothill pine	none	Native
<i>Plantago lanceolata</i>	English plantain	none	Non-Native
<i>Plantago major</i>	common plantain	none	Non-Native
<i>Poa annua</i>	annual bluegrass	none	Non-Native
<i>Polypogon monspeliensis</i>	rabbit's foot grass	none	Non-Native
<i>Prunella vulgaris</i>	self-heal	none	Non-Native
<i>Quercus agrifolia</i>	coast live oak	none	Native
<i>Quercus lobata</i>	valley oak	none	Native
<i>Ranunculus occidentalis</i>	western buttercup	none	Native
<i>Rosa gymnocarpa</i>	wood rose	none	Native
<i>Rubus armenicus</i>	Himalaya blackberry	none	Non-Native
<i>Rubus leucodermis</i>	black-cap	none	Native
<i>Rumex crispus</i>	curly dock	none	Non-Native
<i>Salix lucida</i>	shining willow	none	Native
<i>Sanicula crassicaulis</i>	Pacific sanicle	none	Native
<i>Sisyrinchium bellum</i>	blue-eyed grass	none	Native
<i>Stachys bullata</i>	California hedge-nettle	none	Native
<i>Scandix pecten-veneris</i>	Venus' needle	none	Non-Native
<i>Sonchus oleraceus</i>	sow thistle	none	Non-Native
<i>Symphoricarpos mollis</i>	creeping snowberry	none	Native
<i>Toxicodendron diversilobum</i>	poison oak	none	Native
<i>Trifolium repens</i>	white clover	none	Non-Native
<i>Umbellularia californica</i>	California bay	none	Native
<i>Vicia hirsuta</i>	annual vetch	none	Non-Native
<i>Vinca major</i>	greater periwinkle	none	Non-Native
<i>Vulpia bromoides</i>	smooth brome	none	Native

National Flood Hazard Layer FIRMette



38°29'57.03"N



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 250 500 1,000 1,500 2,000 Feet 1:6,000

122°28'39.51"W

38°29'28.87"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE, AH, VE, AR
	Regulatory Floodway Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D
OTHER AREAS	NO SCREEN
	Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES	Effective LOMIRs
	Area of Undetermined Flood Hazard Zone D
OTHER FEATURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
MAP PANELS	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
OTHER FEATURES	Base Flood Elevation Line (BFE)
	Limit of Study
OTHER FEATURES	Jurisdiction Boundary
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
MAP PANELS	Unmapped

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's base map accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/12/2018 at 5:34:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: base map imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



WATER AVAILABILITY ANALYSIS

JAYDEN PROPERTIES, LLC RESIDENCE
OAKVILLE GRADE
NAPA, CA 94558

APN: 027-340-071

PROPERTY OWNER:
Jayden Properties, LLC



Project# 4112056.0
August 3, 2017

1515 Fourth Street, Napa, CA 94559

www.rsacivil.com

707.252.3301.v 707.252.4966.f



I. Executive Summary

The Jayden Properties, LLC Madrona Residence project proposes to construct a new well on a hillside parcel near Madrona Avenue and Reisling Way. Below is a summary of the existing and proposed water use for the property. Detailed calculations can be found on the next page. Based on the location of the subject parcel in Napa Valley, a Groundwater recharge rate of 1.0 af/yr/acre for the Valley Floor was adopted for the subject parcel which encompass 14.75 acres to give a total groundwater recharge of 14.75 af/yr for the project parcels. The increase in water usage for the proposed improvements comes from the addition of a residence on the parcel.

Usage Type	Existing Usage [af/yr]	Proposed Usage [af/yr]
Residence	0.75	1.50
Totals (Acre-ft per Year)	0.75	1.50
Estimated Ground Water Recharge (Acre-ft per Year)	14.75	14.75

The proposed water use for The Jayden Properties, LLC Madrona Residence project will result in an increase of 0.75 af/yr. The resultant proposed water use of 1.50 af/yr is less than the estimated groundwater recharge rate of 14.75 af/yr.

Jayden Properties, LLC Madrona Residence
Water Availability Analysis



II. Water Use Calculation

Existing Water Demand

Residence – (0.75 af/yr/residence x	1	residence) =	0.75	af/yr
		Total =	0.75	af/yr

Proposed Water Demand

Residence – (0.75 af/yr/residence x	2	residence) =	1.50	af/yr
		Total =	1.50	af/yr



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Department of Public Works

1195 Third Street, Suite 201
Napa, CA 94559-3092
www.co.napa.ca.us/publicworks

Main: (707) 253-4351
Fax: (707) 253-4627

Donald G. Ridenhour, P.E.
Director

WATER AVAILABILITY ANALYSIS - PHASE ONE STUDY

Introduction: As an applicant for a permit with Napa County, It has been determined that Chapter 13.15 of the Napa County Code is applicable to approval of your permit. One step of the permit process is to adequately evaluate the amount of water your project will use and the potential impact your application might have on the static groundwater levels within your neighborhood. The public works department requires that a Phase 1 Water Availability Analysis (WAA) be included with your application. The purpose of this form is to assist you in the preparation of this analysis. You may present the analysis in an alternative form so long as it substantially includes the information required below. Please include any calculations you may have to support your estimates.

The reason for the WAA is for you, the applicant, to inform us, to the best of your ability, what changes in water use will occur on your property as a result of an approval of your permit application. By examining the attached guidelines and filling in the blanks, you will provide the information we require to evaluate potential impacts to static water levels of neighboring wells.

Step #1:

Provide a map and site plan of your parcel(s). The map should be an 8-1/2"x11" reproduction of a USGS quad sheet (1:24,000 scale) with your parcel outlined on the map. Include on the map the nearest neighboring well. The site plan should be an 8-1/2"x11" site plan of your parcel(s) with the locations of all structures, gardens, vineyards, etc in which well water will be used. If more than one water source is available, indicate the interconnecting piping from the subject well to the areas of use. Attach these two sheets to your application. If multiple parcels are involved, clearly show the parcels from which the fair share calculation will be based and properly identify the assessor's parcel numbers for these parcels. Identify all existing or proposed wells

Step #2: Determine total parcel acreage and water allotment factor. If your project spans multiple parcels, please fill a separate form for each parcel.

Determine the allowable water allotment for your parcels:

Parcel Location Factors

The allowable allotment of water is based on the location of your parcel. There are 3 different location classifications. Valley floor areas include all locations that are within the Napa Valley, Pope Valley and Carneros Region, except for areas specified as groundwater deficient areas. Groundwater deficient areas are areas that have been determined by the public works department as having a history of problems with groundwater. All other areas are classified as Mountain Areas.

Please underline your location classification below (Public Works can assist you in determining your classification if necessary):

Valley Floor	1.0 acre feet per acre per year
Mountain Areas	0.5 acre feet per acre per year
MST Groundwater Deficient Area	0.3 acre feet per acre per year

Assessor's Parcel Number(s)	Parcel Size (A)	Parcel Location Factor (B)	Allowable Water Allotment (A) X (B)
009-450-007	14.75	1.0 (Valley Floor)	14.75 acre-feet/year

Step #3:

Using the guidelines in Attachment A, tabulate the existing and projected future water usage on the parcel(s) in acre-feet per year (af/yr). Transfer the information from the guidelines to the table below.

EXISTING USE:		PROPOSED USE:	
Residential	0.75 af/yr	Residential	1.50 af/yr
Farm Labor Dwelling	af/yr	Farm Labor Dwelling	af/yr
Winery	af/yr	Winery	af/yr
Commercial	af/yr	Commercial	f/yr
Vineyard*	af/yr	Vineyard*	af/yr
Other Agriculture	af/yr	Other Agriculture	af/yr
Landscaping	af/yr	Landscaping	af/yr
Other Usage (List Separately):		Other Usage (List Separately):	
	af/yr		af/yr
	af/yr		af/yr
	af/yr		af/yr

TOTAL: 0.75 af/yr
244,388.3 gallons"

TOTAL: 1.50 af/yr
TOTAL: 488,776.5 gallons"

Is the proposed use less than the existing usage? ☐ Yes ☒ No ☐ Equal

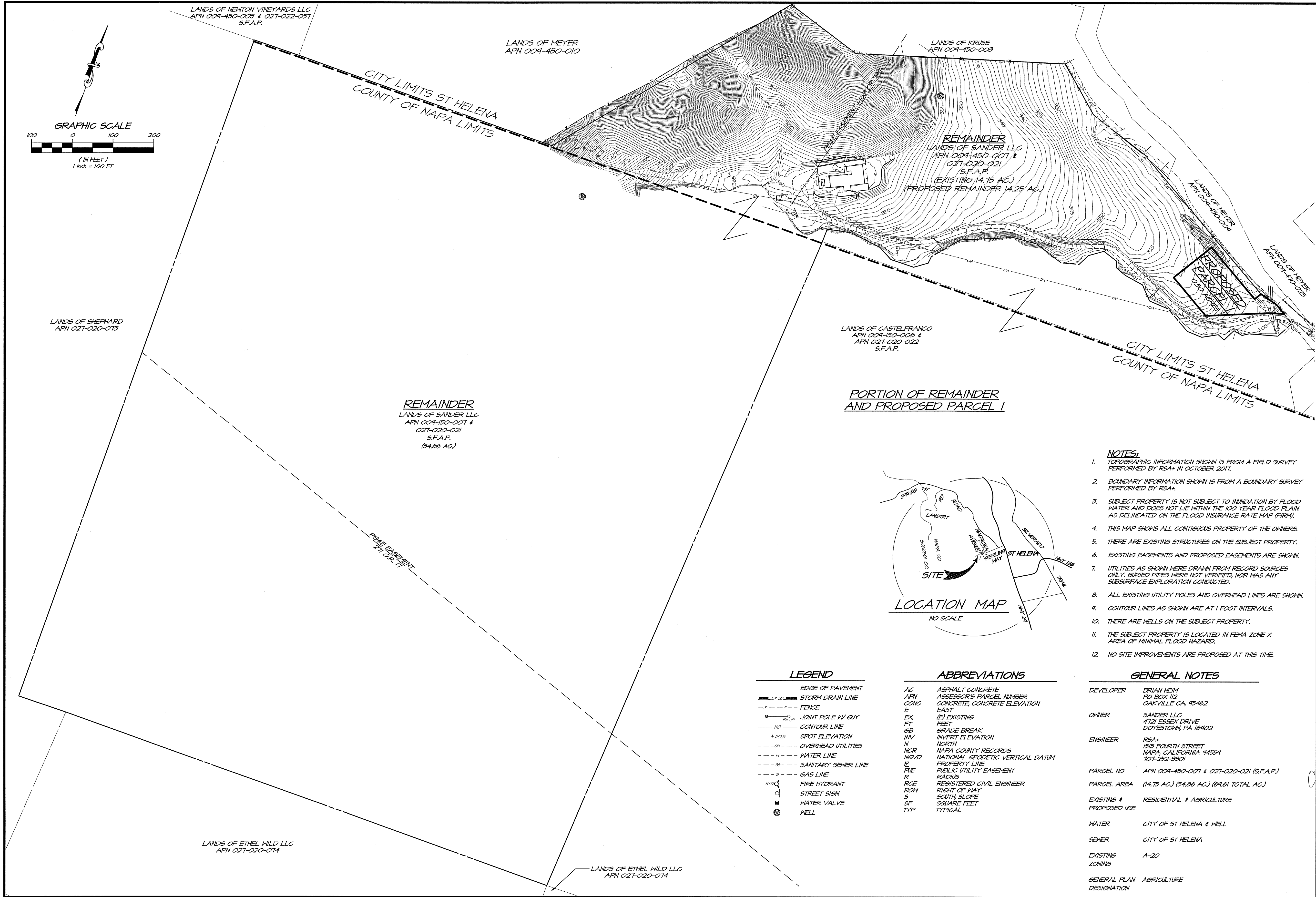
Step #4:

Provide any other information that may be significant to this analysis. For example, any calculations supporting your estimates, well test information including draw down over time, historical water data, visual observations of water levels, well drilling information, changes in neighboring land uses, the usage if other water sources such as city water or reservoirs, the timing of the development, etc. Use additional sheets if necessary.

The existing usage of 0.75 af/yr comes from the existing residence on the site. The proposed increase comes from the addition of another residence on the parcel. This results in the 0.75 af/yr increase.

Conclusion: Congratulations! Just sign the form and you are done! Public works staff will now compare your projected future water usage with a threshold of use as determined for your parcel(s) size, location, topography, rainfall, soil types, historical water data for your area, and other hydrogeologic information. They will use the above information to evaluate if your proposed project will have a detrimental effect on groundwater levels and/or neighboring well levels. Should that evaluation result in a determination that your project may adversely impact neighboring water levels, a phase two water analysis may be required. You will be advised of such a decision.

Signature: _____ Date: _____ Phone: _____



DATE	11-01-2017
DRAWN	DRH
DESIGNED	DRH
CHECKED	
JOB NO.	4487
SHEET NO.	TPM 1
1 OF 2 SHEETS	

REVISIONS

NO.	DATE	REVISIONS
1	3/10/2018	GENERAL REVISIONS PER CITY COMMENTS
2	3/10/2018	REVISED PROPOSED LOT LOCATION

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

RSA+
REGISTERED CIVIL ENGINEERS & SURVEYORS

LANDS OF SENDER LLC
TENTATIVE PARCEL MAP
CITY OF ST HELENA
CALIFORNIA

REGISTERED PROFESSIONAL ENGINEER
BRIAN HEIM
No. 10119
State of California

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PRELIMINARY - NOT FOR CONSTRUCTION

Xinia Gamero

From: Kathi McBride <kathimcbride@yahoo.com>
Sent: Tuesday, June 05, 2018 8:35 AM
To: Xinia Gamero
Subject: Letter re: Brian Heim Proposal

Dear Planning Commission,
I would like to write a letter supporting Brian Heim's project at 2523 Madrona Ave.
His plan to create a 0.5 parcel out of the existing 14.75 fits in with the neighborhood of combined residential/agriculture.
It also fits into the plan of infilling existing properties.
I have been a property owner in the Madrona Ave. neighborhood since 1995.
Thank you,
Kathleen McBride

Sent from my iPhone

Xinia Gamero

From: Noah Housh
Sent: Tuesday, June 05, 2018 12:26 PM
To: Dolores Gamba
Cc: Xinia Gamero
Subject: RE: Brian Heim, Tentative Parcel Map

Dolores,

Thank you for taking the time to comment on the project.

A copy of your email will be provided to the Planning Commission for their review prior to acting on the requested Parcel Map.

Sincerely,



NOAH HOUSH
PLANNING & COMMUNITY IMPROVEMENT DIRECTOR
City of St. Helena | Planning & Community Improvement Department
1480 Main Street | St. Helena, CA 94574
Direct: (707) 968-2659 | NHoush@cityofstheleena.org | <http://cityofstheleena.org/planning>

From: Dolores Gamba [<mailto:dolores@mainstreettrustco.com>]
Sent: Tuesday, June 05, 2018 11:41 AM
To: Noah Housh
Subject: Brian Heim, Tentative Parcel Map
Importance: High

Hello Mr. Housh. I grew up in St. Helena and have lived in the Valley nearly my entire life. Too, I am familiar with Madrona Street and Brian Heim's desire to divide this parcel for purposes of building a home.

I write in enthusiastic support of this Tentative Parcel Map as we are in need of housing and this in-fill project is right for St. Helena's small town agricultural character. 2525 Madrona Avenue is a beautiful site and a perfect rural setting for a beautiful new home which will enhance the community.

Kind Regards,

Dolores M. Gamba

589 Trancas Street, Napa, CA 94558



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City of St Helena Planning Commission

Project: Lands of Sanders Tentative Parcel Map
Staff: Noah Housh

Planning and Community Improvement

June 5, 2018



Project Description

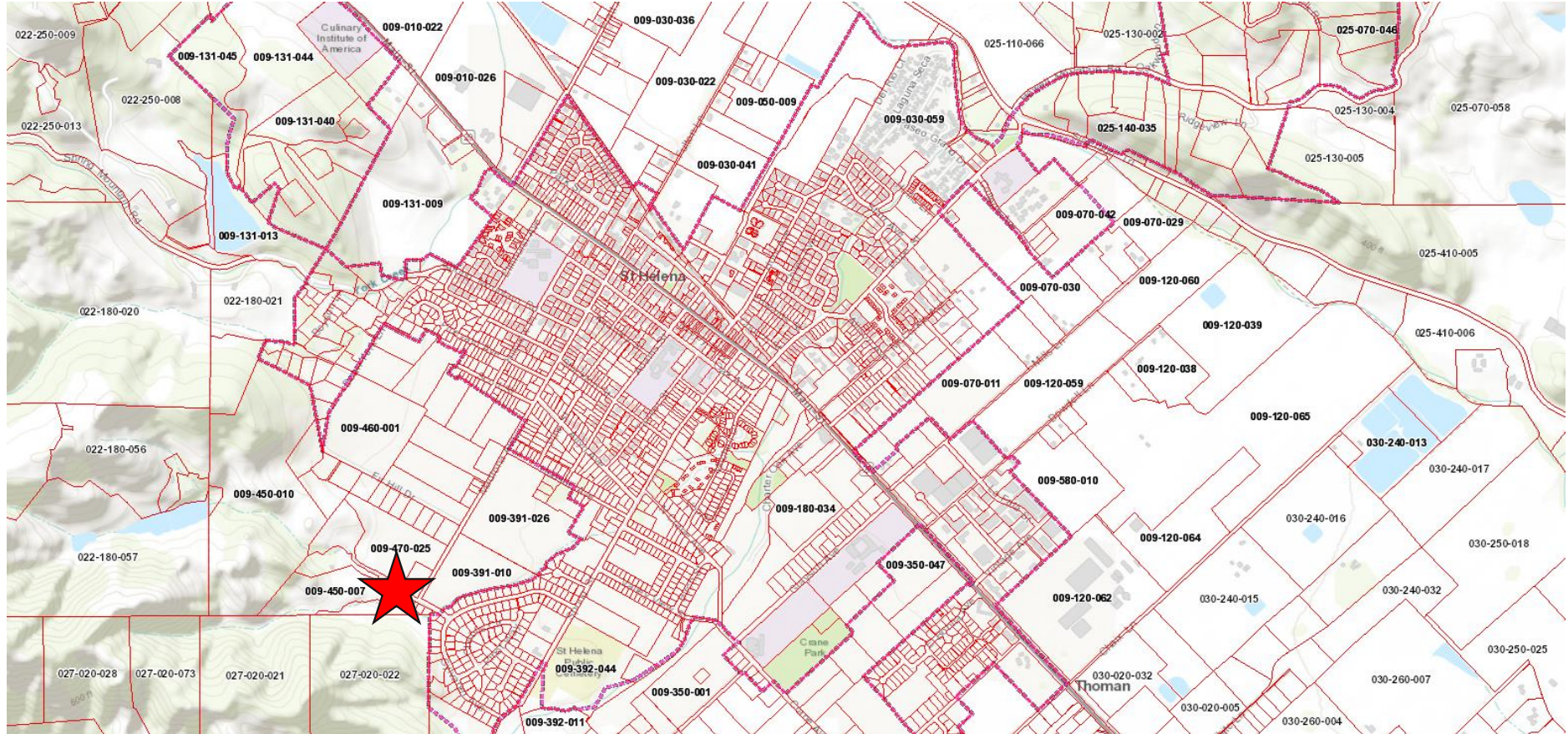
Tentative Parcel Map and Design Review requesting approval to subdivide an existing 14.75 acre parcel currently developed with one single family home, into two new parcels, 14.25 and 0.5 acres respectively, at 2525 Madrona Avenue

No development is proposed at this time.

This action further proposes finding that the project is exempt from the requirements of CEQA under a Class 32 Categorical Exemption.

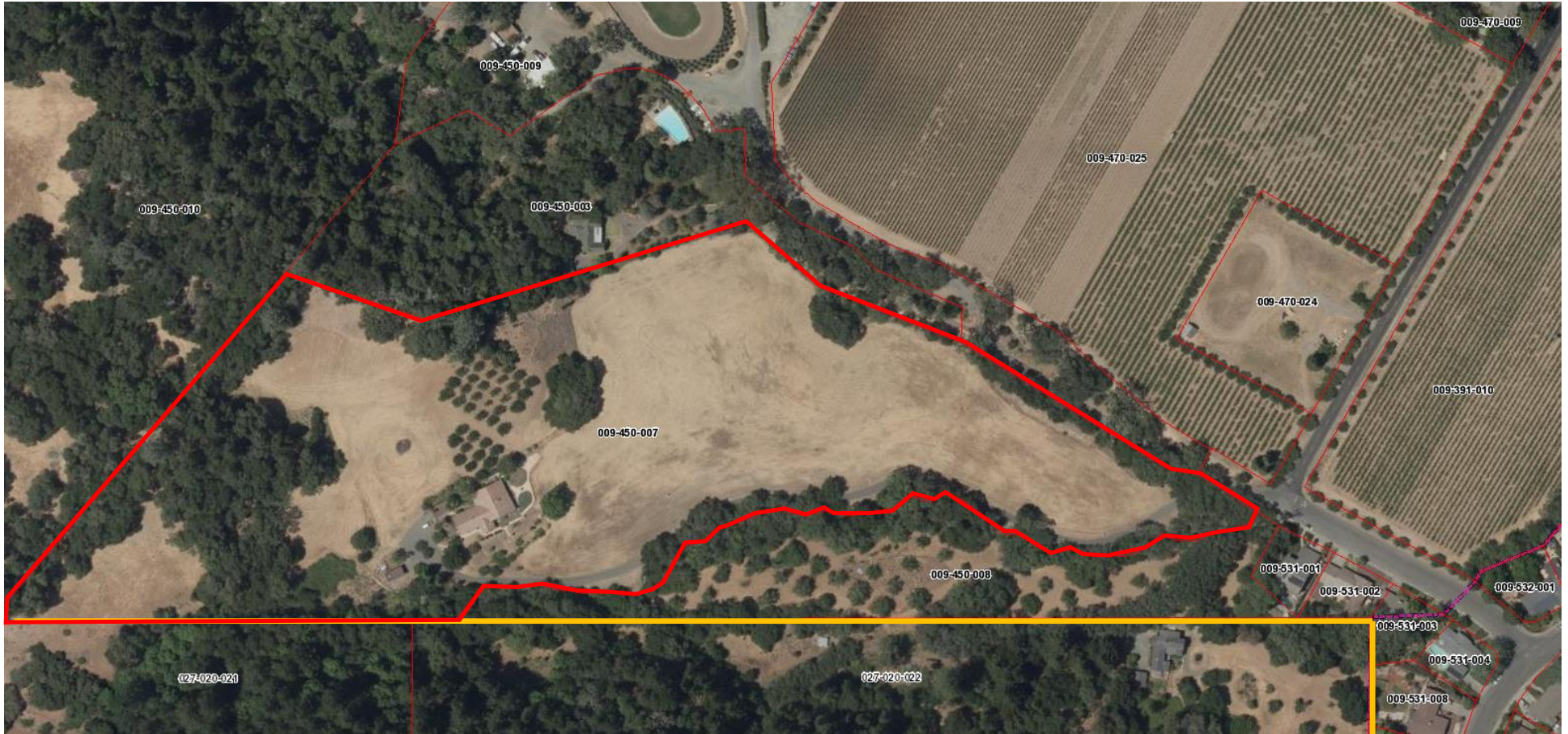


Location





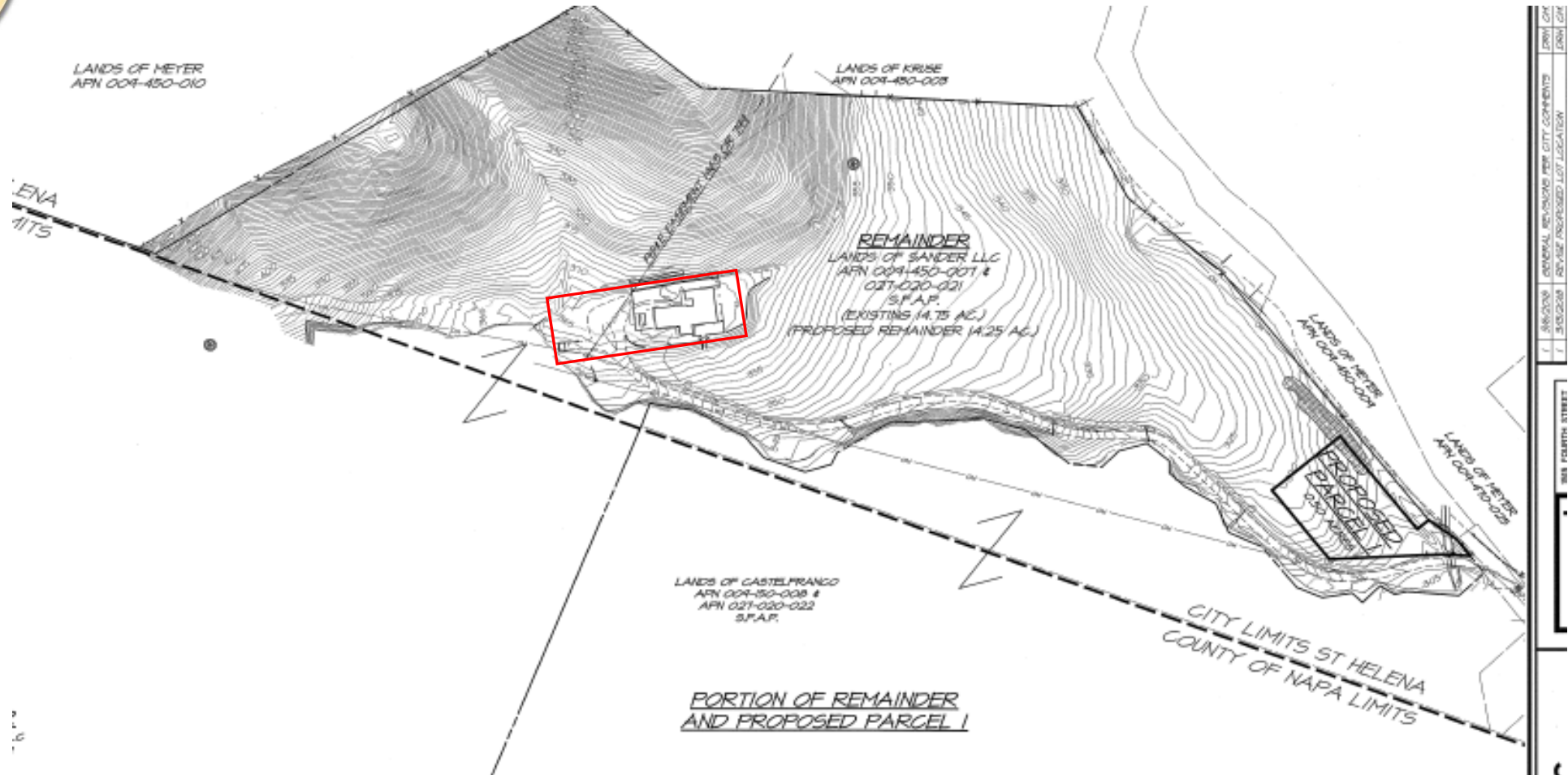
Location







Proposed Parcel





Analysis

- General Plan A-20
- A-20 Zoning District-1 unit per 5 acres
 - Lot Pattern
 - Urban Limit Line
- Subdivision Process
- Water Neutrality
- Growth Management



Recommendation

1. Determine that the project is exempt from the requirements of CEQA under Section 15332 as a Class 32 “In-Fill” Categorical Exemption, and that the project is within the scope of the 1993 General Plan and Zoning Code EIR, where by the allowances for such a proposed subdivision are expressly identified and allowed.

2. Accept the required findings and approve the requested Tentative Parcel Map and Design Review to subdivide an existing 14.75 acre parcel into two lots (0.5 acre Parcel 1 and 14.25 acre designated remainder).

*No development on the newly created 0.5 acre parcel is proposed or approved with this action.



Questions?



PLANNING COMMISSION REPORT
Planning Commission Meeting of June 5, 2018

AGENDA SECTION: Public Hearing

FILE NUMBER: PL17-070

SUBJECT: Request by Greg and Christin Fowler for adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home and garage on the property located at 2600 Sulphur Springs Avenue in the A-20 zoning 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:12/12/17

ACCEPTED AS COMPLETE:04/10/18

LOCATION OF PROPERTY: 2600 Sulphur Springs Avenue

APN: 009-670-001

GENERAL PLAN/ZONING: Agriculture (AG) / Twenty-Acre Agriculture (A-20)

APPLICANT: Greg & Christin Fowler

PHONE: (707) 963-1728

BACKGROUND

A 20 foot wide private easement for a roadway exists across a portion of the Fowler's property as well as the property immediately to the southeast. This easement provides legal access to a maintained public street (Sulphur Springs Avenue) for approximately seven (7) adjacent parcels. Additionally, an existing city water line runs through a portion of the roadway easement.

PROJECT DESCRIPTION

The existing 22,500-sf parcel is currently developed with an approximately 1,400-sf, three bedroom, two bathroom, single-story, single-family residence with a 500-sf attached garage and pool that was constructed in 1966. The applicant is seeking demolition permit and design review approval to demolish the existing home and associated structures in order to construct a new 4,093-sf, single-story, single-family residence with a 565-sf detached garage. The proposed home includes a two-story front entry with an elevated observation deck. As stated on the plans, the new home would be finished with a variety of modern materials including fibre cement a façade with horizontal slatted wood screening, steel I-beam columns, powder coated aluminum windows, and standing seam metal roof. The height of the proposed home at its highest point (the top of the observation deck) would approximately 24'11" which is approximately 10 feet taller than the existing home.

ANALYSIS

CEQA

The project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the demolition and removal of small structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

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.*
- *2.6.14 - 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.*
- *4.3.5 - Require future residential development to conform to the pattern and density of older, neighboring areas of town in order to complement existing town character and ensure that densities are high enough to protect against unnecessary incursion into vineyard agricultural areas.*
- *4.3.26 - Encourage residential building siting and design that is similar to that found in the older neighborhoods in town. In these areas consistent setbacks, porches, and generously landscaped front yards add to community enjoyment by all. Restrict location of driveways and garages to minimize their visual impact on the street.*

- 4.4.3 - Driveways and garages should be as unobtrusive as possible, with garages preferably located at the rear of the lot.
- 5.5.4 – Construction of curbs, gutters, and sidewalks may be deferred in rural areas outside of the Urban Limit Line.
- HE1.5 - Encourage innovative housing types and designs.
- HE2.6 - Promote a balance of types of housing throughout the whole community.

In addition, the City of St. Helena has defined a hierarchy of streets as part of the 1993 General Plan. Two types of streets have been identified; collector streets and local streets. Sulphur Springs Avenue and Vallejo Street have each been defined as existing local streets despite a portion of Vallejo Street that is controlled by an existing prescriptive easement.

Staff Response: Staff has concluded that the proposed project is consistent with the General Plan policies listed above in that the home would provide an additional housing opportunity within the City, would be professionally designed and constructed to suit the site, and would result in updated and modernized structures on the site. A 15 foot setback from the southeasterly property line has been required of the applicant in order to maintain that portion of the existing easement that exists within their property.

ZONING

Consistent with the Agricultural Land Use Designation, the site exhibits a zoning designation of Twenty-Acre Agriculture (A-20). The A-20 designation provides for agricultural and residential uses. With the exception of those hillside areas designated woodlands and watershed, and wineries designated winery, all lands outside the urban limit line are designated A-20 regardless of their size or use. 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. This district restricts the density of residential use and stipulates the location and area of residential development to promote preservation of agricultural land use and reduce impacts to the provision of infrastructure as the urban area of the city expands.

Pursuant to §17.20.060(B) of the St. Helena Municipal Code (SHMC), for lots less than two acres in area, the development regulations and floor area ratio shall be the same as those for the LR:1A: low density residential one acre minimum zoning district (Chapter 17.36). As the subject property is approximately ½ acre in size, the LR:1A development standards apply. The construction of a single-family home is a permitted use in the LR:1A district however it must conform to the development standards prescribed by Municipal Code Section 17.36.060 including the following limitations:

- Lot coverage – 35%;
- Lot width – 70 feet;
- Height of primary structure – 30 feet (setbacks increase over 25 feet); and
- Setbacks of 20 feet (front and rear) and 10 feet (sideyard) for structures under 25 feet in height.

As far as the Floor Area Ratio (F.A.R.) is concerned, an approximately 22,500-sf parcel has a maximum F.A.R. of .2025 which would allow a maximum gross floor area of 4,556-sf (excluding any applicable F.A.R. exemptions). The applicant is proposing a 4,093-sf home with a 565-sf garage (4,458-sf total). With the 200-sf F.A.R. exemption for covered parking, the project's gross square footage is 4,258-sf for a F.A.R. of .198 which is approximately 298-sf less than the maximum permitted on-site (see below).

PROPOSED FLOOR AREA:

RESIDENCE	4,093 SF
GARAGE	565 SF
PARKING EXEMPTION	-200 SF

TOTAL 4,458 SF

FLOOR AREA RATIO: 4,458 / 22,500 = .198

Staff Response: The proposed single-family home is under 25 feet in height, has front and rear setbacks of at least 20 feet, side setbacks of at least 10 feet, and a lot coverage of under 20%. The project as proposed meets all development standards as required by Section 17.36.060 of the Municipal Code including lot coverage, setbacks, floor area, height, etc.

HISTORIC RESOURCES

The existing home was constructed in approximately 1966 and is not listed on the City's Historic Resources Master List nor is the property located in one of the City's three historic districts as described in the 1993 General Plan.

Staff Response: For the reasons stated above, demolition and construction associated with the proposed project 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 would use approximately half the amount

of water as the existing 3 bedroom home due to the use of modern water efficient fixtures and appliances.

PARKING

Municipal Code Section 17.124.030 “Minimum On-site Parking Requirements”, requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for each accessory dwelling (SHMC §17.116.030(B9)). As no ADU is being proposed, the project is required to provide 2 on-site parking spaces, one of which must be covered.

Staff Response: As demonstrated in the plan set, the applicant is proposing a two-car garage on-site. In addition, there is ample room on the subject parcel to accommodate additional off-street parking. Therefore, the project as proposed meets all parking requirements.

DEMOLITION PERMIT

As provided in Municipal Code 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 following findings:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building. If a building is determined to be significant by the planning commission, no demolition will be authorized unless the following findings are made by the commission:
 - a. That the building poses a threat to health, safety and general welfare if it is not demolished,
 - b. That restoration of the building is not feasible or practicable using current building codes including, but not limited to, the Historic Building Code provisions of the Uniform Building Code of the state of California,
 - c. That no public or other funding is available for financing renovation or purchase of the building;
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood.
3. That design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

Staff Response: The existing home was constructed in approximately 1966 and is not listed on the City of St. Helena’s historical resources inventory. The existing home is in poor condition and the building is not architecturally significant. Demolition of this residence and associated accessory structures would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

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: The proposed home meets or exceeds all required development standards including height and setbacks as described above. While the proposed home is quite large, a majority of the structure is only one-story in height and it is located in a more rural area of town where large homes on larger than average parcels are common. There are no properties near the proposed project site that would be in anyway negatively affected by the development of the project at this location. For these reasons, staff believes that the proposed project is consistent with the required design review findings listed above.

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

For the reasons described above, staff concludes that required findings can be made and recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the proposed demolition and new construction on the property located at 2600 Sulphur Springs Avenue.

ATTACHMENTS

[Resolution](#)

[APN Map](#)

[Plan Set 030818](#)

[Water Use Analysis Updated 040618](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION PERMIT AND DESIGN REVIEW APPROVAL TO
2600 SULPHUR SPRINGS AVENUE (File No. PL17-070)**

PROPERTY OWNER: Greg & Christin Fowler

APN: 009-670-001

Recitals

1. The property owner requests adoption of a resolution approving a demolition permit and design review in order to demolish an existing single-family residence and associated structures to accommodate the construction of a new single-family home and garage on the property located at 2600 Sulphur Springs Avenue in the A-20 zoning district;
2. A Notice of Application was sent to all property owners and residents within 500 feet of the project site on January 5, 2018. This notice provided a description of the project and solicited questions or comments from the public on the project;
3. 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;
4. 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 June 5, 2018; and
5. Now, therefore let it be found that, the Planning Commission approves the demolition permit and design review thereby authorizing 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. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the demolition and removal of small structures including single-family homes and Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. Pursuant to Municipal Code Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:
 1. *That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical*

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building in that the home was constructed in 1966 and is not listed on the City's Historical Resources Master List nor is it located in one of the City's three historic districts as described in the 1993 General Plan.

- 2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood in that demolition of the existing home will not negatively affect the character of the neighborhood; and*
 - 3. That design review of the proposed replacement structure has been approved in conjunction with the demolition permit.*
- D. 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:
- 1. Consistency and compatibility with applicable elements of the general plan in that the project consists of constructing a replacement single-family home in an area where single-family homes are permitted;*
 - 2. Compatibility of design with the immediate environment of the site in that the residence has been designed to be compatible with the site and its surroundings;*
 - 3. Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site;*
 - 4. That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area;*
 - 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 single-family home in an area designated agricultural and residential land uses;*
 - 6. Compatibility with future construction both on and off the site in that the project consists of constructing a single-family home in an area designated agricultural and residential land uses;*
 - 7. That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project is a professionally designed single-family home;*
 - 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 home 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 home and associated landscaping has been designed to be compatible with the site and its surroundings;*

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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 meets all City requirements for the remodeling of a single-family home;*
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 Sulphur Springs Avenue and private access to existing homes on Vallejo Street will be maintained;*
12. *That natural features are appropriately preserved and integrated with the project in that the residence 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 in that the home will be constructed of modern building materials and will be compatible with surrounding residential development;*
14. *In areas considered by the board as having a unified design character or historical character, whether the design is compatible with such character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area;*
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 residence 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

- E. 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.

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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.
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.
7. 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.
8. 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.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. 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

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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 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.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on June 5, 2018, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
15. A fifteen (15) foot wide section of the property that parallels Vallejo Street shall remain unobstructed, including landscaping.
16. A utility easement (10 feet on each side of centerline) for the existing water line running through the property shall be recorded for the portion of the waterline on the applicant's property prior to a certificate of occupancy being issued.
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.

Public Works Department Conditions of Approval

18. 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.
19. 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

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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.

20. 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.
21. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014.
22. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
23. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
24. Provide a recorded copy of the dedicated utility easement.
25. The applicant shall install a traffic rated meter box and locate it as close to the public right of way as possible for City access.
26. The applicant shall install an approved backflow device behind the new water meter prior to Certificate of Occupancy. Any new and modified existing water laterals, meters and backflow prevention devices shall be required to be constructed and tested 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. Applicants with an approved backflow device shall submit current test results prior to Certificate of Occupancy.
27. 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).
28. Site plan shall show the location of any trees within the project area.
29. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
30. The applicant shall conform to Napa County Department of Environmental Management's regulations, policies & guidelines for the design/ construction of septic systems.
31. The applicant shall provide a copy of acceptance by the County for the approved septic system prior to Certificate of Occupancy.
32. 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.

33. The applicant shall incorporate water conservation practices into the proposed project per the Water Neutrality Analysis prepared by Peter J. Collins Architects, dated April, 6, 2018. Any and all non-conforming appliances and plumbing fixtures shall be removed from the premises. The water conservation requirements shall be replicated in full on the architectural plans.
34. All driveway approaches shall be per current City and ADA standards. Where none exists, or where deteriorating or non-standard driveway approaches exist, they shall be installed or replaced at the direction of the Public Works Department prior to Certificate of Occupancy. The driveway shall be replaced in order to conform to current ADA Standards.
35. Any missing or broken curb and gutter along the project frontage shall be constructed and/or replaced prior to Certificate of Occupancy, extent to be determined by the Public Works Department.
36. 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.
37. 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.
38. An encroachment permit shall be required for any work performed in the public right of way.

Building Department Conditions of Approval

39. A building permit is required for all onsite demolition, construction and/or change of occupancy.
40. 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.
41. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
42. The applicant shall provide a construction waste management plan with the building permit application.
43. 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.
44. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
45. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the

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Conditions of Approval
June 5, 2018*

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.

46. 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.

Fire Department Conditions of Approval

47. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
48. On-site access roads shall be extended to the satisfaction of the Fire Marshal.
49. All on-site access roads must be designed and constructed in order to support the weight of a fire engine.
50. 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.

I HEREBY CERTIFY that the foregoing demolition permit and 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 June 5, 2018 by the following roll call vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

Grace Kistner
Chair, Planning Commission

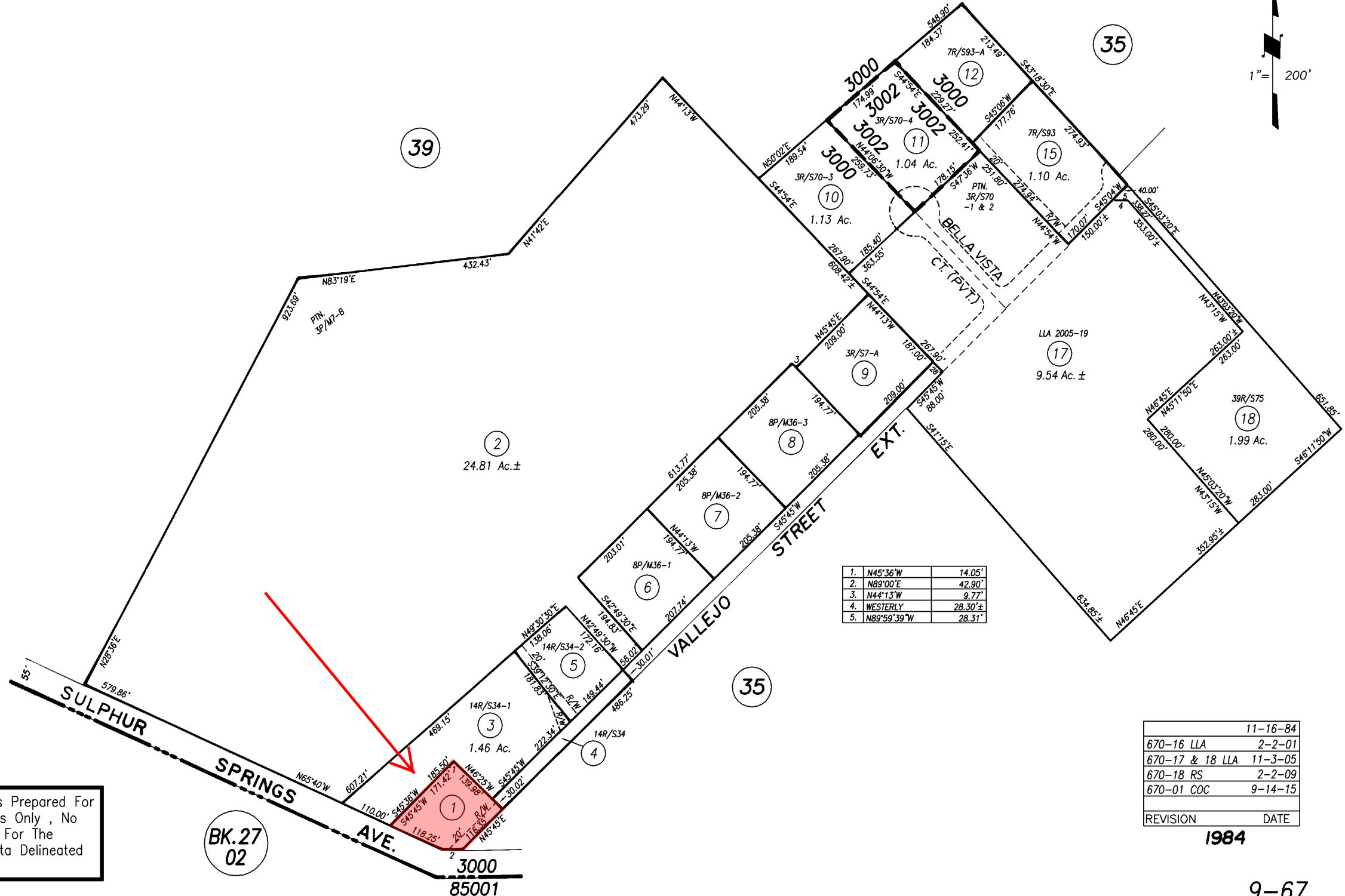
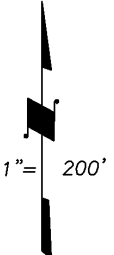
Noah Housh
Planning Director

*2600 Sulphur Spring Avenue
Conditions of Approval
June 5, 2018*

COUNTY ASSESSOR'S PARCEL MAP
POR. RANCHO CARNE HUMANA

Tax Area Code
3000, 3002

9-67
9-39



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

1.	N45°36'W	14.05'
2.	N89°00'E	42.90'
3.	N44°13'W	9.77'
4.	WESTERLY	28.30'±
5.	N89°59'39"W	28.31'

	11-16-84
670-16 LLA	2-2-01
670-17 & 18 LLA	11-3-05
670-18 RS	2-2-09
670-01 COC	9-14-15
REVISION	DATE
	1984

9-67

CLIENT:

CONTACT: GREG FOWLER

ARCHITECT:

CONTACT: PETER COLLINS, AIA

CODES AND ORDINANCES:

2016 CALIFORNIA BUILDING CODE
2016 CALIFORNIA MECHANICAL CODE
2016 CALIFORNIA ELECTRICAL CODE
2016 CALIFORNIA PLUMBING CODE
2016 CALIFORNIA FIRE CODE
2016 CALIFORNIA ENERGY CODE
2016 CALIFORNIA RESIDENTIAL CODE
LOCAL CODES AND ORDINANCES

PROJECT SCOPE:

NEW 3 BEDROOM SINGLE FAMILY RESIDENCE

DRAWING INDEX:

	X	A00 COVER SHEET, PROJECT DATA
	X	CIVIL
	X	C10 CIVIL COVER SHEET
	X	C20 DEMOLITION PLAN
	X	C30 OVERALL SITE PLAN
	X	C40 GRADING AND DRAINAGE PLAN
	X	C50 UTILITY PLAN
	X	C60 STORMWATER CONTROL PLAN
	X	C70 EROSION & SEDIMENT CONTROL PLAN
	X	C80 DETAILS
	X	ARCHITECTURAL
	X	A11 SITE PLAN WITH ROOF PLAN
	X	A12 FLOOR PLAN
	X	A21 ELEVATIONS
	X	A22 ELEVATIONS, COLORS AND MATERIALS
	X	A31 ELEVATIONS
	X	A61 EXISTING SITE PHOTOS
	X	LANDSCAPE
	X	L10 MATERIALS LAYOUT PLAN
	X	L11 LANDSCAPE DETAILS
	X	L20 LANDSCAPE PLANTING PLAN
	X	L30 LANDSCAPE IRRIGATION PLAN

ISSUED FOR:	BY
SUBMITTED FOR DESIGN REVIEW 12.11.17	RBE
 RE-SUBMITTED FOR DESIGN REVIEW 03.08.18	RBE

ARCHITECT



PETER J. COLLINS ARCHITECTS
1212 MAIN STREET
ST HELENA, CA 94574
V: 707.967.8383
F: 707.967.9335



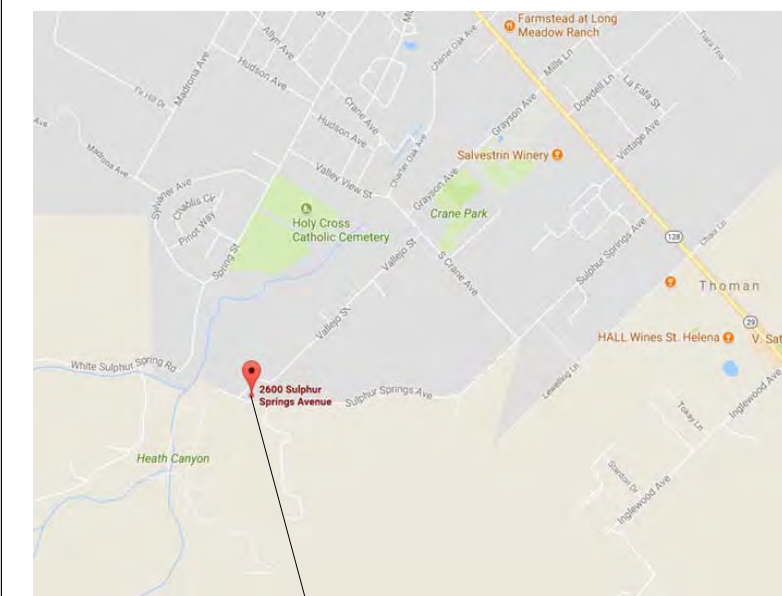
FOWLER RESIDENCE - DESIGN REVIEW
2600 Sulphur Springs Ave., St Helena, CA
APN # 009-670-001-000

PROJECT DATA:

APN#:	009-670-001
LOT AREA:	.52 ACRES
ZONING:	LR-1-A
ALLOWABLE LOT COVERAGE:	N/A
CONSTRUCTION TYPE:	TYPE V-A
OCCUPANCY:	R-3, U
BUILDING HEIGHT	

VICINITY MAP:

NO SCALE



PROJECT LOCATION

PROJECT F.A.R.:

PARCEL SIZE:	22,500 SF
ALLOWABLE FAR:	.2025% / 4,556.25 SF
TOTAL BLDG (DWELLING) AREA:	4,093.35 SF
TOTAL GARAGE AREA: [-ALLOWANCE COVERED PARKING]:	565.25 [-200 SF]
TOTAL LOT COVERAGE PROPOSED:	4,458.60 SF

COVER
SHEET

DATE: 12.11.17

SCALE: AS NOTED

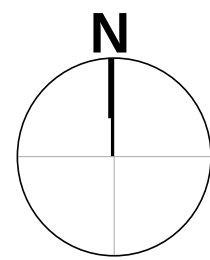
DRAWN BY: RBE

JOB: 16-001-FOW

40.0



- 1 APPROXIMATE PROPERTY, N.T.S.
REFER TO SITE PLAN FOR SURVEYED
BOUNDARIES
- 2 (E) DWELLING TO BE DEMOLISHED
- 3 (E) POOL TO BE DEMOLISHED
- 4 (E) SHED TO BE DEMOLISHED



- 1 APPROXIMATE AREA OF WORK
NOT TO SCALE

FOWLER RESIDENCE RESIDENTIAL CIVIL CONSTRUCTION PLAN

PROJECT INFORMATION

OWNER: GREG & CHRISTIN FOWLER
1481 SYLVANDER AVE.
ST. HELENA, CA 94574

SITE ADDRESS: 2600 SULFUR SPRINGS AVE.
ST. HELENA, CA 94574

APN: 009-670-001

ZONING: RESIDENTIAL

CIVIL ENGINEER: STILLWATER CIVIL DESIGN
RANGEL GONZALES, P.E.
(707) 974 - 9261
rangel@stillwatercivil.com

ARCHITECT: PJC ARCHITECTS
1212 MAIN STREET
ST. HELENA, CA 94574

TOTAL PARCEL AREA = 22,171 SQUARE FEET
TOTAL DISTURBED AREA = 22,171 SQUARE FEET

GENERAL NOTES:

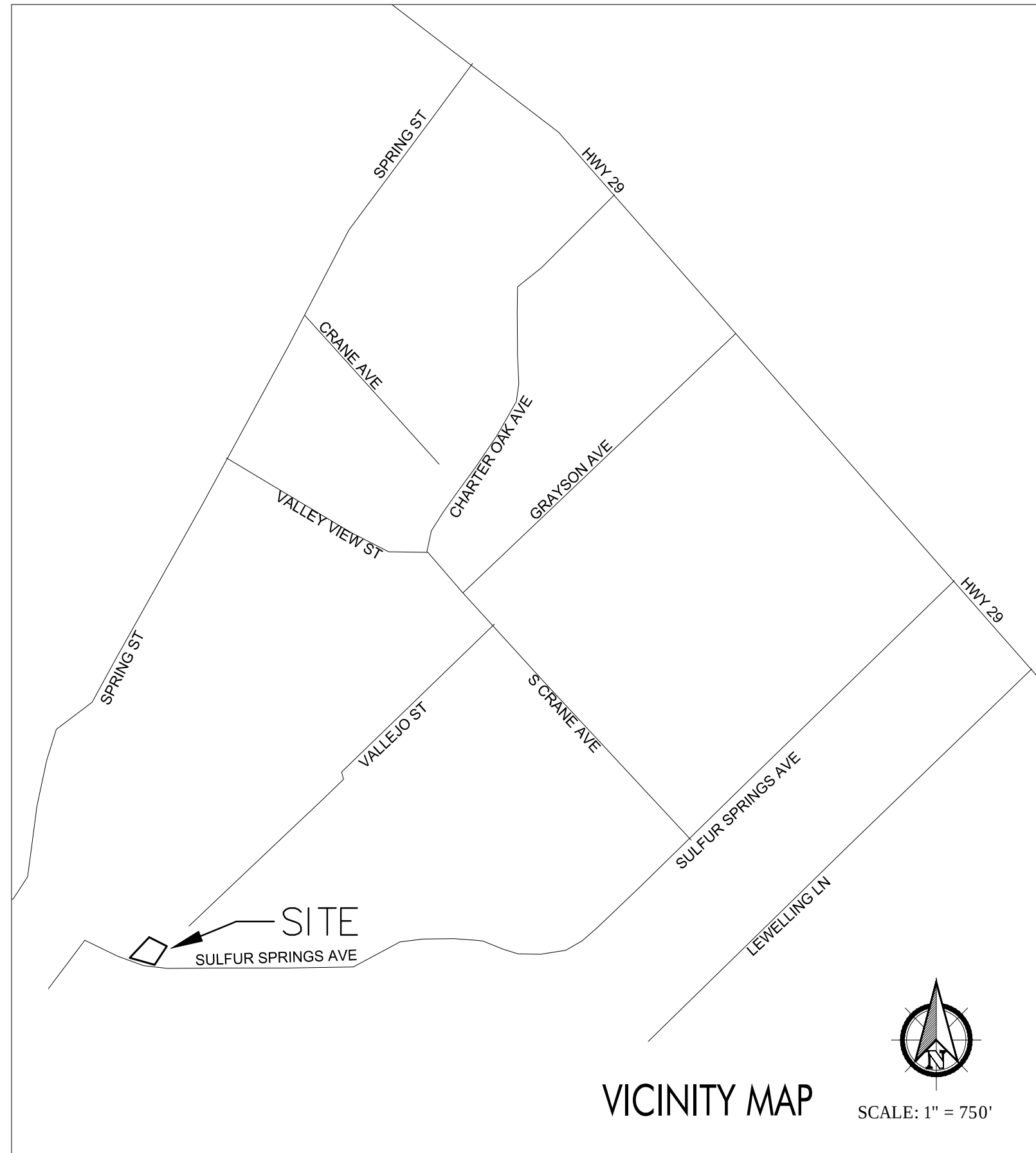
- THESE PLANS WERE COMPLETED TO INDICATE THE DESIGN INTENT FOR CIVIL SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO GRADING, IMPROVEMENT LAYOUT, UTILITY LAYOUT AND STORM WATER MANAGEMENT. PROPERTY LINES, BUILDINGS AND STRUCTURES SHOWN ON THESE PLANS ARE SHOWN STRICTLY FOR REFERENCE. STILLWATER CIVIL DESIGN (ENGINEER) IS NOT RESPONSIBLE FOR BUILDING DESIGN, STRUCTURAL ENGINEERING, GEOTECHNICAL ENGINEERING, OR FOR THE ACCURACY OF PROPERTY LINES.
- THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WAS SUPPLIED BY ALBION SURVEYS INC., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF CALIFORNIA. THE ENGINEER ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES. THESE PLANS SHALL BE USED TO PROVIDE HORIZONTAL AND VERTICAL CONTROL FOR NEW BUILDINGS AND SITE IMPROVEMENTS. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDINGS DESIGN FEATURES AND LAYOUT.
- CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.
- ALL MATERIALS SHOWN ON THIS PLAN SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL GAIN ENGINEERS APPROVAL FOR ALL MATERIALS TO BE USED, LIABILITY AND COST FOR THE USE OF UNAPPROVED MATERIALS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL WORKMANSHIP AND MATERIALS FOR BOTH ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF NAPA'S STANDARD SPECIFICATIONS AND STANDARD PLANS, THE CALIFORNIA BUILDING CODE, THE CALIFORNIA PLUMBING CODE AND THE CALIFORNIA FIRE CODE.
- CONTRACTOR SHALL BE APPROPRIATELY LICENSED AND BONDED TO ACCEPT AND PERFORM ALL WORK AS INDICATED ON THESE PLANS. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS, PROCEDURES, SPECIFICATIONS AND REQUIREMENTS OF ALL REGULATING AGENCIES INVOLVED WITH PERMITTING, INSPECTING AND APPROVING THIS PROJECT.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL REQUIRED PERMITS PRIOR TO BEGINNING WORK. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE AND COORDINATE ALL NECESSARY INSPECTIONS REQUIRED BY REGULATORY AGENCIES AND THE ENGINEER.
- SHOULD CONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS OR SHOULD THE CONTRACTOR BE IN DOUBT AS TO THEIR MEANING OR INTENT, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER FOR A WRITTEN CLARIFICATION, ADDENDUM, ETC. SHOULD THE CONTRACTOR FAIL TO DO SO BEFORE SUBMITTING A PROPOSAL, THE CONTRACTOR CANNOT CLAIM ADDITIONAL COMPENSATION FOR WORK REQUIRED TO COMPLETE THE PROJECT.
- IF THERE IS A CONFLICT BETWEEN WRITTEN DIMENSIONS AND SCALED DIMENSIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OBTAIN A WRITTEN CLARIFICATION. NO DEVIATIONS OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE ENGINEER.
- CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS OF ALL EXISTING UTILITIES AND UNDERGROUND FEATURES IN THE FIELD. COSTS OF REPAIRING ANY INJURIES OR DAMAGES CAUSED BY THE CONTRACTOR SHALL BE BORNE SOLELY BY THE CONTRACTOR. ALL UNDERGROUND UTILITIES AND FEATURES SHOWN ON THESE PLANS ARE SHOWN FOR REFERENCE ONLY AND SHOULD NOT BE CONSIDERED TO BE ACCURATE, THEREFORE, NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE AS TO THE COMPLETENESS OR CORRECTNESS OF THEIR LOCATIONS. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT BY CALLING 811 A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION TO ALLOW ALL UTILITY AND SERVICE COMPANIES TO MORE ACCURATELY MARK THE LOCATION OF THEIR EXISTING UNDERGROUND UTILITIES AND FEATURES.
- CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ANY NEW UTILITY OR SERVICE WITH THE UTILITY OR SERVICE COMPANY. CONTRACTOR SHALL COORDINATE THE RELOCATION OF ANY EXISTING UTILITY OR SERVICE WITH THE UTILITY OR SERVICE COMPANY. ANY EXISTING UTILITIES OR SERVICES THAT MUST REMAIN IN WORKING ORDER DURING CONSTRUCTION MUST BE APPROPRIATELY PROTECTED BY THE CONTRACTOR TO INSURE UNINTERRUPTED USE.
- CONTRACTOR SHALL CONFORM TO EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, SIDEWALKS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
- CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AN APPROPRIATE ENCROACHMENT PERMIT PRIOR TO BEGINNING ANY WORK LOCATED WITHIN ANY PUBLIC OR GOVERNMENTAL RIGHT-OF-WAY.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL APPROPRIATE PERMITS PRIOR TO BEGINNING ANY WORK WITHIN A RIPARIAN, WETLAND AREA OR ENVIRONMENTALLY SENSITIVE AREA.
- THESE DRAWINGS ARE SHOWN IN PLAN VIEW AND THEREFORE ALL DISTANCES SCALED OR DIMENSIONED SHALL BE CONSIDERED ALONG THE HORIZONTAL PLANE UNLESS OTHERWISE NOTED. ALL STATIONS ARE TAKEN ALONG CENTERLINE UNLESS OTHERWISE NOTED.

UTILITY NOTES:

- ALL WORK SHALL BE DONE IN COMPLIANCE WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.) STANDARDS AS SET FORTH BY THE FEDERAL DEPARTMENT OF LABOR AND/OR THE STATE OF CALIFORNIA. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE (5) FEET DEEP.
- TRENCHING AND BACKFILL AND COMPACTION SHALL COMPLY WITH LOCAL REGULATORY STANDARDS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY.
- ALL GRADING AND EXCAVATIONS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE, ALL LOCAL CODES AND REGULATIONS, ANY GEOTECHNICAL ENGINEERING PLANS OR REPORTS AND THESE PLANS.
- SHOULD ARCHEOLOGICAL REMAINS OR ARTIFACTS BE ENCOUNTERED DURING ANY PHASE OF CONSTRUCTION, LAND ALTERATION WORK IN THE GENERAL VICINITY OF THE FIND SHALL BE HALTED AND A QUALIFIED ARCHEOLOGIST AND THE PUBLICS WORKS DIRECTOR SHALL BE NOTIFIED IMMEDIATELY. WORK ON THE PROJECT SHALL NOT BE RESUMED UNTIL A MITIGATION PLAN WITH ADEQUATE MEASURES FOR THE SITE PROTECTION IS REVIEWED AND APPROVED BY THE CONSERVATION DIRECTOR.
- ROOF DOWNSPOUTS AND SURFACE DRAINS SHALL BE MAINTAINED ENTIRELY SEPARATE FROM FOUNDATION DRAINS, SLABS UNDERDRAINS AND RETAINING WALL BACKDRAINS.

GRADING NOTES:

- ALL GRADING AND EXCAVATIONS SHALL COMPLY WITH THE CALIFORNIA BUILDING CODE, ALL LOCAL CODES AND REGULATIONS, ANY GEOTECHNICAL ENGINEERING PLANS OR REPORTS AND THESE PLANS.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MATTER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
- THE SITE SHOULD BE CLEARED OF ALL SURFACE AND SUBSURFACE DELETERIOUS MATERIALS INCLUDING EXISTING BUILDINGS AND ASSOCIATED FOUNDATIONS, SLABS, BURIED UTILITIES AND IRRIGATION LINES, PAVEMENTS, DEBRIS, DESIGNATED TREES, SHRUBS, AND ASSOCIATED ROOT SYSTEMS. SUCH MATERIALS SHOULD BE REMOVED FROM THE SITE AND DISPOSED OF IN ACCORDANCE WITH LOCAL REGULATORY GUIDELINES.
- PITS, CISTERNS, SEPTIC TANKS, LEACH LINES, UNDERGROUND FUEL TANKS AND ASSOCIATED APPURTENANCES FOUND DURING GRADING SHOULD BE CAPPED AND SEALED AND/OR EXCAVATED AND REMOVED FROM THE SITE, RESPECTIVELY, IN ACCORDANCE WITH ESTABLISHED GUIDELINES AND REQUIREMENTS OF THE LOCAL REGULATING AUTHORITY.
- AREAS TO BE GRADED SHOULD BE STRIPPED OF THE UPPER FEW INCHES OF SOIL CONTAINING ORGANIC MATTER. SOIL CONTAINING MORE THAN TWO PERCENT BY WEIGHT OF ORGANIC MATTER SHOULD BE CONSIDERED ORGANIC. STRIPPING SHOULD EXTEND AT LEAST 3-FEET BEYOND THE OUTSIDE EDGES OF TOES OR FILLS OF CROWN SLOPES. SOIL STRIPPINGS SHOULD BE REMOVED FROM THE SITE OR STOCKPILED FOR LATER USE IN LANDSCAPING.
- BACKFILL AGAINST FOUNDATION SHALL BE SLOPED A MINIMUM OF 2% AWAY FROM THE STRUCTURE FOR PAVED SURFACES, AND 4% FOR UNPAVED. SLASH GUARDS SHALL BE PLACED AT THE BASE OF ALL DOWNSPOUTS NOT CONNECTED TO AN UNDERGROUND STORM SEWER SYSTEM.
- WATER SEEPAGE OR THE SPREAD OF EXTENSIVE ROOT SYSTEMS INTO THE SOIL SUBGRADE OF FOOTINGS, SLABS OR PAVEMENTS COULD CAUSE DIFFERENTIAL MOVEMENTS AND CONSEQUENT DISTRESS IN THESE STRUCTURAL ELEMENTS. LANDSCAPING SHOULD BE PLANNED WITH CONSIDERATION FOR THESE POTENTIAL PROBLEMS.
- SHOULD ARCHEOLOGICAL REMAINS OR ARTIFACTS BE ENCOUNTERED DURING ANY PHASE OF CONSTRUCTION, LAND ALTERATION WORK IN THE GENERAL VICINITY OF THE FIND SHALL BE HALTED AND A QUALIFIED ARCHEOLOGIST AND THE PUBLICS WORKS DIRECTOR SHALL BE NOTIFIED IMMEDIATELY. WORK ON THE PROJECT SHALL NOT BE RESUMED UNTIL A MITIGATION PLAN WITH ADEQUATE MEASURES FOR THE SITE PROTECTION IS REVIEWED AND APPROVED BY THE CONSERVATION DIRECTOR.



VICINITY MAP



SCALE: 1" = 750'

ABBREVIATION LEGEND

AB - AGGREGATE BASE	INV - INVERT ELEVATION
AC - ASPHALT CONCRETE	JP - JOINT POLE
APN - ASSESSORS PARCEL NUMBER	LF - LINEAR FEET
BC - BOTTOM OF CURB	MIN - MINIMUM
CL - CLEAN OUT	OHL - OVERHEAD LINE
CON - CONCRETE	RIM - RIM ELEVATION
D - DIAMETER	SF - SQUARE FEET
DI - DROP INLET	SS - SANITARY SEWER
DS - DOWN SPOUT	TYP - TYPICAL
FF - FINISHED FLOOR	WM - WATER METER
FG - FINISHED GRADE	
FL - FLOWLINE	

EROSION CONTROL NOTES:

- GRADING FOR THIS PROJECT SHALL BE LIMITED TO IMPROVEMENT AREAS AS SHOWN ON THESE PLANS.
- REFER TO CONSTRUCTION PHASE EROSION AND SEDIMENT CONTROL PLAN AND POST-CONSTRUCTION PHASE STORMWATER CONTROL PLAN COMPLETED BY STILLWATER CIVIL DESIGN. THESE DOCUMENTS SHALL BE CONSIDERED PART OF THESE PLANS.
- ALL DISTURBED AREAS AND STOCKPILES SHALL BE COVERED AND APPROPRIATE SEDIMENT BARRIERS SHALL BE PUT INTO PLACE BEFORE ANY PREDICTED RAIN EVENT. CONTRACTOR SHALL INFORM ENGINEER OF STORMWATER MANAGEMENT BEST MANAGEMENT PRACTICES FOR APPROVAL WHEN REQUIRED. STORMWATER BEST MANAGEMENT PRACTICES SHALL BE INSPECTED EACH DAY DURING RAIN EVENTS.
- ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED AS SOON AS POSSIBLE. DISTURBED AREAS MUST BE CONSIDERED STABILIZED PRIOR TO PROJECT COMPLETION.
- CONTRACTOR SHALL DESIGNATE AND MAINTAIN A STAGING AREA FOR THE DURATION OF THE CONSTRUCTION PROJECT. THE STAGING AREA SHALL BE USED TO STORE MATERIALS AND CONDUCT ACTIVITIES WITH POTENTIAL TO POLLUTE STORMWATER RUNOFF. THE STAGING AREA SHALL BE USED TO STORE HAZARDOUS MATERIALS SUCH AS CHEMICALS, FUELS, PAINT AND SOLVENTS. THE STAGING AREA SHALL BE USED TO STORE PORTABLE TOILET FACILITIES TO BE USED BY CONSTRUCTION WORKERS. THE STAGING AREA SHALL BE USED TO PERFORM MAINTENANCE AND FUELING FOR CONSTRUCTION EQUIPMENT. THE STAGING AREA SHALL BE COVERED AS APPROPRIATE TO PROTECT HAZARDOUS MATERIALS FROM BEING EXPOSED TO RAINWATER. STORMWATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO INSURE POTENTIALLY CONTAMINATED STORMWATER IS CONTAINED WITHIN THE STAGING AREA. A SPILL KIT SHALL BE KEPT ON SITE AT ALL TIMES TO CLEAN UP CHEMICAL SPILLS FROM VEHICLES OR CONSTRUCTION PRODUCTS.
- CONTRACTOR SHALL INFORM ALL CONSTRUCTION SITE WORKERS ABOUT EROSION AND SEDIMENT CONTROL REQUIREMENTS AND SEEK THEIR COOPERATION IN AVOIDANCE OF DISTURBANCE OF THESE CONTROL MEASURES.
- CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MATTER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. SUFFICIENT WATERING TO CONTROL DUST IS REQUIRED AT ALL TIMES. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.

SHEET INDEX

C 1.0 - COVER
C 2.0 - DEMOLITION PLAN
C 3.0 - OVERALL SITE PLAN
C 4.0 - GRADING & DRAINAGE PLAN
C 5.0 - UTILITY PLAN
C 6.0 - STORMWATER CONTROL PLAN
C 7.0 - EROSION & SEDIMENT CONTROL PLAN
C 8.0 - DETAILS

STILLWATER CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559

(707) 974-9261

rangel@stillwatercivil.com



PREPARED UNDER THE DIRECTION OF:

RG
J. RANGEL GONZALES P.E. 74712

FOWLER RESIDENCE
2600 SULPHUR SPRINGS AVE. - ST. HELENA, CA 94574
APN: 009-670-001

COVER SHEET

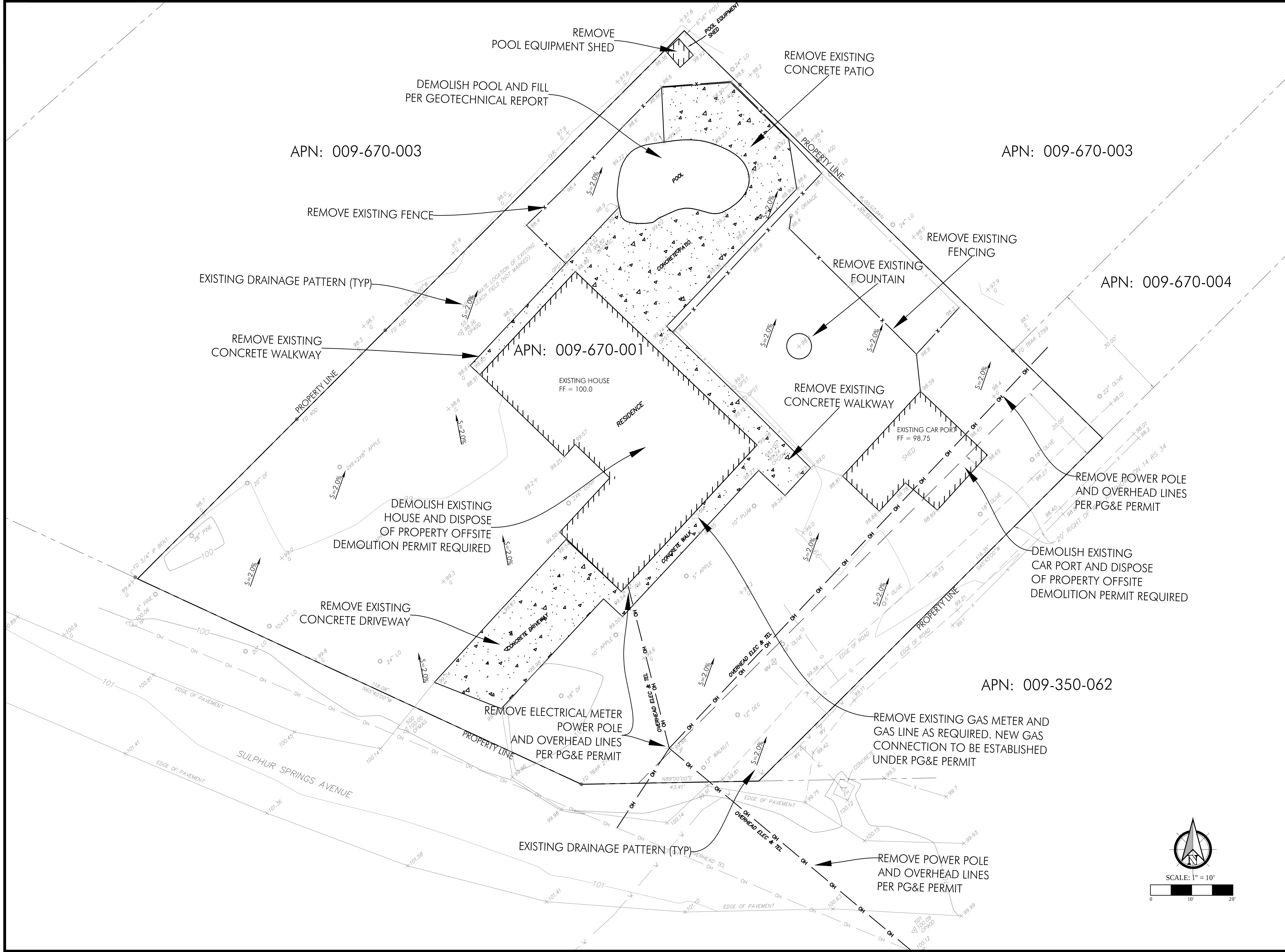
CITY OF
ST. HELENA

PERMIT SET

C 1.0

OF 8 SHEETS

2/20/18



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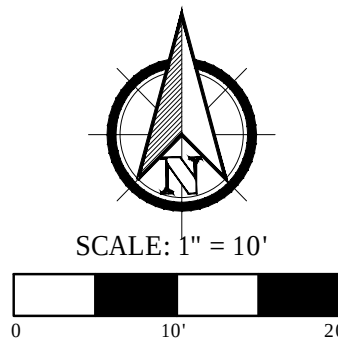
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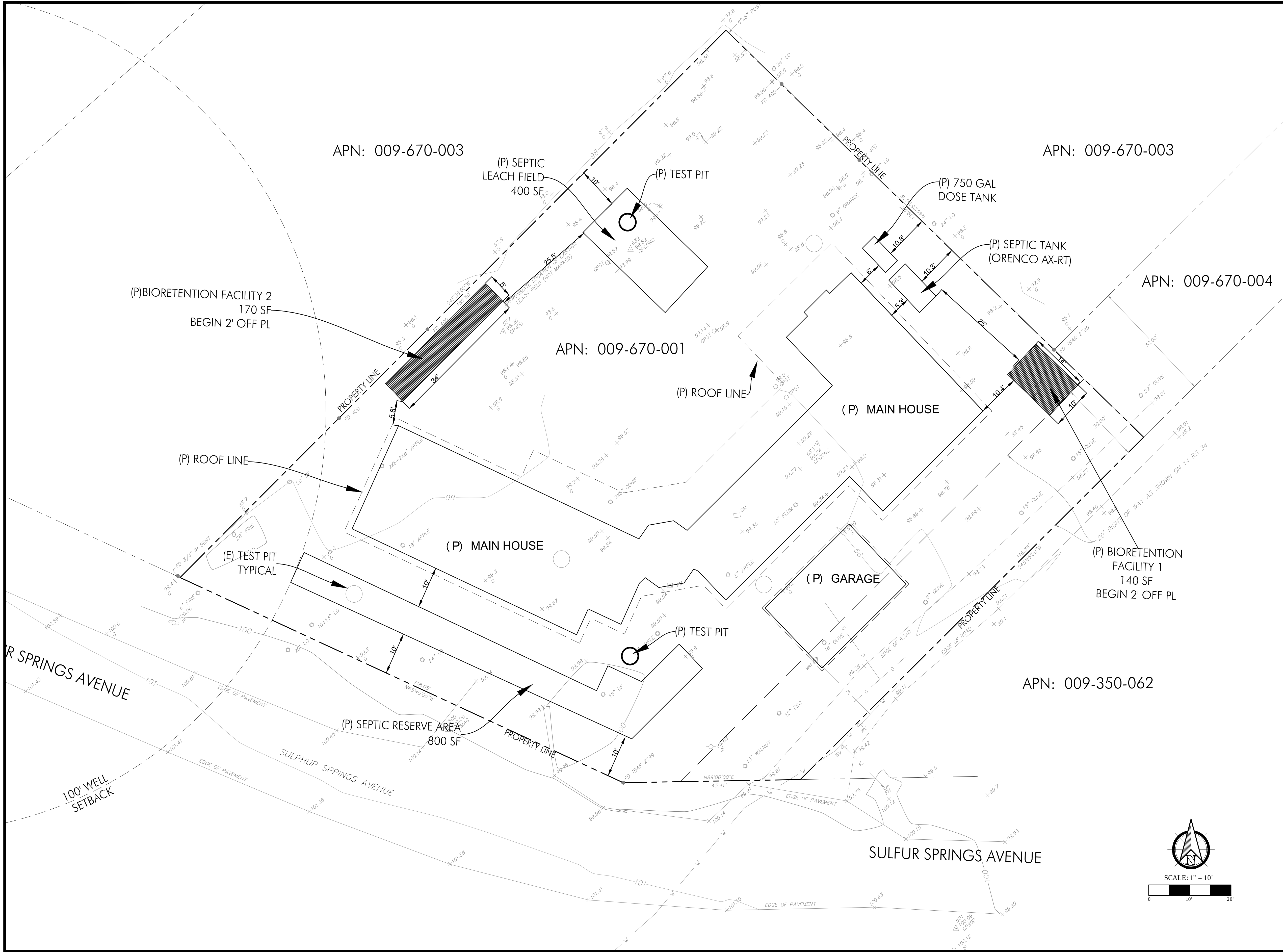
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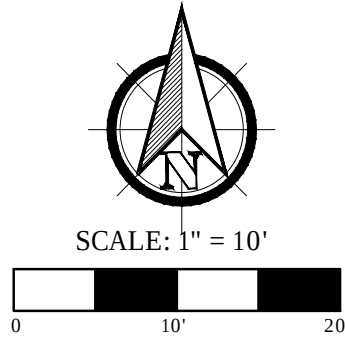
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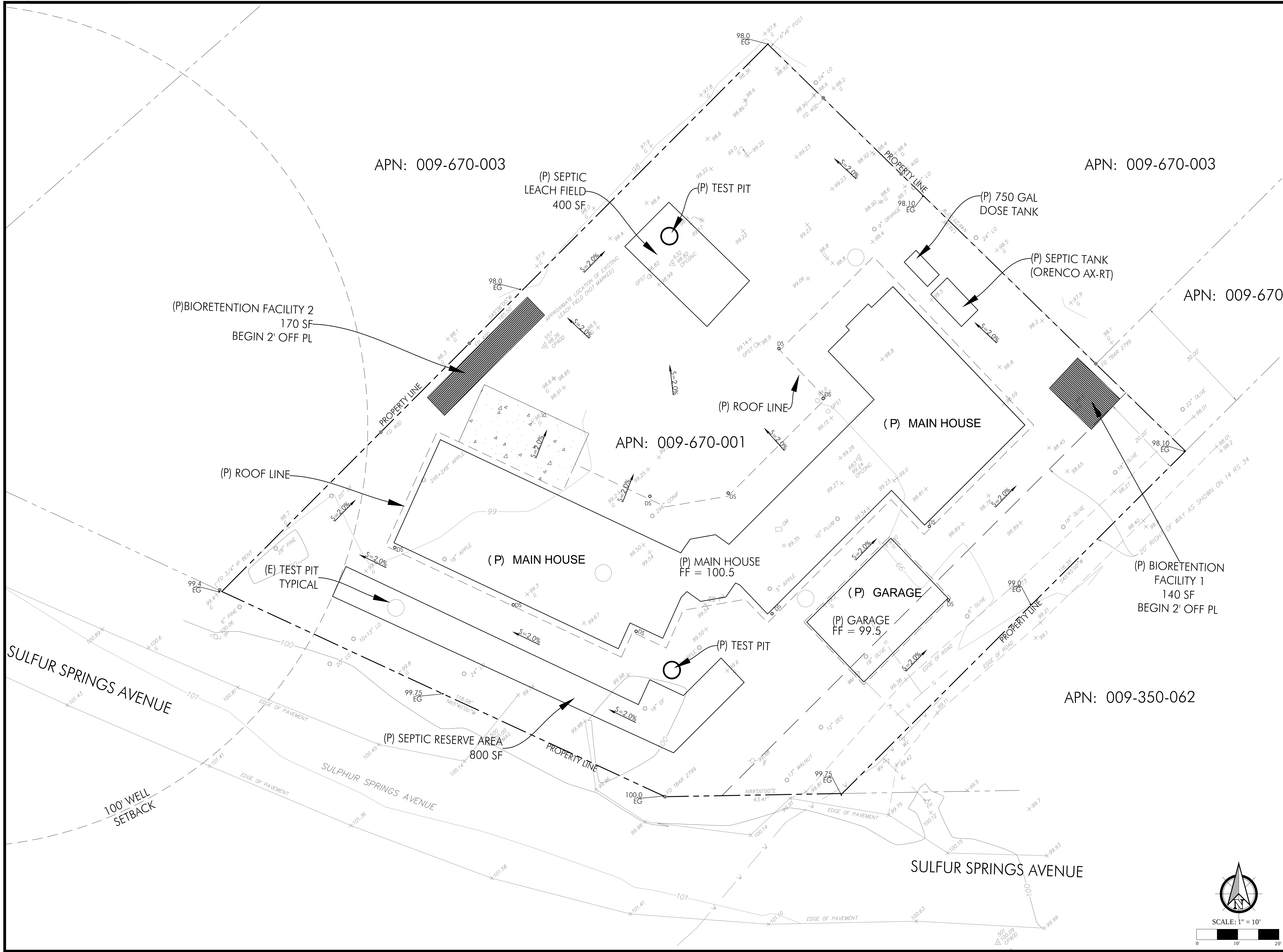
OVERALL SITE PLAN

CITY OF
ST. HELENA
PERMIT SET

C 3.0
OF 8 SHEETS

2/20/18





STILLWATER
CIVIL DESIGN

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PREPARED UNDER THE DIRECTION OF:

RG
J. RANGEL GONZALEZ, P.E. 74712

FOWLER RESIDENCE
2600 SULPHUR SPRINGS AVE. - ST. HELENA, CA 94574
APN: 009-670-001

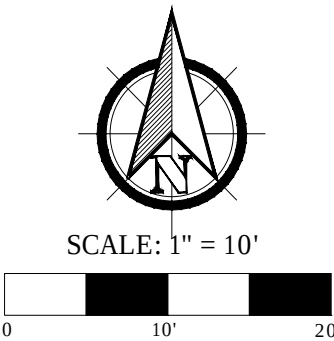
GRADING & DRAINAGE PLAN

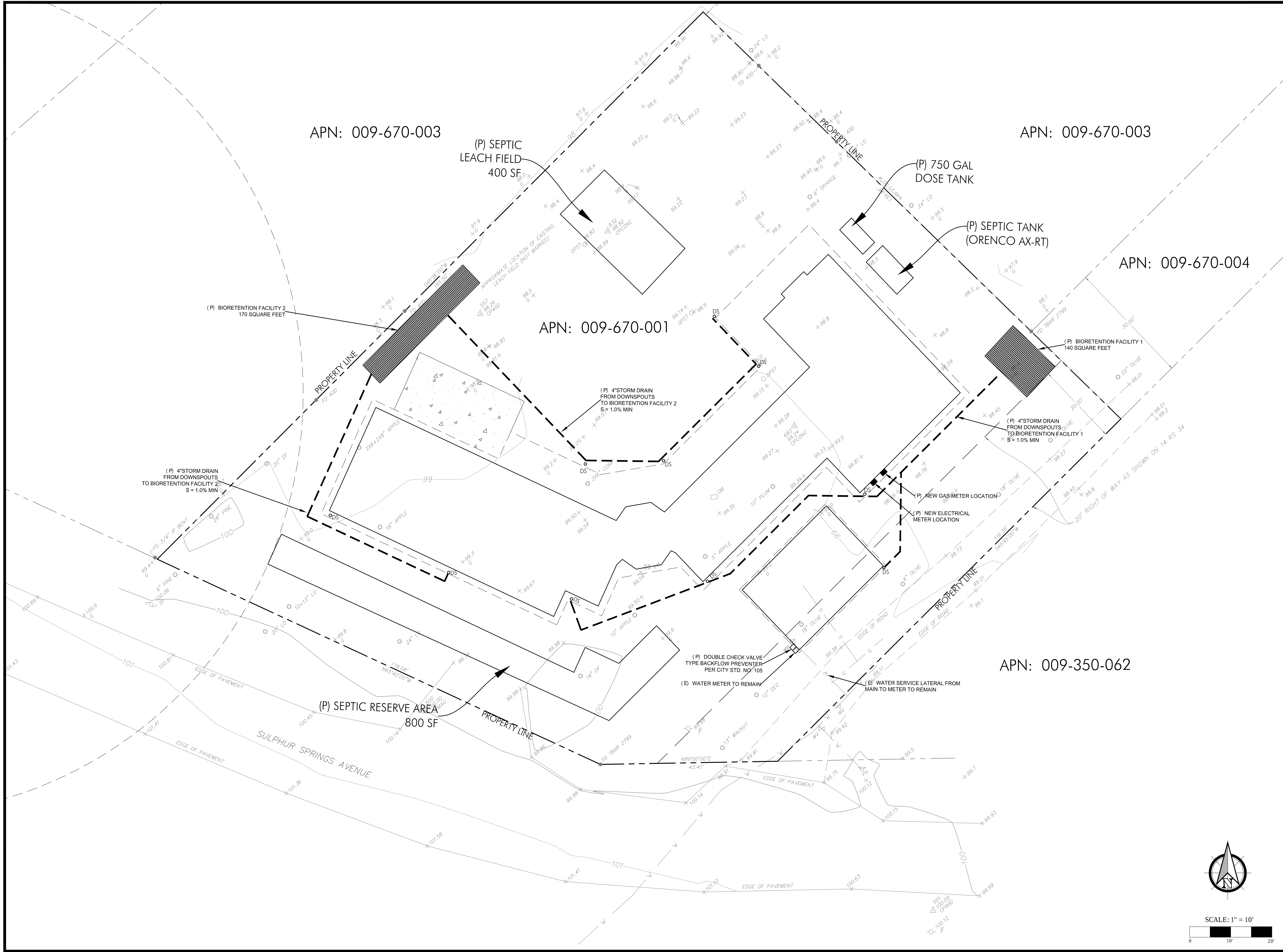
CITY OF
ST. HELENA
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C 4.0

OF 8 SHEETS

2/20/18





STILLWATER
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APN: 009-670-001

UTILITY PLAN

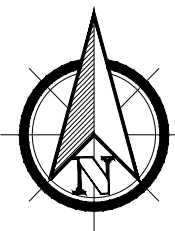
CITY OF
ST. HELENA

PERMIT SET

C 5.0

OF 8 SHEETS

2/20/18



SCALE: 1" = 10'
0 10 20

STORMWATER NOTES:

1. PRE-PROJECT IMPERVIOUS AREA = 5,997.75 SF
2. TOTAL PROPOSED IMPERVIOUS AREA IS 7,612 SF
3. THE INCREASE IN IMPERVIOUS AREA WILL BE MITIGATED THROUGH THE INSTALLATION OF BIORETENTION FACILITIES AS SHOWN ON THE PLAN.
4. THIS STORMWATER CONTROL PLAN WAS COMPLETED FOLLOWING THE BASMAA POST-CONSTRUCTION MANUAL FOR REGULATED PROJECTS

TOTAL PARCEL AREA = 22,171 SQUARE FEET
TOTAL DISTURBED AREA = 22,171 SQUARE FEET

ALL IMPERVIOUS AREAS WILL DRAIN INTO
ONE OF TWO BIORETENTION FACILITIES
SEE UTILITY PLAN SHEET C 5.0 FOR DRAIN PIPE DETAILS

APN: 009-670-003

APN: 009-670-003

APN: 00

APN: 009-350-062

APN: 009-670-001

STILLWATER
CIVIL DESIGN

1090 SHETLER AVE.
NAPA, CA 94559

(707) 974-9261

rangel@stillwatercivil.com



PREPARED UNDER THE DIRECTION OF:

J. Rangel Gonzalez
J. RANGEL GONZALEZ, P.E. 74712

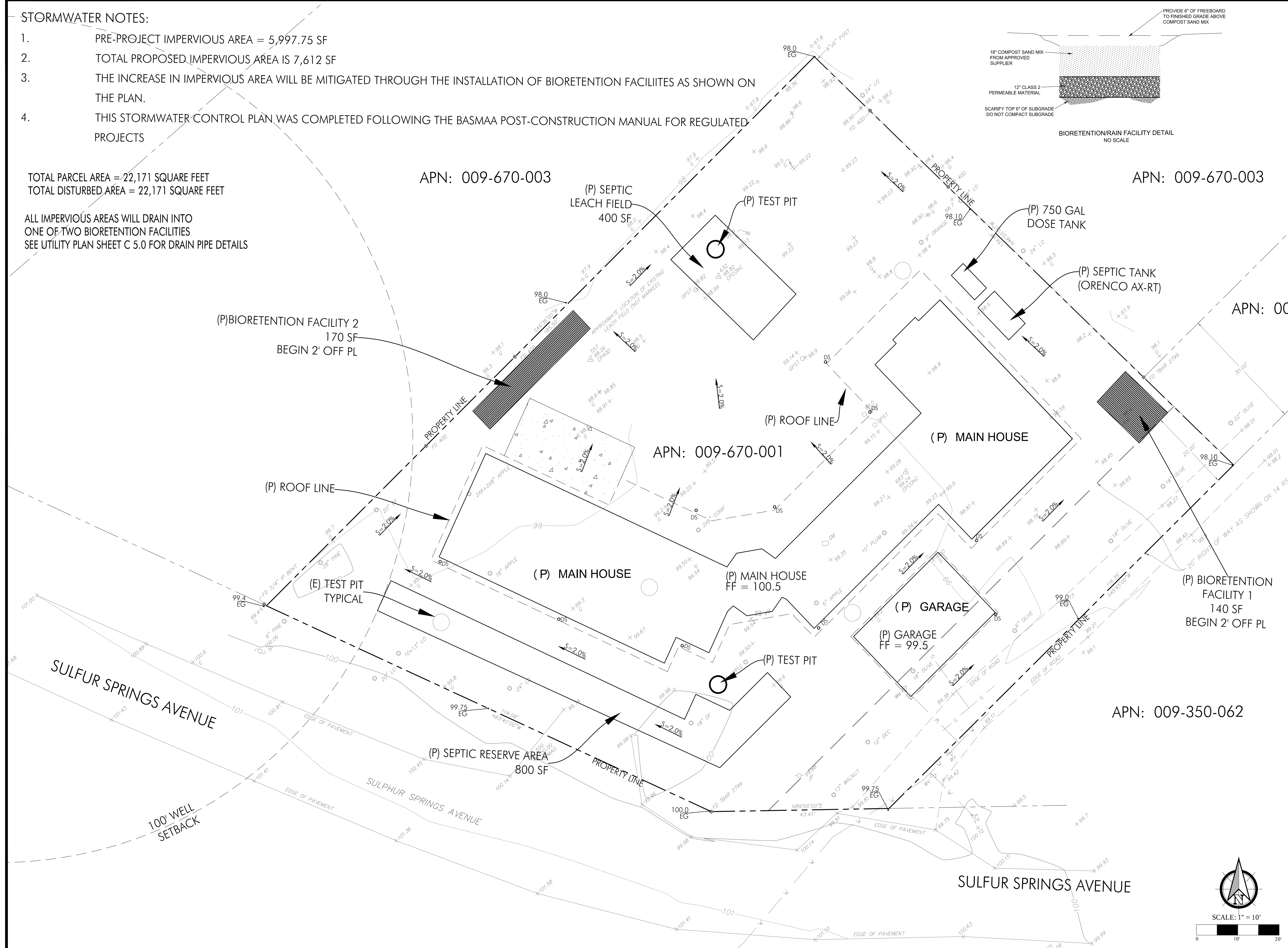
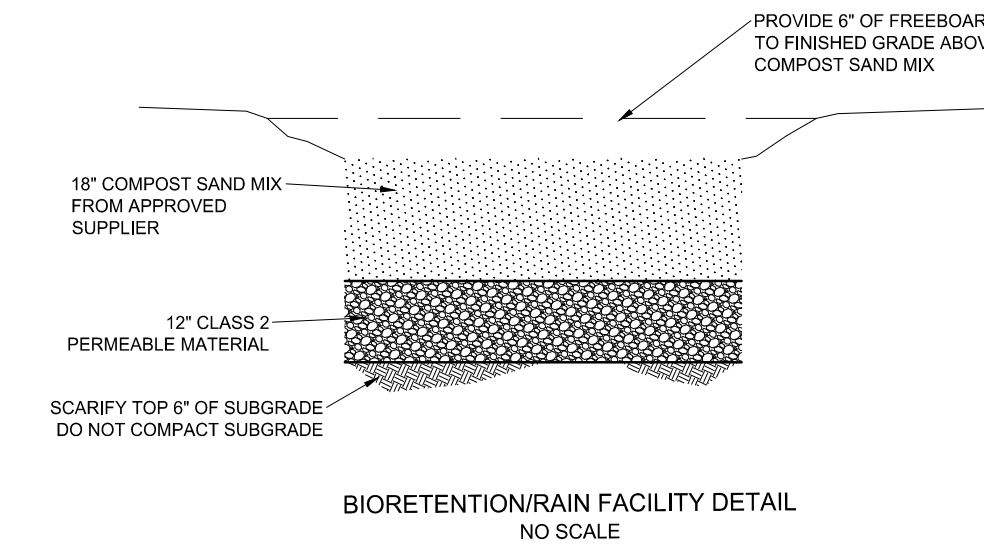
FOWLER RESIDENCE
2600 SULPHUR SPRINGS AVE. - ST. HELENA, CA 94574
APN: 009-670-001

STORMWATER CONTROL PLAN

CITY OF
ST. HELENA
PERMIT SET

C 6.0
OF 8 SHEETS

2/20/18



EROSION AND SEDIMENT CONTROL/SWPPP PLAN NOTES

1. IN CASE OF EMERGENCY, CALL _____ AT _____ (24-HOUR TELEPHONE).
2. A STAND-BY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES SHOWN ON THIS PLAN MAY BE REMOVED WHEN APPROVED BY THE CITY OFFICIAL IF THE GRADING OPERATION HAS PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. GRADED AREAS ADJACENT TO FILL SLOPES LOCATED AT THE SITE PERIMETER MUST DRAIN AWAY FROM THE TOP OF SLOPE AT THE CONCLUSION OF EACH WORKING DAY. ALL LOOSE SOILS AND DEBRIS THAT MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY SHALL BE STABILIZED OR REMOVED FROM THE SITE ON A DAILY BASIS.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM AND BE DISPOSED OF PROPERLY.
6. A GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN ANY DEVICES EXCEEDS TWO FEET. THE DEVICE SHALL BE DRAINED OR PUMPED WITHIN 24 HOURS AFTER EACH RAINSTORM. PUMPING AND DRAINING OF ALL BASINS AND DRAINAGE DEVICES MUST COMPLY WITH THE APPROPRIATE BMP FOR DEWATERING OPERATIONS.
7. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION DAMAGE AND CONTAIN POLLUTANTS WITHIN THE SITE IS LEFT TO THE DISCRETION OF THE FIELD ENGINEER. ADDITIONAL DEVICES AS NEEDED SHALL BE INSTALLED TO RETAIN SEDIMENTS AND OTHER POLLUTANTS ON SITE.
8. DESILTING BASINS MAY NOT BE REMOVED OR MADE INOPERABLE BETWEEN NOVEMBER 1 AND APRIL 15 OF THE FOLLOWING YEAR WITHOUT THE APPROVAL OF THE BUILDING OFFICIAL.
9. STORMWATER POLLUTION AND EROSION CONTROL DEVICES ARE TO BE MODIFIED, AS NEEDED, AS THE PROJECT PROGRESSES. THE DESIGN AND PLACEMENT OF THESE DEVICES IS THE RESPONSIBILITY OF THE QUALIFIED SWPPP DEVELOPER/FIELD ENGINEER. PLANS REPRESENTING CHANGES MUST BE SUBMITTED FOR APPROVAL IF REQUESTED BY THE BUILDING OFFICIAL.
10. EVERY EFFORT SHOULD BE MADE TO ELIMINATE THE DISCHARGE OF NON-STORMWATER FROM THE PROJECT SITE AT ALL TIMES.
11. ERODED SEDIMENTS AND OTHER POLLUTANTS MUST BE RETAINED ON SITE AND MAY NOT BE TRANSPORTED FROM THE SITE VIA SHEET-FLOW, SWALES, AREA DRAINS, NATURAL DRAINAGE COURSES, OR WIND.
12. STOCKPILES OF EARTH AND OTHER CONSTRUCTION-RELATED MATERIALS MUST BE PROTECTED FROM BEING TRANSPORTED FROM THE SITE BY THE FORCES OF WIND OR WATER.
13. CONTRACTOR TO FOLLOW CITY OF NAPA STANDARDS AND SPECIFICATIONS 1.10.02 WATER POLLUTION CONTROL.
14. FUELS, OILS, SOLVENTS, AND OTHER TOXIC MATERIALS MUST BE STORED IN ACCORDANCE WITH THEIR LISTING AND ARE NOT TO CONTAMINATE THE SOIL AND SURFACE WATERS. ALL APPROVED STORAGE CONTAINERS ARE TO BE PROTECTED FROM THE WEATHER. SPILLS MUST BE CLEANED UP IMMEDIATELY AND DISPOSED OF IN A PROPER MANNER. SPILLS MAY NOT BE WASHED INTO THE DRAINAGE SYSTEM.
15. EXCESS OR WASTE CONCRETE MAY NOT BE WASHED INTO THE PUBLIC RIGHT-OF-WAY OR ANY OTHER DRAINAGE SYSTEM. PROVISIONS SHALL BE MADE TO RETAIN CONCRETE WASTES ON SITE UNTIL THEY CAN BE DISPOSED OF AS SOLID WASTE.
16. DEVELOPERS/CONTRACTORS/QUALIFIED SWPPP DEVELOPERS (QSD)/QUALIFIED SWPPP PRACTITIONER (QSP), ARE RESPONSIBLE TO INSPECT ALL EROSION CONTROL DEVICES AND BMPs ARE INSTALLED AND FUNCTIONING PROPERLY, IF THERE IS A 50% CHANCE OF 0.25 INCHES OR GREATER OF PREDICTED PRECIPITATION, AND AFTER ACTUAL PRECIPITATION. A CONSTRUCTION SITE INSPECTION CHECKLIST AND INSPECTION LOG SHALL BE MAINTAINED AT THE PROJECT SITE AT ALL TIMES AND AVAILABLE FOR REVIEW BY THE BUILDING OFFICIAL (SELF-INSPECTION CHECK LIST AND INSPECTION LOGS PER STATE SWPPP REQUIREMENTS). INCIDENTS OF NON-COMPLIANCE MUST BE REPORTED TO THE FIELD ENGINEER.
17. TRASH AND CONSTRUCTION-RELATED SOLID WASTES MUST BE DEPOSITED INTO A COVERED RECEPTACLE TO PREVENT CONTAMINATION OF RAINWATER AND DISPERSAL BY WIND.
18. SEDIMENTS AND OTHER MATERIALS MAY NOT BE TRACKED FORM THE SITE BY VEHICLE TRAFFIC. THE CONSTRUCTION ENTRANCE ROADWAYS MUST BE STABILIZED SO AS TO INHIBIT SEDIMENTS FROM BEING DEPOSITED INTO THE PUBLIC RIGHT-OF-WAY. ACCIDENTAL DEPOSITIONS MUST BE SWEEP UP IMMEDIATELY AND MAY NOT BE WASHED DOWN BY RAIN OR OTHER MEANS.
19. ANY SLOPES WITH DISTURBED SOILS OR DENUDE OF VEGETATION MUST BE STABILIZED SO AS TO INHIBIT EROSION BY WIND AND WATER.
20. PROVIDE STORMWATER CONVEYANCE SYSTEM STENCILING AND SIGNAGE FOR BOTH PRIVATE DEVELOPMENT AND PUBLIC RIGHT-OF-WAY.
- 20.1. PROVIDE CONCRETE STAMPING, OR EQUIVALENT, OF ALL STORMWATER CONVEYANCE SYSTEM INLETS AND CATCH BASINS WITHIN THE PROJECT AREA WITH PROHIBITIVE LANGUAGE (E.G., "NO DUMPING DRAINS TO NAPA RIVER")
- 20.2. POST SIGNS AND PROHIBITIVE LANGUAGE AND/OR GRAPHICAL ICONS, WHICH PROHIBIT ILLEGAL DUMPING AT PUBLIC ACCESS POINTS ALONG CHANNELS AND CREEKS WITHIN THE PROJECT AREA, TRAILHEADS, PARKS, BUILDING ENTRANCES AND BIORETENTION FACILITIES.

THE FOLLOWING BMPs FROM THE "CALIFORNIA STORM WATER BMP CONSTRUCTION HANDBOOK" - NOVEMBER 2009, OR LATEST EDITION, OR EQUAL, MUST BE IMPLEMENTED FOR ALL CONSTRUCTION ACTIVITIES AS APPLICABLE. ADDITIONAL MEASURES MAY BE REQUIRED IF DEEMED APPROPRIATE BY CITY INSPECTORS. INCLUDED BMPs ARE REFERENCED ON THE PROJECT SITE MAP.

EROSION CONTROL	TEMPORARY SEDIMENT CONTROL
EC1 - SCHEDULING	SE5 - FIBER ROLLS
EC5 - SOIL BINDERS	SE7 - STREET SWEEPING AND VACUUMING
EC6 - STRAW MULCH	
EC7 - GEOTEXTILES AND MATS	
EC8 - WOOD MULCH	
EC16 - NON-VEGETATIVE STABILIZATION	
WIND EROSION CONTROL	
WE1 - WIND EROSION CONTROL	
NON-STORMWATER MANAGEMENT	
NS1 - WATER CONSERVATION PRACTICES	
NS6 - ILLICIT CONNECTION/DISCHARGE	
NS7 - POTABLE WATER/IRRIGATION	
NS9 - VEHICLE AND EQUIPMENT FUELING	
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE	
	WASTE MANAGEMENT & MATERIAL POLLUTION CONTROL
	WM1 - MATERIAL DELIVERY AND STORAGE
	WM2 - MATERIAL USE
	WM3 - STOCKPILE MANAGEMENT
	WM4 - SPILL PREVENTION AND CONTROL
	WM5 - SOLID WASTE MANAGEMENT
	WM6 - HAZARDOUS WASTE MANAGEMENT
	WM8 - CONCRETE WASTE MANAGEMENT
	WM9 - SANITARY/SEPTIC WASTE MANAGEMENT

ESCP - CONSTRUCTION/INSTALLATION NOTES

- INSTALL FIBER ROLLS AS NEEDED.
- IMPLEMENT CONCRETE WASTE MANAGEMENT PER WM-8 DURING ANY CONCRETE USE.
- IMPLEMENT MATERIAL STORAGE AREA PER WM-1. SEE ESCP FOR SPECIFICATIONS.
- IMPLEMENT STOCKPILE MANAGEMENT PER WM-3. SEE ESCP FOR SPECIFICATIONS.
- MATERIAL AND EQUIPMENT STORAGE AREAS PER NS-8, NS-9, AND NS-10.

EROSION AND SEDIMENT CONTROL BMP IMPLEMENTATION SCHEDULE

EROSION AND SEDIMENT CONTROL BMP MEASURES	PHASE OF CONSTRUCTION						
	PRE-GRADING (CLEARING)	GRADING	UTILITIES	STREETS (i.e. paving)	VERTICAL CONSTRUCTION	LANDSCAPING	SITE STABILIZATION
EC1 - SCHEDULING	X	X	X	X	X	X	X
EC5 - SOIL BINDERS		X	X			X	
EC6 - STRAW MULCH	X	X	X			X	X
EC7 - GEOTEXTILES & MATS	X	X	X			X	X
EC8 - WOOD MULCHING						X	X
EC16 - NON-VEGETATIVE STABILIZATION	X		X			X	X
WE1 - WIND EROSION CONTROL	X	X	X	X	X	X	X
SE5 - FIBER ROLLS	X	X	X	X	X	X	
SE7 - STREET SWEEPING & VACUUMING	X	X	X	X	X	X	X
WM1 - MATERIAL DELIVERY AND STORAGE	X	X	X	X	X	X	X
WM2 - MATERIAL USE	X	X	X	X	X	X	X
WM3 - STOCKPILE MANAGEMENT	X	X	X	X		X	
WM4 - SPILL PREVENTION AND CONTROL	X	X	X	X	X	X	X
WM5 - SOLID WASTE MANAGEMENT	X	X	X	X	X	X	X
WM6 - HAZARDOUS WASTE MANAGEMENT	X	X	X	X	X	X	X
WM8 - CONCRETE WASTE MANAGEMENT			X	X	X		
WM9 - SANITARY/SEPTIC WASTE MANAGEMENT	X	X	X	X	X	X	X
NS1 - WATER CONSERVATION PRACTICES	X	X	X	X	X	X	X
NS6 - ILLICIT CONNECTION/DISCHARGE	X	X	X	X	X	X	X
NS7 - POTABLE WATER/IRRIGATION	X	X	X	X	X	X	X
NS9 - VEHICLE AND EQUIPMENT FUELING	X	X	X	X		X	
NS10 - VEHICLE AND EQUIPMENT MAINTENANCE	X	X	X	X		X	



TOTAL PARCEL AREA = 22,171 SQUARE FEET
TOTAL DISTURBED AREA = 22,171 SQUARE FEET

STILLWATER CIVIL DESIGN

1090 SHETLER AVE.
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PREPARED UNDER THE DIRECTION OF:

ARG
J. RANGEL GONZALEZ R.E. 74712

FOWLER RESIDENCE
2600 SULPHUR SPRINGS AVE. - ST. HELENA, CA 94574
APN: 009-670-001

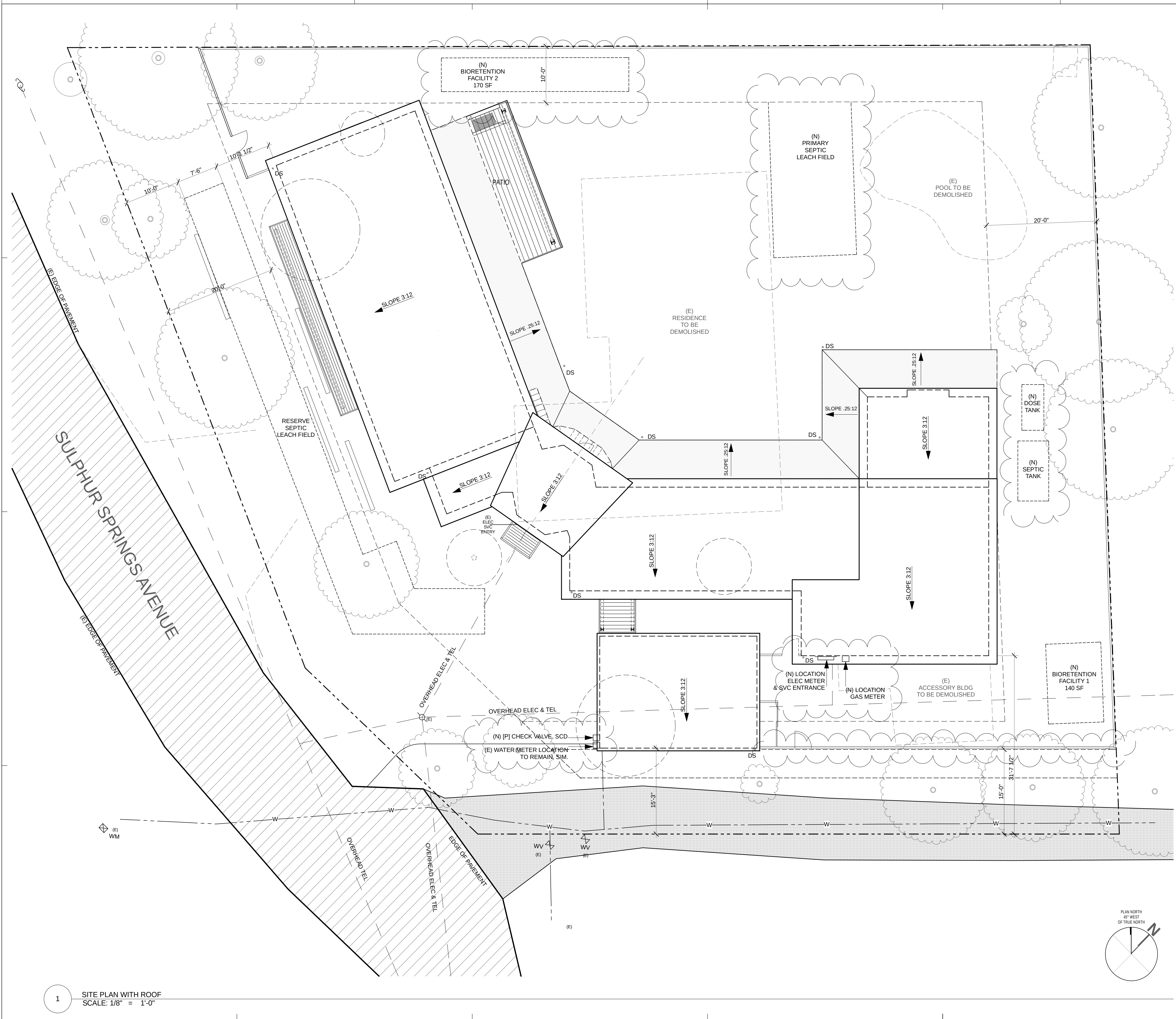
EROSION & SEDIMENT CONTROL PLAN

CITY OF
ST. HELENA

PERMIT SET

C 7.0
OF 8 SHEETS

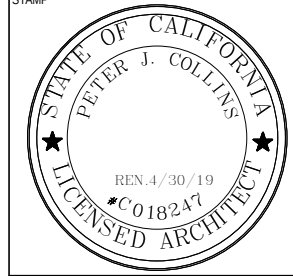
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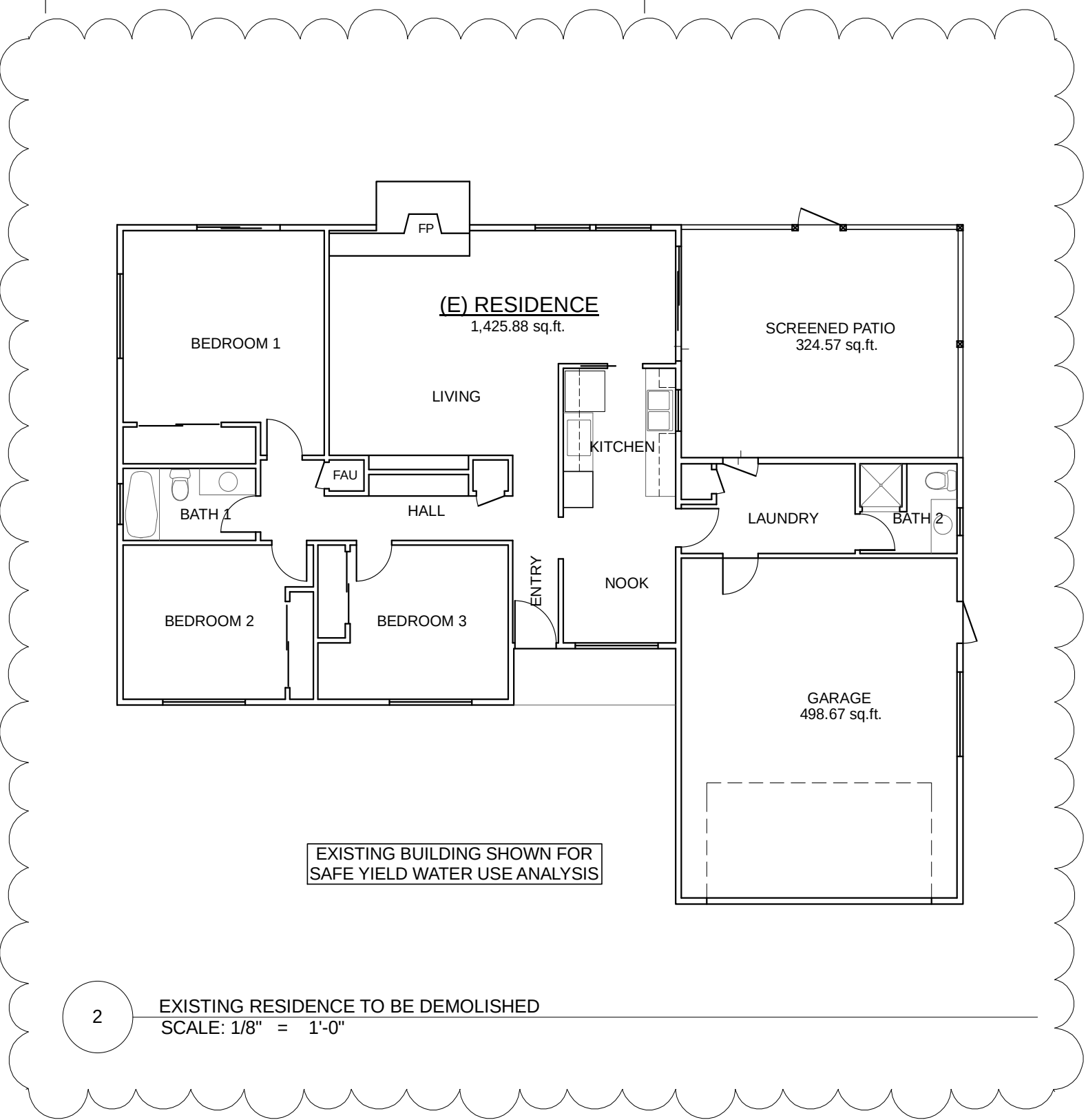
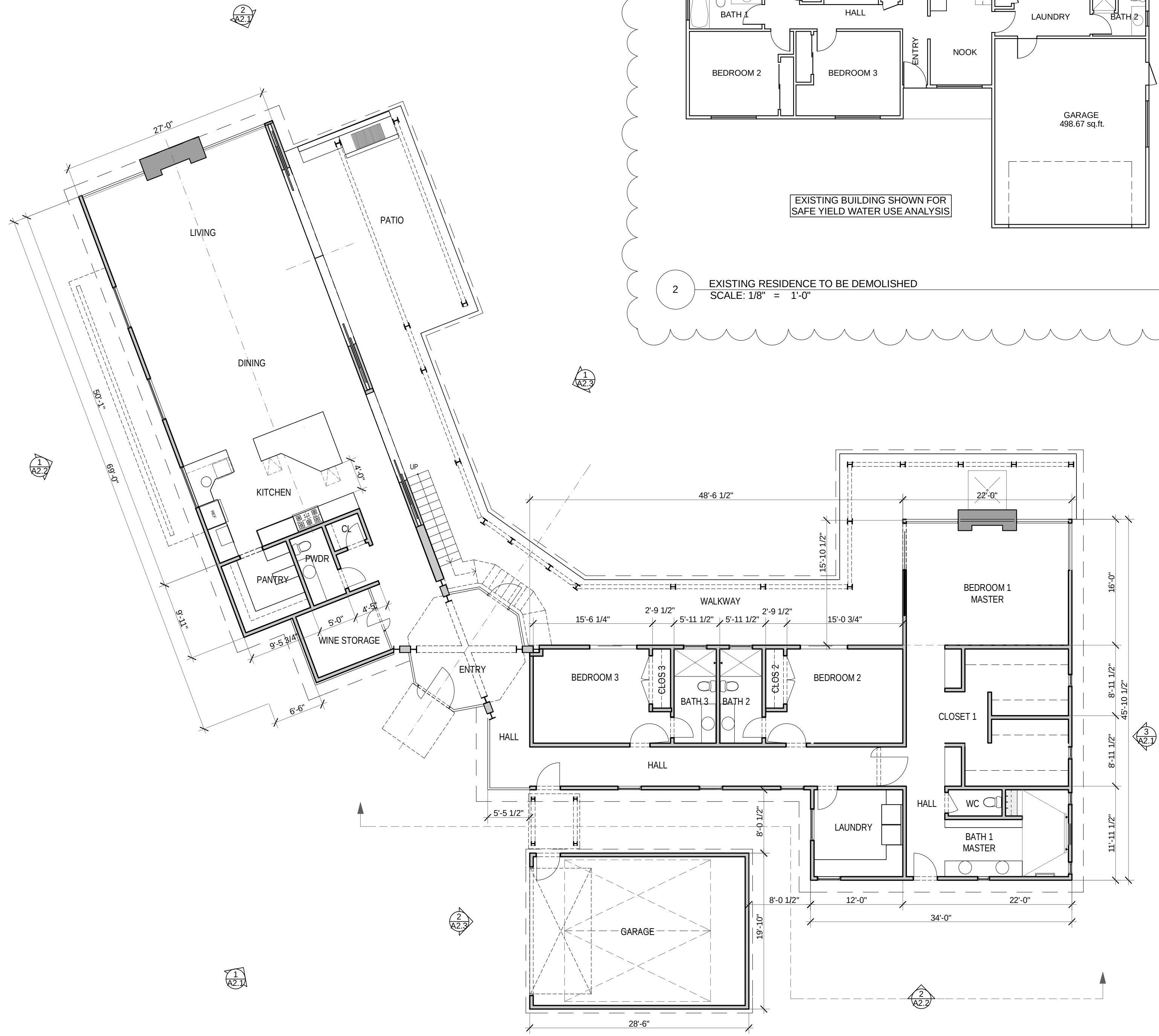
1 SITE PLAN WITH ROOF
SCALE: 1/8" = 1'-0"

LEGEND

- PROPERTY LINE
- YARD SETBACKS
- PROPOSED LEACH FIELD
- EXISTING CITY WATER MAIN
- EXISTING OH ELEC. AND TEL
- EXISTING TO BE DEMOLISHED
- EDGE OF GRAVEL
- EDGE OF ROAD
- NEW BUILDING FOOTPRINT
- NEW FENCE, SLD
- EXISTING GRAVEL/DIRT TRACK
- EXISTING PAVED ROAD
- PRIMARY ROOFS, STANDING SEAM METAL
- COVERED WALKWAY, STEEL STRUCTURE WITH COOL ROOF MEMBRANE
- SHADE ELEMENT, CEDAR BLADES ON STEEL FRAME
- EXISTING TREE TO BE REMOVED, SLD
- EXISTING TREE TO REMAIN, SLD

ISSUED FOR:	BY:
SUBMITTED FOR DESIGN REVIEW 12.11.17	RBE
RE-SUBMITTED FOR DESIGN REVIEW 03.08.18	RBE
ARCHITECT	
	
PETER J. COLLINS ARCHITECTS 1212 MAIN STREET ST. HELENA, CA 94574 V: 707.967.9393 F: 707.967.9339	
STAMP	
	
FWLER RESIDENCE - DESIGN REVIEW 2600 Sulphur Springs Ave., St Helena, CA APN # 009-670-001-000	
SITE PLAN WITH ROOF PLAN	
DATE:	12.11.17
SCALE:	AS NOTED
DRAWN BY:	RBE
JOB:	16-001-FOW
	

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



FOWLER RESIDENCE - DESIGN REVIEW
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FLOOR PLAN

DATE: 12.11.17

SCALE: AS NOTED

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A1.2

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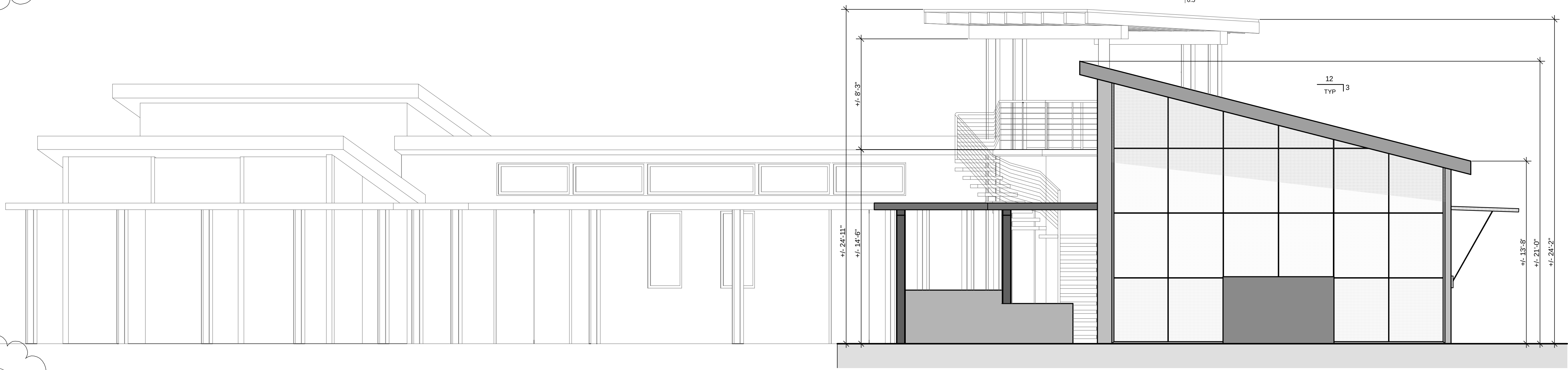
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ST. HELENA, CA 94574
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F: 707.967.9335

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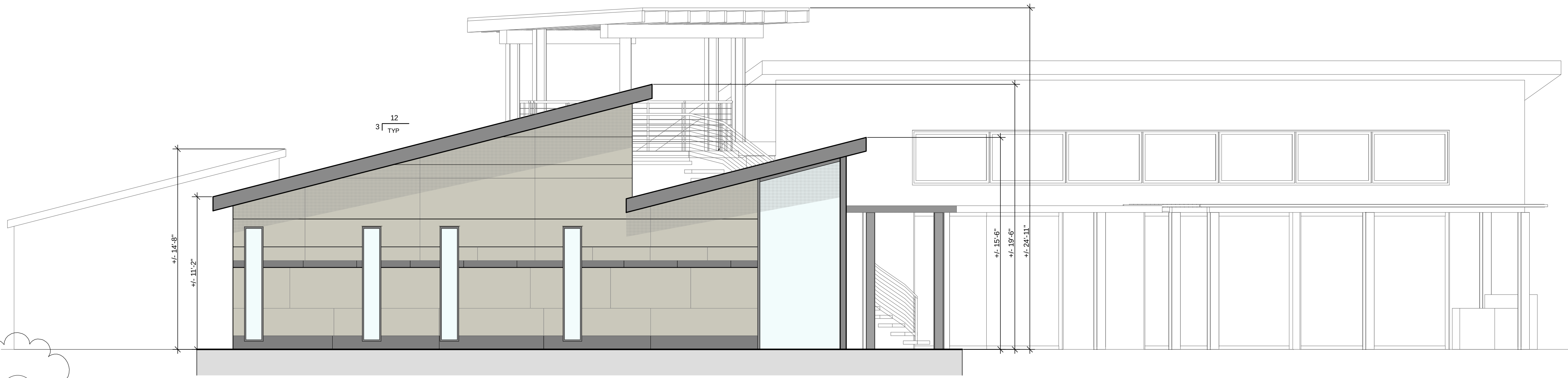




1 FRONT ELEVATION - REDUCED
SCALE: 1/8" = 1'-0"



2 ELEVATION AT LIVING ROOM
SCALE: 1/4" = 1'-0"



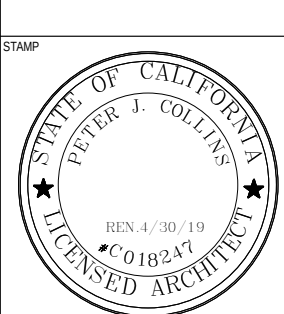
3 MASTER ELEVATION
SCALE: 1/4" = 1'-0"

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PJ
Ca

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ELEVATIONS

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KEYNOTES - COLORS AND MATERIALS

1

EQUITONE FIBRE CEMENT RAINSCREEN FACADE - LIGHT WARM GRAY

2

EQUITONE FIBRE CEMENT FACADE ACCENT - MEDIUM COOL GRAY

3

STANDING SEAM METAL ROOF - LIGHT COOL GRAY

4

EXTERIOR STEEL I-BEAM COLUMNS - DARK GRAYCHARCOAL FINISH

5

EXPOSED UNDERSIDE OF ROOF DECK AT TOWER - STK CEDAR, NATURAL FINISH

6

HORIZONTAL SLATTED SCREEN AT GLAZING, STK CEDAR, NATURAL FINISH

7

STEEL RAILING SYSTEMS, BAR OR TENSION CABLE - DARK GRAY/ CHARCOAL

8

SOLID ARCHITECTURAL FORM - BOARD FORMED CONCRETE, NATURAL COLOR

9

WINDOW DOORSYSTEMS - POWDER COATED ALUMINUM, DARK BRONZE OR CHARCOAL TBD

10

STOREFRONT STRUCTURAL GLAZING - OBSCURE GLASS AT ENTRY WITH CLEAR GLASS AT TRANSOM, AND OVERALL CLEAR AT BACK

11

CUSTOM STEEL CLAD PIVET ENTRY DOOR

12

SHADE STRUCTURES - CEDAR BLADES ON STEEL FRAMES, STEEL COLOR SIMILAR TO COLUMNS AND RAILINGS, NATURAL CEDAR

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FOWLER RESIDENCE - DESIGN REVIEW

2600 Sulphur Springs Ave., St Helena, CA

APN # 009-670-001-000

ELEVATIONS

COLORS AND MATERIALS

DATE:

12.11.17

SCALE:

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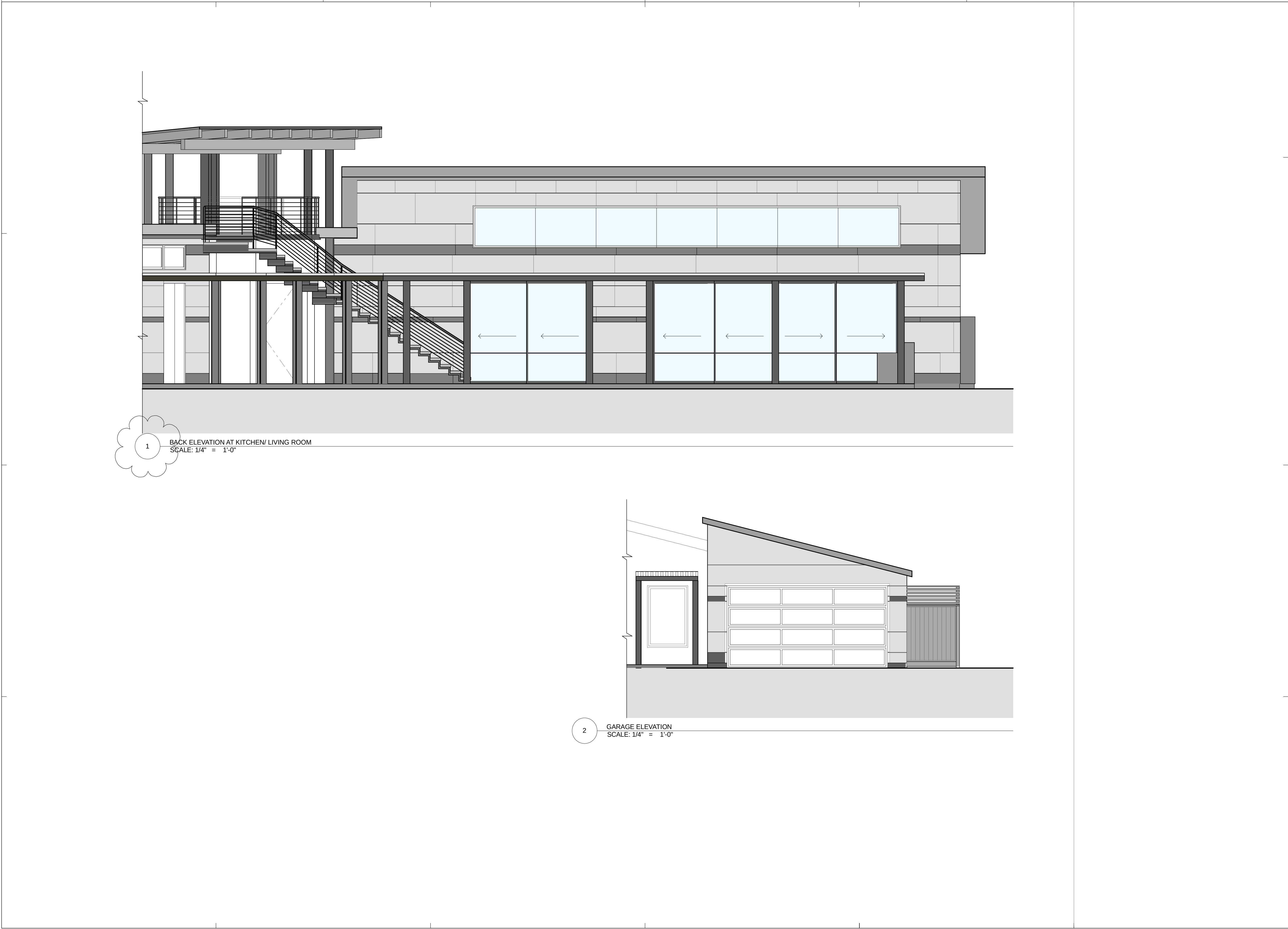
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Page 159 of 167

Agenda Item #5.2.



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STAMP SEAL OF THE STATE OF CALIFORNIA PETER J. COLLINS ARCHITECT NO. 47018 EXPIRATION DATE 12/31/2018 LICENSED ARCHITECT	
FOWLER RESIDENCE - DESIGN REVIEW 2600 Sulphur Springs Ave., St Helena, CA APN # 009-670-001-000	
ELEVATIONS COLORS AND MATERIALS	
DATE:	12.11.17
SCALE:	AS NOTED
DRAWN BY:	RBE
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A - VIEW OF SITE FROM EAST ON SULPHUR SPRINGS



B - VIEW OF SITE EAST SIDE AT (E) GRAVEL TRACK



C - VIEW OF SITE FROM WEST ON SULPHUR SPRINGS



D - VIEW OF SITE FROM ACROSS SULPHUR SPRINGS



E - VIEW FROM SITE TOWARD PARCEL TO EAST



F - VIEW FROM SIT TOWARD PARCEL TO WEST



G - VIEW FROM SITE ACROSS SULPHUR SPRINGS



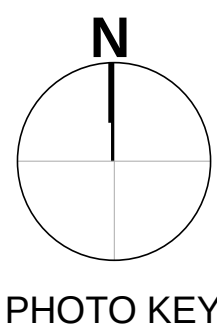
H - VIEW EAST ON SULPHUR SPRINGS



J - WEST ON SULPHUR SPRINGS



K - NORTH NEIGHBOR NORTH AT BACK SETBACK

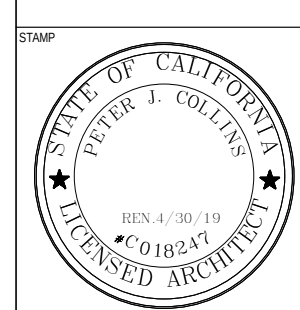


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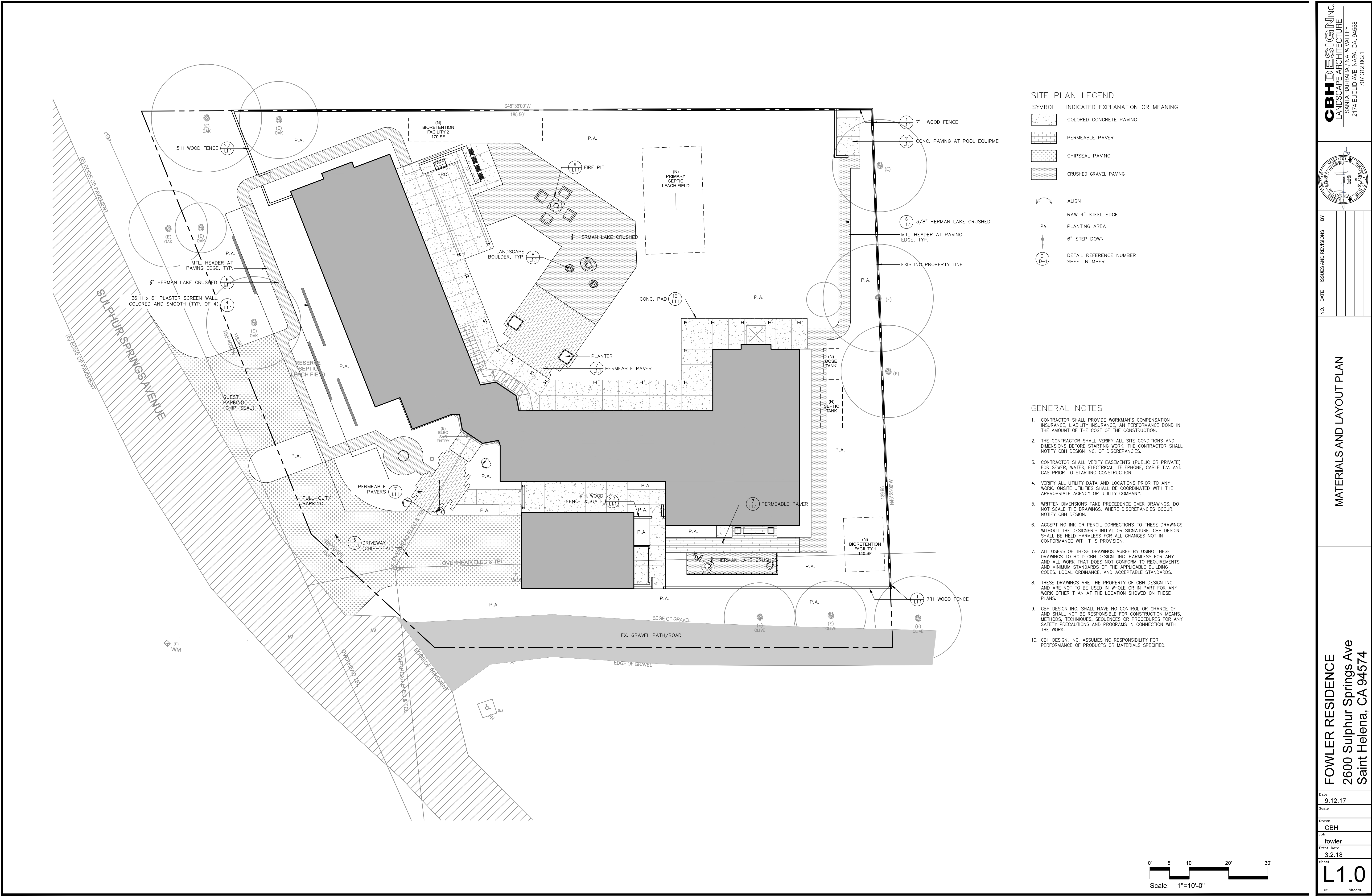
FOWLER RESIDENCE - DESIGN REVIEW
2600 Sulphur Springs Ave., St Helena, CA
APN # 009-670-001-000

EXISTING
SITE PHOTOS

DATE:	12.11.17
SCALE:	AS NOTED
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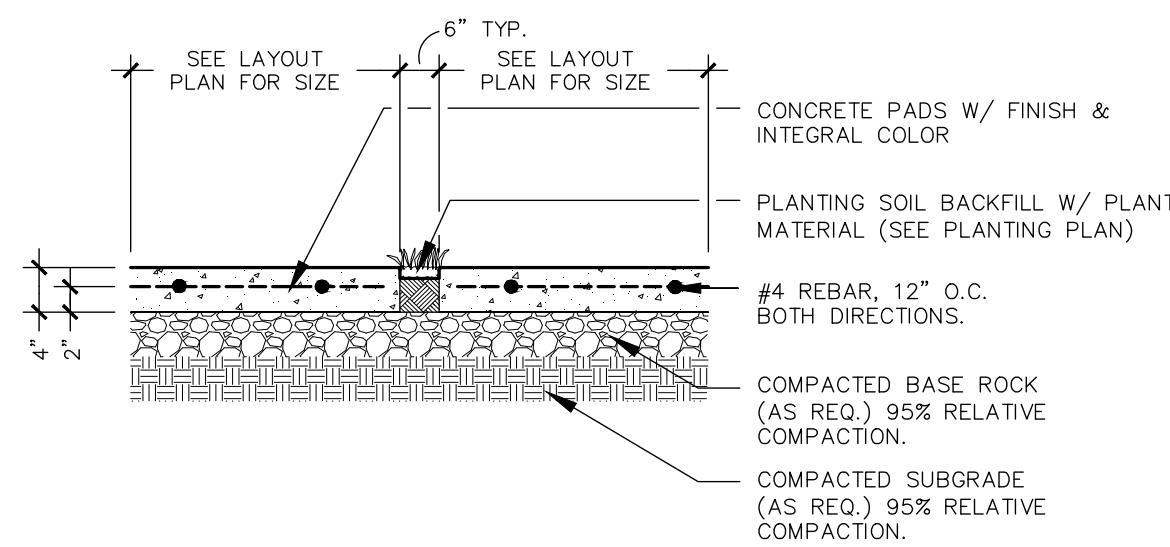
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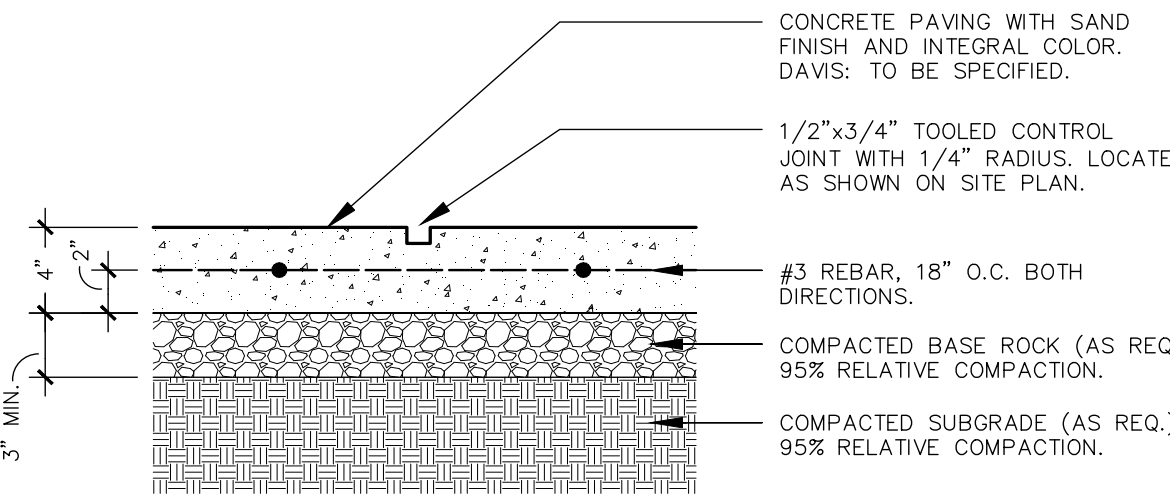




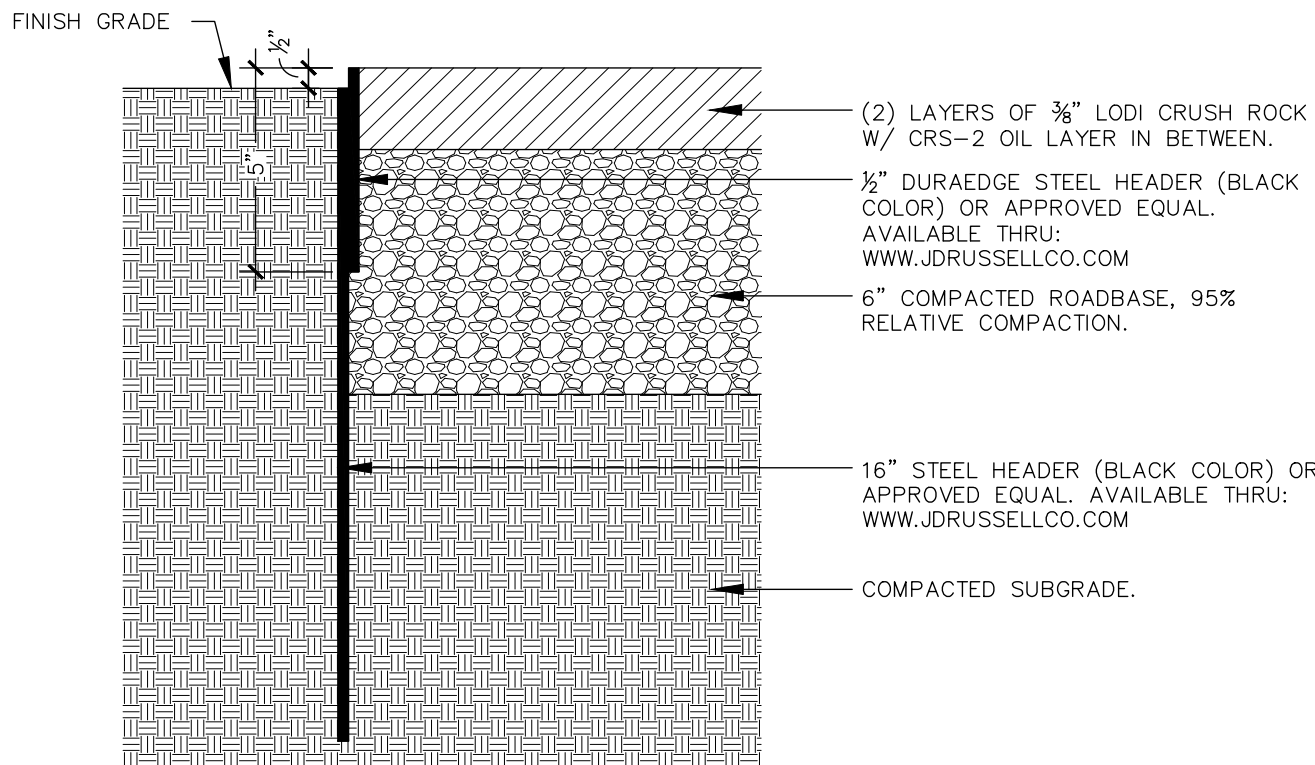
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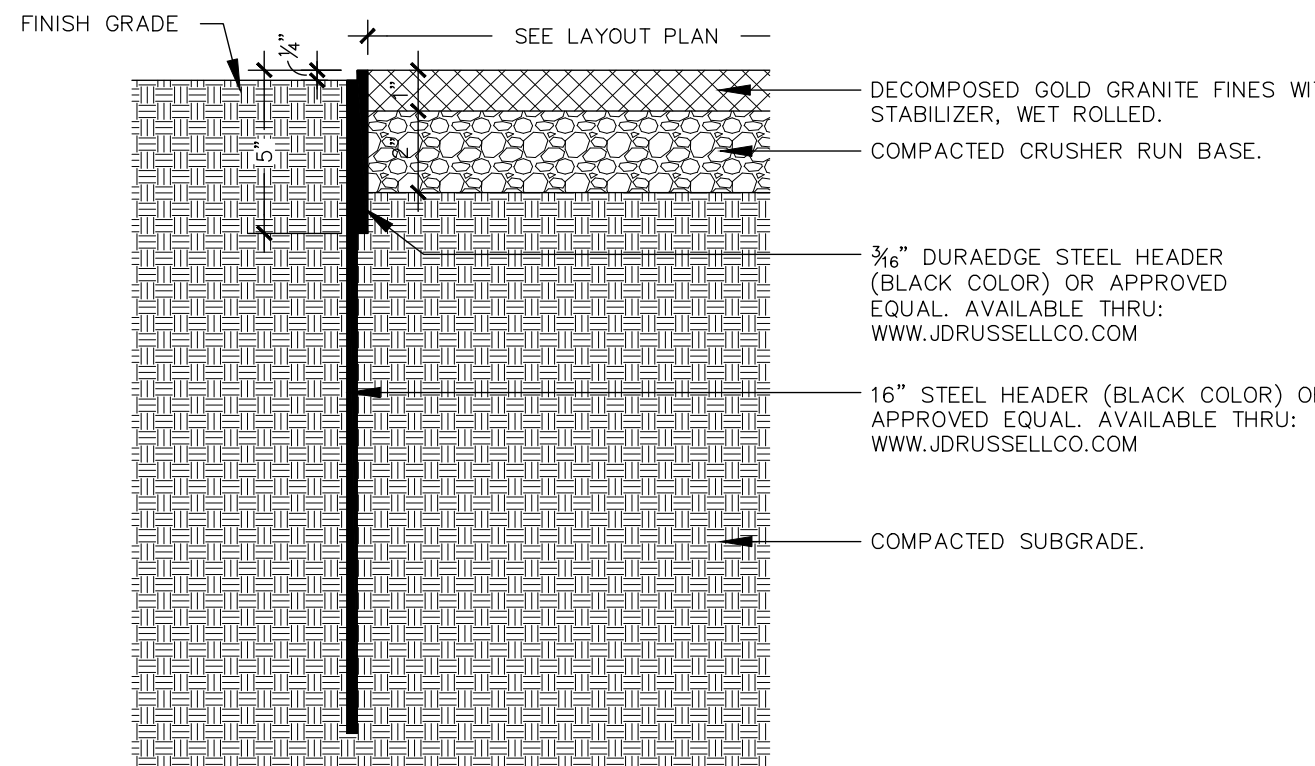
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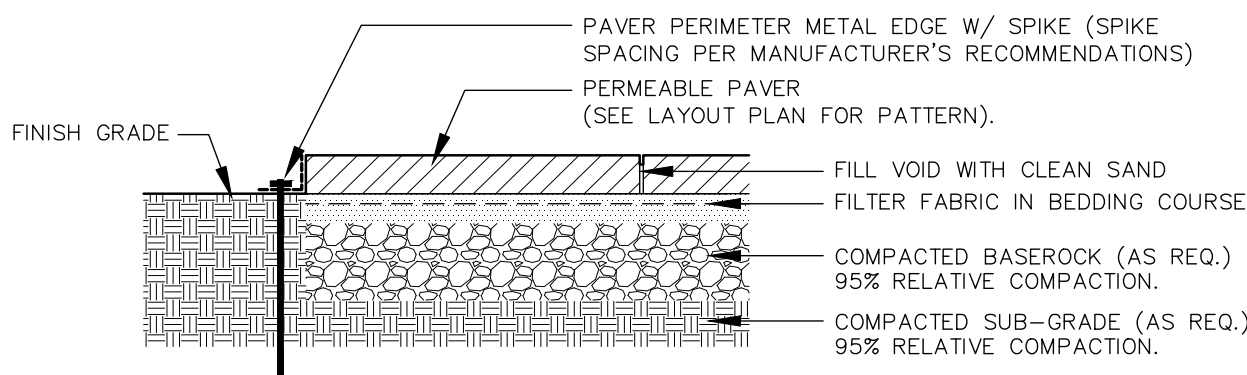
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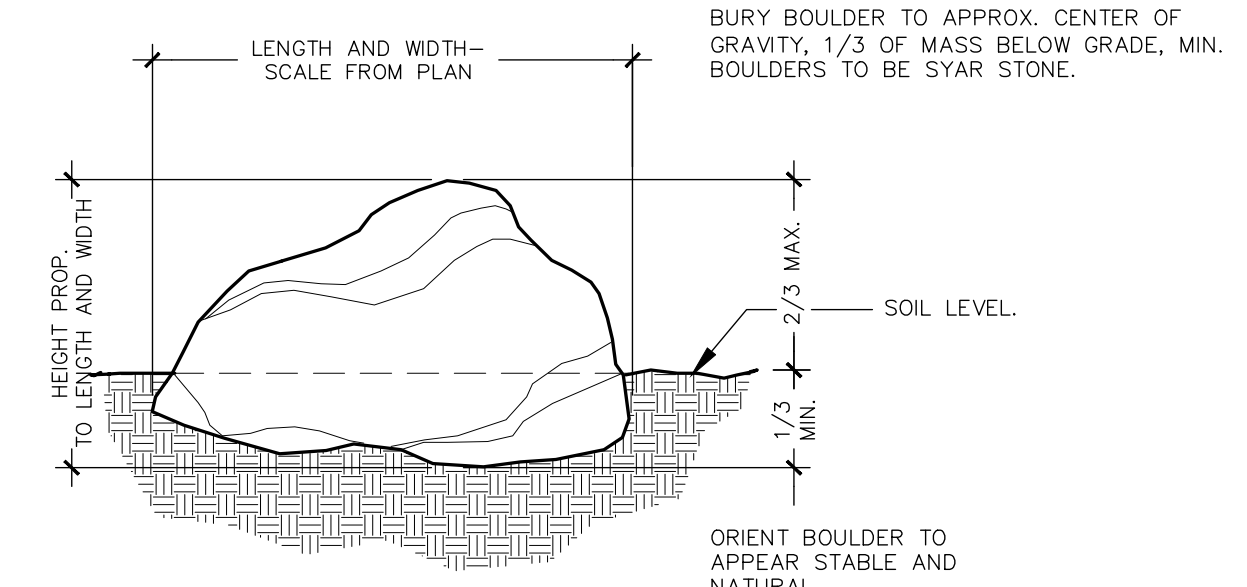
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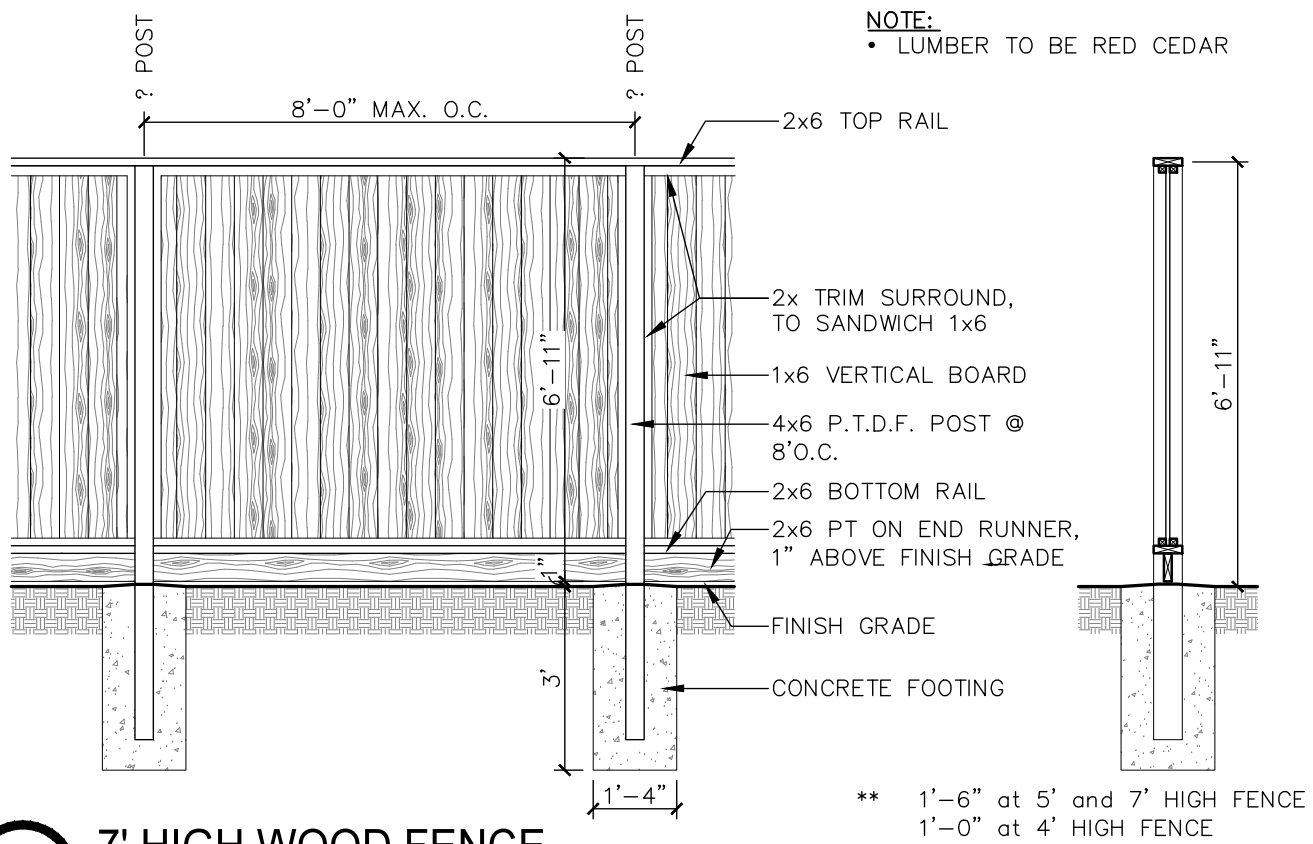
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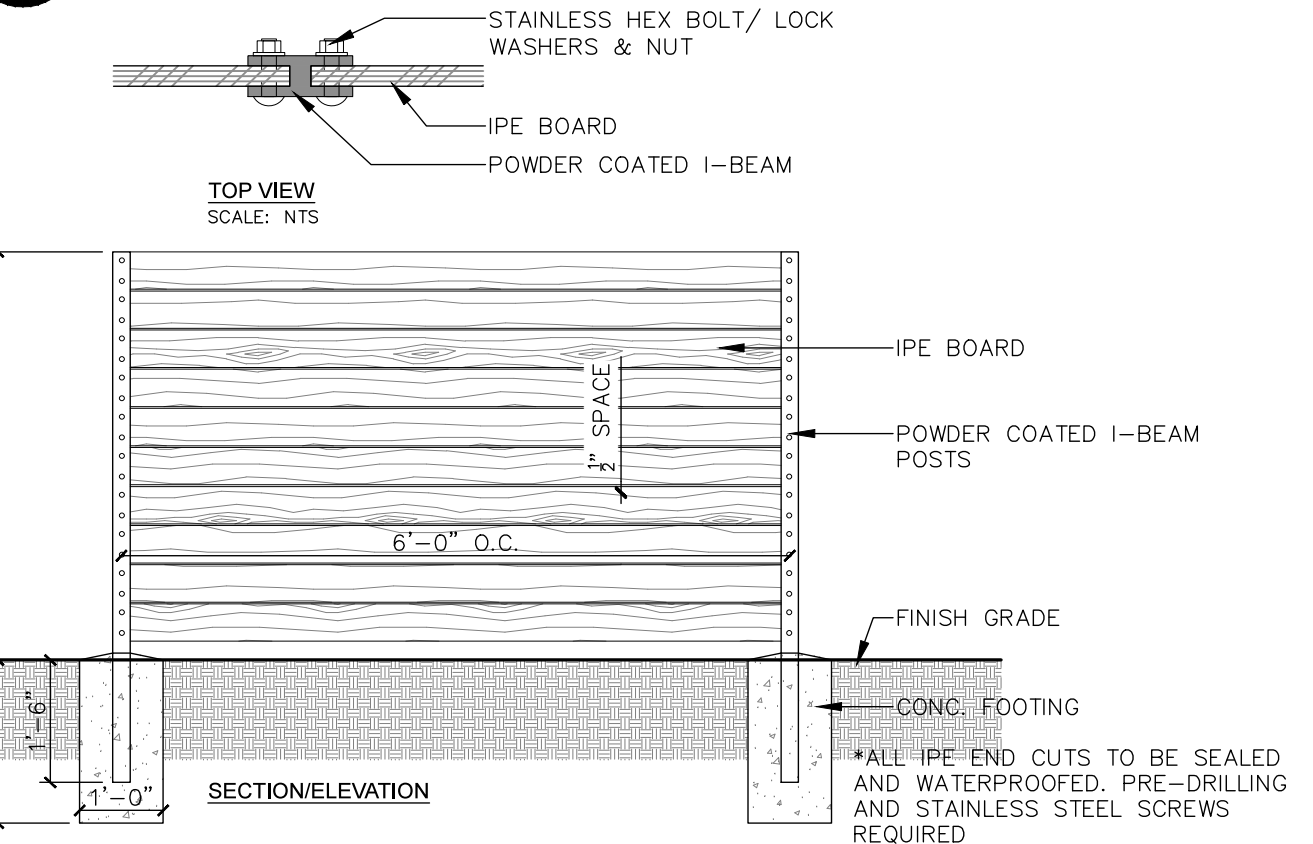
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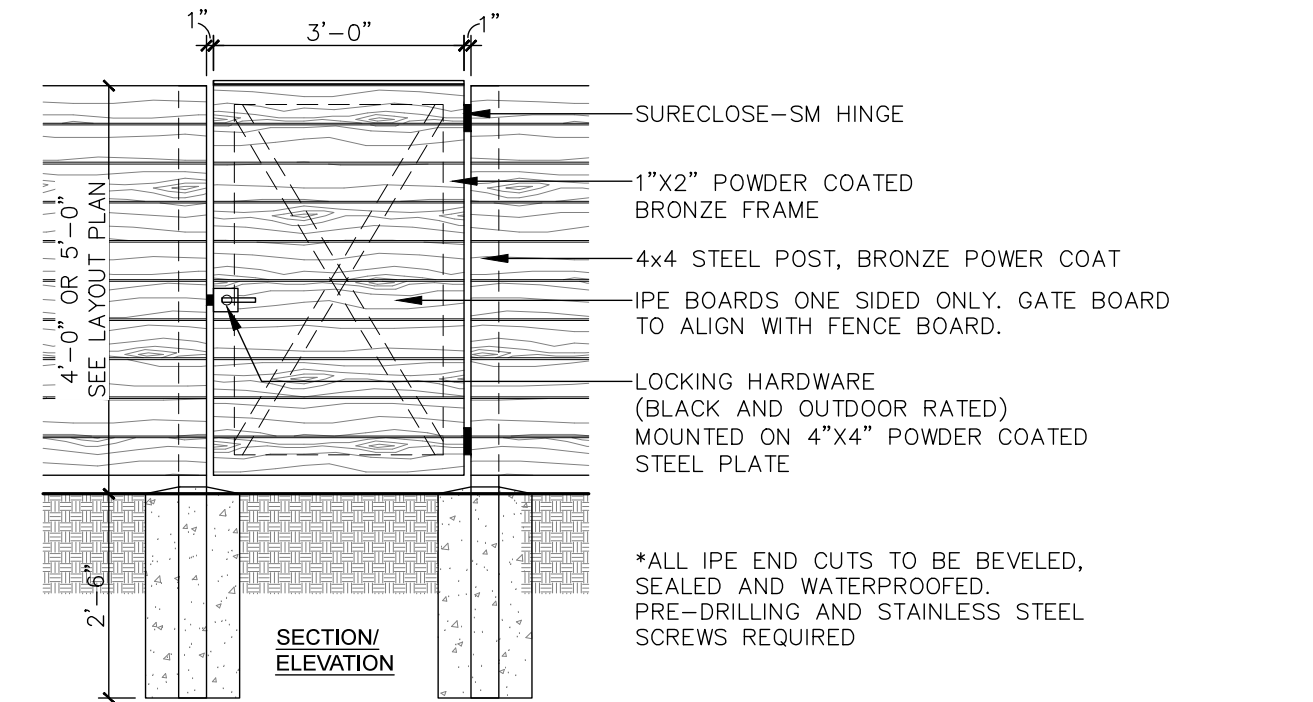
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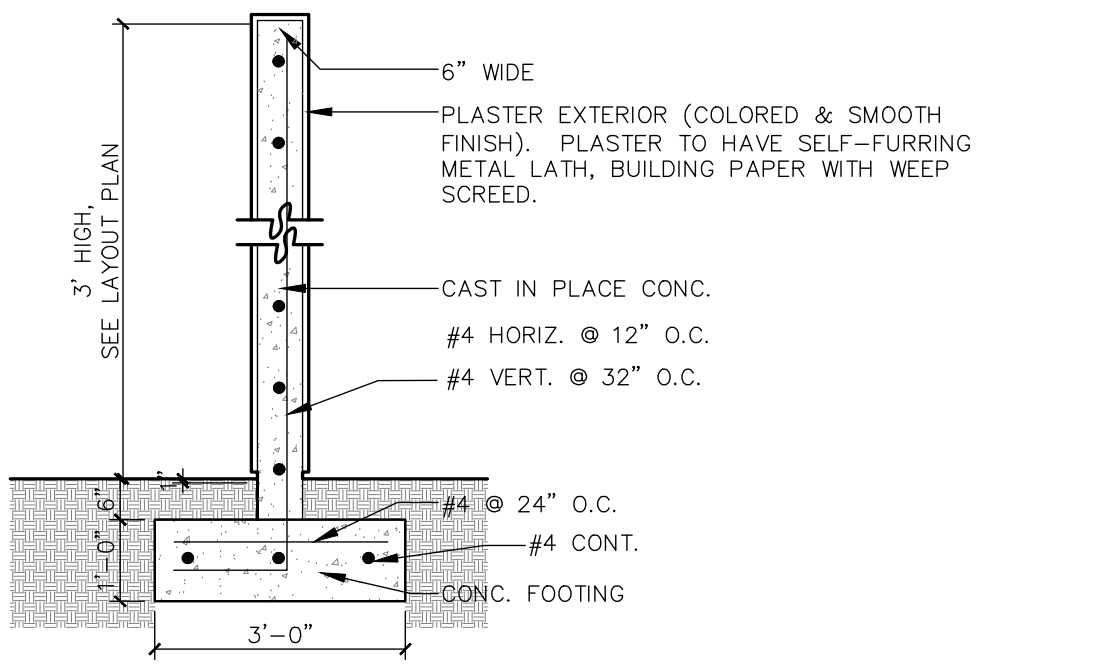
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3/8\"/>



2 4' and 5' HIGH IPE FENCE
1/2\"/>



3 4' and 5' HIGH IPE GATE
1/2\"/>



4 3' and 6' HIGH PLASTER SCREEN WALL
1/2\"/>

CBH DESIGN INC
LANDSCAPE ARCHITECTURE
SANTA BARBARA / NAPA VALLEY
2174 EUCLID AVE. NAPA, CA 94558
707.312.0021

NO. DATE ISSUES AND REVISIONS BY

LANDSCAPE DETAILS

FOWLER RESIDENCE
2600 Sulphur Springs Ave
Saint Helena, CA 94574

Date
9.12.17

Scale

Drawn
CBH

Job
fowler

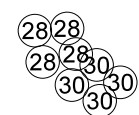
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Sheet
L1.1

of sheets

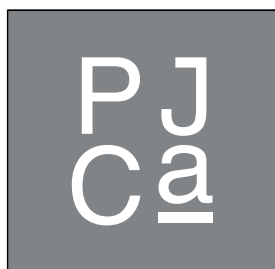
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Agenda Item #5.2



SHRUB & GROUND COVER PLANTING LEGEND							
SYM.	Count	SIZE	BOTANICAL	COMMON	COMMENT	W.U.	
1	12	5 GAL	AGAVE PARRYI VAR. TRUNCATA	ARTICHOKE AGAVE	--	LOW	
2	22	5 GAL	AGAVE S. 'BURANSO'	THREAD-LEAF AGAVE	--	LOW	
3	16	5 GAL	AGAVE AMERICANA VAR. MEDIO-PICTA 'ALBA'	WHITE-STRIPED CENTURY PLANT	--	LOW	
4	9	5 GAL	BUDDLEJA D. 'ROYAL RED'	ROYAL RED BUTTERFLY BUSH	--	MEDIUM	
5	6	5 GAL	CORDYLINE 'JELI'	CORDYLINE	--	MEDIUM	
6	1	15 GAL	COTNUS X 'GRACE'	GRACE SMOKE TREE	--	LOW	
7	21	5 GAL	HESPERALOE P. 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	--	LOW	
8	6	5 GAL	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE	--	MEDIUM	
9	63	5 GAL	RHAMNUS A. 'JOHN EDWARDS'	ITALIAN BUCKTHORN	--	LOW	
10	15	5 GAL	RIBES S. 'WHITE ICICLE'	WHITE ICICLE FLOWERING CURRANT	--	LOW	
11	11	5 GAL	SALVIA APIANA	WHITE SAGE	--	VERY LOW	
12	24	5 GAL	SALVIA CHAMAEDRYODES	GERMANDER SAGE	--	LOW	
13	15	5 GAL	SALVIA N. 'EAST FRIESLAND'	EAST FRIESLAND MEADOW SAGE	--	MEDIUM	
14	21	5 GAL	'YUCCA F. "COLOR GUARD"	COLOR GUARD ADAM'S NEEDLE	--	LOW	
15	19	1 GAL	ZAUSCHNERIA C. 'GHOSTLY RED'	GHOSTLY RED CALIFORNIA FUCHSIA	--	LOW	
16	26	5 GAL	EUPHORBIA H. 'BONFIRE'	BONFIRE EUPHORBIA	--	LOW	
17	3	5 GAL	PEROVSKIA A. 'CRAZY BLUE'	CRAZY BLUE RUSSIAN SAGE	--	LOW	
18		500	BENT GRASS	AVAIL. THRU DELTA BLUEGRASS CO.	--	MEDIUM	
19	8	5 GAL	PENNISETUM SETACEUM	PURPLE FOUNTAIN GRASS	--	LOW	
20	125	1 GAL	CAREX DIVULSA	BERKELEY SEDGE	--	LOW	
21	75	1 GAL	JUNCUS PATENS 'ELK BLUE'	JUNCUS	--	LOW	
22	35	1 GAL	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	--	LOW	
23	14	1 GAL	LEYMUS C. 'CANYON PRINCE'	CANYON PRINCE WILD RYE	--	LOW	
24	31	5 GAL	LOMANDRA L. 'BREEZE'	BREEZE DWARF MAT RUSH	--	LOW	
25	5	5 GAL	MUHLENBERGIA C. 'LENCA'	REGAL MIST PINK MUHLY GRASS	--	LOW	
26	4	24" BOX	PHYLLSTACHYS NIGRA	BLACK BAMBOO	--	LOW	
27	83	5 GAL	PENNISETUM A. 'HAAMEL'	DWARF FOUNTAIN GRASS	--	LOW	
28	8	1 GAL	DUDLEYA	DUDLEYA	--	LOW	
29	4"	POT	ECHOVERIA DERENBERGII	PAINTED LADY	12" O.C.	LOW	
30	4	4" POT	ECHOVERIA 'BLACK PRINCE'	BLACK HENS AND CHICKS	--	LOW	
31	18	5 GAL	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	--	LOW	
32	21	5 GAL	SEDUM S. 'AUTUMN JOY'	AUTUMN JOY STONECROP	--	LOW	
33	8	1 GAL	SEMPERVIRENS 'VORTEX'	VORTEX HENS AND CHICKS	--	LOW	
35	27	5 GAL	ARCTOSTAPHYLOS H. 'MONTEREY CARPET'	MONTEREY CARPET MANZANITA	--	LOW	
36		4" POT	DYMONDIA MARGARETAE	SILVER CARPET	12" O.C.	LOW	
37	57	1 GAL	EPILOBIUM S. 'WAYNE'S SILVER'	CALIFORNIA FUCHSIA	--	LOW	
38		4" POT	SATUREJA DOUGLASSII	YERBA BUENA	12" O.C.	LOW	
39		4" POT	SEDUM R. 'ANGELINA'	ANGELINA STONECROP	24" O.C.	LOW	
40	7	5 GAL	TEUORIUM CHAMAEDRYS	GERMANDER	--	LOW	
42	49	5 GAL	CEANOTHUS G. H. 'DIAMOND HEIGHTS'	DIAMOND HEIGHTS CARMEL CREEPER	--	LOW	
43	18	5 GAL	CONVOLVULUS MAURITANICUS	GROUND MORNING GLORY	--	LOW	
45	32	5 GAL	HELLEBORUS ARGUSFOLIUS	CORISCAN HELLEBORE	--	LOW	
46	23	1 GAL	IRIS DOUGLASSIANA	DOUGLAS IRIS	--	LOW	
47	19	5 GAL	SALVIA SPATHACEA	HUMMINGBIRD SAGE	--	LOW	
48	12	5 GAL	CAREX DIVULSA	EUROPEAN GRAY SEDGE	--	LOW	
49	15	5 GAL	CAREX G. 'EVERGOLD'	EVERGOLD SEDGE	--	MEDIUM	

- 0' 5' 10' 20' 30'
- Scale: 1"=10'-0"
- 



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SAFE YIELD WATER USE ANALYSIS

04.06.2018

Fowler Residence
2600 Sulphur Springs Ave., St. Helena

Description – New 3-bedroom Single Family Dwelling to replace existing 3-bedroom Single Family Dwelling to be demolished, located at 2600 Sulphur Springs Ave., St. Helena

Baseline Water Use

Per *Napa County Alternative Sewer Treatment System Standards*, baseline water use is determined at 150 gallons per day per bedroom. Annual baseline water use for this project when completed will be:

TABLE (1)

Estimated Baseline Water Use		
# Bedrooms	x 150 = Daily Gallons	x 365 = Annual Gallons
3	450 gallons	164,250 gallons

Standards for Residential Demand

According to *City of St. Helena Water Neutral Policy for Development*, acceptable demand for residential flows /uses are:

Water Closet	3 flushes/day/occupant
Lavatory Faucet	0.25 min/3 times/day/occupant
Shower Head	8 min/shower/day/occupant
Kitchen Faucet	4 min/day/occupant
Clothes washer	0.37 load/day/occupant
Dishwasher	0.1 load/day/occupant

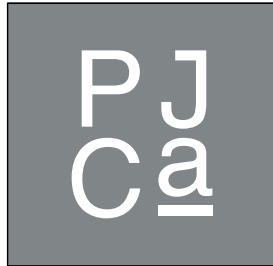
Cal Green Mandatory Measures – Water Use by Fixture

City of St. Helena Water Neutral Policy cites LEED, Energy Star, and City of San Francisco Water Conservation Guidelines as examples of acceptable sources for flow rate standards. 2013 Cal Green Mandatory Measures for new construction water use by fixture matches the most demanding of these as follows:

Water Closet	1.28 gal/flush
Lavatory Faucet	MAX 1.2gpm @ 60psi; MIN 0.8gpm @ 20psi
Shower Head	2.0gpm @ 80psi
Kitchen Faucet	1.8gpm @ 60psi

At least (1) Energy Star Rated appliance shall be installed that meets the following standards:

Dishwasher	4.25 gal/cycle
Clothes washer	6 gal/cu.ft. drum capacity

**SAFE YIELD WATER USE ANALYSIS**, *continued***04.06.2018****Fowler Residence****2600 Sulphur Springs Ave., St. Helena****Water Use**

Water use is estimated based on [average flow rates of existing fixtures x typical flow duration per fixture type x number of daily uses]. An occupant multiplier [# bedrooms x 2] is then applied per *City of St. Helena Water Neutral Policy* to estimate gallons/day used.

Proposed**TABLE (2)**

Water Use – New Residence Fixtures/ Occupants						
	Average Flow Rate	Duration (minutes)	Daily Uses (per Occupant)	Occupants	Total Daily Water Use (gallons)	Total Annual Water Use (gallons)
Water Closet	1.28 gal/flush	1.00	3.00	6	23.04	8,409.60
Lavatory Faucet	1.2 gpm	0.25	3.00	6	5.40	1,971.00
Kitchen Faucet	1.8 gpm	4.00	1.00	6	43.20	15,768.00
Shower Head	2.0 gpm	8.00	1.00	6	96.00	35,040.00
Clothes Washer	27 g /4.6 cf x 6g	1.00	0.37	6	59.94	21,878.10
Dish Washer	4.2 g/cycle	1.00	0.10	6	2.52	919.80
Total – New Residence					230.01	83,986.50

Water Use Analysis – Results

- A. Water demand for the proposed new Single Family Dwelling is well under *City of St. Helena Water Neutral Policy for Development* baseline.
- | | |
|----------|---------------------|
| Baseline | 164,250.00 gal./yr. |
| Proposed | 83,986.50 gal./yr. |