



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, August 20, 2019 @ 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 four minutes.

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL
Chairperson: Lester Hardy
Vice Chair: John Ponte
Commissioners: Autumn Anderson, Daniel Hale and Bobbi Monnette
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 four 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. NONE
5. PUBLIC HEARINGS
 - 5.1. The applicant is requesting Design Review and Use Permit approval to develop a three (3) court tennis club and supporting 499 square foot (sf) clubhouse, 987 sf covered viewing deck and 12 space parking lot on the undeveloped portion of the property located at 156 Main Street in the Service Commercial (SC) zoning district.

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CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 15332 and 15303.

Prepared By: Aaron Hecock, Acting Planning & Building Director

Recommendation:

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15332 and 15303; and
2. Accept the required findings and grant Use Permit and Design Review approval to establish a three (3) court tennis club,

clubhouse, and viewing deck on the property located at 156 Main Street.

[156 Main Street - Staff Report](#)

[*Supplemental Information Provided at Meeting \(1\)](#)

[*Supplemental Information Provided at Meeting \(2\)](#)

[*Supplemental Information Provided at Meeting \(3\)](#)

[*Supplemental Information Provided at Meeting \(4\)](#)

[*Supplemental Information Provided at Meeting \(5\)](#)

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

Below is a link to a list of pending and upcoming projects which may be of interest to the community.

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.

A list of all current planning projects is available on our city website in the link below:

http://www.cityofsthelena.org/projects?term_node_tid_depth=21

Please contact the assigned project Planner for additional questions.

9. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for September 3, 2019, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on August 8, 2019.

Aaron Hecock, Interim Planning Director

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

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 48

hours prior to the meeting will enable City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

PUBLIC TESTIMONY PROCEDURES

Pursuant to the Government Code Section 54954.3, the public may address the Commission on each agenda item during the Commission's consideration of that item. Each speaker has the option to state his or her name for the record before testifying. Depending on the number of speakers or the interest of the item, the Planning Commission Chairman may also restrict, at his/her discretion, the speaker's time to three minutes. The Chairman may also restrict public comments if they become irrelevant to the agenda item or repetitious of prior comments. All persons interested may appear and be heard or submit written statements prior to the Planning Commission meeting. Please note that if you challenge the City's decision on any of these matters in court, you may be limited to raising only those issues you or someone else raised at the meeting or in written correspondence delivered to the City at, or prior to, the meeting.

CHALLENGING DECISIONS OF CITY ENTITIES

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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

review at the respective meeting.



PLANNING COMMISSION REPORT

Planning Commission Meeting of August 20, 2019

AGENDA SECTION: Public Hearing

FILE NUMBER: PL18-061

SUBJECT: The applicant is requesting Design Review and Use Permit approval to develop a three (3) court tennis club and supporting 499 square foot (sf) clubhouse, 987 sf covered viewing deck and 12 space parking lot on the undeveloped portion of the property located at 156 Main Street in the Service Commercial (SC) zoning district.

PREPARED BY: Aaron Hecock, Acting Planning & Building Director

REVIEWED BY: Aaron Hecock, Acting Planning & Building Director

APPROVED BY: Aaron Hecock, Acting Planning & Building Director

APPLICATION FILED:08/16/18

ACCEPTED AS COMPLETE:04/11/19

LOCATION OF PROPERTY: 156 Main Street

APN: 009-580-016 & 009-580-026

GENERAL PLAN/ZONING: Service Commercial (SC)

APPLICANT: Jack Oliver

PHONE: (707) 763-8145

BACKGROUND

The subject property is a 2.28 acre, L-shaped parcel developed with three existing commercial structures totaling 10,284 square feet, located on the corner of Highway 29 and Vintage Avenue in the Service Commercial (SC) zoning district. The project site is currently identified as two parcels with individual APNs by the Napa County Recorder's Office, however, upon conducting a significant amount of due diligence, the applicant has demonstrated that the site is in fact one parcel that was separated for assessment purposes (SFAP) as identified on the attached APN map. Vintage Avenue accommodates all access to and from the site.

PROJECT DESCRIPTION

The applicant is requesting Design Review and Use Permit approval to develop a not-for-profit three (3) court tennis club and supporting 499 square foot (sf) clubhouse, 987 sf covered viewing deck and 12 space parking lot on the undeveloped portion of the property located at 156 Main Street in the Service Commercial (SC) zoning district.

The project would include three (3) Har-Tru clay tennis courts which would each be illuminated by eight (8) LED fixtures mounted on 20' light standards. The courts would be surrounded by a 16' perimeter chain-link fence with privacy slats. The 499 sf club house would include a pro-shop offering apparel and tennis related services, a snack shop offering the retail sale of prepackaged food items and beverages, and office space for employees. The club house would be equipped with two (2) showers and two (2) restrooms, would be approximately 13'8" in height and finished with white board and batten siding and a composition shingle roof. The 987 sf covered viewing deck would be elevated 4' above grade and would be approximately 18' in height and open on all sides. The deck would be accessible via stairs and an ADA compliant ramp. The viewing deck will include a perimeter railing system for safety.

Given that the project is limited to three (3) courts, the maximum number of players at a given time is 12 people (doubles on each court). A more typical daily scenario would be one court with singles (2 people) and two courts with doubles (8 people), with a handful of members enjoying watching the tennis, for approximately 16 people total during peak usage.

The primary use of the club will be for its members and community, however, the club will also host a max of (4) invitational tournaments per year. These tournaments would have (12) players maximum at any one time, and up to (36) spectators viewing the (12) players. Again, these tournaments would happen no more than once a quarter and would take place on weekends when the existing commercial parking spaces are not occupied, therefore additional on-site parking will be available if necessary – see plans for path of travel from existing parking.

Hours of operation are proposed to be from 7:30 am - 10:00 pm daily. Staff would consist of (1) full-time tennis pro and (1) part-time assistant. Peak usage is anticipated to occur during weekdays from 6:00 pm – 8:30 pm and on weekends from 7:30 am – 8:30 pm.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15332, which exempts in-fill projects and 15303, which exempts the new construction or conversion of small structures including commercial buildings not exceeding 10,000 sf, single-family residences, garages, accessory structures, pools, etc. 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 has a General Plan land use designation of Service Commercial (SC). The SC land use designation includes service and retail uses that have larger space needs than are available in the Central Business District. Potential SC uses include offices, restaurants, service stations, and lodging, with a maximum allowable FAR of 0.50. The SC designation includes areas fronting State Route 29/Main Street south of Sulphur Creek. General Plan Update 2040 policies applicable to the proposed project include:

- **LU1.1** - Require new development to occur within well-defined boundaries and be consistent with the ability to provide urban services. New development should mitigate infrastructure impacts by using sustainable, best management practices in green building and stormwater management and paying its share of development impact fees, while minimizing impacts on sewer, water, energy, and natural resources.
- **LU1.2** - Allow urban development to occur only within the Urban Limit Line.
- **LU1.4** - In order to minimize and postpone the need for expansion of the Urban Limit Line, encourage infill development within currently developed areas.
- **LU1.5** - Require new development to provide adequate infrastructure and urban services, including compliance with the policies and implementing actions affecting new development as set forth in the Public Facilities and Services Element.
- **LU3.2** - Enhance the pedestrian-oriented character of commercial areas and provide for convenient pedestrian and bicycle connections to encourage walking and reduce vehicle trips within the commercial area.
- **LU3.3** - Support the redevelopment of auto-oriented commercial areas into pedestrian-friendly commercial uses.
- **LU3.5** - Ensure that new retail and commercial development is compatible with and complementary to St. Helena's small-town image.
- **LU3.7** - Provide sufficient auto and bicycle parking in order to serve local businesses in the commercial districts. Ensure that all parking areas are well-designed and that auto parking spaces are hidden from pedestrian view, whenever possible.
- **LU3.11** - Ensure that new commercial development does not obstruct view corridors to the mountains.
- **ES1.6** - Support local arts, cultural activities, and entertainment that can contribute to the local economy.

- **ES2.5** - Encourage socially and environmentally responsible businesses that make positive contributions to the community and operate in an environmentally-sound manner.

Staff Response: Staff finds that the proposed use is consistent with the General Plan in that it provides a new recreational and commercial opportunity in a commercial district within the urban limit line. Additionally, this is infill development that would occur on a previously disturbed and underutilized site.

ZONING

Consistent with the adopted General Plan, the subject property is designated Service Commercial (SC) by the SHMC. The SC district provides for Zoning Code Section service and retail uses, restaurants, service stations, motels, public and quasi-public uses and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the central business district. The intent is for the SC district to be primarily local resident-serving in character. Strictly tourist-serving retail uses are prohibited within this designation.

Pursuant to SHMC Section 17.52.030 (Conditional uses), health clubs and fitness centers require use permit approval in the SC district. Additionally, per SHMC Sections 17.52.050 and 17.164, design review approval is required for new structures or buildings, or exterior revisions of any existing structures or buildings for both permitted and conditional uses in the SC district.

DEVELOPMENT STANDARDS

STANDARDS	MAXIMUM	PROPOSED PROJECT
Building Height	35 feet	> 18 & 14 feet
Building Floor Area	10,000 sf / ea. building	> 1,500 sf
Use Floor Area	10,000 sf/ea. use	> 1,500 sf
	MINIMUM	PROPOSED PROJECT
Lot Area	10,000 sf	99,317 sf
Front Setback	Minimum 35 feet and must be landscaped.	35'+
Side Setback	25 feet	23 feet (Building 1)
Sidyard Setback	10 feet/floor	10'+
Rear Setback	15' / 20' adjacent R	15'+

Setbacks

As the existing parcel is an 'L' shape, the front of the lot could be considered either Main Street/Hwy 29 or Vintage Avenue. SHMC Section 17.112.030 (Front of lot/setbacks and yards in unusual situations) states the following:

A. Normally, the front of a lot shall be the narrow dimension which abuts a public or private right-of-way opposite the rear of a lot. In unusual cases, however, where the location and relationship of the lot to abutting public or private right-of-way (i.e., double frontage, narrow dimension located on local street while wide dimension located on arterial or collector, flag lot, etc.) make it difficult to establish the front of the lot, the planning director shall make a determination as to the front of the lot. The planning director's decision shall be reviewed and approved by the planning commission.

B. All required setbacks and yards shall be determined by their relationship to the front of a lot. However, in unusual cases (i.e., a rear lot line of one lot abuts a side lot line of an adjoining lot), the planning director shall have the authority to establish the location of the setback and yard standards in relation to any existing or proposed buildings or structures.

Staff Response: *The existing buildings on-site are oriented facing Main Street/Hwy 29 with a setback from that westerly property line of at least 60 feet while Building 1 is only setback approximately 23 feet from the Vintage Avenue property line (less than the required 35 foot minimum front setback). Therefore, in this case, staff is considering the parcel boundary fronting Main Street/Hwy 29 as the front property line.*

If the Planning Commission would like the front setback to be along Vintage and the rear setback along the southerly property line, the project would still meet all required setbacks as the clubhouse is 15 feet from the southerly property line.

Landscaping

As demonstrated in the attached landscaping plan for the project, the applicant is proposing substantial landscaping improvements on the undeveloped portion of the project site. SHMC Section 17.52.090(E), 'Other standards and uses', requires the following:

- Twenty percent (20%) of the site shall be landscaped;
- All parking lot trees must be 15 gallons in size;
- One (1) tree is required for every 4 spaces (minimum of 2 trees) for lots with 15 spaces or less;
- Landscaping and shade trees shall be contained in planters and tree wells bordered by a six-inch high concrete curb or equivalent barrier approved by the city;
- Unless otherwise specified under the conditions of an approved permit, planters and tree wells shall have a width of not less than five feet and shall be protected from automobile overhang where necessary through the provision of barriers, tire stops or additional width; and that
- Landscaped areas and planters shall be served by an irrigation system approved by the city and shall be kept in a weed-free condition.

Staff Response: The existing site will be substantially improved through the addition of over 17,000 sf of new landscaping and shade trees. The parking lot trees are proposed to be 36" box trees which are larger than a 15 gallon tree with more mature trees of heights between 10 – 20 feet. The applicant has provided 3 parking lot trees as required for a 12 space parking lot and the tree wells for these trees will have widths of approximately 24', 10' and 6' with lengths between 14' – 19'. All landscaping and irrigation systems shall be permanently maintained by the property owner (a condition of approval has been added to this effect). No changes are proposed to the portion of the site that is already developed and the applicant is proposing substantial landscaping improvements to the proposed project site.

Wastewater

Per SHMC Section 17.52.090(F), each and every use allowed in the SC is restricted in that all such uses on any single "lot of record," as defined by Section 13.24.090(C) of the SHMC, do not in the aggregate generate wastewater in excess of the following standards 1) 600 gallons per day, without a use permit which regulates wastewater generation; 2) 2,500 gallons per day, upon grant of a use permit regulating wastewater generation; provided the city council approves a use permit with conditions ensuring that all reasonable water conservation measures are implemented, and finds that approval is in the best interest of the city; or 3) for all uses lawfully in effect on any lot of record on December 8, 1981, which generated in aggregate more than six hundred (600) gallons of wastewater per day, such uses may be altered, reconstructed or changed; provided, that the resultant uses on any such lot of record do not in the aggregate generate wastewater exceeding the aggregate wastewater gallonage per day for all uses existing on such lot of record on December 8, 1981.

Staff Response: Per attached Domestic Wastewater Generation calculation prepared by Madrone Engineering, the entire parcel, including the proposed project would have a peak weekday flow of 596 gallons per day and a peak weekend flow of 210 gallons per day. As described in more detail below, the project is required to be water neutral, therefore the addition of the proposed use on the project site can't result in an increase in water use on-site. As no additional water can be used, there is a corresponding lack of increase in wastewater generation. Neither the existing uses on-site, nor the proposed use, are a significant user of water and correspondingly not a heavy wastewater generator.

USE PERMIT

The purpose of a use permit is to allow the proper integration in the city of essential or desirable uses which may be suitable only in certain locations or zoning districts, or to ensure that such uses are designed or arranged on the site in a particular manner. Pursuant to SHMC Section 17.168.050, the Planning Commission must make the following findings to support the motion to approve the use permit:

1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

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

Staff Response: Staff finds that the proposed use meets and/or complies with the required findings to approve a use permit as identified above. The proposed use appears to be primarily local serving in nature while also possibly providing services that may accommodate visitors. The findings included in the attached resolution identify this compliance.

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 SHMC 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 access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. 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 structures and functions;
13. 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;
14. 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 project meets or exceeds all required development standards as described above and would provide a new recreational opportunity within the City. Additionally, the project was designed within the context of a challenging parcel shape to be compatible and respectful to the site and its surroundings. For these reasons, staff believes that the proposed project is consistent with the required design review findings listed above.

WATER

Chapter 13.12 of the SHMC sets forth minimum water efficiency requirements for new development. Amongst these provisions is the requirement that any “new development” (i.e. construction that would introduce any freestanding building that contains water-using fixtures; any floor area additions to existing nonresidential structures; or any residential additions or remodeling that increases the number of independent living units) offset new demand by an amount of water equal to the new demand on the city water system. The offset must be clearly demonstrated to the satisfaction of the Director of Public Works.

Staff Response: The applicant has provided a water demand analysis (attached) that shows the proposed project would use less water than is currently being used on-site by retrofitting an existing 2 bedroom with modern water efficient fixtures and appliances. Completion of this retrofitting has been added as a condition of approval. Also, it should

be noted that all landscaping will utilize an existing on-site well for irrigation. Therefore, the water neutrality requirement has been met.

PARKING

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", doesn't list a minimum on-site parking requirement specific to the proposed use. In this case, pursuant to SHMC 17.124.030(H), the Planning Commission shall determine the parking requirements and should use the other requirements as a general rule and guide.

As a frame of reference, assembly uses (churches, chapels, funeral homes, theatres, auditoriums, stadiums and similar places of assembly) have the following parking requirement:

1. Assembly areas with fixed seating: one space for each four seats.
2. Assembly areas without fixed seating: one space for each fifty (50) square feet of floor area.

While commercial and office uses have the following:

1. General commercial and office: one space for each three hundred (300) square feet of building floor area. A minimum of two parking spaces shall be provided for each building or tenant space.
2. Establishments with seating for service of food and/or drinks: one space for each four seats.

With these requirements in mind, the viewing deck has 34 seats, one space for each four seats would require 8 ½ spaces. The 500 sf clubhouse (commercial) would require 1 ½ spaces at one space for each 300 sf of floor area for a combined total of 10 spaces. The applicant is proposing 12 on-site parking spaces. If, additional parking is needed for events/tournaments, there are 23 existing parking spaces on the subject site that are typically only occupied during weekday business hours. The project would also include racks which will accommodate (6) bicycles and members will be encouraged to use them.

Staff Response: Staff feels there is adequate off-street parking provided on the project site and that the site is large enough to accommodate even more if needed. However, as noted above, the Planning Commission must determine whether or not the proposed off-street parking is sufficient.

LIGHTING

The project is proposing to install eight (8) LED fixtures per court to be mounted on 20' tall lighting standards. The total number of LED fixtures will be (24) mounted on a total

of (16) 20' tall lighting standards. The use of LED fixtures instead of incandescent fixtures offers the following benefits:

- Greatly reduced glare
- Dark Sky compliant
- Highly efficient
- Instant on/off – no warm up/down

Staff Response: The courts would be illuminated from dusk to 10:00 pm. Lights would be controlled by court users and turned off when not in use. A condition of approval has been included in the attached resolution requiring that the lights be shut off when not in use and that they be shut off by 10:00 pm each night. The attached photometric study prepared by Green Energy Innovations (GEI) indicates that no light spillage will occur outside the courts.

SIGNAGE

The applicant is not proposing any new or modified signage at this time.

ISSUES

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

CORRESPONDENCE

As of the completion of this report staff had received six (6) letters of support related to this application that are attached for Commission review.

STAFF RECOMMENDATION

For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15332 and 15303; and
2. Accept the required findings and grant Use Permit and Design Review approval to establish a three (3) court tennis club, clubhouse, and viewing deck on the property located at 156 Main Street.

ATTACHMENTS

[Resolution](#)

[APN Map](#)

[Aerial View](#)

[attachment 1 - project statement rev.2](#)

[attachment 2 – survey topo existing vegetation map](#)

[attachment 3 - architectural plans](#)

[attachment 4 - civil plans rev.](#)

[attachment 5 - lighting study](#)

[attachment 6 - site photos](#)

[attachment 7 – title report](#)

[attachment 8 - stormwater control plan](#)
[attachment 9 - wastewater generation report](#)
[attachment 10 - lighting bollard detail + specifications](#)
[attachment 11 - landscape plan rev.](#)
[attachment 12 - history of tennis](#)
[attachment 13 - chain of title + surveyor info](#)
[attachment 14 - water use analysis rev.](#)
[attachment 15 - comment letters](#)

**CITY OF ST. HELENA, STATE OF CALIFORNIA
RESOLUTION NO.
USE PERMIT AND DESIGN REVIEW
GRANTED TO 156 MAIN STREET (PL18-061)**

PROPERTY OWNER: PC SH, LLC / Marie Oliver

APN: 009-580-016
009-580-026

RECITALS

1. The applicant is requesting Design Review and Use Permit approval to develop a not-for-profit three (3) court tennis club and supporting 499 square foot (sf) clubhouse, 987 sf covered viewing deck and 12 space parking lot on the undeveloped portion of the property located at 156 Main Street in the Service Commercial (SC) zoning district.
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law;
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on August 20, 2019; and
4. Now, therefore let it be found that, the Planning Commission approves the Use 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 this project is exempt from the requirements of CEQA pursuant to Section 15332, which exempts in-fill projects and 15303, which exempts the new construction or conversion of small structures including commercial buildings not exceeding 10,000 sf.
- C. In accordance with Municipal Code Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit:
 1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that the proposed use would be located adjacent commercial, industrial and agricultural uses.*
 2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that the proposed use would*

156 Main Street
Use Permit & Design Review
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not generate excessive levels of noise and would be located adjacent commercial, industrial and agricultural uses where noise is common.

3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as project generated traffic will not increase the level of traffic noise on Highway 29 (Main Street).*
 4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that the proposed use would use very little water and energy and would only require police or fire protection in an emergency.*
 5. *That the proposed use would provide adequate ingress and egress to and from the proposed location as ingress and egress would remain from Vintage Avenue.*
 6. *That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed uses will serve the local community.*
 7. *That the proposed use would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located in that the use would be located next to commercial, industrial and agriculturally designated properties and would be compatible with those designations.*
 8. *That the proposed use would not be in conflict with the City's General Plan in that it can be both local and tourist serving.*
 9. *That the proposed use would not be injurious to public health, safety, or welfare in that the use is a tennis club which creates no health or safety issues.*
 10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit only applies to this property and to these specific uses.*
 11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available in that the project's ability to meet required parking is shown on a parking plan and discussed in the staff report.*
 12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed use will generate very little traffic and can adequately be served by existing streets.*
- D. In accordance with the design review criteria identified in SHMC 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 commercial and recreational use in an area designated for service commercial uses;*
 2. *Compatibility of design with the immediate environment of the site in that the project 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 project 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 would be located adjacent commercial, industrial, and agricultural uses providing a natural buffer between the three;*
6. *Compatibility with future construction both on and off the site in that the project would be located adjacent commercial, industrial, and agricultural uses providing a natural buffer between the three;*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project consists of 3 tennis courts, a clubhouse and a viewing deck;*
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 project 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 project and associated landscaping has been designed to be compatible with the site and its surroundings;*
10. *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 Vintage Avenue;*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the landscaping has been designed to not only improve the site but to be compatible with the site and its surroundings;*
12. *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 project will be constructed of modern building materials and will be compatible with surrounding land uses;*
13. *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 associated landscaping has been designed to improve and be compatible with the site and its surroundings;*
14. *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 a use permit and design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
 1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
 2. These approvals shall be vested within one (1) year from the date of approval. A building permit for the tenant improvements allowed under this permit shall have been applied for within one (1) year from the effective date of the permit or the permit shall expire; provided however that the permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
 3. This permit is valid for these uses only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to then existing ordinances and regulations.
 4. The permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
 5. Any request for an extension of the permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
 6. All required fees, including planning fees, development fees, housing fees, building fees toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit. Fees shall be those in effect at the time of the issuance of the building permit.
 7. 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.
 8. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
 9. 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

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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.

10. Provided they are in general compliance with the permit, minor modifications may be approved by the Planning Director.
11. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
12. 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.
13. Tennis court lights shall be turned off when not in use.
14. Tennis court lights must be off from 10:00 pm to 7:30 am each day.
15. Construction documents shall be in compliance with approved plans and exhibits.
16. A business license is required for any new business or relocation of an existing business.
17. All landscaping and irrigation systems shall be permanently maintained by the property owner.
18. All signage associated with uses approved under this Use Permit are required to obtain appropriate sign permit approvals from the City.
19. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on August 20, 2019, except as modified herein.
20. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
21. Where the Service Commercial district abuts agricultural districts, there exists a right-to-farm for the adjoining agricultural 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.
22. 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

23. 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.
24. 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.
25. 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. The applicant shall submit a storm drain system design calculations for the project in accordance with City of St. Helena, Napa County and State of California codes in effect at the time of improvement plan submittal. The calculations shall include a hydrology map, hydrology and hydraulic calculations, pipe size calculations, inlet capacity calculations, and other information necessary to support the proposed design.
26. The Developer shall install storm drain detention system improvements as required to maintain post development 2-year and 10-year runoff from the pre-development levels. The Developer shall submit storm drain detention system supporting calculations for review and approval prior to improvement plan approval.
27. A grading and drainage plan shall be prepared for the project that includes a design that allows for a 100-year overland release. All graded building pads shall be above the 100-year overland release elevation.
28. The grading plans provided by the Developer for review shall include the existing topography shown with contour lines labeled at one-foot intervals and extending a minimum of 100-feet beyond the limits of the site, or sufficient distance to indicate impacts on adjacent properties.
29. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
30. The applicant shall incorporate water conservation practices into the proposed project per the Water Use Analysis prepared by Madrone Engineering, dated April 4, 2019. 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.
31. Off-site retrofits are required for this project and have not yet been identified to offset the new demand. The project proposes the retrofit of a two-bedroom home in

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order to offset the new water demand of 49 gallons per day. The off-site retrofits shall be completed prior to occupancy of any building at 156 Main Street.

32. All parcels shall be connected to the City of St. Helena municipal water system and installed per City of St. Helena standards.
33. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual* and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).
34. A Post Construction Stormwater Operations and Maintenance Plan that provides a color-coded plan sheet showing all storm drain and water quality infrastructure that is to be maintained, along with detailed instructions and schedules for the ongoing maintenance and operation of all post-construction stormwater BMPs shall be submitted for review and approval by the City Engineer. Once approved, the property owner shall enter into an agreement with the City that provides the terms, conditions, and security associated with the ongoing requirements of the Post Construction Stormwater Best Management Practices.
35. 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). An MWELO application shall be completed and submitted as part of the building permit submittal.
36. A detailed Soils Investigation/Geotechnical Report shall be prepared and submitted for review. The report shall address, at a minimum, potential for liquefaction, R-values, expansive soils and seismic risk. The improvement plans shall incorporate all design and construction criteria recommended in the Geotechnical Report.
37. Unless otherwise explicitly permitted, all existing wells, septic tanks/systems and/or underground fuel storage tanks shall be abandoned under permit and inspection of Napa County Department of Environmental Services or other designated agency. If there are none, the project engineer shall provide a letter describing the scope of the search done to make this determination.
38. Site plan shall show the location of any trees within the project area. Provide a tree protection plan for approval by the Public Works Director prior to approval of the building permit. The plan shall be coordinated with any civil grading/drainage/improvement plans.
39. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
40. The developer shall underground all on-site utility lines per St. Helena Municipal Code. The cost of undergrounding shall be the responsibility of project developer.
41. Due to the economic and engineering infeasibility of undergrounding regional serving overhead power lines, such existing lines may remain on overhead power poles.

42. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
43. 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.
44. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.
45. Proposed separations between public water facilities and other utilities shall meet the minimum separations as specified by the Department of Health and the City of St. Helena Public Works Standards.
46. All wastewater lines of the proposed use must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards.
47. The applicant shall apply for annexation to the St. Helena Municipal Sewer District No. 1 prior to issuance of a Building Permit. The application shall be completed in accordance with the City of St. Helena's Sewer Annexation Procedures including all annexation, impact, connection, and sewer fees.
48. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.20, Sewer Service System, of the St. Helena Municipal Code.
49. Wastewater discharged is subject to all of the requirements and limitations set forth in Chapter 13.24, Wastewater Discharge, of the St. Helena Municipal Code.
50. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
51. Provide details of all proposed fencing, walls, and gates on all plans submitted for building permit review.
52. 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.
53. 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.
54. The Developer shall construct all on and offsite improvements in accordance with the improvement plans and supporting calculations that are prepared by a registered

civil engineer and reviewed by the City of St. Helena Public Works Department. The improvement plans and supporting calculations shall include detailed designs for all utilities, water, grading, drainage, erosion control and paving.

55. The applicant shall be required to obtain an encroachment permit for improvements on the public right-of-way.

Building Department Conditions of Approval

56. A building permit is required for all onsite demolition, construction and/or change of occupancy.
57. 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.
58. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
59. The applicant shall provide a construction waste management plan with the building permit application.
60. 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.
61. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
62. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.

Fire Department Conditions of Approval

63. Plans submitted for building permit shall exhibit compliance with the current St. Helena Fire Code, as adopted and codified in St. Helena Municipal Code Chapter 15.36.
64. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
65. 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 Use Permit 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 August 20, 2019 by the following roll call vote:

*156 Main Street
Use Permit & Design Review
August 20, 2019*

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

ATTEST:

Lester Hardy
Chair, Planning Commission

Aaron Hecock, AICP
Interim Planning and Building Director

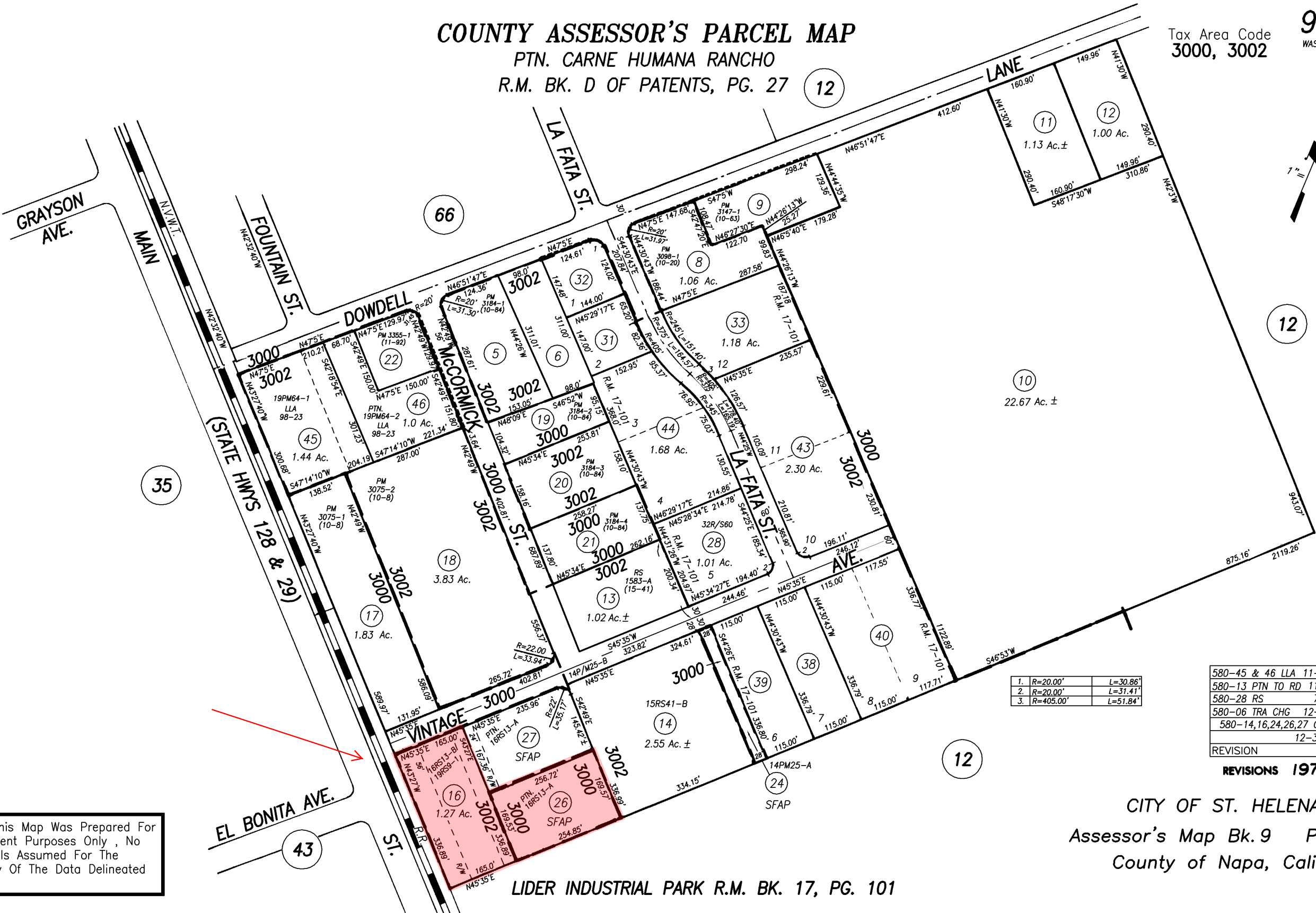
COUNTY ASSESSOR'S PARCEL MAP

PTN. CARNE HUMANA RANCHO

R.M. BK. D OF PATENTS, PG. 27

Tax Area Code
3000, 3002

9-58
WAS PTN. 9-12



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

1. R=20.00'	L=30.86'
2. R=20.00'	L=31.41'
3. R=405.00'	L=51.84'

580-45 & 46 LLA 11-25-98
580-13 PTN TO RD 11-9-98
580-28 RS 7-7-99
580-06 TRA CHG 12-31-99
580-14,16,24,26,27 CORR 12-31-18
REVISION DATE

REVISIONS 1979

CITY OF ST. HELENA
Assessor's Map Bk. 9 Pg. 58
County of Napa, Calif.

LIDER INDUSTRIAL PARK R.M. BK. 17, PG. 101



St Helena Lawn Club – *Project Statement*

Project Site:

The subject parcel is 99,317 sf (2.28 ac) and is located at the corner of Hwy 29 and Vintage Avenue. The site is developed with (3) existing/detached commercial buildings totaling 10,284 sf. The existing buildings are occupied by commercial tenants.

The subject parcel is the result of a lot line adjustment between parcels 009-580-016 and 009-580-026 which occurred in 1985. Subsequently parcel 009-580-026 was separated from parcel 009-580-016 for assessment purposes. Therefore, parcel 009-580-016 and parcel 009-580-026 represent one legal parcel. Please see the attached chain of title information and correspondence with project surveyor for more information.

The site is zoned (SC) Service Commercial and shares a property line to the west with the Napa Valley Wine Train. Adjacent parcels located to the north and east are zoned (SC) Service Commercial and are developed with and occupied by commercial uses. The adjacent parcel to the south is zoned (W) Winery and developed with a large winery production facility. Beyond those immediately adjacent to the subject site include parcels zoned (I) Industrial and (A-20) Twenty-Acre Agriculture.

Vintage Avenue serves as the primary frontage and will accommodate all access to/from the site.

Project Summary:

The project is seeking use permit and design review approval to develop a not-for-profit tennis club on a vacant portion of the subject parcel.

The St Helena Municipal Zoning Code does not include 'tennis club' as a permitted or conditionally permitted use. It does, however, list 'health or fitness club' as a conditionally permitted use. We find that 'health or fitness club' uses are substantially similar to that of a 'tennis club'.

The proposed club will provide a well-designed and managed recreational facility for developmental, family, competitive and social tennis activities for local residents. The primary focus of the Lawn Club is to serve its membership and will be governed by 501(c)7 status which means:

- *The size of the club (3-courts) is self-limiting and will ensure that the scale of the project is sustainable*
- *The club's focus is on recreation and other non-profitable purposes, and the club's activities further this goal*
- *The club is supported primarily through membership fees, dues, and assessments*
- *The club cannot receive more than 35% of its gross receipts from outside its membership*
- *The club may not hold itself out as providing goods and services to the general public*

The project proposes (3) Har-Tru clay tennis courts which will each be illuminated by (8) LED fixtures mounted on 20' light standards. The courts will be surrounded by a 16' perimeter chain-link fence with privacy slats.

The 499 sf club house will include a pro/snack shop/office. The club house will be equipped with (2) showers and (2) restrooms. The club house meets all setback requirements and will be 13' 8" in height.

The 987 sf covered viewing deck will be elevated 4' above grade and will be accessible via stairs and an ADA compliant ramp. The viewing deck will include a perimeter railing system. The viewing deck meets all setbacks and will be 18' in height.

The primary purpose of the project is to provide a venue for tennis. However, we propose to offer the following as subordinate uses:

- Pro shop offering apparel and tennis related services.
- Snack shop offering the retail sale of prepackaged food items and beverages.

Please see the attached 'History of Tennis in St Helena' document prepared by the applicant.

Project Development Standard Consistency:

Pursuant to municipal code section 17.52.070, the propose project is consistent with the required development standards as outlined below:

	Required	Existing	Proposed
Height	35' max.	Under 35'	Clubhouse 13'8" / Deck 18'
Floor Area Ratio	10,000 sf max (per structure)	10,284 sf / 99,317 = 10%	10,783 / 99,317 = 11%
Front setback	35' min.	35'+	35'+
Side yard	10' per story	10'+	10' +
Rear yard	15' min.	15'+	15'+

Project Architectural Design:

The design was developed to be compact in scale and consistent with the agricultural heritage of the community. The structure will consist of Hardie fiber cement board and batten siding (white), composite shingle roofing (gray) and aluminum framed windows and doors (dark bronze) with Hardie fiber cement trim/detailing (white).

Project Landscape Design:

Pursuant to municipal code section 17.52.090 (E), the project includes the following landscape features:

- (4) 36" box parking lot shade trees
- 11,000 sf meadow planted w/native seed mix
- 1,700 sf of planter areas planted with water efficient shrubs + ground cover
- Low bollard lighting along pedestrian pathways
- Bike racks to accommodate 6 bikes
- New 6' wood fencing along the perimeter of the project site – courts will be fenced with 16' fencing
- Total proposed landscaping area is 17,250 sf or 37% of the project site area.

Project Lighting:

The project is proposing to install (8) LED fixtures per court to be mounted on 20' tall lighting standards. The total number of LED fixtures will be (24) mounted on a total of (16) 20' tall lighting standards. The use of LED fixtures instead of incandescent fixtures offers the following benefits:

- Greatly reduced glare
- Dark Sky compliant
- Highly efficient
- Instant on/off – no warm up/down

The courts will be illuminated from dusk to 10:00 pm. Lights will be controlled by court users who will be acutely aware of club policy that when the courts are not in use, the lights will be turned off.

Attached is a photometric study which shows the absence of lighting beyond the court area.

Project Use:

The proposed club will function primarily as a resource for locals to play recreational tennis. Given that the use is limited to (3) courts, the number of guests at the facility will be limited. The maximum number of players at a given time is (12) people (doubles on each court). A more typical daily scenario would be one court with singles (2) people and two courts with doubles (8), with a handful of members enjoying watching the tennis, for approximately (16) people total, during peak usage.

Hours of operation will be 7:30 am - 10:00 pm daily. Staff will consist of (1) full-time tennis pro and (1) part-time assistant. Peak usage is anticipated to occur during weekdays from 6:00 pm – 8:30 pm and on weekends from 7:30 am – 8:30 pm.

The primary use of the club will be for its members and community, however, the club will also host a max of (4) invitational tournaments per year. These tournaments would have (12) players maximum at any one time, and up to (36) spectators viewing the (12) players. Again, these tournaments would happen no more than once a quarter and would take place on weekends when the existing commercial parking spaces are not occupied, therefore additional on-site parking will be available if necessary – see plans for path of travel from existing parking.

Project Parking:

Municipal code section 17.124.030 does not include parking criteria for the proposed use. Therefore we are proposing (12) on-site parking spaces. We find that this will readily accommodate parking demand for the project. If, during tournaments, there is a need for additional parking, it will be possible to utilize the existing (23) parking spaces on the subject site. The existing uses are typically occupied during weekday business hours and available after hours and on weekends. The project will also include racks which will accommodate (6) bicycles and members will be encouraged to use them.

Project Infrastructure and Access:

Domestic Water: The project proposes to tie into the City of St Helena's municipal water system to serve the proposed clubhouse. The attached water use analysis outlines the project's consistency with the City of St Helena's 'no net increase' in water demand policy. All proposed landscaping will be handled by an existing on-site well.

Waste Water: The subject parcel is connected to the City of St Helena's municipal waste water treatment system and proposes to either tie into the existing connection or run a new connection from the club house to the main in Vintage Avenue. Pursuant to the requirements of municipal code section 17.52.090 (F) we have calculated the wastewater generation of the proposed use to be 210 gpd on a peak day.

Access Drive: The project will be accessed via an existing paved two-way access drive which enters from Vintage Avenue via an existing 24' easement through the American AG Credit parcel. The access drive conforms to the City of St Helena's Public Works and Fire Department Standards.

CEQA:

We find that this project is exempt from the requirements of CEQA pursuant to Section 15332 – In-Fill Development projects.

Specifically:

- *That the project is consistent with the general plan map and polices as well as all applicable zoning designations and regulations.*
- *That the development is located within the city limits, is a site of less than 5 acres and is substantially surrounded by urban uses.*
- *That the project site has no value as habitat for endangered, rare or threatened species.*
- *That approval of the project would not result in significant effects relating to traffic, noise, or air/water quality.*
- *That the site can be adequately served by all required utilities and public services.*

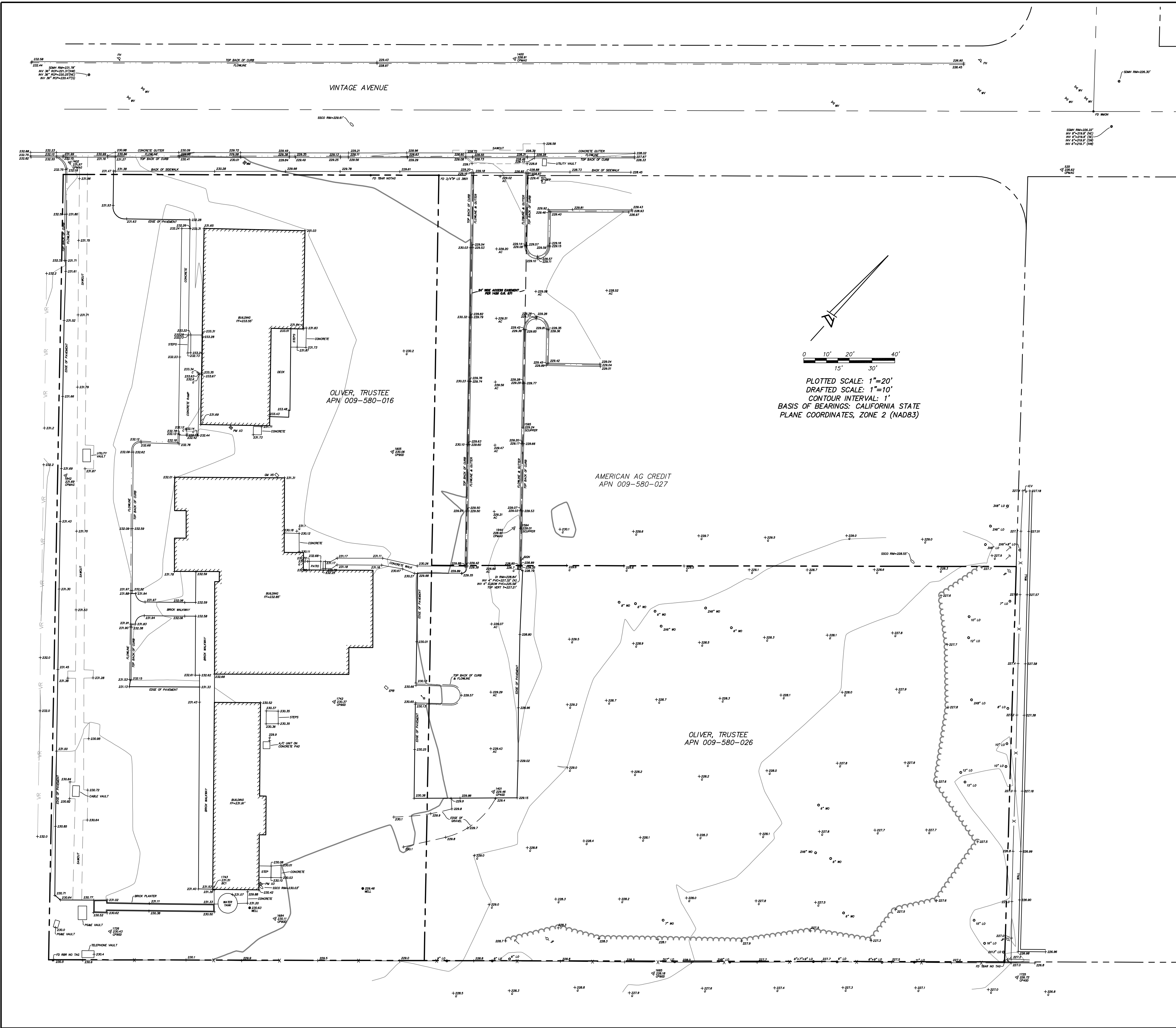
Project Summary:

We find that, as proposed, the project will result in a well-designed, well-sited and appropriately scaled project that is consistent with the guiding policies of the St Helena General Plan and with the development standards of the St Helena Zoning Code.

Attachments:

Attachment 1 – Response to comments 2/1/19
Attachment 2 – Project Survey
Attachment 3 – Architectural Exhibits
Attachment 4 – Civil Exhibits
Attachment 5 – Photometric Study
Attachment 6 – Site Photos
Attachment 7 – Title Report

Attachment 8 – Stormwater Control Plan
Attachment 9 – Wastewater Generation Calculations
Attachment 10 – Lighting Bollard Information
Attachment 11 – Landscape Plan
Attachment 12 – History of Tennis in St Helena
Attachment 13 – Chain of Title + parcel history
Attachment 14 – water use analysis



LEGEND

[Symbol]	BUILDING
[Symbol]	APPROXIMATE PROPERTY LINE
[Symbol]	APPROXIMATE ADJOINER PROPERTY LINE
[Symbol]	EASEMENT
[Symbol]	CENTERLINE OF ROAD
[Symbol]	EDGE OF GRAVEL
[Symbol]	EDGE OF PAVEMENT
[Symbol]	FENCELINE
[Symbol]	FLOWLINE
[Symbol]	GRADE BREAK: TOP OR TOE OF SLOPE
[Symbol]	EDGE OF CONCRETE
[Symbol]	OVERHEAD UTILITY
[Symbol]	VINEROW
[Symbol]	WALL
[Symbol]	ANCHOR AND UTILITY POLE
[Symbol]	BACK FLOW PREVENTER
[Symbol]	STORM DRAIN MANHOLE
[Symbol]	DROP INLET (DI)
[Symbol]	ELECTRIC PULLBOX
[Symbol]	FIRE HYDRANT
[Symbol]	FOUND MONUMENT AS NOTED
[Symbol]	GAS METER
[Symbol]	IRRIGATION CONTROL VALVE
[Symbol]	LIGHT
[Symbol]	POWER METER
[Symbol]	SEPTIC CLEANOUT
[Symbol]	SIGN
[Symbol]	SEPTIC MANHOLE
[Symbol]	SURVEY CONTROL POINT
[Symbol]	WELL
[Symbol]	WATER METER
[Symbol]	WATER VALVE
[Symbol]	TREE: DIAMETER AND SPECIES AS NOTED
[Symbol]	LO = LIVE OAK
[Symbol]	WO = WHITE OAK

NOTES

THIS MAP DOES NOT REPRESENT A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.

THIS MAP IS BASED ON A FIELD SURVEY OF 4/26, 4/27 & 5/1/2018.

THIS MAP WAS PREPARED AT THE REQUEST OF ERIN PRZYBYLINSKI OF ST. HELENA LAWN CLUB.

THE VERTICAL DATUM OF THIS MAP IS NAVD88.

SITE BENCHMARK DESCRIPTION:
SET SPIKE #1401 IN ASPHALT PARKING AT SOUTHERLY END, 2.5'± FROM SOUTHERLY EDGE OF PAVEMENT AND 10'± FROM EASTERLY EDGE OF PAVEMENT.
ELEVATION = 229.46'

TOPOGRAPHIC MAP
OF A PORTION OF THE LANDS OF
MARIE OLIVER, TRUSTEE
ASSESSOR'S PARCEL NO. 009-580-016 & 026
154, 156 AND 176 MAIN ST.
ST. HELENA, CALIFORNIA
PREPARED BY: TERRA FIRMA SURVEYS, INC.
P.O. BOX 533
ST. HELENA, CA 94574
PHONE: (707) 963-7565
DATE: May 8, 2018

1103 VINTAGE AVE.

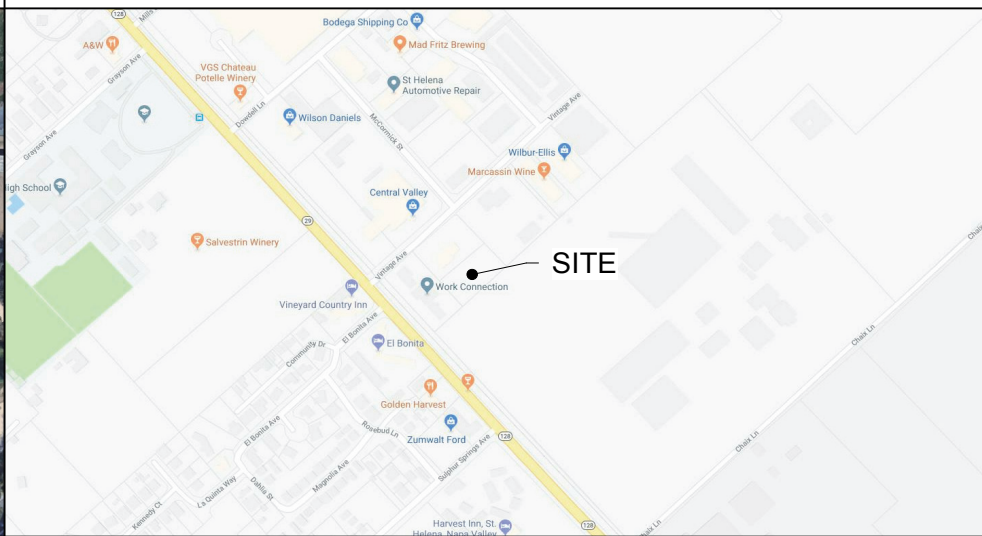
STREET VIEW



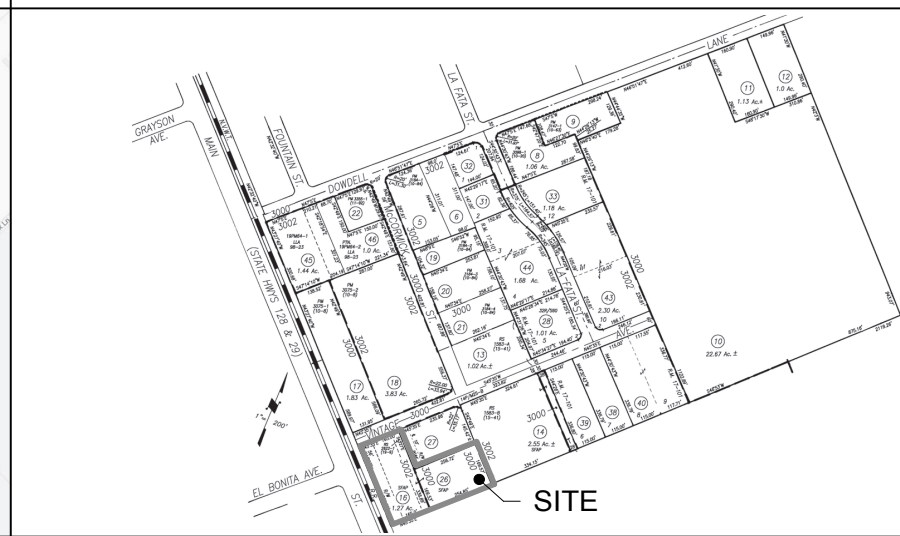
AERIAL VIEW



VICINITY MAP



PARCEL MAP



PROJECT INFORMATION

PROJECT ADDRESS: 1103 VINTAGE AVE.
ST. HELENA, CA 94574

GOVERNING AGENCY: CITY OF ST. HELENA
1480 MAIN ST.
ST. HELENA CA 94574
(707) 968-2659

PROJECT DATA

APN: 009-580-016, 009-580-026

ZONE: SC: SERVICE COMMERCIAL

EXISTING USE: OFFICE

PROPOSED USE: OFFICE/ RECREATION

OCCUPANCY: B

SETBACKS: FRONT YARD: 35' - 0"
SIDE YARD: 25' - 0"
REAR YARD: 15' - 0"

FIRE HAZARD ZONE: NO

PARCEL SIZE: 2.28 ACRES/ 99373.4 SF

AVERAGE LOT SLOPE: 1%

PROJECT AREAS: NET (SF) GROSS (SF)

PROPOSED: RESTROOMS AND STORAGE: 457 SF 499 SF

COVERED PATIO: 987 SF

SCOPE OF WORK

- THREE (N) CLAY TENNIS COURTS W/ FENCING AND LIGHTING
- (N) OPEN AIR CLUBHOUSE W/ TWO BATHROOMS, TWO SHOWERS & STORAGE ROOM
- (N) PARKING LOT
- (N) COVERED VIEWING DECK
- (N) FIRE PIT

PROJECT TEAM

OWNER: MARIE OLIVER, TRUSTEE
1248 HUDSON AVE.
ST. HELENA, CA 94574
OWNER'S REP: ERIN PRZYBYLINSKI
707.477.1119
ERIN.PRZYBYL@GMAIL.COM

PLANNER: GREG DESMOND
335 NEWTON WAY
ANGWIN, CA 9405
707.287.5957
CONSULT@GREG-DESMOND.COM

ARCHITECT: CHRIS COTTRELL, AIA
NATIVE SON DESIGN STUDIO
925B CALLE PUERTO VALLARTA
SANTA BARBARA CA 93103
805.729.5941
CHRIS@NATIVESONDESIGN.COM

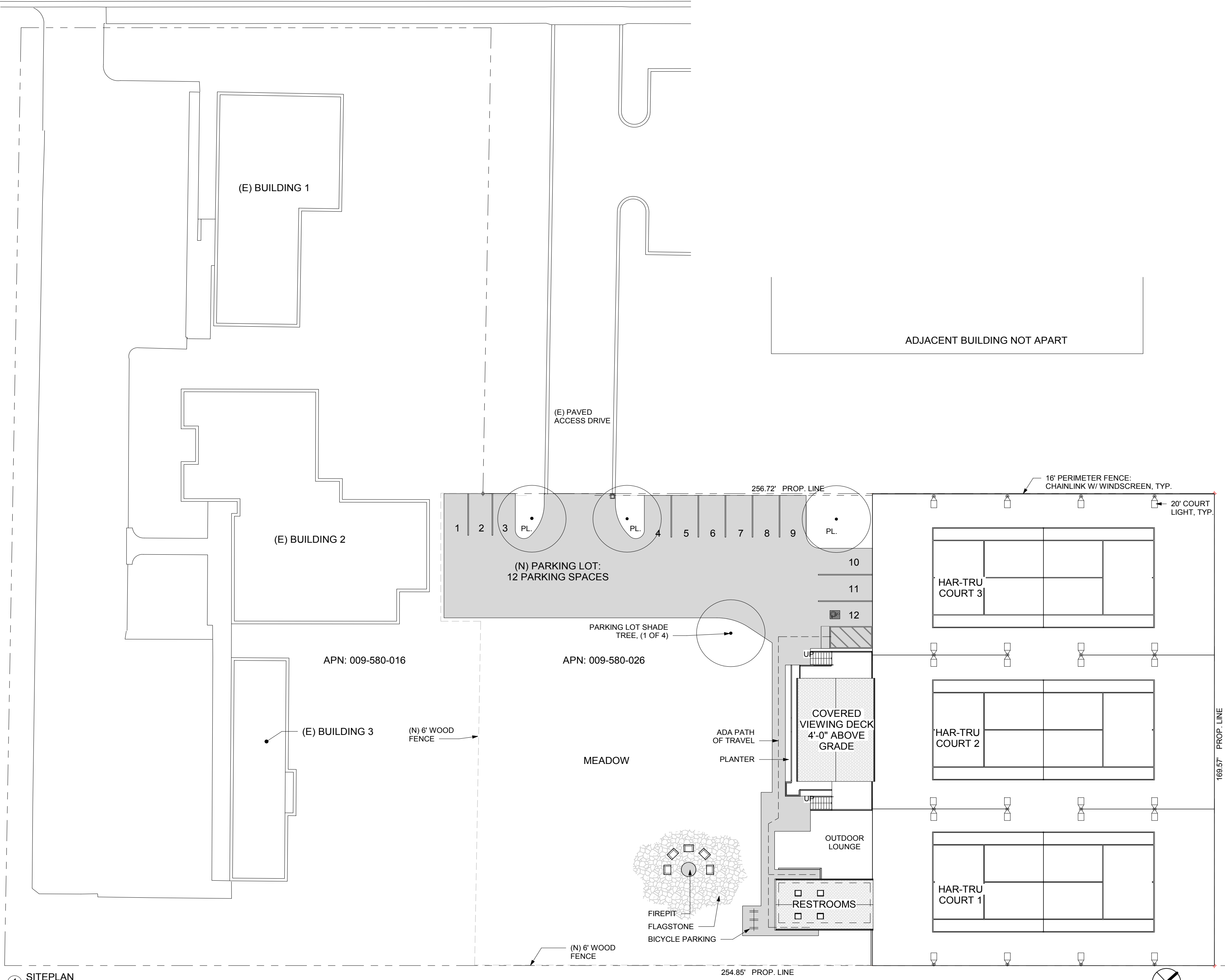
ENGINEER: JOEL DICKERSON, P.E.
MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574
(707) 302-6290
WWW.MADRONE.ENGINEERING

CODE COMPLIANCE

CALIFORNIA BUILDING CODE, 2016 EDITION
CALIFORNIA ELECTRICAL CODE, 2016 EDITION
CALIFORNIA PLUMBING CODE, 2016 EDITION
CALIFORNIA MECHANICAL CODE, 2016 EDITION
CALIFORNIA ENERGY CODE, 2016 EDITION
CALIFORNIA GREEN BUILDING STANDARDS CODE, 2016 EDITION

SHEET INDEX

GENERAL INFORMATION
A00 COVER SHEET
ARCHITECTURAL
A10 CLUB HOUSE PLANS & ELEVATIONS
A11 VIEWING PLATFORM PLANS AND ELEVATIONS
TOTAL SHEETS: 3



1 SITEPLAN
1" = 20'-0"

NATIVE SON DESIGN STUDIO

CHRIS COTTRELL, AIA, LEED AP
925B CALLE PUERTO VALLARTA
SANTA BARBARA, CA 93103
CHRIS@NATIVESONDESIGN.COM
BUSINESS LICENSE: 973501

**1103 VINTAGE AVE.
LAWN CLUB**

ST. HELENA CA 94574

APN: 009-580-026
DATE: SUBMITTAL:
3.22.19 DRAFT

COVER SHEET

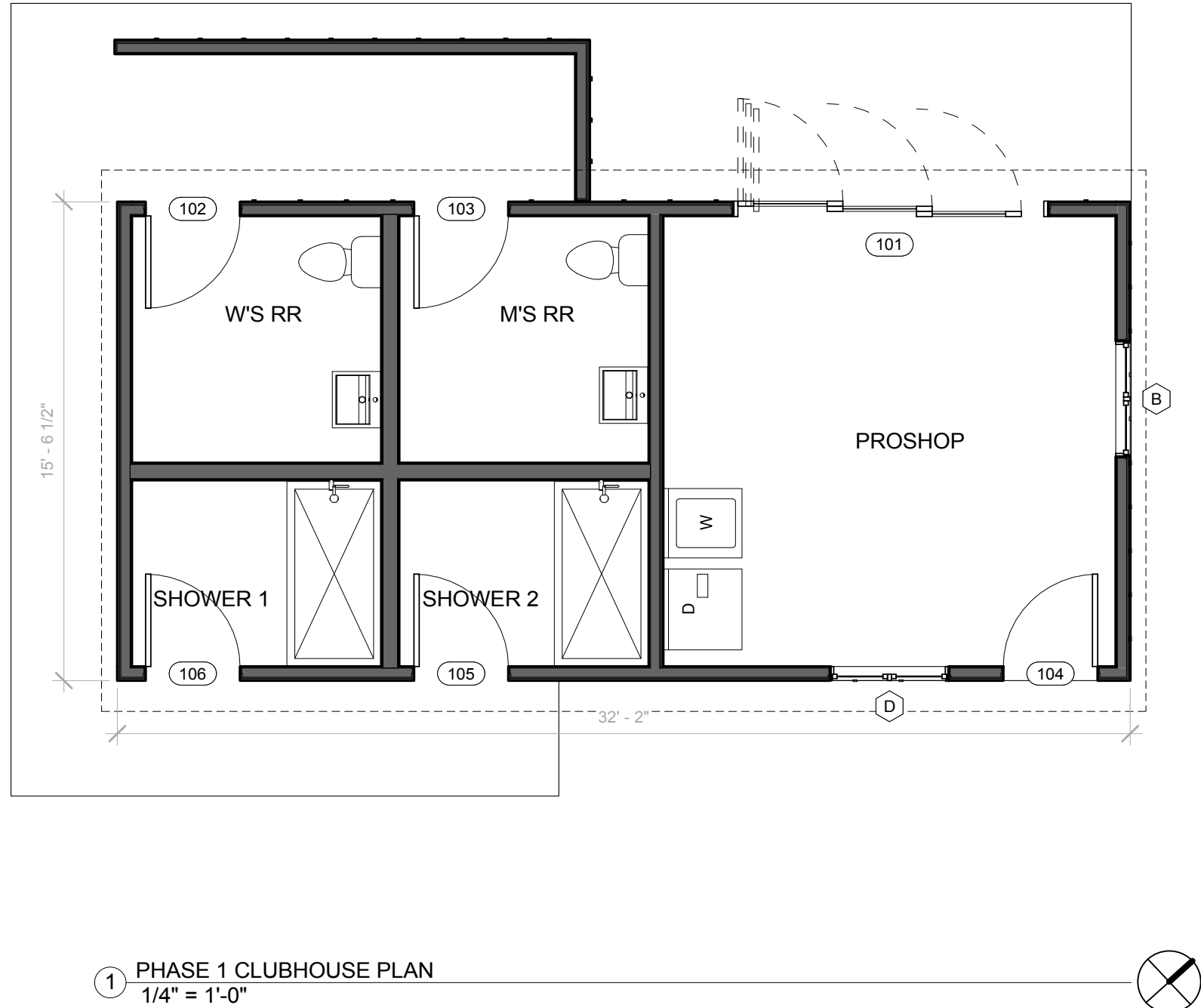
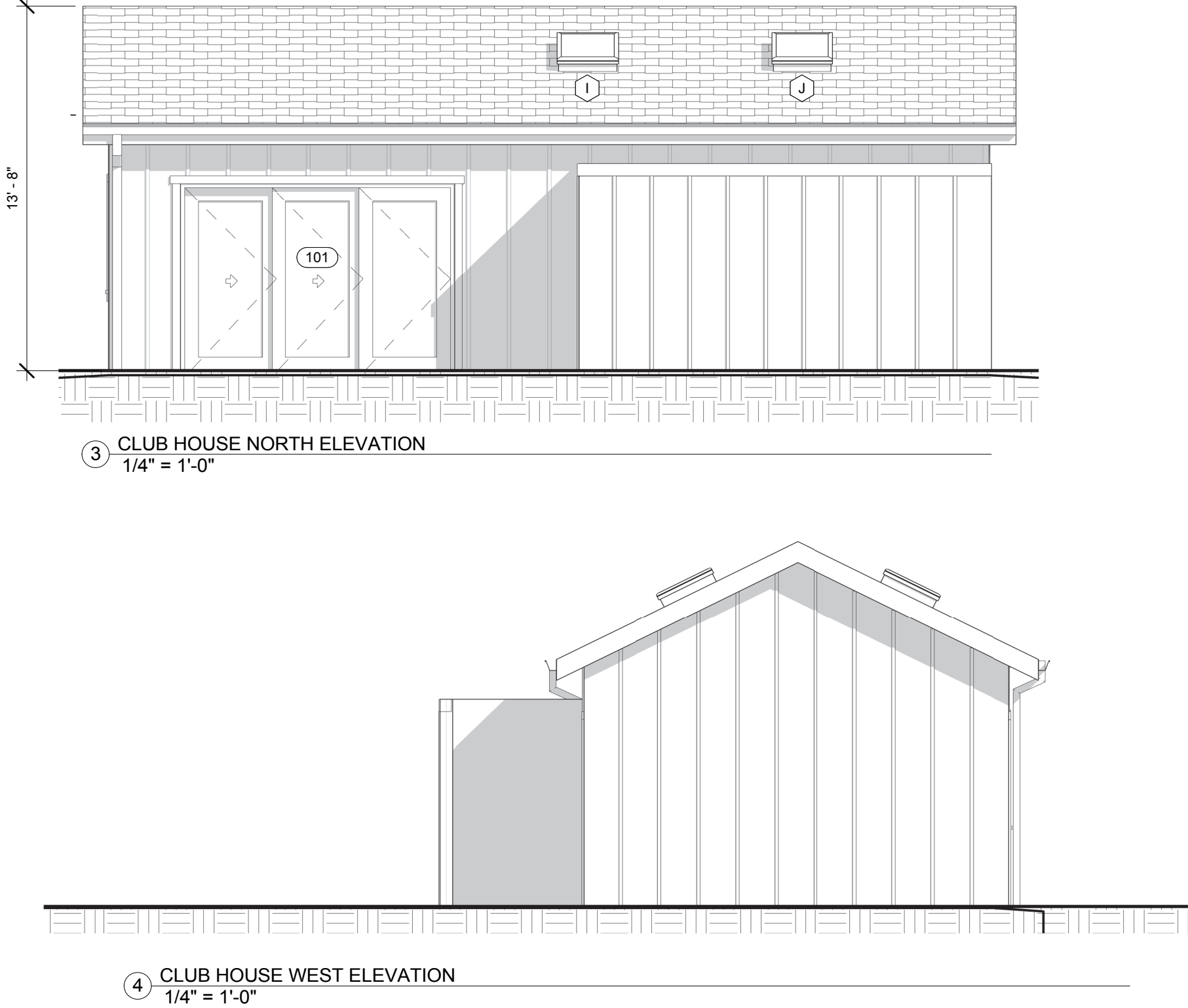
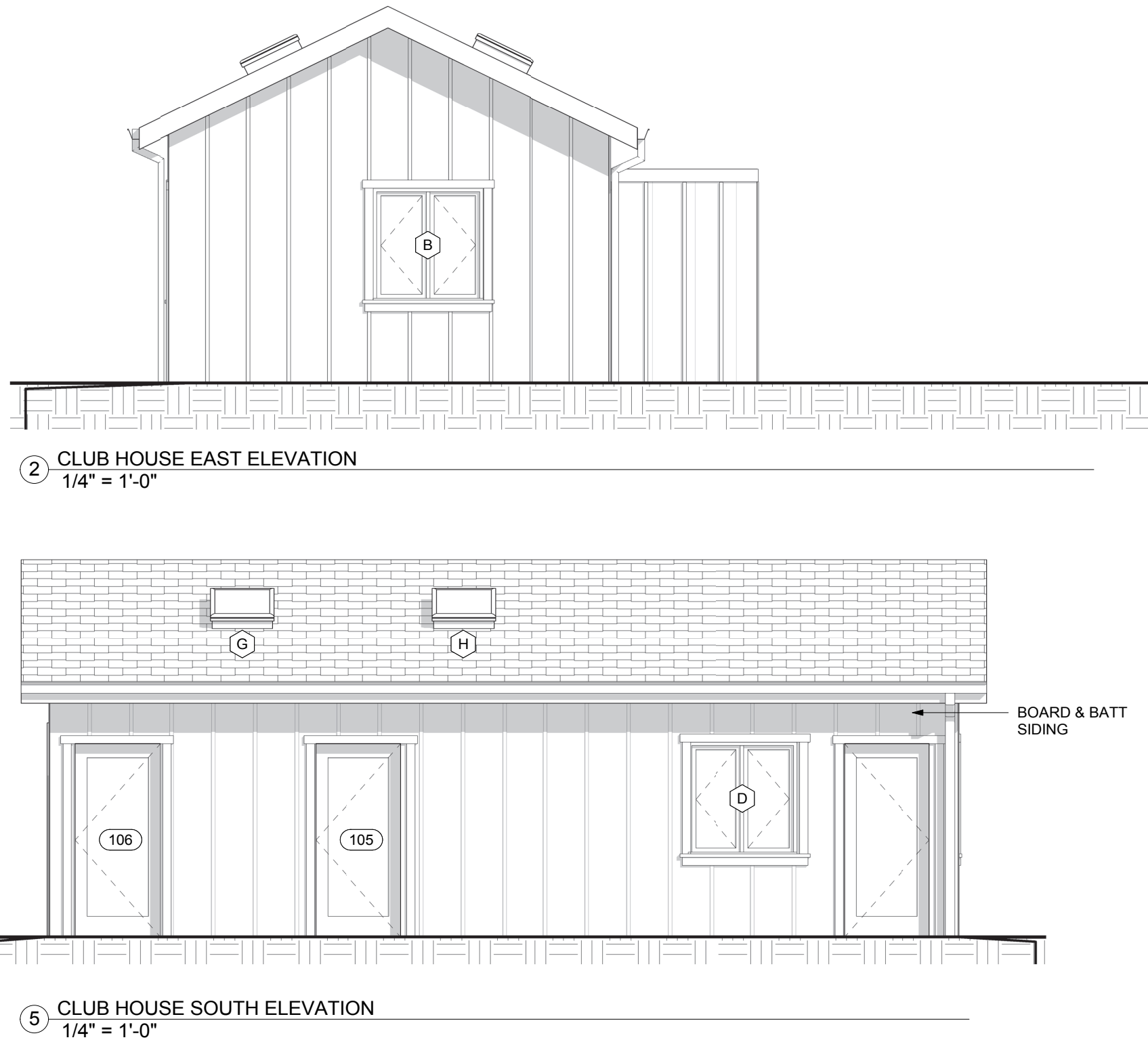
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LAWN CLUB

1401

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EXTERIOR FINISH SCHEDULE			
MATERIAL	MANUFACTURER	PRODUCT/COLOR	NOTES
ROOFING	OWENS CORNING	ESTATE GRAY	
DECK FLOORING	AZEK	VINTAGE: COASTLINE	
GUTTERS & DOWNSPOUTS	N/A	ALUMINUM: MATCH ROOFING	
RAILINGS	N/A	STEEL: 3 PART EPOXY PAINT: GUN METAL WOOD: MATCH DECKING	
WINDOWS AND DOORS	FLEETWOOD	ALUM/ DARK BRONZE	
FIBER CEMENT BOARD & BATT	JAMES HARDIE	CONTEMPORARY: ARCTIC WHITE	

WINDOW SCHEDULE			
MARK	WIDTH	HEIGHT	FUNCTION
B	3' - 9"	4' - 0"	FIXED
D	3' - 9"	4' - 0"	DBL CASEMENT
G	2' - 1 1/2"	2' - 1 1/2"	SKYLIGHT
H	2' - 1 1/2"	2' - 1 1/2"	SKYLIGHT
I	2' - 1 1/2"	2' - 1 1/2"	SKYLIGHT
J	2' - 1 1/2"	2' - 1 1/2"	

WINDOW NOTES

- WINDOW GLAZING SHALL BE IMPACT RESISTANT WHEN:
 - WITHIN 18" OF THE FINISH FLOOR.
 - WITHIN 24" OF THE VERTICAL EDGE OF A DOOR IF WITHIN 60" OF A WALKING SURFACE.
 - IN A BATH, SHOWER, SPA, SAUNA OR SIMILAR ENCLOSURE WHEN LESS THAN 60" ABOVE A STANDING SURFACE IN THE ENCLOSURE.
- WINDOW DIMENSIONS ARE NOTED BY FRAME SIZE.
- PROVIDE EMERGENCY EXIT WINDOW FROM BASEMENT AND/OR SLEEPING ROOMS. THE MINIMUM NET CLEAR WINDOW OPENING HEIGHT SHALL BE A MAXIMUM OF 44" ABOVE THE FINISHED FLOOR. THE MINIMUM NET CLEAR OPENING SHALL BE 20" WIDE AND 24" HIGH, WITH THE OPENING AREA NOT LESS THAN 5.7 S.F.
- ALL WINDOWS ARE DOUBLE GLAZED.
- EXTERIOR GLAZED OPENINGS IN A STRUCTURE LOCATED WITHIN A HIGH FIRE HAZARD AREA SHALL HAVE A MINIMUM OF ONE TEMPERED PANE, OR GLASS BLOCK UNITS, OR HAVE A MINIMUM 20 MINUTE FIRE RESISTANCE RATING IN ACCORDANCE WITH 2016 CRC.
- ALL WINDOW SIZES LISTED ARE APPROXIMATE, VERIFY DIMENSIONS IN FIELD PRIOR TO ORDERING.

DOOR SCHEDULE				
NO.	WIDTH	HEIGHT	HEAD HEIGHT	NOTES
101	10' - 0"	7' - 0"	7' - 0"	
102	3' - 0"	7' - 0"	7' - 0"	
103	3' - 0"	7' - 0"	7' - 0"	
104	3' - 0"	7' - 0"	7' - 0"	
105	3' - 0"	7' - 0"	7' - 0"	
106	3' - 0"	7' - 0"	7' - 0"	

DOOR NOTES

- ALL DOOR GLAZING SHALL BE IMPACT RESISTANT.
- DOOR DIMENSIONS ARE NOTED BY DOOR SIZE.
- ALL EXTERIOR DOORS SHALL BE FULLY WEATHERSTRIPPED.
- ALL DOORS SHALL BE FULLY SEALED ON ALL FACES, INCLUDING TOP AND BOTTOM.
- BARN AND POCKET DOORS TO HAVE HEAVY DUTY HARDWARE.
- EXTERIOR DOORS SHALL BE OF APPROVED, NON-COMBUSTIBLE CONSTRUCTION, 20 MIN. RATED, OR 1-3/8" SOLID CORE RAILS/ STILES PER CRC 327.8.

REGISTERED ARCHITECT
NATIVE SON
C 34621
ARCHITECT
SINCE 1971

★

NATIVE SON ★ DESIGN STUDIO

CHRIS COTTRELL, AIA, LEED AP
925-B CALLE PUERTO VALLARTA
PUERTO VALLARTA, JALISCO, MEXICO
SANTA CRUZ, JALISCO, MEXICO
CHRIS@NATIVESONDESIGN.COM
BUSINESS LICENSE: 973501

1103 VINTAGE AVE.
LAWN CLUB

ST. HELENA CA 94574

APN: 009-580-026
DATE: 3.22.19
SUBMITTAL: DRAFT

CLUB HOUSE PLANS
& ELEVATIONS

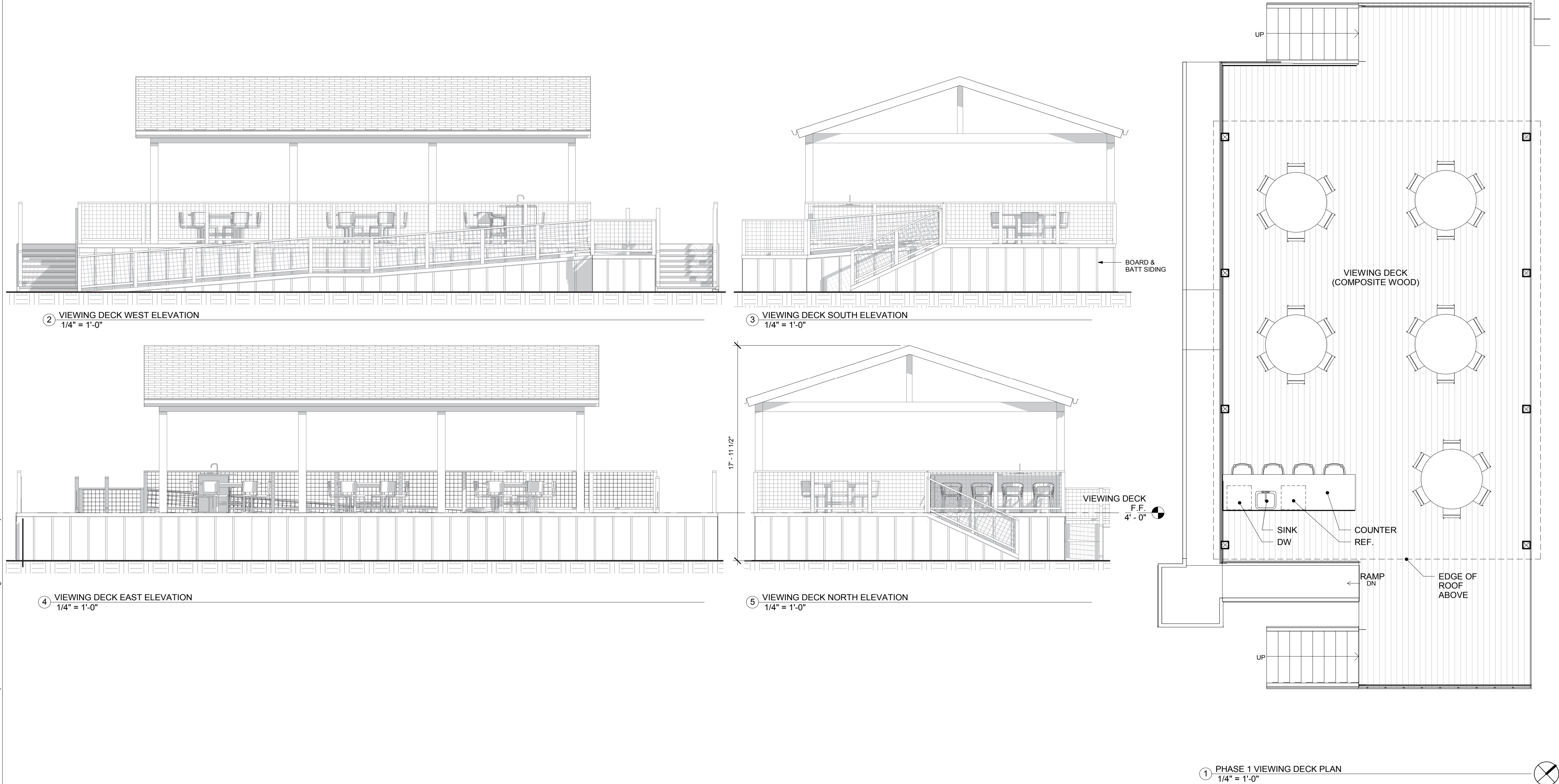
A10

1401 LAWN CLUB

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NATIVE SON ★ DESIGN STUDIO

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CHRIS@NATIVESONDESIGN.COM
BUSINESS LICENSE: 973501

1103 VINTAGE AVE.
LAWN CLUB

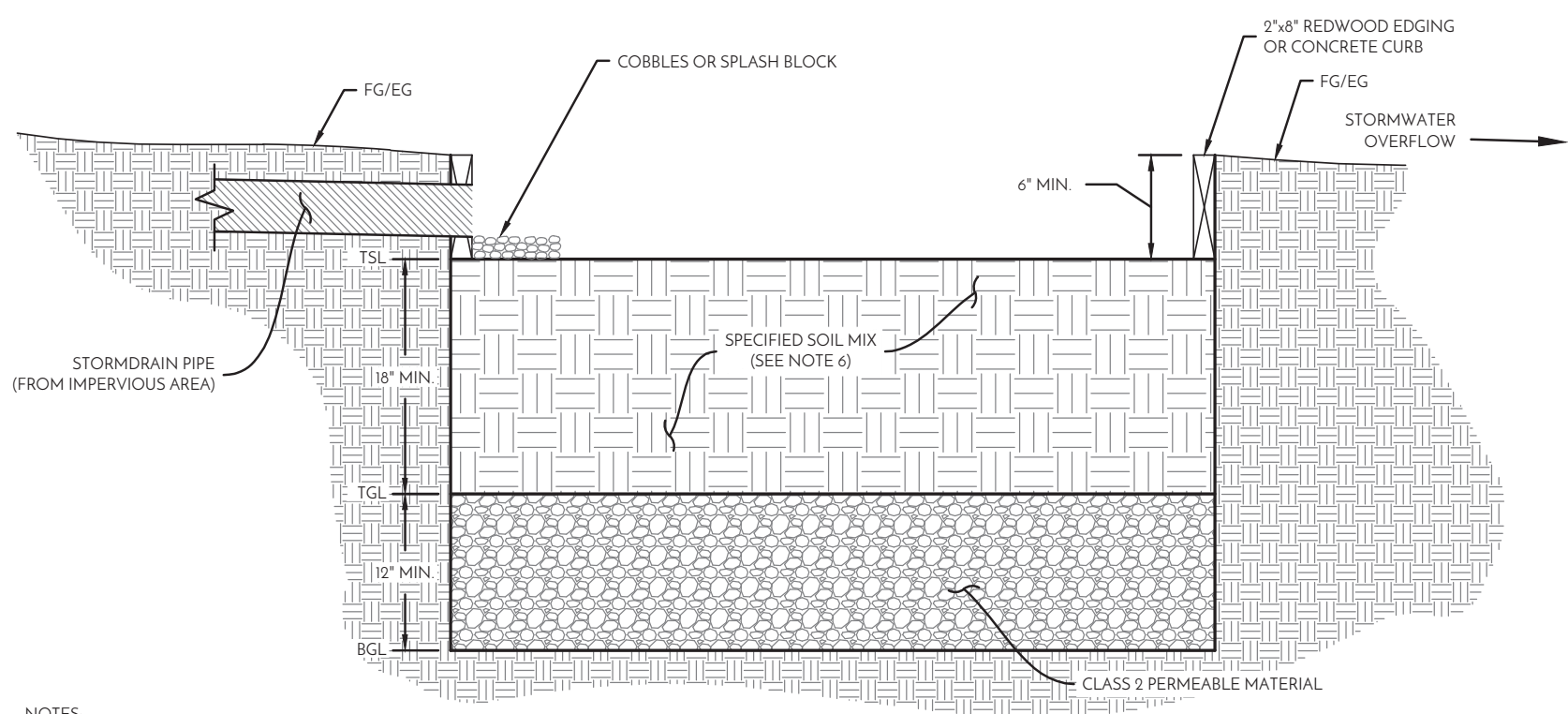
ST. HELENA CA 94574

APN: 009-580-026	
DATE: 3.22.19	SUBMITTAL: DRAFT

**VIEWING PLATFORM
PLANS AND
ELEVATIONS**

A11

1401 LAWN CLUB



NOTES:

- FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
- FACILITIES LOCATED IN AREAS OF HIGH GROUNDWATER, HIGHLY INFILTRATIVE SOILS, OR WHERE CONNECTION OF THE UNDERDRAIN TO A SURFACE DRAIN OR SUBSURFACE STORM DRAIN ARE INFEASIBLE MAY OMIT THE UNDERDRAIN.
- NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
- MAINTAIN BGL, TGL, TSL AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS.
- CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
- REQUIRED SOIL MIX: 60% FINE SAND, 30% 40% COMPOST (VOLUME BASIS). SOIL SHALL BE CAPABLE OF ACHIEVING A LONG TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 3 INCHES PER HOUR. SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

1 BIORETENTION FACILITY NO SUBDRAIN

NOT TO SCALE

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW APPROVAL FOR THREE NEW TENNIS COURTS, AN OPEN AIR CLUBHOUSE WITH TWO BATHROOMS, A PARKING AREA, AND VIEWING DECK.

SURVEY NOTES

- THE BOUNDARY ON THESE DRAWINGS DOES NOT REPRESENT A PROPERTY LINE. SURVEY PROPERTY LINES SHOWN HEREON ARE BASED ON RECORD DATA, AND MAY NOT REPRESENT THE TRUE POSITIONS OF THE LINES.
- THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF MAY, 2016 PERFORMED BY TERRA FIRMA SURVEYS, INC.
- THIS SURVEY IS ON A VERTICAL DATUM OF NAVD83.
- SITE BENCHMARK DESCRIPTION: "SET SPIKE #101 IN ASPHALT PARKING AT SOUTHERLY END, 2.5' FROM SOUTHERLY EDGE OF PAVEMENT AND 10' FROM EASTERLY EDGE OF PAVEMENT. ELEVATION = 729.40"
- MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
- CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

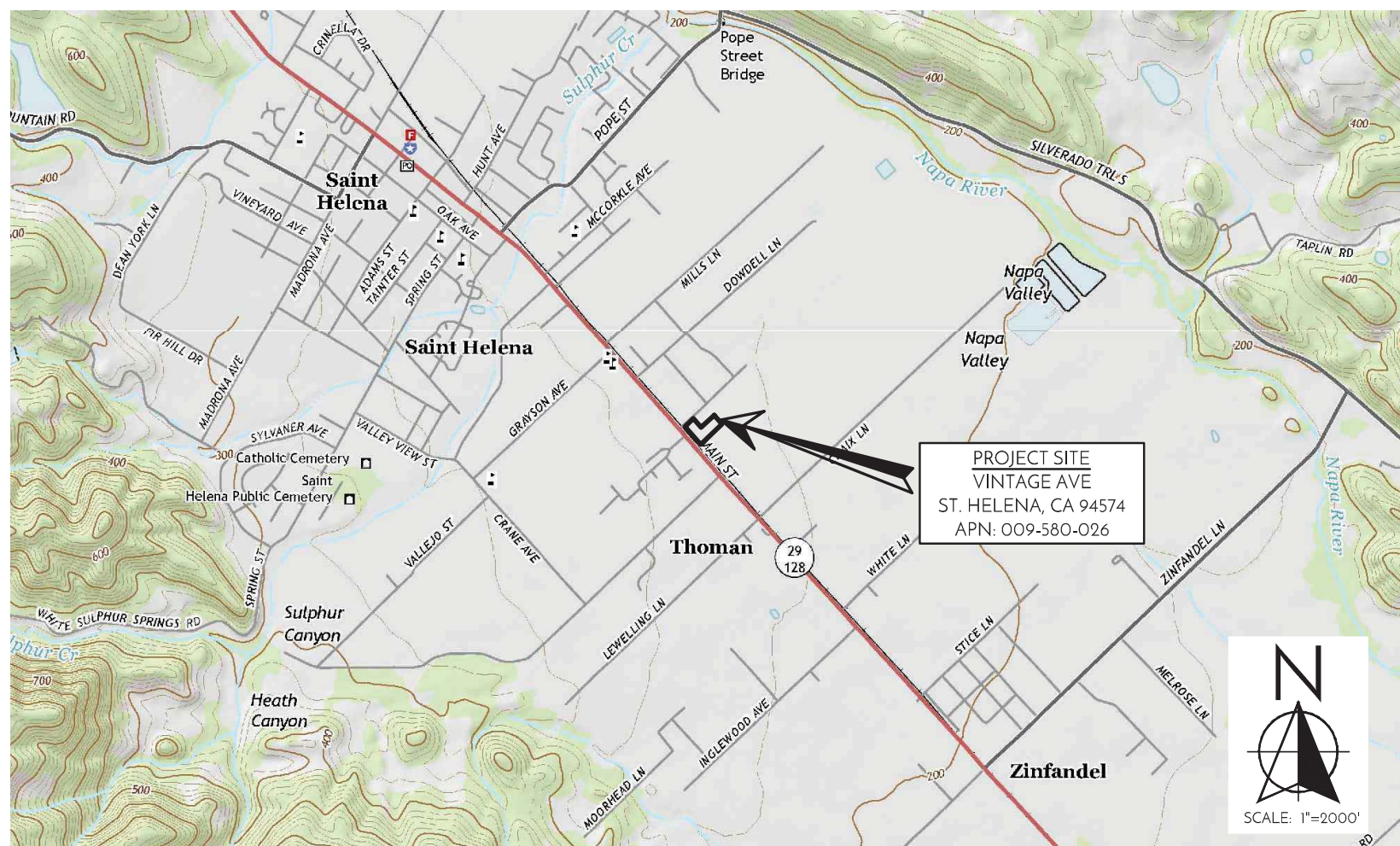
ESTIMATED EARTHWORK QUANTITIES

- THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
- THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
- THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:
 - QUANTITIES FROM UTILITY TRENCHES, FOUNDATION TRENCHES, AND STORMWATER DETENTION BASINS HAVE NOT BEEN ESTIMATED.
 - QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE NOT BEEN ESTIMATED.
- CONTRACTOR SHALL WORK WITH THE PROJECT GEOTECHNICAL ENGINEER TO DETERMINE IF COMPACTION AND BULKING FACTORS ARE APPLICABLE FOR THE PROPOSED GRADING ACTIVITIES. THESE FACTORS HAVE THE POTENTIAL TO SIGNIFICANTLY ALTER THE CUT & FILL QUANTITIES IDENTIFIED IN THIS ANALYSIS.
- SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	30	30
FILL	30	30
ESTIMATED NET EARTHWORK	BALANCED	

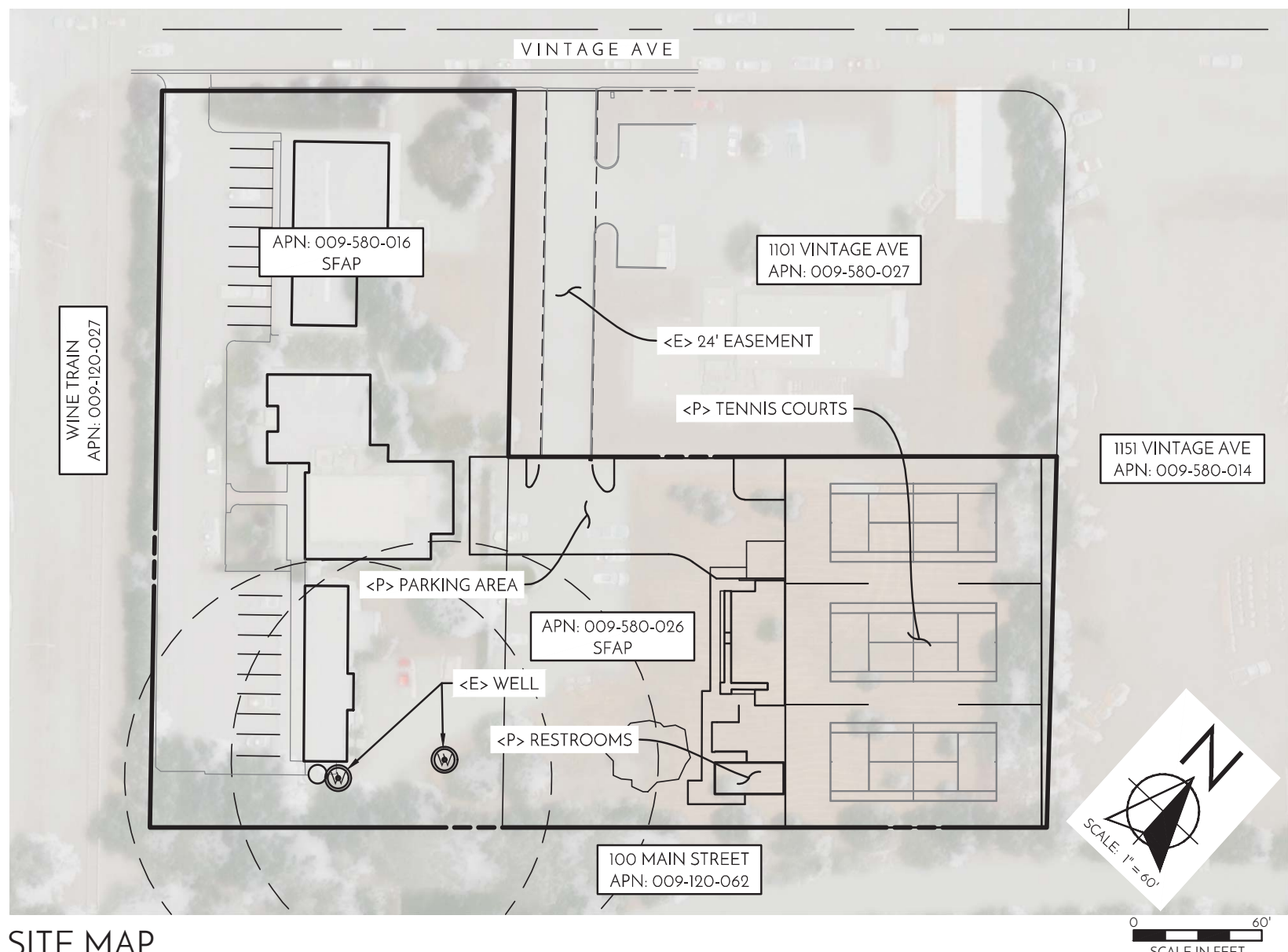
THE APPROXIMATE AREA OF DISTURBED SOIL IS 38,000 SF (0.87 ACRES).

CIVIL IMPROVEMENT PLANS FOR: LAWN CLUB VINTAGE AVENUE ST. HELENA, CA 94574



VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES MAP NAME: ST. HELENA & RUTHERFORD



SITE MAP

SHEET INDEX

- C1.0 COVER SHEET
- C2.0 HARDSCAPE PLAN
- C2.1 GRADING PLAN
- C3.0 UTILITY PLAN

PROJECT INFORMATION

OWNER:	MARIE OLIVER, TRUSTEE 1248 HUDSON AVE ST. HELENA, CALIFORNIA 94574	ARCHITECT:	NATIVE SON DESIGN STUDIO 9258 CALLE PUERTO VALLARTA SANTA BARBARA, CA 93103 CHRIS COTTELL, AIA (805) 729-5941
SITE ADDRESS:	VINTAGE AVE ST. HELENA, CA 94574	PLANNER:	GREG DESMOND 333 NEWTON WAY ANGWIN, CA 94508 (707) 287-5957
ASSESSOR PARCEL #:	009-580-016, -026		
PARCEL SIZE:	#2.98 ACRES		
CITY ZONING:	SC		
SURVEYOR:	TERRA FIRMA SURVEYS, INC P.O. BOX 533 ST. HELENA, CA 94574 CHRIS COLE, P.L.S. 707/963-7565		
CIVIL ENGINEER:	MADRONE ENGINEERING 1485 MAIN STREET, SUITE 302 ST. HELENA, CA 94574 JOEL DICKERSON, P.E. 707/502-6280		

REVISIONS

- REVISED RESTROOM BLDG

NOT FOR CONSTRUCTION

ABBREVIATIONS					
AG	AGGREGATE BASE	FI	FIRE HYDRANT	R	RADIUS
AC	ASPHALT CONCRETE	FIRM	FLOOD INSURANCE RATE MAP	RT	RIGHT
AD	AREA DRAIN	FL	FLOW LINE	ROW	RIGHT OF WAY
BC	BEGIN CURVE	FM	FORCE MAIN	RWL	RAIN WATER LEADER
BFE	BASE FLOOD ELEVATION PER FIRM	FS	FINISHED SURFACE	RCF	REINFORCED CONCRETE PIPE
BM	BENCHMARK	GR	GRADE BREAK	SI	SOUTH
BCR	BEGIN CURB RETURN	GR	GRAVEL	S	SLOPE (FEET/FOOT)
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SAD	SEE ARCHITECTURAL DRAWING
BS	BOTTOM OF STAIRS	INV	INVERT	SD	STORM DRAIN
BSW	BACK OF SIDEWALK	IRV	IRON PIPE	SDP	SUBDRAIN PIPE
CB	CATCH BASIN	IRR	IRRIGATION	SED	SEE ELECTRICAL DRAWINGS
C&G	CURB AND GUTTER	IP	JOINT POLE	SLO	SEE LANDSCAPE DRAWINGS
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET/FOOT	SLV	SLEEVE
CP	CONCRETE PIPE	LP	LOW POINT	SHD	SEE MECHANICAL DRAWINGS
CL	CENTERLINE	MH	MANHOLE	SEP	SEE PLUMBING DRAWINGS
CO	CLEANOUT	MON	MONUMENT	SS	SANITARY SEWER
COMM	COMMUNICATION	N	NORTH	SSCO	SANITARY SEWER CLEAN OUT
CV	CHECK VALVE	NEW	NEW	SSMH	SANITARY SEWER MANHOLE
OW	COLD WATER	OC	ON CENTER	STA	STATION
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND	STD	STANDARD
DG	DECOMPOSED GRANITE	OH	OVERHEAD	SW	SIDEWALK
DIP	DUCTILE IRON PIPE	CHL	OVERHEAD LINE	TC	TOP OF CURB
DS	DOWNSPOUT	PRO	PROPOSED	TFC	TOP FACE OF CURB
DW	DOMESTIC WASTE	PCC	PORLAND CEMENT CONCRETE	TCF	TOP OF CONCRETE
DWG	DRAWING	PD	PRESSURE DISTRIBUTION	TS	TOP OF STAIRS
EC	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC	TW	TOP OF WALL
EB	EXISTING	PI	POINT OF INTERSECTION	TYP	TYPICAL
EGR	END CURB RETURN	PV	POST INDICATOR VALVE	UG	UNDERGROUND
EG	EXISTING GROUND	PVL	PROPERTY LINE	VC	VERTICAL CURVE
EGR	EDGE OF GRAVEL	PRC	POINT OF REVERSE CURVE	VG	VALLEY GUTTER
EP	EDGE OF PAVEMENT	PSI	POUNDS PER SQUARE INCH	W	WEST
EVC	END VERTICAL CURVE	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
FDC	FIRE DEPT. CONNECTION	PVC	POLYVINYL CHLORIDE	WS	WATER SERVICE
FG	FINISHED GRADE	PVI	POINT OF VERTICAL INTERSECTION	WV	WATER VALVE
		PW	PROCESS WASTE		

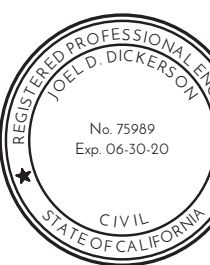
SYMBOL LEGEND		
UTILITY POLE	SEWER MANHOLE/RISE WITH ID #	
3GN	STORM DRAIN MANHOLE WITH ID #	
WELL	WATER VALVE	
STREET LIGHT	WATER METER & DCV	
TREE	FDC/PIV WITH CHECK VALVE	
TREE TO BE REMOVED	FIRE HYDRANT WITH GATE VALVE	
SANITARY SEWER	CLEANOUT	
GAS LINE	PROPOSED CONTOUR	
WATER LINE	SOLID STORM DRAIN	
EXISTING CONTOUR	PERFORATED STORM DRAIN	
TOP/TOE BANK GRADEBREAK	GRADE SWALE	
PROPERTY LINE	OVERLAND RELEASE ROUTE	
CENTERLINE		

STATEMENT OF RESPONSIBILITY: I, THE ENGINEER, JOEL DICKERSON, P.E., CERTIFICATE NO. 79989, EXPIRATION DATE 06-30-2023, AM A duly Licensed Professional Engineer in the State of California. I am the Engineer of Record for this project. I have prepared these plans and I am responsible for the accuracy and completeness of the information shown on these plans. I have not been convicted of any crime involving moral turpitude. I have not been disciplined by any professional engineering board. I have not been convicted of any crime involving the practice of engineering. I have not been convicted of any crime involving the practice of engineering. I have not been convicted of any crime involving the practice of engineering.

madrone
ENGINEERING
1485 Main Street, Suite 302
St. Helena, California 94574
Tel: 707.502.6280

CIVIL IMPROVEMENT PLANS COVER SHEET

LAWN CLUB
VINTAGE AVE
ST. HELENA, CA 94574
APN: 009-580-016, -026
PROJECT 18.024



EVERY PERSON PLANNING TO DIG
CALL US AT 818-788-7878 FOR REGISTRATION

FOR MORE INFORMATION
SEE WWW.USANORTH.ORG

SHEET

C1.0

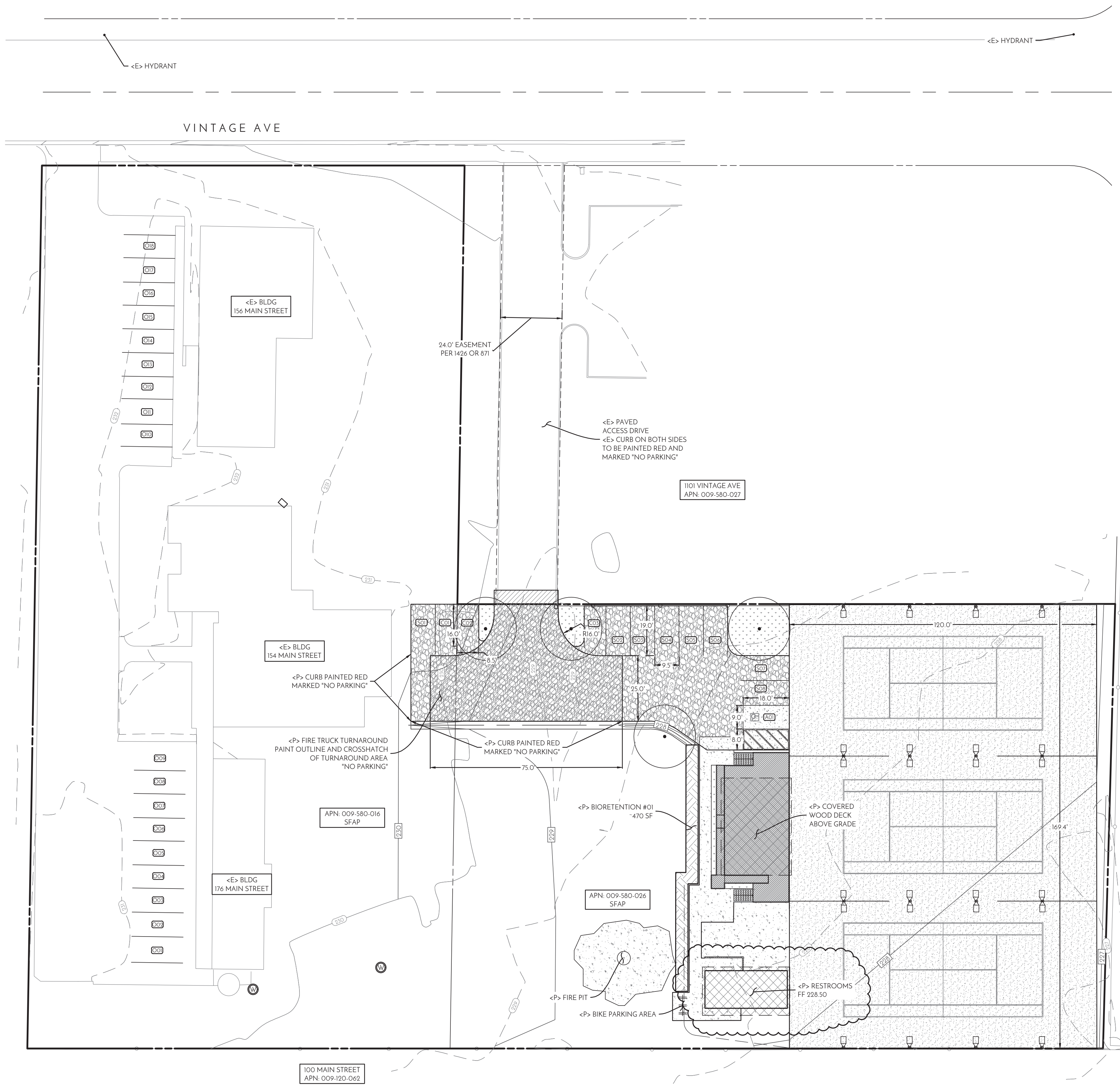
DATE: 08/15/18
11/09/18
04/04/19

ISSUE: DESIGN REVIEW
REVISION 1
REVISION 2

C1.0

NAPA VALLEY WINE TRAIN

WINE TRAIN
APN: 009-580-027



HARDSCAPE LEGEND

TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDING/ROOF	1,370	N/A	IMPERVIOUS
PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	2470	N/A	IMPERVIOUS
BOCCO COURT	SAND	1,180	6" CL 2 AB	IMPERVIOUS
ROADWAYS AND DRIVEWAYS	CONCRETE	380	5" CONC OVER 4" CL 2 AB	IMPERVIOUS
	GRAVELPAVE	5,950	GRAVELPAVE 10" CL 2 AB	IMPERVIOUS
OTHER PERVIOUS SURFACE	HAR-TRU ROCK/CLAY	20,320	N/A	PERVIOUS
	PLANTING	945	N/A	PERVIOUS
	WOOD DECK	1,540	N/A	PERVIOUS
	BIORETENTION	0	N/A	PERVIOUS
TOTAL		34,155		

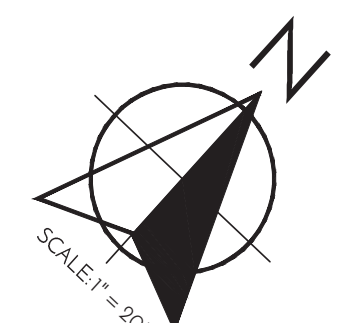
TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 10,370 SF (0.24 AC)
TOTAL DISTURBED SOIL AREA: 36,000 SF (0.87 AC)

PARKING SPACE CALCULATIONS

DESCRIPTION		NO. OF SPACES REQUIRED	NO. OF SPACES PROPOSED	TYPICAL DIMENSIONS
PROPOSED PARKING	ACCESSIBLE SPACES	1	1	CAR: 9' x 18' VAN: 12' x 18'
	COMPACT SPACES (20%)	3 max	3	8' x 16'
	STANDARD SPACES	8	8	9' x 18'
	PARALLEL SPACES	n/a	6	8' x 22'
	TOTAL PERMANENT PARKING	12	12	
OVERFLOW PARKING	TOTAL OVERFLOW PARKING	n/a	18	

REVISIONS

△ REVISED RESTROOM BLDG



SCALE 1" = 20'

HARDSCAPE PLAN

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1485 Main Street, Suite 202
St. Helena, CA 94574
Tel: 707.259.4880

CIVIL IMPROVEMENT PLANS
HARDSCAPE PLAN

LAWN CLUB
VINTAGE AVE
ST. HELENA, CA 94574
APN: 009-580-016, -026
PROJECT 18-014



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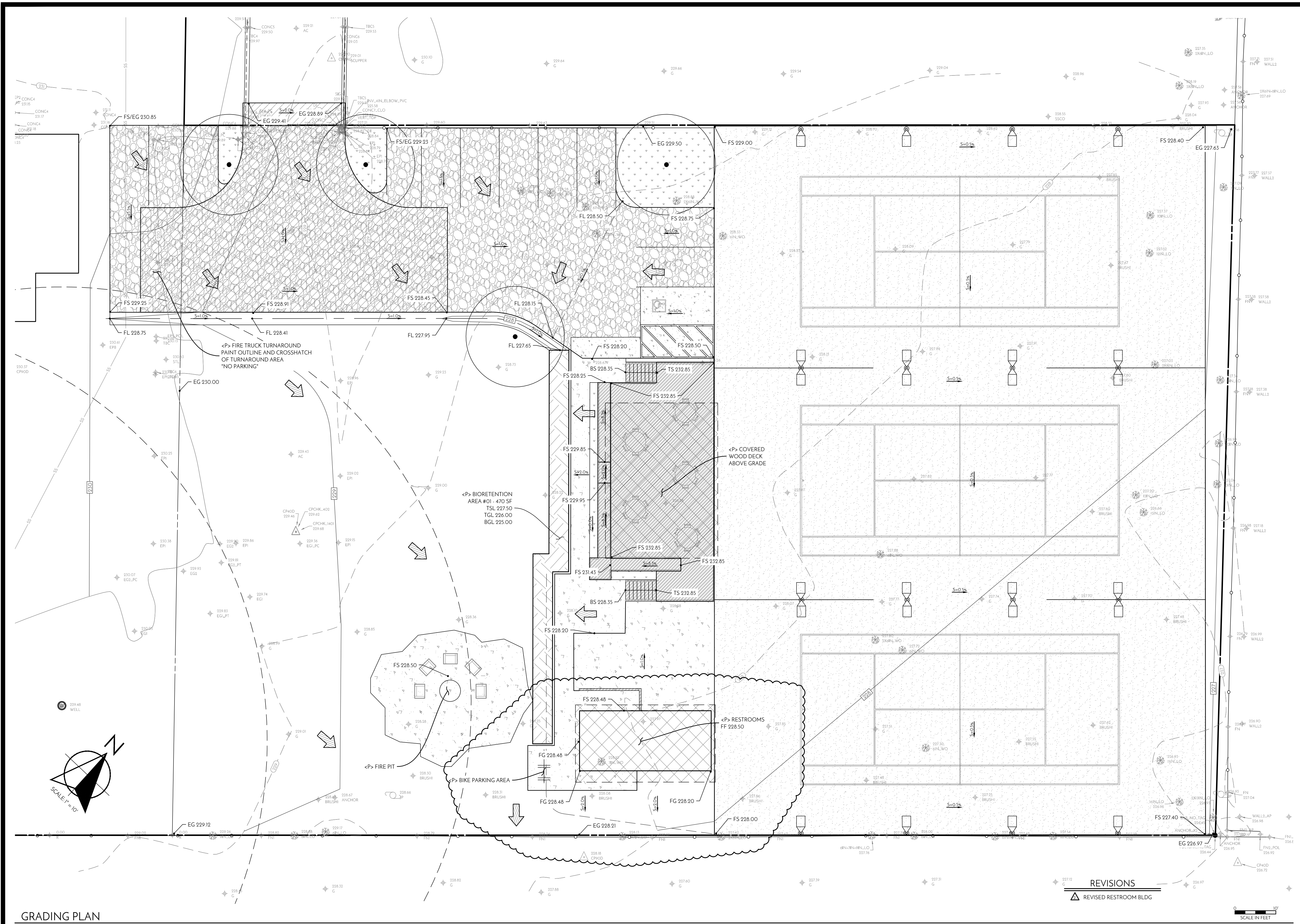
FOR MORE INFORMATION
SEE WWW.CALDOT.CA.GOV

DATE: 05/15/18
11/09/18
04/04/19

ISSUE:
DESIGN REVIEW
REVISION 1
REVISION 2

SHEET:

C2.0



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madrone
engineering
1445 Main Street, Suite 202
San Francisco, CA 94104
Tel: 707.559.4804

CIVIL IMPROVEMENT PLANS GRADING PLAN

LAWN CLUB
VINTAGE AVE
ST. HELENA, CA 94574
APN: 009-580-016, -026
PROJECT 18-034



DATE: 08/15/18
11/09/18
04/04/19

ISSUE: DESIGN REVIEW
REVISION 1
REVISION 2

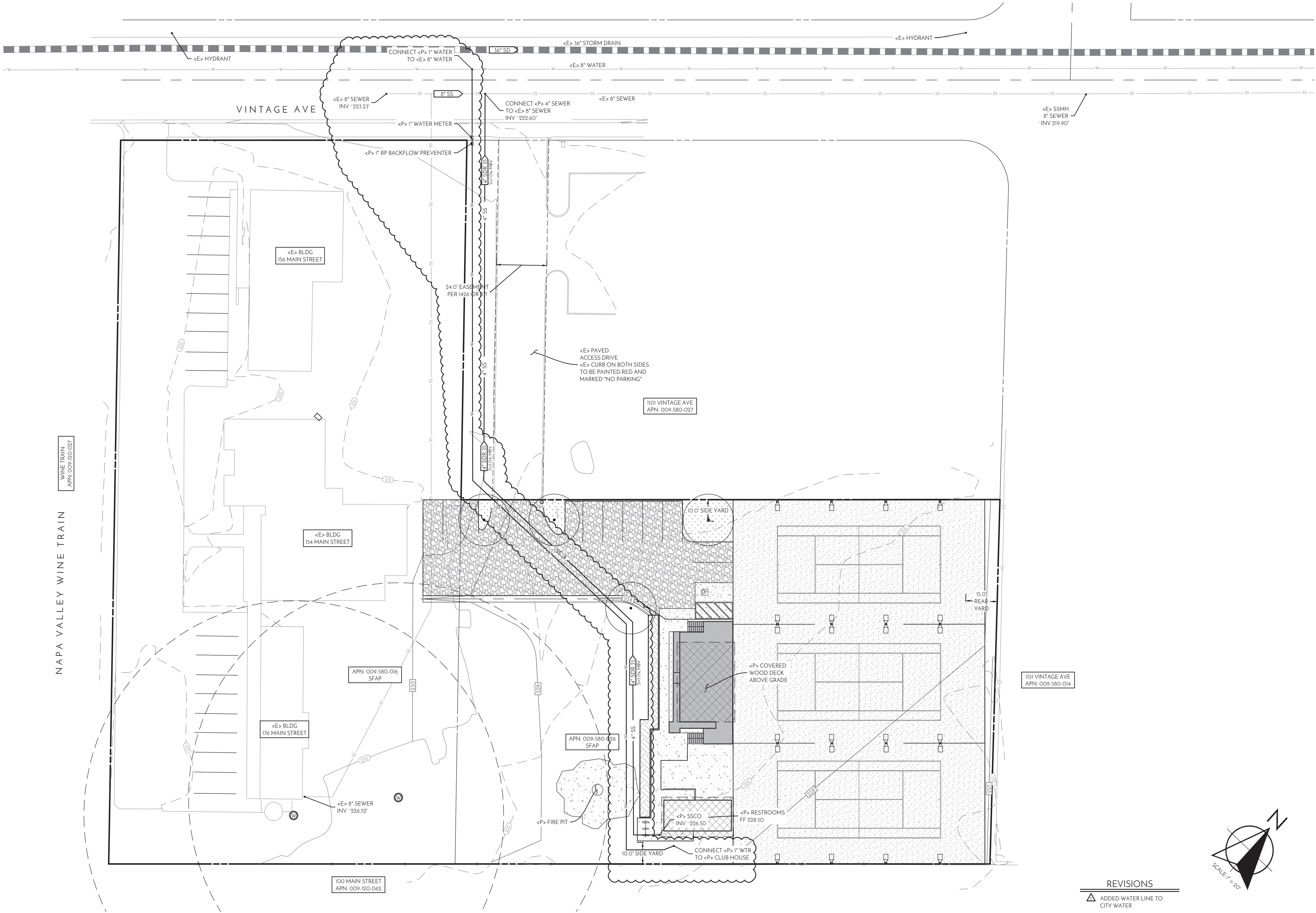
SHEET:

C2.1

REVISIONS
REVISED RESTROOM BLDG

SCALE IN FEET
0 10'

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UTILITY PLAN

NOT FOR CONSTRUCTION

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CIVIL IMPROVEMENT PLANS
UTILITY PLAN

LAWN CLUB
VINTAGE AVE
ST. HELENA, CA 94574
APN: 009-580-016, -026
PROJECT 18-014



DATE	ISSUE
05/15/18	DESIGN REVIEW
11/09/18	REVISION 1
04/04/19	REVISION 2

SHEET

C3.0



November 26, 2018

Mr. Jack Oliver
Mr. Greg Desmond
Lawn Club
1103 Vintage Ave.
St. Helena, California 94574

Subject: **LED Lighting at Lawn Club at St. Helena**

Dear Mr. Oliver & Mr. Desmond,

Thank you for considering your lighting project with Green Energy Innovations. LED lighting provides tremendous benefits by providing superior quality lighting while reducing your energy cost. GEI has provided numerous public/private tennis clubs with LED lighting throughout California and we would like to do the same for the new courts being built at the **Lawn Club**.

We understand that the City of St Helena has expressed concerns about the impact of the proposed lighting system specifically, potential impacts to surrounding/adjacent properties. As the attached photometric report indicates, there is no "**light spillage**" onto the surface outside of courts. In addition, there are several factors that will be vital in determining the effects of new LED lighting for the Lawn Club: height of the poles, direction of the light fixtures, distance in between the lights and the property, obstacles in between, court surface materials, LED reflecting technology and more.

The LED proposed for the Lawn Club are designed to be installed at 20 feet, which is the common height of tennis light poles. The light fixtures, as stated in the plan, are not directly facing any adjacent uses. The proposed project is located well away from other uses and is screened by existing and proposed landscaping. Furthermore, the tennis courts at the Lawn Club is designed to use Har-Tru Green Clay court, which absorbs the light much more efficiently. Most importantly, the

LED fixtures that GEI uses are designed for applications like this by providing focused lighting only where required. GEI has provided LED lighting solution to many private courts that have residences immediately adjacent to tennis courts. Residents were very happy after we upgrade their lights to LED and stated that the result was less “light spillage” after GEI installed new LED lights.

Considering all the factors discussed above, it would be reasonable to expect that LED lighting at the Lawn Club will NOT have adverse effect to its surrounding business/properties. Please refer to the attached aerial photos and photometric report for your reference. If you have any questions or concerns about the proposed LED lighting at the Lawn Club, please feel free to contact the undersigned at any time.

Sincerely,

Best Regards,

A handwritten signature in black ink, appearing to read "Jun D. Shim". The signature is fluid and cursive, with the first name "Jun" and last name "Shim" clearly distinguishable.

Jun D. Shim,
General Manager, Green Energy Innovations



Lawn Club Court #1 ~ #3 with 4 Pole Each Side

Installation : MAHA-400W (5000K)

Project number : 20181022-JC-LC-V2

Customer : Jack Oliver

Processed by : GEI - Jay Lee

Date : 10/22/2018

Project description:

1. Luminaire Q'ty : 8 Lights per Court
2. Pole height : 20 ft
3. Tilt angle : 0deg
4. Light loss factor : 0.9

The following values are based on exact calculations on calibrated lamps, luminaires and their arrangement. In practice, gradual divergences can occur.

Guarantee claims for luminaire data are excluded.

Relux and the luminaire manufacturers accept no liability for consequential damage and damage which is occasioned to the user or to third parties.

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
 Installation : MAHA-400W (5000K)
 Project number : 20181022-JC-LC-V2
 Date : 10/22/2018



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Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
Installation : MAHA-400W (5000K)
Project number : 20181022-JC-LC-V2
Date : 10/22/2018



1 Luminaire data

1.1 gigatera, MAHA Plus 400W... (!MAHA plus 400W T type ...)

1.1.1 Data sheet

Manufacturer: gigatera

!MAHA plus 400W T type 180906.ies MAHA Plus 400W

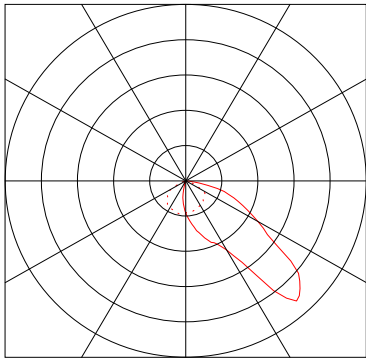
Luminaire data

Luminaire efficiency : 100%
Luminaire efficacy : 152.11 lm/W
Classification : A30 ↓ 100.0% ↑ 0.0%
CIE Flux Codes : 32 75 96 100 100
UGR 4H 8H : 37.1 / 31.8
Power : 408 W
Luminous flux : 62060 lm

Equipped with

Quantity : 1
Designation : T type
Colour :
Luminous flux : 62060 lm

Dimensions : 18.7 in x 21.7 in x 6.3 in



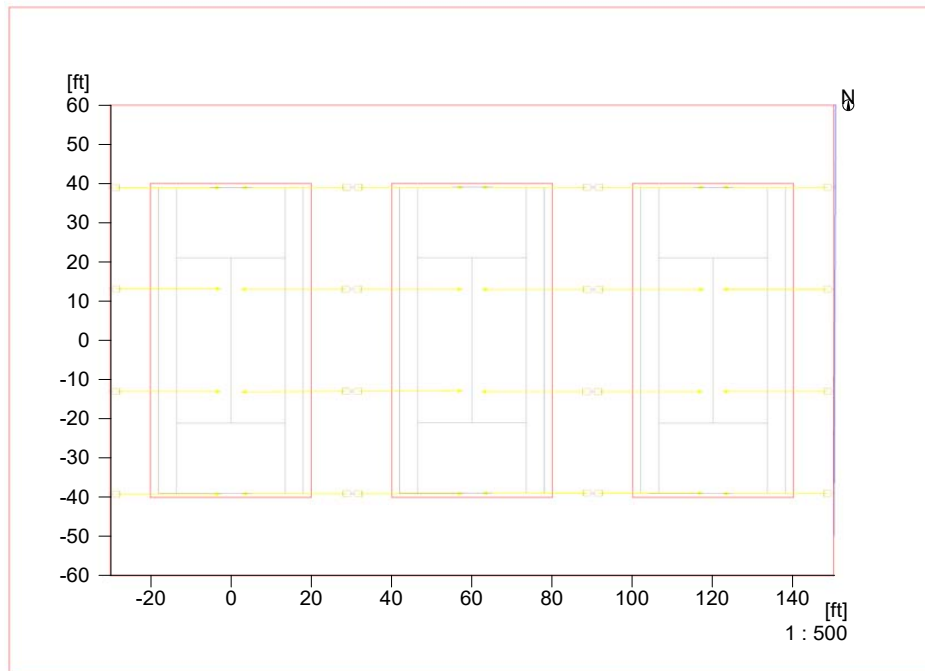
Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
 Installation : MAHA-400W (5000K)
 Project number : 20181022-JC-LC-V2
 Date : 10/22/2018



2 Tennis court (MA400)

2.1 Description, Tennis court (MA400)

2.1.1 Floor plan

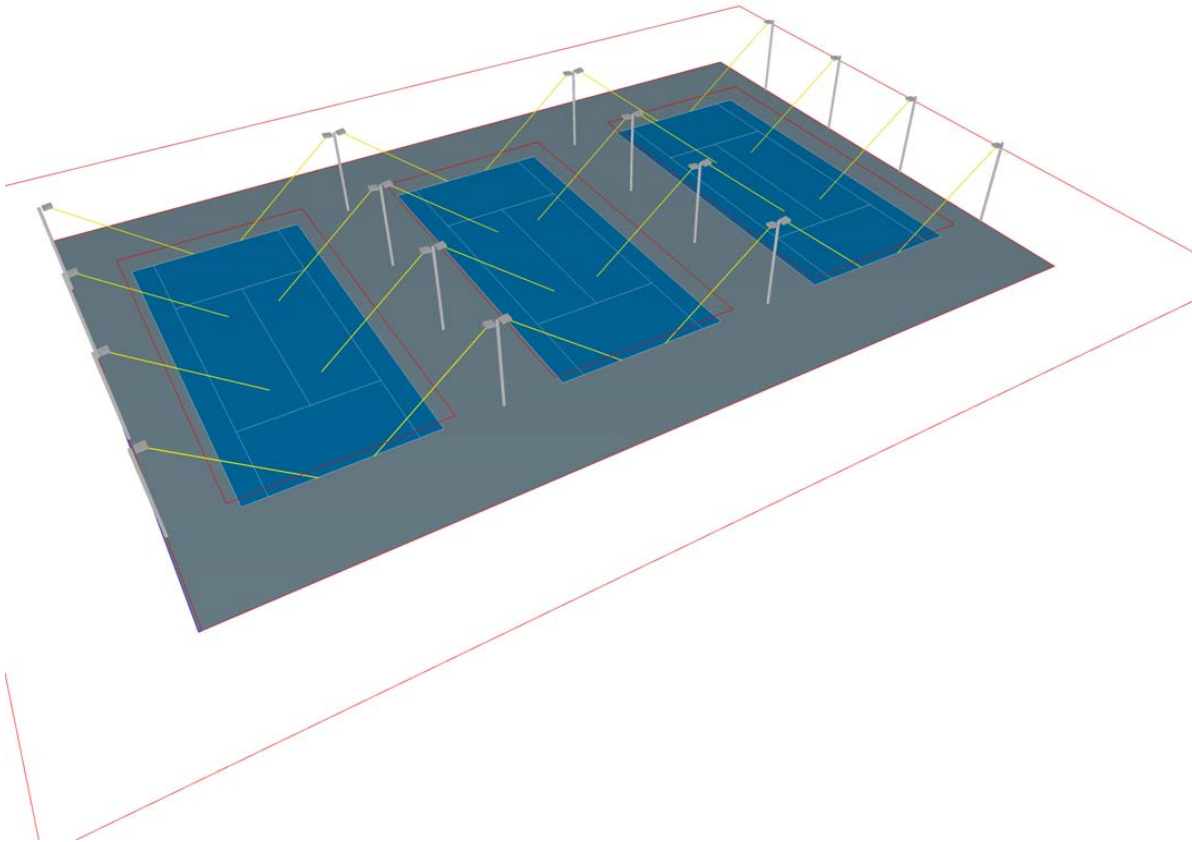


Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
 Installation : MAHA-400W (5000K)
 Project number : 20181022-JC-LC-V2
 Date : 10/22/2018



2.1 Description, Tennis court (MA400)

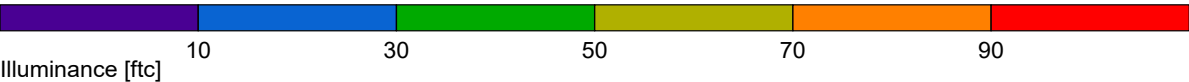
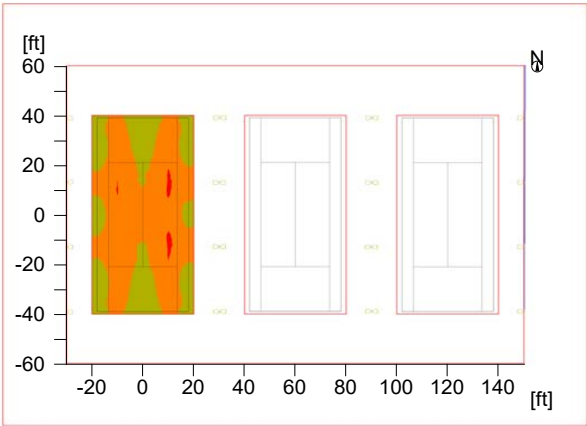
2.1.2 3D view, View 1



Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
Installation : MAHA-400W (5000K)
Project number : 20181022-JC-LC-V2
Date : 10/22/2018



2 Tennis court (MA400)
2.2 Summary, Tennis court (MA400)
2.2.1 Result overview, #1 Tennis court PA



General	
Calculation algorithm used	Average indirect fraction
Height of evaluation surface	3.00 ft
Height (phot centre) [ft]:	19.74 ft
Maintenance factor	0.90
Light flux factor (see maintenance plan)	1.00
Total luminous flux of all lamps	
1489439.9 lm (100.00% dimmed)	
(Luminaires have been dimmed. For details turn to the dimming section in the luminaire data output.)	
Total power	
9792 W	
Total power per area (21630.00 sqft)	
0.45 W/sqft	

Illuminance		
Average illuminance	Eav	69 ftc
Minimum illuminance	Emin	52 ftc
Maximum illuminance	Emax	85 ftc
Uniformity Uo	Emin/Em	1:1.34 (0.75)
Diversity Ud	Emin/Emax	1:1.65 (0.61)

Type No.\Make

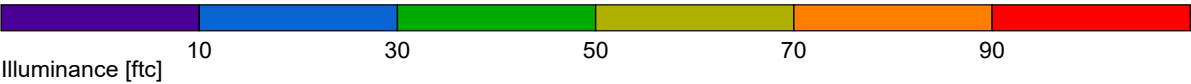
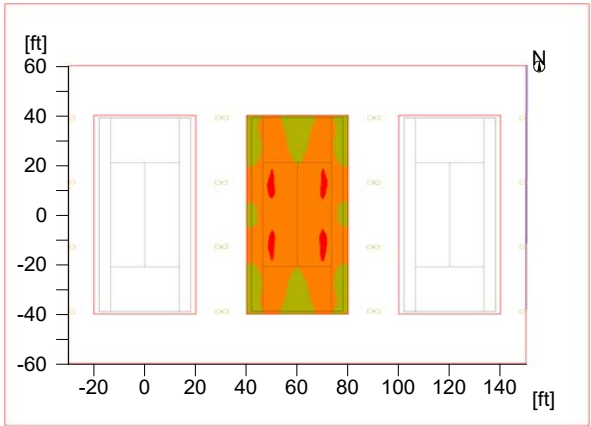
2 24		gigatera
	Order No.	: !MAHA plus 400W T type 180906.ies
	Luminaire name	: MAHA Plus 400W
	Equipment	: 1 x T type 408 W / 62060 lm

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
Installation : MAHA-400W (5000K)
Project number : 20181022-JC-LC-V2
Date : 10/22/2018



2.2 Summary, Tennis court (MA400)

2.2.2 Result overview, #2 Tennis court PA



General

Calculation algorithm used	Average indirect fraction
Height of evaluation surface	3.00 ft
Height (phot centre) [ft]:	19.74 ft
Maintenance factor	0.90
Light flux factor (see maintenance plan)	1.00
Total luminous flux of all lamps	1489439.9 lm (100.00% dimmed)
(Luminaires have been dimmed. For details turn to the dimming section in the luminaire data output.)	
Total power	9792 W
Total power per area (21630.00 sqft)	0.45 W/sqft

Illuminance

Average illuminance	Eav	71 ftc
Minimum illuminance	Emin	54 ftc
Maximum illuminance	Emax	85 ftc
Uniformity Uo	Emin/Em	1:1.31 (0.76)
Diversity Ud	Emin/Emax	1:1.59 (0.63)

Type No.\Make

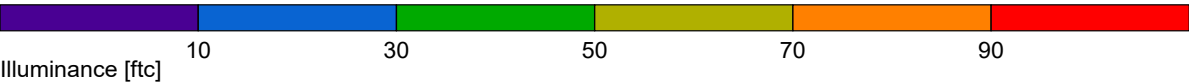
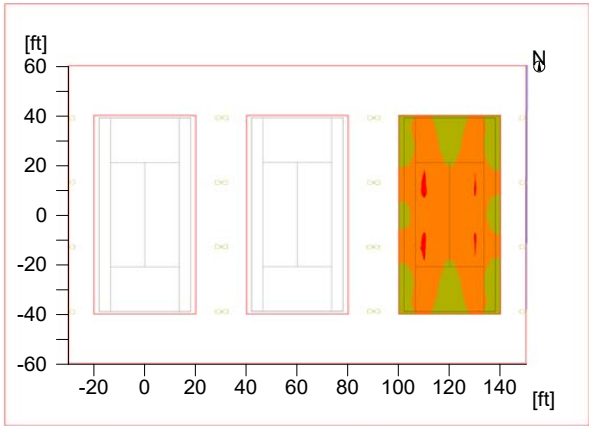
2 24		gigatera
		Order No. : !MAHA plus 400W T type 180906.ies
		Luminaire name : MAHA Plus 400W
		Equipment : 1 x T type 408 W / 62060 lm

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
Installation : MAHA-400W (5000K)
Project number : 20181022-JC-LC-V2
Date : 10/22/2018



2.2 Summary, Tennis court (MA400)

2.2.3 Result overview, #3 Tennis court PA



General	
Calculation algorithm used	Average indirect fraction
Height of evaluation surface	3.00 ft
Height (phot centre) [ft]:	19.74 ft
Maintenance factor	0.90
Light flux factor (see maintenance plan)	1.00
Total luminous flux of all lamps	
1489439.9 lm (100.00% dimmed)	
(Luminaires have been dimmed. For details turn to the dimming section in the luminaire data output.)	
Total power	
9792 W	
Total power per area (21630.00 sqft)	
0.45 W/sqft	

Illuminance		
Average illuminance	Eav	70 ftc
Minimum illuminance	Emin	53 ftc
Maximum illuminance	Emax	85 ftc
Uniformity Uo	Emin/Em	1:1.31 (0.76)
Diversity Ud	Emin/Emax	1:1.6 (0.62)

Type No.\Make

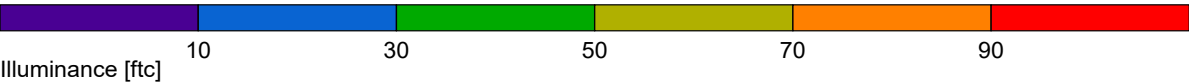
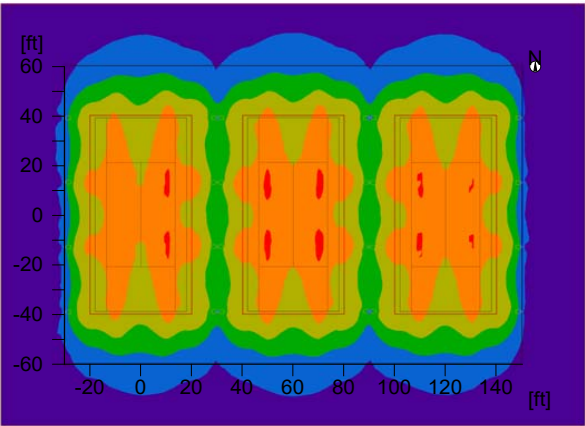
2 24		gigatera
	Order No.	: !MAHA plus 400W T type 180906.ies
	Luminaire name	: MAHA Plus 400W
	Equipment	: 1 x T type 408 W / 62060 lm

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
Installation : MAHA-400W (5000K)
Project number : 20181022-JC-LC-V2
Date : 10/22/2018



2.2 Summary, Tennis court (MA400)

2.2.4 Result overview, Out Side of Play Area



General

Calculation algorithm used	Average indirect fraction
Height of evaluation surface	3.00 ft
Height (phot. centre) [ft]:	19.74 ft
Maintenance factor	0.90
Light flux factor (see maintenance plan)	1.00
Total luminous flux of all lamps	1489439.9 lm (100.00% dimmed)
(Luminaires have been dimmed. For details turn to the dimming section in the luminaire data output.)	
Total power	9792 W
Total power per area (21630.00 sqft)	0.45 W/sqft

Illuminance

Average illuminance	Eav	29 ftc
Minimum illuminance	Emin	0.6 ftc
Maximum illuminance	Emax	82 ftc
Uniformity Uo	Emin/Em	1:52.6 (0.02)
Diversity Ud	Emin/Emax	1:150 (0.01)

Type No.\Make

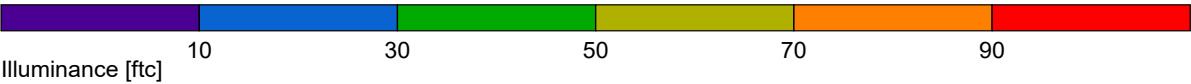
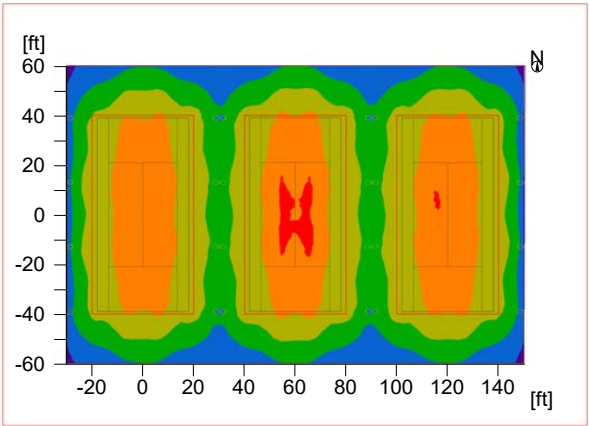
2 24		gigatera
	Order No.	: !MAHA plus 400W T type 180906.ies
	Luminaire name	: MAHA Plus 400W
	Equipment	: 1 x T type 408 W / 62060 lm

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
Installation : MAHA-400W (5000K)
Project number : 20181022-JC-LC-V2
Date : 10/22/2018



2.2 Summary, Tennis court (MA400)

2.2.5 Result overview, Evaluation area



General

Calculation algorithm used	Average indirect fraction
Height (phot. centre)	19.74 ft
Maintenance factor	0.90
Light flux factor (see maintenance plan)	1.00
Total luminous flux of all lamps	1489439.88 lm (100.00% dimmed)
(Luminaires have been dimmed. For details turn to the dimming section in the luminaire data output.)	
Total power	9792.0 W
Total power per area (21630.00 sqft)	0.45 W/sqft (0.09 W/sqft/100ftc)

Evaluation area	Reference plane
	Horizontal
Em	47 ftc
Emin	5 ftc
Emin/Eav (Uo)	0.11
Emin/Emax (Ud)	0.06
Position	0.00 ft

Type No.\Make

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
Installation : MAHA-400W (5000K)
Project number : 20181022-JC-LC-V2
Date : 10/22/2018



2.2 Summary, Tennis court (MA400)

2.2.5 Result overview, Evaluation area

2	24	gigatera	
		Order No.	: !MAHA plus 400W T type 180906.ies
		Luminaire name	: MAHA Plus 400W
		Equipment	: 1 x T type 408 W / 62060 lm

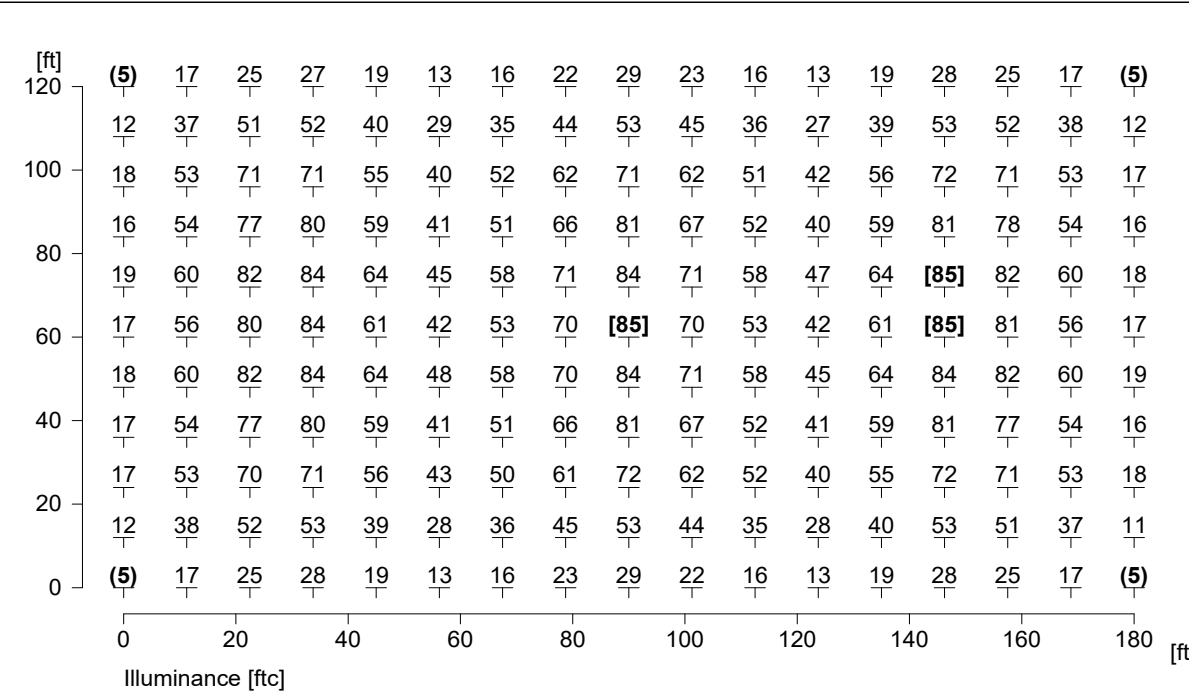
Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
Installation : MAHA-400W (5000K)
Project number : 20181022-JC-LC-V2
Date : 10/22/2018



2 Tennis court (MA400)

2.3 Calculation results, Tennis court (MA400)

2.3.1 Table, Reference plane (E)



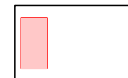
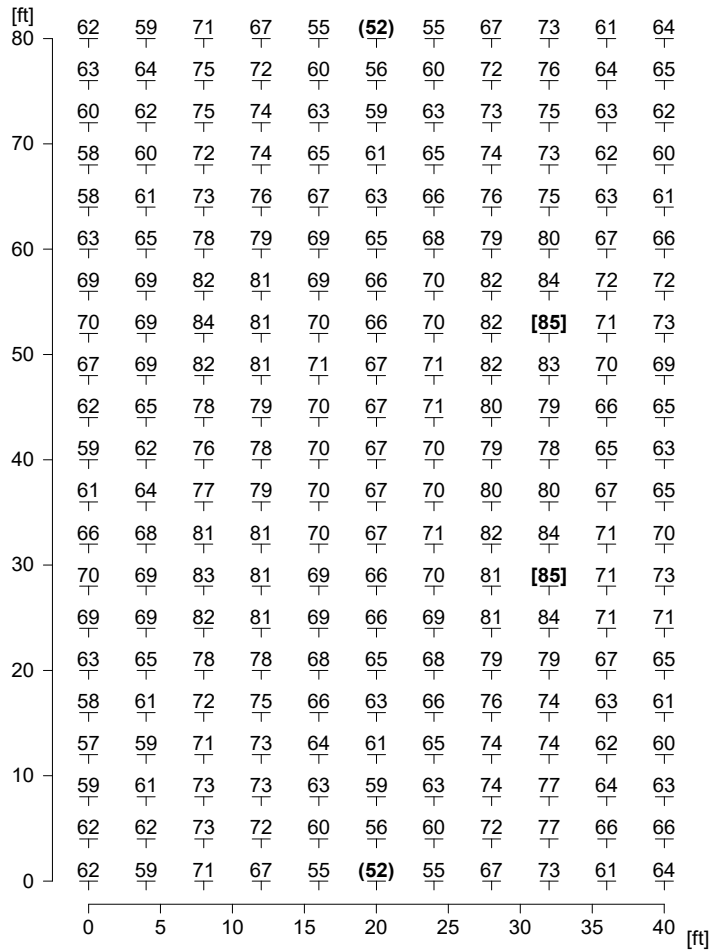
Light flux factor (see maintenance plan) : 1.00
Height reference plane : 0.00 ft
Average illuminance Eav : 47 ftc
Minimum illuminance Emin : 5 ftc
Maximum illuminance Emax : 85 ftc
Uniformity Uo Emin/Eav : 1 : 8.94 (0.11)
Diversity Ud Emin/Emax : 1 : 16.09 (0.06)

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
 Installation : MAHA-400W (5000K)
 Project number : 20181022-JC-LC-V2
 Date : 10/22/2018



2.3 Calculation results, Tennis court (MA400)

2.3.2 Table, #1 Tennis court PA (E)



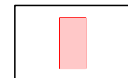
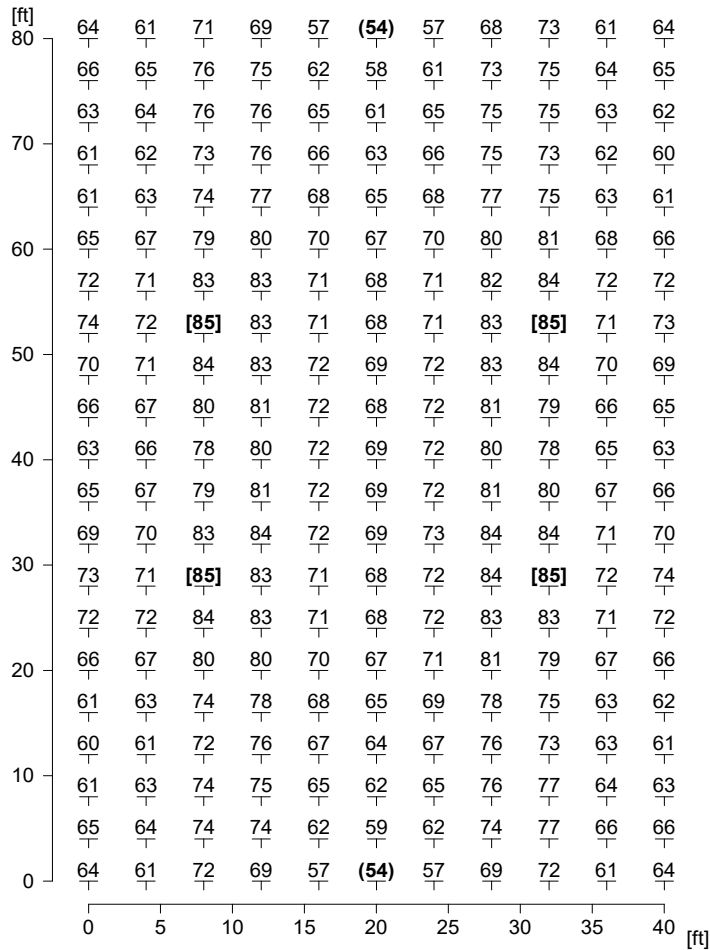
Light flux factor (see maintenance plan)	: 1.00
Height reference plane	: 3.00 ft
Average illuminance	Eav : 69 ftc
Minimum illuminance	Emin : 52 ftc
Maximum illuminance	Emax : 85 ftc
Uniformity Uo	Emin/Eav : 1 : 1.34 (0.75)
Diversity Ud	Emin/Emax : 1 : 1.65 (0.61)

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
 Installation : MAHA-400W (5000K)
 Project number : 20181022-JC-LC-V2
 Date : 10/22/2018



2.3 Calculation results, Tennis court (MA400)

2.3.3 Table, #2 Tennis court PA (E)



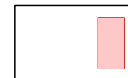
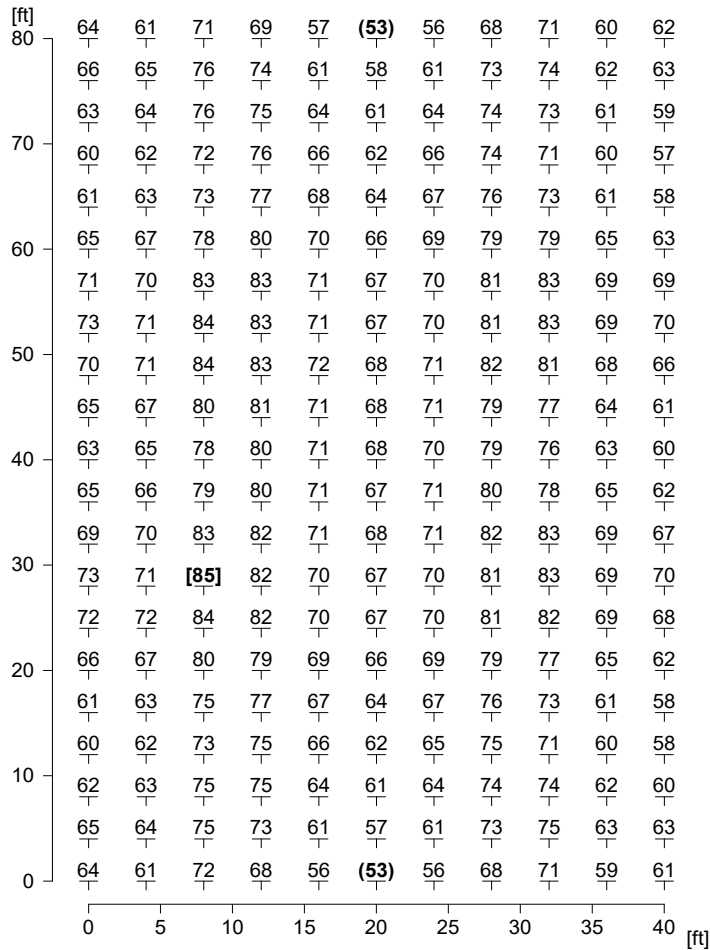
Light flux factor (see maintenance plan)	: 1.00
Height reference plane	: 3.00 ft
Average illuminance	Eav : 71 ftc
Minimum illuminance	Emin : 54 ftc
Maximum illuminance	Emax : 85 ftc
Uniformity Uo	Emin/Eav : 1 : 1.31 (0.76)
Diversity Ud	Emin/Emax : 1 : 1.59 (0.63)

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
 Installation : MAHA-400W (5000K)
 Project number : 20181022-JC-LC-V2
 Date : 10/22/2018



2.3 Calculation results, Tennis court (MA400)

2.3.4 Table, #3 Tennis court PA (E)



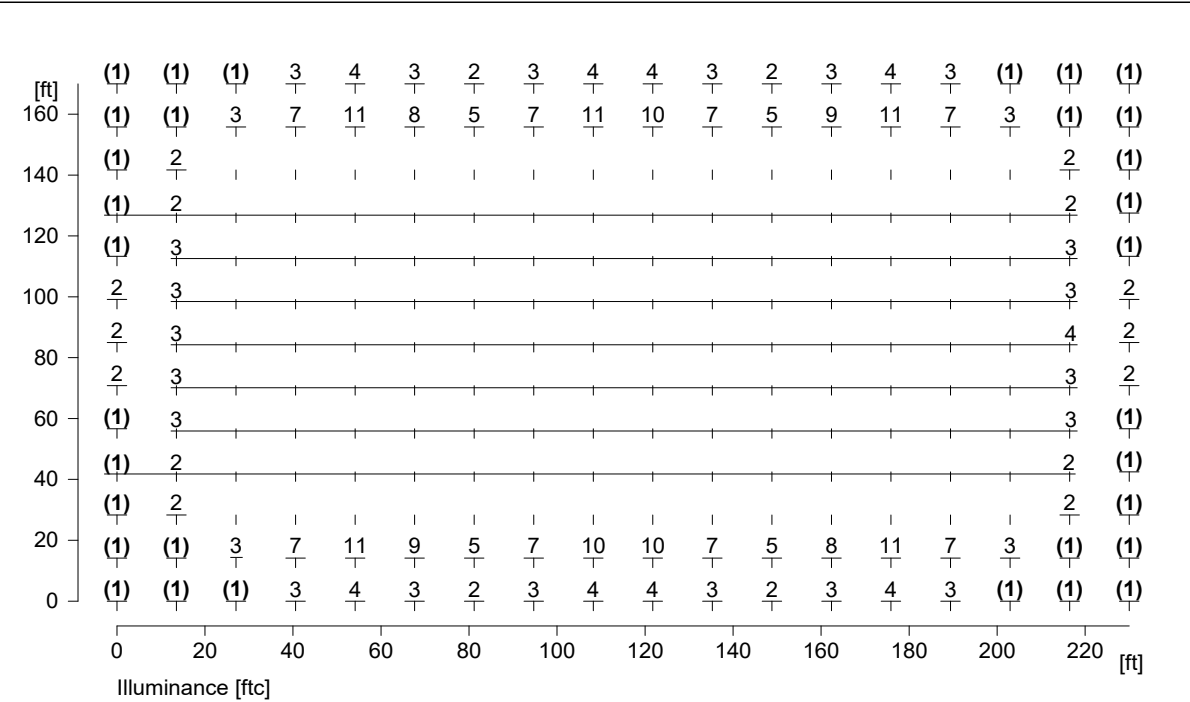
Light flux factor (see maintenance plan)	: 1.00
Height reference plane	: 3.00 ft
Average illuminance	Eav : 70 ftc
Minimum illuminance	Emin : 53 ftc
Maximum illuminance	Emax : 85 ftc
Uniformity Uo	Emin/Eav : 1 : 1.31 (0.76)
Diversity Ud	Emin/Emax : 1 : 1.60 (0.62)

Object : Lawn Club Court #1 ~ #3 with 4 Pole Each Side
Installation : MAHA-400W (5000K)
Project number : 20181022-JC-LC-V2
Date : 10/22/2018



2.3 Calculation results, Tennis court (MA400)

2.3.5 Table, Out Side of Play Area (E)



Light flux factor (see maintenance plan) : 1.00
Height reference plane : 3.00 ft
Average illuminance Eav : 29 ftc
Minimum illuminance Emin : 0.6 ftc
Maximum illuminance Emax : 82 ftc
Uniformity Uo Emin/Eav : 1 : 52.59 (0.02)
Diversity Ud Emin/Emax : 1 : 149.53 (0.01)

St Helena Lawn Club – Site Photos



1. St Helena Lawn Club – Southwest corner looking to the northeast corner of the site.



2. St Helena Lawn Club – Northwest corner looking to the southeast corner of the site.

August 2018

St Helena Lawn Club – Site Photos

St Helena Lawn Club – Site Photos



3. St Helena Lawn Club – Northeast corner looking to the southwest corner of the site.



4. St Helena Lawn Club – Southeast corner looking to the northwest corner of the site.

August 2018

St Helena Lawn Club – Site Photos

St Helena Lawn Club – Site Photos



5. St Helena Lawn Club – From Vintage Ave looking south along existing access easement.



6. St Helena Lawn Club – Aerial photo of site.



ORDER NO: 00301177-LC

PRELIMINARY REPORT

First American Title Insurance Company

First American Title Company of Napa

California Department of Insurance License No. 2553-6

1361 Main Street, P.O. Box 178, St. Helena, CA 94574

Tel: (707) 963-7151 - Fax: (707) 963-1302

Property Address:

No Situs

St. Helena, CA 94574

Assessor's Parcel Number:

009-580-026

Buyer/Borrower:

Reginald B. Oliver Marital Trust as amended UAD

12/11/90 and Marie M. Oliver 2005 Trust UAD

12/11/90

Direct Escrow Inquiries to Escrow Officer:

Liz Cooper

Email: LCooper@FirstAmNapa.com

Direct Title Inquiries to:

Kevin Dornbush

Email: KDornbush@FirstAmNapa.com

Seller/Owner:

Professional Center of St. Helena

Reference Number:

In response to the application for a policy of title insurance referenced herein, First American Title Insurance Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(s) of title insurance to be issued hereunder will be policy(s) of First American Title Insurance Company.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Dated as of February 1, 2018 at 7:30 A.M.

By: Mark Holdake
Authorized Signatory



ORDER NO: 00301177-LC

The form of policy or policies of title insurance contemplated by this report is:

ALTA Owner's Policy (6/17/06) with Regional Exceptions (Standard Coverage)
And
ALTA Loan Policy (6/17/06) (Extended Coverage)

A specific request should be made if another form or additional coverage is desired.

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

**PROFESSIONAL CENTER OF ST. HELENA, A CALIFORNIA LIMITED LIABILITY COMPANY
WHO TOOK TITLE AS A PARTNERSHIP**

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED
BY THIS REPORT IS:

A fee as to Parcel One, an easement as to Parcel Two

THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

See Exhibit A attached hereto and made a part hereof.



**First American Title
Company of Napa**

ORDER NO: **00301177-LC**

EXHIBIT A

LEGAL DESCRIPTION

The land referred to in this report is situated in the City of St. Helena, County of Napa, State of California, and is described as follows:

PARCEL ONE:

All that real property situated in the Town of St. Helena, County of Napa, State of California and being a portion of Remaining Lands of Parcel "A" according to the Map Number 2622 entitled "Record of Survey of a Portion of the Lands of Walter Shaw, et ux", recorded February 18, 1975 and filed in [Book 19 of Surveys at page 9](#) in the Office of the Napa County Recorder, described as follows:

Beginning at a $\frac{3}{4}$ " iron pipe and tag, L.S. 3801 on the southwesterly line of said Remaining Lands, distant, South $43^{\circ} 27' 00''$ East 167.36 feet thereon from the westerly corner thereof; thence from said iron pipe, North $45^{\circ} 35' 00''$ East 256.72 feet to a $\frac{3}{4}$ " iron pipe and tag, L.S. 3801 on the northeast line of said remaining lands, thence along said northeast line, the southeast and the southwest lines of said remaining lands, South $42^{\circ} 49' 00''$ East 169.57 feet, South $45^{\circ} 35' 00''$ West 254.85 feet and North $43^{\circ} 27' 00''$ West 169.53 feet to the point of beginning.

APN: 009-580-026

PARCEL TWO:

A non-exclusive easement for ingress, egress, roadway and all purposes incidental thereto, described as follows:

Beginning at the intersection of the northeast face of a concrete curb, 6 inches wide on the southwest line of an existing driveway, with the southeasterly line of Vintage Avenue as said southeast line is shown on said Map Number 2622, said curb face being distant thereon, North $45^{\circ} 35' 00''$ East 15.00 feet from the most westerly corner of said remaining lands; thence from said intersection, South $43^{\circ} 27' 00''$ East 167.36 feet along said curb to the northwest line of the herein described parcel of land; thence along said line, North $45^{\circ} 35' 00''$ East 24.00 feet to the southeast extension of the southwesterly face of a concrete curb, 6 inches wide on the northeast line of said driveway; thence along said extension, said concrete curb and the northwest extension thereof, North $43^{\circ} 27' 00''$ West 167.36 feet to said southeast line of Vintage Avenue; thence along said line, South $45^{\circ} 35' 00''$ West 24.00 feet to the point of beginning.



***First American Title
Company of Napa***

ORDER NO: **00301177-LC**

AT THE DATE HEREOF, EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

1. General and special taxes and assessments for the fiscal year 2018-19, a lien not yet due or payable.
2. The lien of supplemental taxes, if any, assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code.
3. The terms and provisions contained in the document entitled "Grant Deed" recorded January 28, 1986 as [Book 1426 at page 871](#) of Official Records.
4. An easement for public utilities and incidental purposes in the document recorded December 8, 2011 as Series Number [2011-0029977](#) of Official Records.

Certain rights were assigned by Pacific Gas and Electric Company to Pacific Bell Telephone Company in a document recorded January 13, 2012 as Series Number [2012-0000892](#) of Official Records.

5. With respect to Professional center of St. Helena, a California limited liability company:
 - a. A copy of its operating agreement and any amendments thereto;
 - b. If it is a California limited liability company, that a certified copy of its articles of organization (LLC-1) and any certificate of correction (LLC-11), certificate of amendment (LLC-2), or restatement of articles of organization (LLC-10) be recorded in the public records;
 - c. If it is a foreign limited liability company, that a certified copy of its application for registration (LLC-5) be recorded in the public records;
 - d. With respect to any deed, deed of trust, lease, subordination agreement or other document or instrument executed by such limited liability company and presented for recordation by the Company or upon which the Company is asked to rely, that such document or instrument be executed in accordance with one of the following, as appropriate:
 - (i) If the limited liability company properly operates through officers appointed or elected pursuant to the terms of a written operating agreement, such document must be executed by at least two duly elected or appointed officers, as follows: the chairman of the board, the president or any vice president, and any secretary, assistant secretary, the chief financial officer or any assistant treasurer;
 - (ii) If the limited liability company properly operates through a manager or managers identified in the articles of organization and/or duly elected pursuant to the terms of a written operating agreement, such document must be executed by at least two such managers or by one manager if the limited liability company properly operates with the existence of only one manager.
 - e. Other requirements which the Company may impose following its review of the material required herein and other information which the Company may require.
6. Rights of parties in possession.

-END OF EXCEPTIONS-



***First American Title
Company of Napa***

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Information Notes:

- a. The following taxes are shown for proration purposes only:

General and special taxes and assessments for the fiscal year 2017-18

First Installment : \$1,382.74 Paid

Second Installment : \$1,382.74 Paid

Tax Rate Area : 3000

A. P. No. : 009-580-026

- b. If requested, we are prepared to issue a CLTA 116.7 (Subdivision Map Act) Endorsement in conjunction with the Policy of Title Insurance contemplated by this Preliminary Report regarding the land described as Parcel One herein.
- c. Neither the policy to be issued, nor the CLTA 116.7 Endorsement, if issued, provide insurance that a building permit can be obtained from the local City or County. Interested parties should contact the City or the County to determine the requirements for a building permit.
- d. The Assessor's Parcel Number(s), if any, contained in the legal description herein, are for quick identification purposes only, and are not a part of the actual legal descriptions.
- e. Any statement regarding the acreage of the herein described land contained within the legal description in this report is derived from the public record and is for recorded deed purposes only. The Policy of Title Insurance contemplated by this report provides no insurance with respect to acreage and no acreage statement will appear within the legal description of such policy.
- f. The County Recorder may charge an additional \$20.00 recording fee, if not provided with a "Preliminary Change of Ownership Report" Form, for each Deed to be recorded. The purchaser is responsible for completing and signing this form.
- g. Before an escrow can close, or funds placed in a Savings Account, the Seller must furnish a Taxpayer Identification Number to us so that we can file an IRS Form 1099S or its equivalent, with the Internal Revenue Service. This procedure is required by Section 6045 of the Internal Revenue Code.
- h. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than the certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company of the Insured as the exclusive remedy of the parties. If you desire to review the terms of the policy, including any arbitration clause that may be included, contact the office that issued this Commitment or Report to obtain a sample of the policy jacket for the policy that is to be issued in connection with your transaction.

Lenders Supplemental Report:

- i. This report contemplates the issuance of a Lender's Policy of Title Insurance. We have no knowledge of any fact that would preclude the issuance of CLTA Form 100 Endorsement and a CLTA Form 116 Endorsement in conjunction with said policy.
- j. Said CLTA Form 116 Endorsement will indicate that there is located on the land a Vacant Land, commonly known as: No Situs St. Helena, CA 94574



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***First American Title
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- k. According to the public records, there has been no conveyance of the land within a period of two years prior to the date of this report, except as follows:

NONE

esn

exn

02/09/2018

George Friery/sc



ORDER NO: 00301177-LC

WARNING:

The map attached, if any, may or may not be a survey of the land depicted hereon. First American disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy, if any, to which this map is attached.

[CLICK HERE FOR MAP](#)

Included are the documents that you (or someone on your behalf) requested. As required by Section 12956.1(b) of the Government Code, please take note of the following:

If this document contains any restriction based on race, color, religion, sex, sexual orientation, familial status, marital status, disability, national origin, source of income as defined in subdivision (p) of Section 12955, or ancestry, that restriction violates state and federal fair housing laws and is void, and may be removed pursuant to Section 12956.2 of the Government Code. Lawful restriction under state and federal law on the age of occupants in senior housing or housing for older persons shall not be construed as restrictions based on familial status.

If this cover page is a copy which has been sent by facsimile, e-mail or other form of electronic transmission, please note that in the original of this page the above notice is printed in 18-point boldface type.

Restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such restrictions violate 42 U.S.C. §3604(c).



**First American Title
Company of Napa**

ORDER NO: **00301177-LC**

PRIVACY POLICY

We are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our parent company, The First American Corporation, we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information which you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person on entity. First American has also adopted guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its *Fair Information Values*, a copy of which can be found on our website at www.firstam.com.

Type of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested for us, or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies, and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies, or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's *Fair Information Values*. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Escrow No.: 00301177-002-LC

ATTACHMENT ONE (Revised 06-03-11)**CALIFORNIA LAND TITLE ASSOCIATION
STANDARD COVERAGE POLICY – 1990****EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building or zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien, or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
 - (a) whether or not recorded in the public records at Date of Policy, but created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage or for the estate or interest insured by this policy.
4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with the applicable doing business laws of the state in which the land is situated.
5. Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
6. Any claim, which arises out of the transaction vesting in the insured the estate of interest insured by this policy or the transaction creating the interest of the insured lender, by reason of the operation of federal bankruptcy, state insolvency or similar creditors' rights laws.

EXCEPTIONS FROM COVERAGE - SCHEDULE B, PART I

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
3. Easements, liens or encumbrances, or claims thereof, not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
6. Any lien or right to a lien for services, labor or material not shown by the public records.

CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (02-03-10)**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE****EXCLUSIONS**

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

- 2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- 3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
- 4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
- 7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
- The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

		Your Deductible Amount	Our Maximum Dollar Limit of Liability
Covered Risk 16:		1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$10,000.00
Covered Risk 18:		1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 19:		1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
Covered Risk 21:		1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$5000.00

AMERICAN LAND TITLE ASSOCIATION
RESIDENTIAL TITLE INSURANCE POLICY (6-1-87)

EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- 1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - * land use
 - * improvements on the land
 - * land division
 - * environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date. This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.
- 2. The right to take the land by condemning it, unless:
 - * a notice of exercising the right appears in the public records
 - * on the Policy Date
 - * the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
- 3. Title Risks:
 - * that are created, allowed, or agreed to by you
 - * that are known to you, but not to us, on the Policy Date – unless they appeared in the public records
 - * that result in no loss to you
 - * that first affect your title after the Policy Date – this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
- 4. Failure to pay value for your title.
- 5. Lack of a right:
 - * to any land outside the area specifically described and referred to in Item 3 of Schedule A

OR

* in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

2006 ALTA LOAN POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

2006 ALTA OWNER'S POLICY (06-17-06)
EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;

- or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
 3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
 5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.
- The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (07-26-10) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.

6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.
9. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 27(b) of this policy.



STORMWATER CONTROL PLAN

REGULATED PROJECT

LAWN CLUB

VINTANGE AVE, ST. HELENA, CA 94574

APN: 009-580-027

AUGUST 15, 2018



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

ST. HELENA, CA 94574

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I. Introduction & General Requirements

A. Report Overview

Madrone Engineering has prepared this report to assist the Lawn Club project in complying with current storm water regulations, specifically the Phase II NPDES Permit for Small Municipal Storm Sewer Systems (MS4s). As of June 30, 2015, development projects that create or replace 2,500 square feet or more of impervious surface (roofs or pavement) must incorporate specific measures to reduce runoff.

As the total new or reconstructed impervious area for this project is more than 5,000 square feet, and the project is not in the "Single-Family Home" category, the project is required to submit a complete Storm Water Control Plan for Regulated Projects. This report follows the Bay Area Stormwater Management Agencies Association (BASMAA) guidelines found in Appendix D (Regulated Projects) of the Post-Construction Manual.

B. Project Description

This project is requesting Design Review approval for three clay tennis courts, an open-air clubhouse with bathrooms, a parking area, viewing deck, and bocce court at Vintage Ave (APN 009-580-027).

The project location is in the southeast corner of the parcel which includes multiple existing buildings, an access road, and existing parking areas (see Appendix B, Vicinity Map). The parcel is situated just off of Vintage Ave near Main Street (Hwy 29), the natural ground is gently sloping, ranging from 1%-2%. Stormwater is currently transported from west to east across the parcel by sheet flow. Stormwater travels through the adjacent vineyard by sheet flow, and the nearest blue-line stream is the Napa River, which is about 6,900 feet east of the parcel.

C. Opportunities and Constraints for Stormwater Control

There are no proposed revisions to the existing paths of stormwater flow. The tennis courts will be constructed of a permeable material to reduce runoff, and the stormwater from the proposed building and parking areas will be treated in a proposed bioretention area. Also, the project proposes small landscaped areas that will provide additional stormwater treatment.

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II. Project Data Form

Table 1: Project Data Form

Project Name/Number	Lawn Club
Application Submittal Date	August 15, 2018
Project Location (street address + APN)	Vintage Ave St. Helena, CA 94574 APN: 009-580-027
Name of Owner or Developer	Marie Oliver, Trustee
Project Type and Description	Regulated Project (> 5,000 square feet) New roof, new concrete sidewalk, and new asphalt parking areas.
Total Project Site Area (acres)	2.28 acres (entire parcel)
Total New or Replaced Impervious Surface Area (square feet)	~10,370 square feet
Total Pre-Project Impervious Surface Area	~26,700 square feet
Total Post-Project Impervious Surface Area	~37,070 square feet

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III. Low Impact Development (LID) Design Strategies

Appendix D of the BASMAA Post-Construction Manual provides the following guidelines for reducing storm water runoff:

1. Optimization of Site Layout
2. Use of Permeable Pavements
3. Dispersal of Runoff to Pervious Areas
4. Stormwater Control Measures

See below for specific details showing the implementation of LID design strategies for this project.

A. Guideline 1: Optimization of Site Layout

The following items (if checked) have been included in the design and are shown on the project plans.

- ☒ Limitation of development envelope.
- ☒ Preservation of natural drainage features.
- ☒ Setbacks from creeks, wetlands, and riparian habitats.
- ☒ Minimization of imperviousness
- ☒ Use of drainage as a design element.

B. Guideline 2: Use of Pervious Pavement

The proposed outdoor picnic area will use decomposed granite for the finished surface.

C. Guideline 3: Dispersal of Runoff to Pervious Areas

The proposed downspouts for the new areas covered by roof will be outlet to adjacent landscaping/bioretenention areas.

D. Guideline 4: Stormwater Control Measures

No additional stormwater control measures are proposed beyond those described above.

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IV. Documentation of Drainage Design

A. Descriptions of Each Drainage Management Area

Table 2: DMA Descriptions

DMA Name	Surface Type	Area (square feet)
DMA #I01	Roof, Concrete	8,265
DMA #I02	Compacted Sand	1,185
DMA #I03	Concrete/Pavers	920
DMA #L01	Native Soil	10,200
DMA #L02	Wood/Native Soil	1,830
DMA #L03	Landscaping	680
DMA #P01	Permeable Clay/Stone	20,320
DMA #S01	Self-Treating	810

DMA #I01, totaling 8,265 square feet, drains a new parking area, concrete path, and building/roof via sheet flow to a proposed bioretention facility (BF #01) to the south/west.

DMA #I02, totaling 1,185 square feet, drains a new bocce court via sheet flow to a proposed bioretention facility (BF #01) to the east.

DMA #I03, totaling 920 square feet, drains a new concrete/paver area via sheet flow to a proposed bioretention facility (BF #01) to the north.

DMA #L01, totaling 10,200 square feet, drains a large landscaped/native soil area via sheet flow to a proposed bioretention facility (BF #01) to the east.

DMA #L02, totaling 1,830 square feet, drains a new raised wood deck over native soil via sheet flow to a proposed bioretention facility (BF #01) to the west.

DMA #L03, totaling 680 square feet, drains new landscaped areas to a proposed bioretention facility (BF #01) to the south.

DMA #P01, totaling 20,320 square feet, drains the new tennis courts (fully permeable per BASMAA).

DMA #S01, totaling 810 square feet, drains an existing landscaped/native soil area that is self-treating.

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See Appendix B, Drainage Management Areas, for a detailed map of the DMAs and proposed bioretention facilities.

B. Tabulation and Sizing Calculations

Table 3: Summary for Bioretention Facility Design

DMA Name	Surface Type	Area (square feet)
DMA #I01	Roof, Concrete	8,265
DMA #I02	Compacted Sand	1,185
DMA #I03	Concrete/Pavers	920
DMA #L01	Native Soil	10,200
DMA #L02	Wood/Native Soil	1,830
DMA #L03	Landscaping	680
DMA #P01	Permeable Clay/Stone	20,320
DMA #S01	Self-Treating	810

1. Self-Treating Areas
A small area (DMA #S01) downstream of the proposed courts consists of native soil, and can be considered to be a self-treating area.
2. Self-Retaining Areas
Not applicable to this project.
3. Areas Draining to Self-Retaining Areas
Not applicable to this project.
4. Areas Draining to Bioretention Facilities
As described in the BASMAA Table 4.1, gravel areas have a runoff factor of 0.0. Consequently, the proposed tennis courts (DMA #P01), which are composed of pervious Har-Tru Clay/Rock, and have a base course of 6 inches of crushed stone, are considered equivalent to gravel, and will retain and infiltrate all rainfall from small storms.

Please see below for a summary of the DMAs that drain to bioretention facilities, and the proposed size of each bioretention facility.

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- a. DMA #I01, I02, I03, L01, L02, & L03 drain to proposed bioretention facility #01 (see Table 4).

Table 4: Bioretention Facility #1 Sizing Calculation

DMA Name	DMA Area (square feet)	Post-Project Surface Type	DMA Runoff Factor	DMA Area x Runoff Factor	Bioretention Facility #1		
					Facility Sizing Factor	Minimum Facility Size	Proposed Facility Size
DMA #I01	8265	Roof/Concrete/Parking	1.0	8265	0.04	331	
DMA #O2	1185	Bocce	1.0	1185	0.04	47	
DMA #I03	920	Concrete/Pavers	1.0	920	0.04	37	
DMA #L01	10200	LSCP/Native	0.1	1020	0.04	41	
DMA #L02	1830	Wood/Native	0.1	183	0.04	7	
DMA #L03	680	LSCP	0.1	68	0.04	3	
Total>				11641	0.04	465.64	470

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V. Source Control Measures

A. Site Activities and Potential Sources of Pollutants

Please see Appendix A for the completed Stormwater Pollutant Sources/Source Controls Checklist.

B. Source Control Table

See below for a table summarizing the potential pollutant sources and the proposed source controls to be implemented by the project.

Table 10: Source Control Measures

Potential Source of Runoff Pollutants	Structural Source Control BMPs	Operational Source Control BMPs
D2. Landscape/ Outdoor Pesticide Use/Building and Grounds Maintenance	Final landscape plans will accomplish all of the following: ☒ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ☒ Design landscaping to minimize irrigation and runoff, to promote surface infiltration, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ☒ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ☒ Consider using pest-resistant plants, especially adjacent to hardscape. ☒ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	☒ Maintain landscaping using minimum or no pesticides. ☒ See applicable operational BMPs in Fact Sheet SC-41, "Building and Grounds Maintenance," in the CASQA Stormwater Quality Handbook. ☒ Provide IPM information to new owners, lessees, and operators.
G. Refuse areas	☒ The project includes construction of a new trash enclosure that will have adequate space for at least two 95-gal totes (one for trash, one for recycling). ☒ Post signs on or near dumpsters with the words "Do not dump hazardous materials here."	☒ Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post "no hazardous materials" signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, "Waste Handling and Disposal" in the CASQA Stormwater Quality Handbook.

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P. Plazas, sidewalks, and parking lots.	☒ N/A	☒ Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.
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- C. Features, Materials, and Methods of Construction of Source Control BMPs
See Table 10, above, for a detailed description of how source control BMPs will be implemented on this project.

VI. Stormwater Facility Maintenance

A. Ownership and Responsibility for Maintenance in Perpetuity

The owner shall execute all necessary maintenance agreements as required by the City of St. Helena. The owner accepts responsibility for interim operation and maintenance of stormwater treatment and flow-control facilities until such time as this responsibility is formally transferred to a subsequent owner.

B. Summary of Maintenance Requirements For Each Stormwater Facility

The owner, or owner's delegated representative, shall perform the following maintenance activities a minimum of once annually, or more frequently if required by the City of St. Helena.

1. Clean Up - Remove soil or debris blocking bioretention facility inlets or overflows. Remove trash that typically collects near inlets or gets caught in vegetation.
2. Prune - Prune or cut back plants for health and to ensure flow into inlets and across the surface of the bioretention facility.
3. Control Weeds - Control weeds by manual methods and soil amendment. Selectively use natural herbicides if necessary.
4. Add Mulch - Add aged mulch (compost mulch) to reduce the ability of weeds to establish, keep soil moist, and replenish soil nutrients. Ensure that the top of the mulch layer is below the facility overflow.
5. Check Signage
6. Check Irrigation - Confirm irrigation is adequate but not excessive.

The owner and landscape maintenance personnel should be aware of the following:

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1. Do not add fertilizer to bioretention facilities.
2. Do not use synthetic pesticides on bioretention facilities.

VII. Construction Checklist

See below for a stormwater construction checklist to ensure that the stormwater requirements outlined in this document are included in final design/construction documents.

Table 11: Construction Checklist

Page Number in Stormwater Control Plan	Structural Source Control BMPs	Plan Sheet #
9	Final landscape plans will accomplish all of the following: ☒ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ☒ Design landscaping to minimize irrigation and runoff, to promote surface infiltration, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ☒ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ☒ Consider using pest-resistant plants, especially adjacent to hardscape. ☒ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	
9	☒ The project includes construction of a new trash enclosure that will have adequate space for at least two 95-gal totes (one for trash, one for recycling). ☐ Post signs on or near dumpsters with the words "Do not dump hazardous materials here."	
10	☒ Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.	

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VIII. Certifications and Conclusion

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the BASMAA Post-Construction Manual. Specifically, this report demonstrates that the project design is in compliance with current stormwater regulations and follows the recommendations of Appendix D of the BASMAA Post-Construction Manual for a Regulated Project.

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APPENDICES

APPENDIX A: SOURCE CONTROL CHECKLIST

APPENDIX B: VICINITY MAP & DRAINAGE MANAGEMENT AREAS

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APPENDIX A SOURCE CONTROL CHECKLIST

Appendix A. Stormwater Pollutant Sources/Source Controls Checklist

How to use this worksheet (also see instructions on page 3–6 of the *BASMAA Post-Construction Manual*):

1. Review Column 1 and identify which of these potential sources of stormwater pollutants apply to your site. Check each box that applies.
2. Review Column 2 and incorporate all of the corresponding applicable Structural Source Control BMPs in your Stormwater Control Plan drawings.
3. Review Columns 3 and 4 and incorporate all of the corresponding applicable Structural Source Control BMPs and Operational Source Control BMPs in a table in your Stormwater Control Plan. Use the format shown in Table 3-1 on page 3-6 of the *BASMAA Post-Construction Manual*. Describe your specific BMPs in an accompanying narrative, and explain any special conditions or situations that required omitting BMPs or substituting alternative BMPs.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
☐ A. On-site storm drain inlets (unauthorized non-stormwater discharges and accidental spills or leaks)	☐ Locations of inlets.	☐ Mark all inlets with the words “No Dumping! Flows to Bay” or similar.	☐ Maintain and periodically repaint or replace inlet markings. ☐ Provide stormwater pollution prevention information to new site owners, lessees, or operators. ☐ See applicable operational BMPs in Fact Sheet SC-44, “Drainage System Maintenance,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks ☐ Include the following in lease agreements: “Tenant shall not allow anyone to discharge anything to storm drains or to store or deposit materials so as to create a potential discharge to storm drains.”

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
☐ B. Interior floor drains and elevator shaft sump pumps	Show drains and pump locations	☐ State that interior floor drains and elevator shaft sump pumps will be plumbed to sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.
☐ C. Interior parking garages	Show drain locations	☐ State that parking garage floor drains will be plumbed to the sanitary sewer.	☐ Inspect and maintain drains to prevent blockages and overflow.
☐ D1. Need for future indoor & structural pest control		☐ Note building design features that discourage entry of pests.	☐ Provide Integrated Pest Management information to owners, lessees, and operators.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
☒ D2. Landscape/ Outdoor Pesticide Use/Building and Grounds Maintenance	☒ Show locations of native trees or areas of shrubs and ground cover to be undisturbed and retained. ☐ Show self-retaining landscape areas, if any. ☒ Show bioretention facilities. (See instructions in Chapter 4.)	State that final landscape plans will accomplish all of the following. ☒ Preserve existing native trees, shrubs, and ground cover to the maximum extent possible. ☒ Design landscaping to minimize irrigation and runoff, to promote surface infiltration where appropriate, and to minimize the use of fertilizers and pesticides that can contribute to stormwater pollution. ☒ Where landscaped areas are used to retain or detain stormwater, specify plants that are tolerant of saturated soil conditions. ☒ Consider using pest-resistant plants, especially adjacent to hardscape. ☒ To insure successful establishment, select plants appropriate to site soils, slopes, climate, sun, wind, rain, land use, air movement, ecological consistency, and plant interactions.	☐ Maintain landscaping using minimum or no pesticides. ☒ See applicable operational BMPs in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks ☒ Provide IPM information to new owners, lessees and operators.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs— Include in SCP Table and Narrative
☐ E. Pools, spas, ponds, decorative fountains, and other water features.	☐ Show location of water feature and a sanitary sewer cleanout in an accessible area within 10 feet.	☐ If the local municipality requires pools to be plumbed to the sanitary sewer, place a note on the plans and state in the narrative that this connection will be made according to local requirements.	☐ See applicable operational BMPs in Fact Sheet SC-72, “Fountain and Pool Maintenance,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks The sanitary sewer operator must be notified and a clean out identified when pools are to be drained to the sanitary sewer.
☐ F. Food service	☐ For restaurants, grocery stores, and other food service operations, show location (indoors or in a covered area outdoors) of a floor sink or other area for cleaning floor mats, containers, and equipment. ☐ On the drawing, show a note that this drain will be connected to a grease interceptor before discharging to the sanitary sewer.	☐ Describe the location and features of the designated cleaning area. ☐ Describe the items to be cleaned in this facility and how it has been sized to insure that the largest items can be accommodated.	State maintenance schedule for grease interceptor

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
☒ G. Refuse areas	☒ Show where site refuse and recycled materials will be handled and stored for pickup. See local municipal requirements for sizes and other details of refuse areas. ☒ If dumpsters or other receptacles are outdoors, show how the designated area will be covered, graded, and paved to prevent run-on and show locations of berms to prevent runoff from the area. ☒ Any drains from dumpsters, compactors, and tallow bin areas shall be connected to a grease removal device before discharge to sanitary sewer.	☒ State how site refuse will be handled and provide supporting detail to what is shown on plans. ☒ State that signs will be posted on or near dumpsters with the words “Do not dump hazardous materials here” or similar.	☒ State how the following will be implemented: Provide adequate number of receptacles. Inspect receptacles regularly; repair or replace leaky receptacles. Keep receptacles covered. Prohibit/prevent dumping of liquid or hazardous wastes. Post “no hazardous materials” signs. Inspect and pick up litter daily and clean up spills immediately. Keep spill control materials available on-site. See Fact Sheet SC-34, “Waste Handling and Disposal” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks
☐ H. Industrial processes.	☐ Show process area.	☐ If industrial processes are to be located on site, state: “All process activities to be performed indoors. No processes to drain to exterior or to storm drain system.”	☐ See Fact Sheet SC-10, “Non-Stormwater Discharges” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
☐ I. Outdoor storage of equipment or materials. (See rows J and K for source control measures for vehicle cleaning, repair, and maintenance.)	☐ Show any outdoor storage areas, including how materials will be covered. Show how areas will be graded and bermed to prevent run-on or run-off from area. ☐ Storage of non-hazardous liquids shall be covered by a roof and/or drain to the sanitary sewer system, and be contained by berms, dikes, liners, or vaults. ☐ Storage of hazardous materials and wastes must be in compliance with the local hazardous materials ordinance and a Hazardous Materials Management Plan for the site.	☐ Include a detailed description of materials to be stored, storage areas, and structural features to prevent pollutants from entering storm drains. ☐ Where appropriate, reference documentation of compliance with the requirements of programs for: ▪ Hazardous Waste Generation ▪ Hazardous Materials Release Response and Inventory ▪ California Accidental Release (CalARP) ▪ Aboveground Storage Tank ▪ Uniform Fire Code Article 80 Section 103(b) & (c) 1991 ▪ Underground Storage Tank	☐ See the Fact Sheets SC-31, “Outdoor Liquid Container Storage” and SC-33, “Outdoor Storage of Raw Materials ” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
☐ J. Vehicle and Equipment Cleaning	☐ Show on drawings as appropriate: (1) Commercial/industrial facilities having vehicle/ equipment cleaning needs shall either provide a covered, bermed area for washing activities or discourage vehicle/equipment washing by removing hose bibs and installing signs prohibiting such uses. (2) Multi-dwelling complexes shall have a paved, bermed, and covered car wash area (unless car washing is prohibited on-site and hoses are provided with an automatic shut-off to discourage such use). (3) Washing areas for cars, vehicles, and equipment shall be paved, designed to prevent run-on to or runoff from the area, and plumbed to drain to the sanitary sewer. (4) Commercial car wash facilities shall be designed such that no runoff from the facility is discharged to the storm drain system. Wastewater from the facility shall discharge to the sanitary sewer, or a wastewater reclamation system shall be installed.	☐ If a car wash area is not provided, describe measures taken to discourage on-site car washing and explain how these will be enforced.	Describe operational measures to implement the following (if applicable): ☐ Washwater from vehicle and equipment washing operations shall not be discharged to the storm drain system. ☐ Car dealerships and similar may rinse cars with water only. See Fact Sheet SC-21, “Vehicle and Equipment Cleaning,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
☐ K. Vehicle/Equipment Repair and Maintenance	☐ Accommodate all vehicle equipment repair and maintenance indoors. Or designate an outdoor work area and design the area to prevent run-on and runoff of stormwater. ☐ Show secondary containment for exterior work areas where motor oil, brake fluid, gasoline, diesel fuel, radiator fluid, acid-containing batteries or other hazardous materials or hazardous wastes are used or stored. Drains shall not be installed within the secondary containment areas. ☐ Add a note on the plans that states either (1) there are no floor drains, or (2) floor drains are connected to wastewater pretreatment systems prior to discharge to the sanitary sewer and an industrial waste discharge permit will be obtained.	☐ State that no vehicle repair or maintenance will be done outdoors, or else describe the required features of the outdoor work area. ☐ State that there are no floor drains or if there are floor drains, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements. ☐ State that there are no tanks, containers or sinks to be used for parts cleaning or rinsing or, if there are, note the agency from which an industrial waste discharge permit will be obtained and that the design meets that agency's requirements.	In the Stormwater Control Plan, note that all of the following restrictions apply to use the site: ☐ No person shall dispose of, nor permit the disposal, directly or indirectly of vehicle fluids, hazardous materials, or rinsewater from parts cleaning into storm drains. ☐ No vehicle fluid removal shall be performed outside a building, nor on asphalt or ground surfaces, whether inside or outside a building, except in such a manner as to ensure that any spilled fluid will be in an area of secondary containment. Leaking vehicle fluids shall be contained or drained from the vehicle immediately. ☐ No person shall leave unattended parts or other open containers containing vehicle fluid, unless such containers are in use or in an area of secondary containment.

IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
☐ L. Fuel Dispensing Areas	☐ Fueling areas shall have impermeable floors (i.e., portland cement concrete or equivalent smooth impervious surface) that are: a) graded at the minimum slope necessary to prevent ponding; and b) separated from the rest of the site by a grade break that prevents run-on of stormwater to the maximum extent practicable. ☐ Fueling areas shall be covered by a canopy that extends a minimum of ten feet in each direction from each pump. [Alternative: The fueling area must be covered and the cover's minimum dimensions must be equal to or greater than the area within the grade break or fuel dispensing area ¹ .] The canopy [or cover] shall not drain onto the fueling area.		☐ The property owner shall dry sweep the fueling area routinely. ☐ See the Business Guide Sheet, “Automotive Service—Service Stations” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

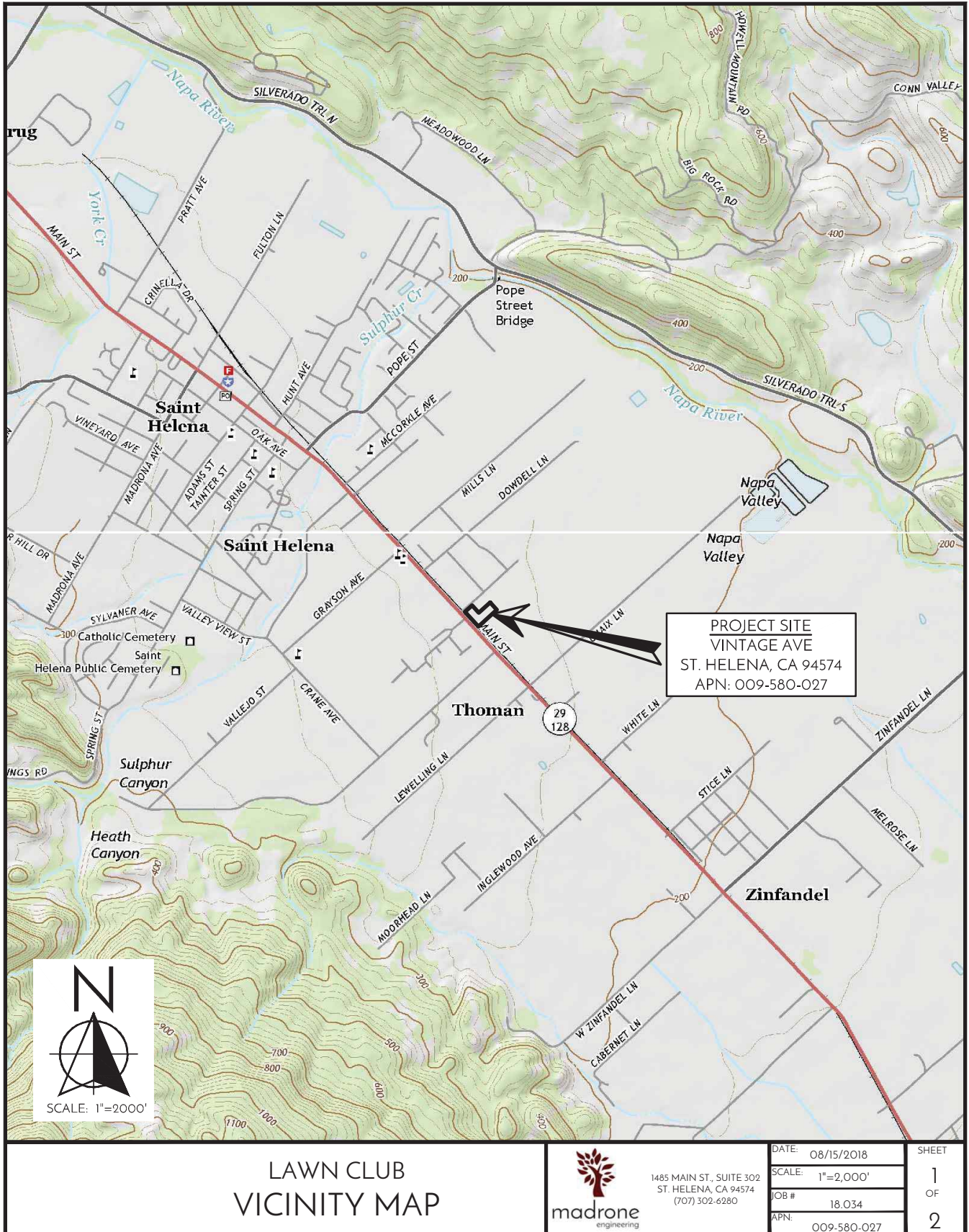
IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
☐ M. Loading Docks	☐ Show the loading dock area, including roofing and drainage. Loading docks shall be covered and/or graded to minimize run-on to and runoff from the loading area. Roof downspouts shall be positioned to direct stormwater away from the loading area. Water from loading dock areas shall be drained to the sanitary sewer, or diverted and collected for ultimate discharge to the sanitary sewer. ☐ Loading dock areas draining directly to the sanitary sewer shall be equipped with a spill control valve or equivalent device, which shall be kept closed during periods of operation. ☐ Provide a roof overhang over the loading area or install door skirts (cowling) at each bay that enclose the end of the trailer.		☐ Move loaded and unloaded items indoors as soon as possible. ☐ See Fact Sheet SC-30, “Outdoor Loading and Unloading,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks
☐ N. Fire Sprinkler Test Water		☐ Provide a means to drain fire sprinkler test water to the sanitary sewer.	☐ See the note in Fact Sheet SC-41, “Building and Grounds Maintenance,” in the CASQA Stormwater Quality Handbooks at www.casqa.org/resources/bmp-handbooks

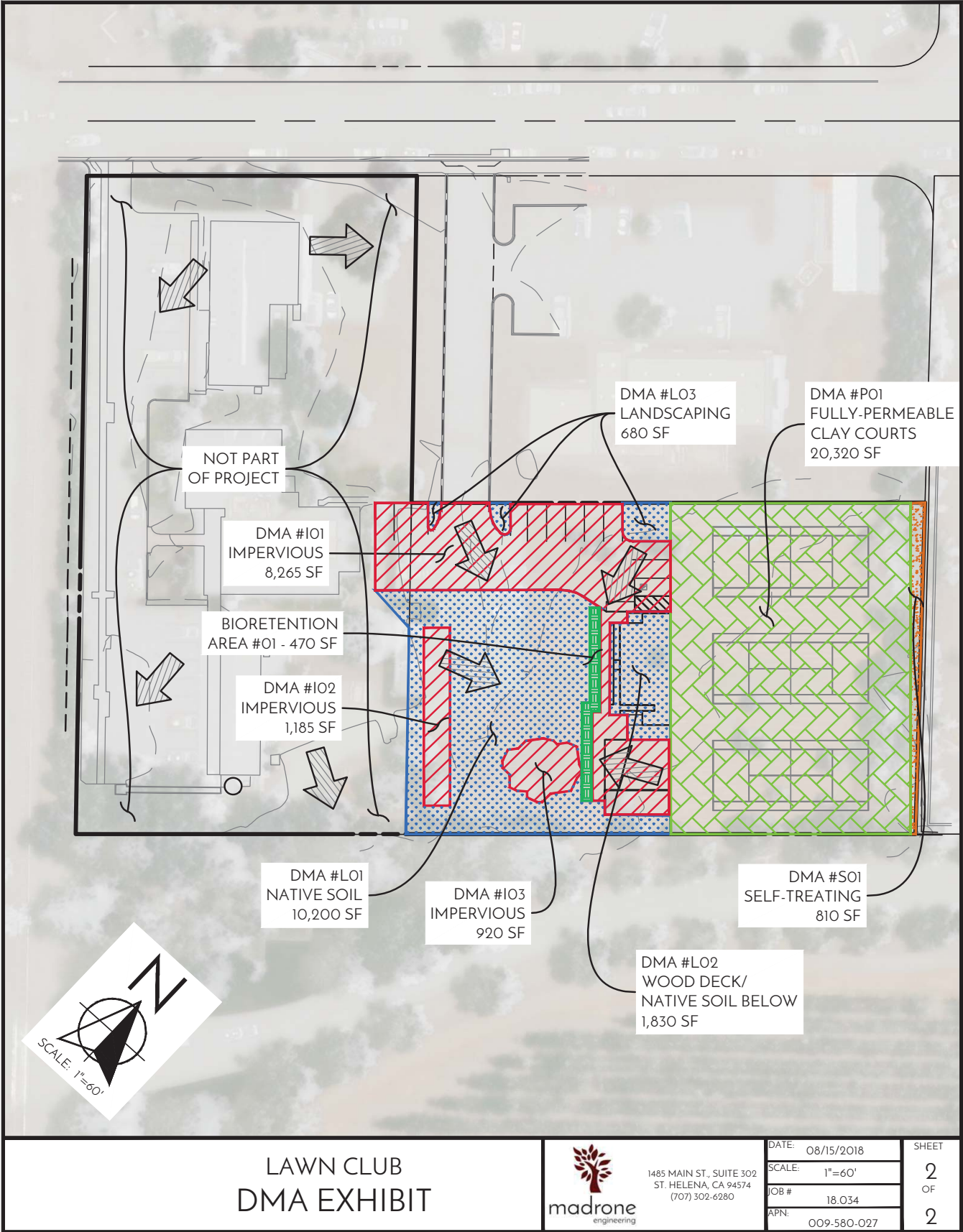
IF THESE SOURCES WILL BE ON THE PROJECT SITE ...	... THEN YOUR STORMWATER CONTROL PLAN (SCP) SHOULD INCLUDE THESE SOURCE CONTROL BMPs		
1 Potential Sources of Runoff Pollutants	2 Structural Source Controls—Show on Stormwater Control Plan Drawings	3 Structural Source Controls—List in SCP Table and Narrative	4 Operational Source Control BMPs—Include in SCP Table and Narrative
O. Miscellaneous Drain or Wash Water or Other Sources ☐ Boiler drain lines ☐ Condensate drain lines ☐ Rooftop equipment ☐ Drainage sumps ☐ Roofing, gutters, and trim. ☐ Other sources	Show drain lines and drainage sumps	☐ Boiler drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system. ☐ Condensate drain lines may discharge to landscaped areas if the flow is small enough that runoff will not occur. Condensate drain lines may not discharge to the storm drain system. ☐ Rooftop equipment with potential to produce pollutants shall be roofed and/or have secondary containment. ☐ Any drainage sumps on-site shall feature a sediment sump to reduce the quantity of sediment in pumped water. ☐ Include controls for other sources as specified by local reviewer.	If architectural copper is used, implement the following BMPs for management of rinsewater during installation: ☐ If possible, purchase copper materials that have been pre-patinated at the factory. ☐ If patination is done on-site, prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site. ☐ Consider coating the copper materials with an impervious coating that prevents further corrosion and runoff. Implement the following BMPs during routine maintenance: ☐ Prevent rinse water from entering storm drains by discharging to landscaping or by collecting in a tank and hauling off-site.
☒ P. Plazas, sidewalks, and parking lots.	Show extent of permeable paving materials		☒ Sweep plazas, sidewalks, and parking lots regularly to prevent accumulation of litter and debris. Collect debris from pressure washing to prevent entry into the storm drain system. Collect washwater containing any cleaning agent or degreaser and discharge to the sanitary sewer not to a storm drain.

18.034
Lawn Club



APPENDIX B VICINITY MAP & DRAINAGE MANAGEMENT AREAS





18.034
Lawn Club



Project: Lawn Club
Vintage Ave
St. Helena, CA 94574
APN: 009-580-026

Project Description:

The following calculations are intended to estimate the domestic wastewater flows for the proposed Lawn Club.

Domestic Wastewater Generation - Peak Weekday

Source	Number	Projected Flow (gpd)	Total Flow (gpd)
154-176 Main St. - Employees	27	15	405
154-176 Main St. - Visitors	32	3	96
Tournament Players	6	5	30
Tournament Guests	6	5	30
Showers (Players Only)	2	10	20
Employees/Staff	1	15	15
Grand Total		Total Peak Flow	596

Domestic Wastewater Generation - Peak Weekend Day

Source	Number	Projected Flow (gpd)	Total Flow (gpd)
154-176 Main St Employees	0	15	0
154-176 Visitors	0	3	0
Tournament Players	12	5	60
Tournament Guests	12	5	60
Showers (Players Only)	6	10	60
Employees/Staff	2	15	30
Grand Total		Total Peak Flow	210



HAWTHORNE PATH LIGHT

Product Data Sheet



The three-foot-tall Hawthorne path light echoes the design of its taller companion. Its multiple posts spread as they rise from their base to house a LED luminaire with sealed thermoformed lens. Hawthorne is made of cast aluminum and comes with a durable stainless steel base plate. Mounting template and anchor hardware included for ease of installation.

General Description

- Cast aluminum LED cartridge and structure, stainless steel base plate
- Surface mounted; base plate mounting template included
- Asymmetrical and symmetrical distribution types available
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Electrical

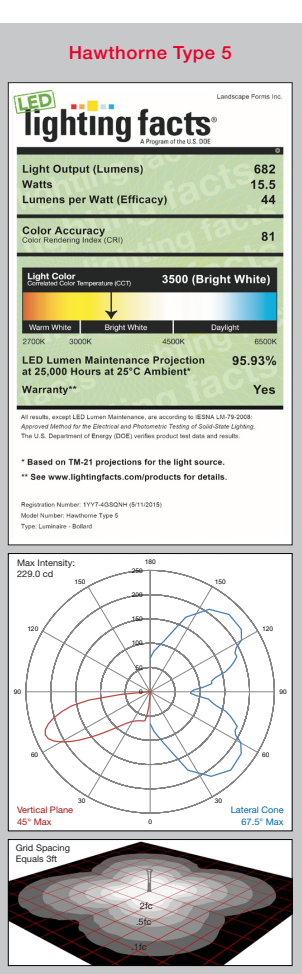
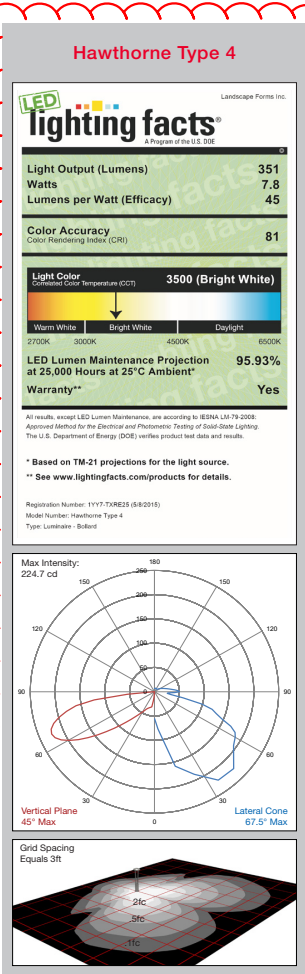
100V-277V 50/60 Hz, Class 2 LED driver mounted within integrated cast aluminum base cabinet. LED cartridge with weatherproof quick-disconnect provides ease of serviceability. Hawthorne ships prewired and fully assembled.

Hawthorne Type 4

Type 4 Distribution
Lamp: 6 Cree XP-E2 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: TRP LED-12W
BUG Rating: B0 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 50 lbs

Hawthorne Type 5

Type 5 Distribution
Lamp: 12 Cree XP-E2 LEDs
CCT: 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: (2) TRP LED-12W
BUG Rating: B1 U0 G1
IP Rating: IP66 for LED Cartridge
Weight: 50 lbs





HAWTHORNE PATH LIGHT
Product Data Sheet



Finish

Pangard II®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard II® contains no heavy metals and is free of Hazardous Air Pollutants.

To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
HW Hawthorne	006L4 (6 LED, Type 4) 012L5 (12 LED, Type 5)	035F (350 mA)	40K (4000K) 35K (3500K) 30K (3000K)	UV1 (100-277VAC)	SM (Surface Mount)

EXAMPLE: HW – 006L4 – 035F – 35K – UV1 – SM – Powdercoat Color

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Warranty

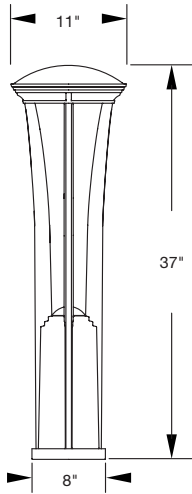
LED lighting products are warranted for six years.

Other

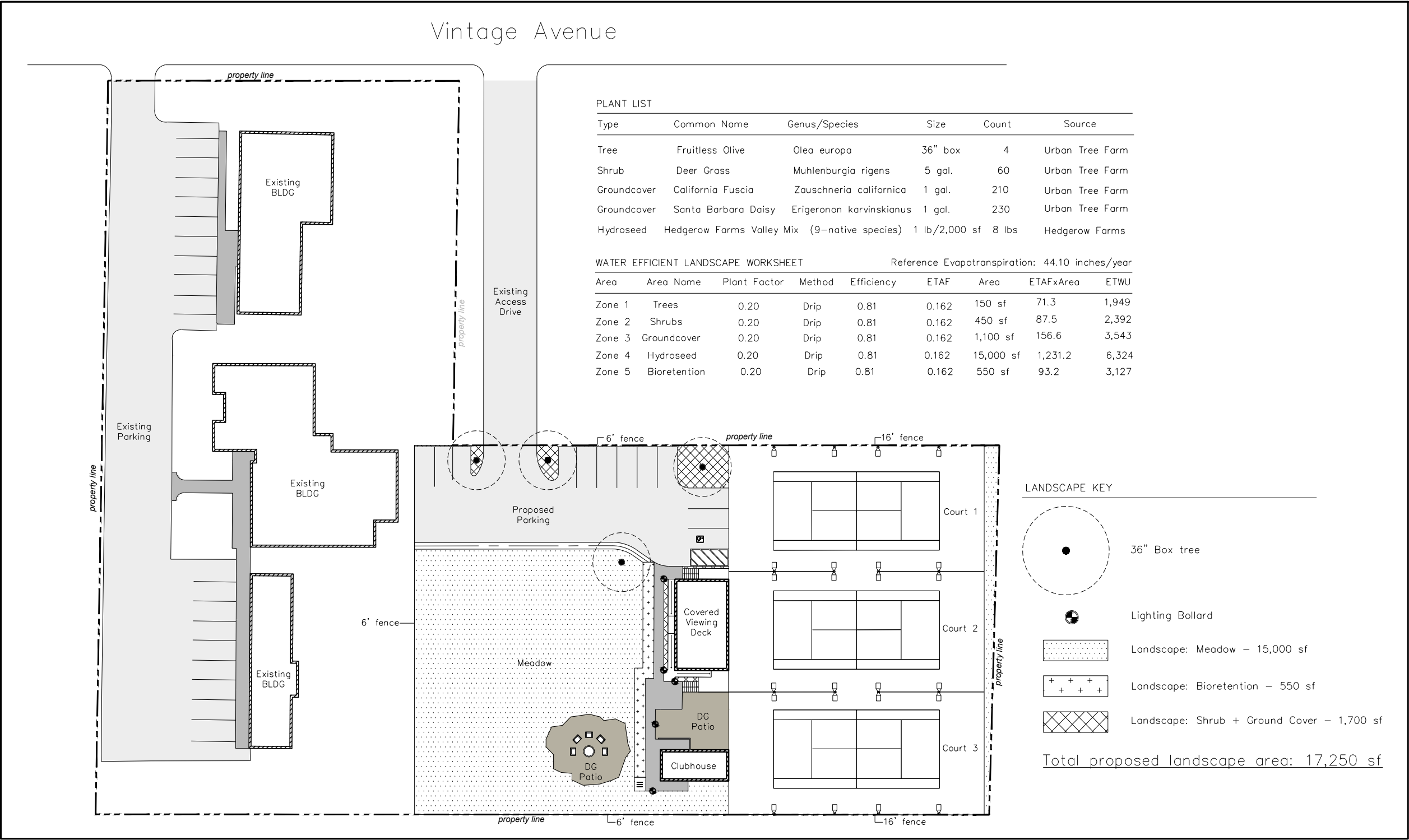
UL Listed, RoHS Compliant, Dark-Sky Approved
U.S. Patent D652,976



Hawthorne is designed by Robert A.M. Stern Architects



Visit landscapeforms.com for more information. Specifications are subject to change without notice.
Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.
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A brief history of Tennis in St. Helena as of April 2019

Tennis has been an integral part of the St. Helena Community for well over a century. Despite its relatively small size and rural location, St. Helena has produced a long list of winning teams and players of note.

In May 1892 the Star reported that “two lawn tennis clubs have been organized”. Early members were F.L. Beringer, G.J. Jursch and F.B. Siegwald. Incidentally, the Jursch family had 5 family members go on to play for St. Helena High from 1920 to 1948 and compile an 89% winning percentage, the highest of any family to play for the Saints.

In 1894 Charles Krug played Mr. Frazer in a challenge match on a court behind the Hotel St. Helena. A large crowd gathered, and Krug won.

In February 1900 the St. Helena Star reported a meeting at the home of J.G. Johnson had created the St. Helena Tennis Club and the club played Napa that August.

The High School team first organized in 1905 when a group of boys built their own court “at the rear of the High School Building” which is now Lyman Park. In various leagues, most with coed play, from 1905 to 2014 the Saints Tennis team compiled a 72% winning percentage and won 37 League titles. Several Saints alums have gone on to compete at the college level.

St. Helena adult teams have a long and successful track record of club and USTA play since the early 1980s. Teams out of Crane Park and Meadowood have won various league titles and advanced to Sectional play and are still competing throughout the Bay Area today.

St. Helena has had a few legendary tennis residents. Tom Stow was the first Director of Tennis at Meadowood and the NCAA Doubles Champion in 1926. Tom coached Don Budge (won the Grand Slam) and many other champions and is a member of the Cal Athletics Hall of Fame. Maggie Warren was a national champion as a junior and she and fellow local Tate Coulthard made the semifinals of the Pacific Coast Championships in 1946. Jeff Borowiak once lived here and he played number 1 for UCLA, won the NAAs and reached a world ranking of 20 in 1977. Long-time resident Doug King, a student of Stow, played number 1 for UC Berkeley, was the number 1 ranked professional in Northern California, won the State Championships in 1979 as well as attained a world ranking in 1978. In addition to his reputation as a top instructor in the Bay Area, he founded the Napa Valley Tennis Classic at Meadowood, which future pro stars John Isner (world # 8), Kevin Anderson (world # 5) and Jack Sock (world #8) have competed in. Doug also founded the Vintners Cup, a pro-am event well known in the Bay Area during the 1980s that was held at Meadowood and included tennis legends Fred Stolle and Cliff Drysdale, among others. Fred Miller is a local legend who ran a tennis clinic program at the High School Courts from 1977 to 1997 that taught hundreds of kids and adults each year to play. He opened a tennis store in St. Helena in 1978 with his brother Steve. He also coached the Saints for 16 years compiling an 84% winning percentage overall (League and Post Season play).

St. Helena is also currently home to two stand-out junior female tennis players. Allura Zamarripa and Maribella Zamarripa are both nationally ranked in the top 30 and have a National Championship in doubles. St. Helena looks forward to following their tennis careers in the years ahead.

Tennis is a social and athletic game. St. Helena’s weather, its citizens love of the outdoors and sport have made it an ideal place for the sport to thrive.



Edwin C. Anderson, Jr. (RETIRED)
Kirt F. Zeigler
Rob Disharoon (RETIRED)
Margaret M. Elliott
David G. Bjornstrom
Christopher M. Mazzia

Wendy D. Whitson
Daniel E. Post
Catherine J. Banti
Donald J. Black
Lisa Yoshida
Robert S. Rutherford

Michael Shklovsky
Kenneth R. Cyphers
Daniel J. Wilson

January 29, 2019

VIA U.S. MAIL & EMAIL

Jack Oliver
RBO & Co
1478 Railroad Avenue
Saint Helena, CA 94574
jack@rboco.com

**Re: Parcel transaction history Napa County APNs 009-580-016 and 026
Our File No. 42261C**

Dear Jack:

As requested, below is a summary of the relevant parcel transaction history for the above-described parcels:

1. Parcel 16 was created by the parcel map referenced in the 1984 Grant Deed (volume 1318, page 404 Napa County Recorder) transferring the property from Shaw to Professional Center of St. Helena;
2. Parcel 26 was created pursuant to a lot line adjustment and memorialized by the 1986 Grant Deed (vol. 1426, page 871 Napa County Recorder) transfer from North Bay Production Credit (Ag Credit predecessor in interest) to Professional Center of St. Helena. The deed specifically states: property transferred to be attached to and become a part of parcel 16 and is not the creation of a new parcel. Accordingly, tax parcels 16 and 26 are a single legal parcel. This deed also contained restrictions on the use of parcel 26.
3. In 2018, Professional Center of St. Helena distributed its interests in both parcels 16 and 26 to LLC members Smith and Oliver via Napa County Recorder documents 2018-0003928 and 2018-0003926.
4. Thereafter, Oliver purchased Smith's interests in both parcels 16 and 26 via Napa County Recorder documents 2018-0003927 and 2018-0003929.
5. Following Oliver's purchase of Smith's interests in both parcels 16 and 26, Oliver transferred 100% of the interests in both parcels 16 and 26 to the current owner of record, PCSH, LLC. Two of the three transfer deeds (Napa County Recorder documents 2018-0008497 and 2018-0008496) contained typo graphical errors which were corrected in Napa County Recorder Correcting Deeds 2018-0017592 and 2018-0017593.
6. In Napa County Recorder document 2018-0024105, PCSH and Ag Credit agreed to modify the deed restrictions on the use of Parcel 26.

ATTORNEYS AT LAW A PROFESSIONAL CORPORATION TEL: 707 545-4910 FAX: 707 544-0260 WWW.ANDERSONZEIGLER.COM
50 Old Courthouse Square, Fifth Floor, Santa Rosa, CA 95404 MAILING ADDRESS: PO Box 1498, Santa Rosa, CA 95402-1498

Jack Oliver
January 29, 2019
Page 2

7. The 2001 Vesting deed for parcel 27 (owned by Ag Credit) used an incorrect legal description which erroneously included all of parcel 26 and portions of parcel 16. The legal description was corrected in Napa County Recorder document 2018-0024104.

Please let me know if you need any further information.

Sincerely,



Wendy D. Whitson

WDW/nb

Terra Firma Surveys, Inc.
P.O. Box 533
St. Helena California 94574

Phone: (707) 963-7565

terrafirmasurveys.com

February 11, 2019

City of St. Helena
1480 Main Street
St. Helena CA 94574

c/o Jack Oliver jack@rboco.com

Re: One Parcel: The Lands of Professional Center of St. Helena, a Partnership
 Site Address: 154-156 Main Street, St. Helena (existing building)
 APNs 009-580-026 (project parcel, SFAP) and -016 (existing building, SFAP)
 (One parcel with two APNs separated for assessment purposes)

To Whom It May Concern:

The APNs 009-580-026 and 009-580-016, located at 154/156 Main Street, are one legal parcel. The only reason that there are two Assessor's Parcel Numbers is because they are separated for assessment purposes. This designation is shown as "SFAP" on the Assessor's Parcel Map. SFAP Parcel -016 is developed with an office building and SFAP Parcel -026 is vacant, hence the assessor's separate designation between the existing land use on the parcel.

This parcel was created by Lot Line Adjustment in 1986, per 1426 OR 871. This Grant Deed specifically states that the property transferred in this Lot Line Adjustment "is to be attached to and become a part of Assessor's Parcel No. 009-580-016, and not the creation of a new parcel". Since 1986, the land use has not changed and this parcel has maintained its separated tax basis.

The Assessor's Parcel Numbers are for tax use only, and not an indicator of the extent of the underlying parcel. In this case, since the subject parcels are labelled "SFAP" on the Assessor's Map, there should be no confusion that the two assessed parcels together are one legal parcel.

Please let me know if you have any questions.

Sincerely,



Christopher K. Cole, PLS 5769
Terra Firma Surveys, Inc.

ccole@terrafirmasurveys.com

WATER USE ANALYSIS

LAWN CLUB
VINTAGE AVE, ST. HELENA, CA 94574
APN: 009-580-026

APRIL 4, 2019



PREPARED BY:
MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574

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III. MITIGATION MEASURES.....4

IV. CONCLUSION.....4

I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the Lawn Club project with compliance with City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The owners of the property at Vintage Ave (APN 009-580-026) are proposing to construct three tennis courts, an open-air clubhouse with a restroom building, and a covered viewing deck. The parcel is currently undeveloped and not connected to City water.

This report will analyze and estimate existing water usage (pre-project) and future water usage (post-project) to determine the net increase (or decrease) in water usage. If water use is projected to increase, mitigation measures will be detailed that will bring the project into compliance with the City's "no net increase" policy for water use.

II. Water Use Analysis

This project proposes the development tennis court, restroom building, and viewing deck on an existing property at Vintage Ave, St. Helena (APN 009-580-026). The restrooms will consist of two toilets, two sinks, and two showers, the viewing deck will have a sink and dishwasher, and the proshop portion of the building will include a sink and clothes washer for towels. Proposed landscaping for the project will receive water from an existing on-site well, and will not add any water demand to the City water system.

Water usage on the parcel will be a function of the number of players and spectators. The property is expected to have a maximum of 4 tournaments per year, with up to 12 players and 12 guests. Roughly half of the players are expected to utilize the showers, and up to 2 employees/staff may be present. Outside of tournaments, weekend days could include up to 10 players, and weekdays would be in the range of 2 to 6 players per day. Inclement weather would likely result in no players or spectators, and we assume that roughly 20% of the year would be too rainy to allow for tennis to be played.

Please see Table 1, attached, for a summary of the additional water use generated by the proposed project.

III. Mitigation Measures

Replacing older fixtures in a 2-bedroom residence would accomplish the necessary water savings. The applicant will identify an existing 2-bedroom residence that is currently connect to City water, and perform the following retrofits.

Replacing the showerheads, the dishwasher and washing machine within an existing 2-bdrm residence with low-flow units would result in significant water savings. A typical low-flow showerhead (1.5 gpm) would save 1.0 gpm, a typical high efficiency dishwasher would save 6 to 11 gallons per load, and a typical high efficiency washer would save 15 gallons per load. Please see Table 2, below, for a conservative estimate of the water savings.

Table 2: Estimated Water Savings

Use	Differential Flow Rate	Flow Duration	Daily Uses/ Occupant	Number of Occupants	Gallons per Day
	GPM or Gal	Minutes			
Showerheads	1.0	8	1	4	32
Dishwasher	6.0	-	1	-	6
Washer	15.0	-	1	-	15
Total					53

IV. Conclusion

Table 3, below, provides a summary of the proposed water uses and water savings measures of the proposed project.

Table 3: Estimated Total Water Use

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Add'l Water Use	49	17,791	0.055
Mitigation Measures	-53	-19,345	-0.059
Net Water Usage	-4	-1,554	-0.005

This report demonstrates that the proposed project is in compliance with City of St. Helena water use requirements; specifically the requirement that all proposed projects are water-neutral with respect to City water use.

TABLE 1 - PROPOSED PROJECT WATER USE

		Quantity	Average Flow	Duration	Daily Use	Occupant	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
8 days annually	Low Flow Toilet (Tourn.)	2	1.28 gal		1	26	33 gal	266 gal	
	Low Flow Lavatory Faucet (Tourn.)	2	1.5 gpm	0.25 min	1	26	10 gal	78 gal	
	Low Flow Shower Head (Tourn.)	2	1.5 gpm	8 min	1	6	72 gal	576 gal	
76 days annually	Low Flow Toilet (Weekend)	2	1.28 gal		1	12	15 gal	1167 gal	
	Low Flow Lavatory Faucet (Wkend)	2	1.5 gpm	0.25 min	1	12	5 gal	342 gal	
	Low Flow Shower Head (Weekend)	2	1.5 gpm	8 min	1	5	60 gal	4560 gal	
208 days annually	Low Flow Toilet (Weekday)	2	1.28 gal		1	5	6 gal	1331 gal	
	Low Flow Lavatory Faucet (Wkday)	2	1.5 gpm	0.25 min	1	5	2 gal	390 gal	
	Low Flow Shower Head (Weekday)	2	1.5 gpm	8 min	1	2	24 gal	4992 gal	
292 days annually	Low Flow Faucet (Viewing Deck)	1	1.5 gpm	0.50 min	1	6	5 gal	1314 gal	
	Low Flow Faucet (Proshop)	1	1.5 gpm	0.50 min	1	2	2 gal	438 gal	
	Clothes Washer	1	12 gal per load		0.50	1	6 gal	1752 gal	
	Dish Washer	1	4 gal per cycle		0.50	1	2 gal	584 gal	
Total								17,791 gal	0.05 af
								49 gal/day	

Aaron Hecock

From: Catherine Dann <mommydann@gmail.com>
Sent: Wednesday, August 29, 2018 5:45 PM
To: Noah Housh
Subject: St Helena Lawn Club

Dear Noah,

I am writing in support of the Lawn Club project that is currently planned for the vacant lot on Vintage Way. It is my understanding that the Lawn Club will be a non-profit member operated club that will work hard to have open programming that can be enjoyed by members and non-members of all ages.

The Lawn Club is an exciting project because it is community oriented. I know the courts at Crane Park are thriving and often quite busy, so the addition of another place for people to play tennis makes sense. The fact that the Lawn Club will be in a commercially zoned area adds to my support, as I know there will be no impact to local residents.

Please add my name to the list of local supporters for the Lawn Club. Thank you.

Respectfully,

Catherine, Christopher, Jackson & Angus Dann
1623 Spring Mountain Road
St Helena CA 94574

Aaron Hecock

From: Tom Garrett <tom@detert.com>
Sent: Saturday, September 01, 2018 11:05 AM
To: Noah Housh
Cc: lawnclubsthelena@gmail.com
Subject: Support for the Lawn Club

Dear Noah,

My wife and I are writing to express our enthusiastic support of the Lawn Club project that is currently planned for the vacant lot on Vintage Way. We understand that the Lawn Club will be a non-profit, member-operated tennis club that will strive to have open programming that can be enjoyed by members and non-members.

We and our three boys are involved locally with tennis – spending most of our tennis hours on the courts at Crane Park. There is a thriving tennis community there – which is wonderful - but also means that the courts are busy. The addition of the Lawn Club, as another community oriented location for locals and visitors to play tennis, makes sense and will lighten the impact at Crane Park. The fact that the Lawn Club will be constructed in a commercially zoned area is a positive, as it will not impact local residents.

Please add our names to the list of local supporters for the Lawn Club. Thank you.

Sincerely,

Tom and KC Garrett
1746 Vineyard Ave
St. Helena, CA 94574

November 10, 2018

Noah Housh
Planning and Community Improvement Dir. St. Helena
1480 Main Street
St. Helena, CA 94574

Dear Noah,

As a business neighbor in the Service Commercial Business district south of town, I am writing in support of the Lawn Club tennis project that is currently planned for the vacant lot near 1101 Vintage Way. It is my understanding that the Lawn Club will be a non-profit member operated club that will work hard to serve local tennis needs in St. Helena.

The Lawn Club is an exciting project because it is community oriented. I know the courts at Crane Park are thriving and often quite busy, so the addition of another place for people to play tennis makes sense. The fact that the Lawn Club will be in a commercially zoned area adds to my support, as I know there will be no impact to residents and since their peak usage will be after normal business hours in our area, it should also have limited impact on our businesses.

Please add my name to the list of local supporters for the Lawn Club. Thank you.

Respectfully,

 for Harvest Inn
Richard Kaufman
City-Core
2352 Post Street, Suite 200
San Francisco, Ca 94115
1 MAIN Street
St. Helena, CA 94574

November 10, 2018

Noah Housh
Planning and Community Improvement Dir. St. Helena
1480 Main Street
St. Helena, CA 94574

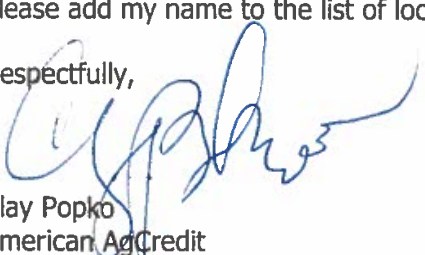
Dear Noah,

As a business neighbor in the Service Commercial Business district south of town, I am writing in support of the Lawn Club tennis project that is currently planned for the vacant lot near 1101 Vintage Way. It is my understanding that the Lawn Club will be a non-profit member operated club that will work hard to serve local tennis needs in St. Helena.

The Lawn Club is an exciting project because it is community oriented. I know the courts at Crane Park are thriving and often quite busy, so the addition of another place for people to play tennis makes sense. The fact that the Lawn Club will be in a commercially zoned area adds to my support, as I know there will be no impact to residents and since their peak usage will be after normal business hours in our area, it should also have limited impact on our businesses.

Please add my name to the list of local supporters for the Lawn Club. Thank you.

Respectfully,



Clay Popko
American AgCredit
1101 Vintage Avenue

November 10, 2018

Noah Housh
Planning and Community Improvement Dir. St. Helena
1480 Main Street
St. Helena, CA 94574

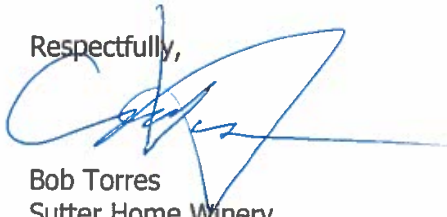
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Please add my name to the list of local supporters for the Lawn Club. Thank you.

Respectfully,



Bob Torres
Sutter Home Winery
277 St. Helena Hwy.

November 10, 2018

Noah Housh
Planning and Community Improvement Dir. St. Helena
1480 Main Street
St. Helena, CA 94574

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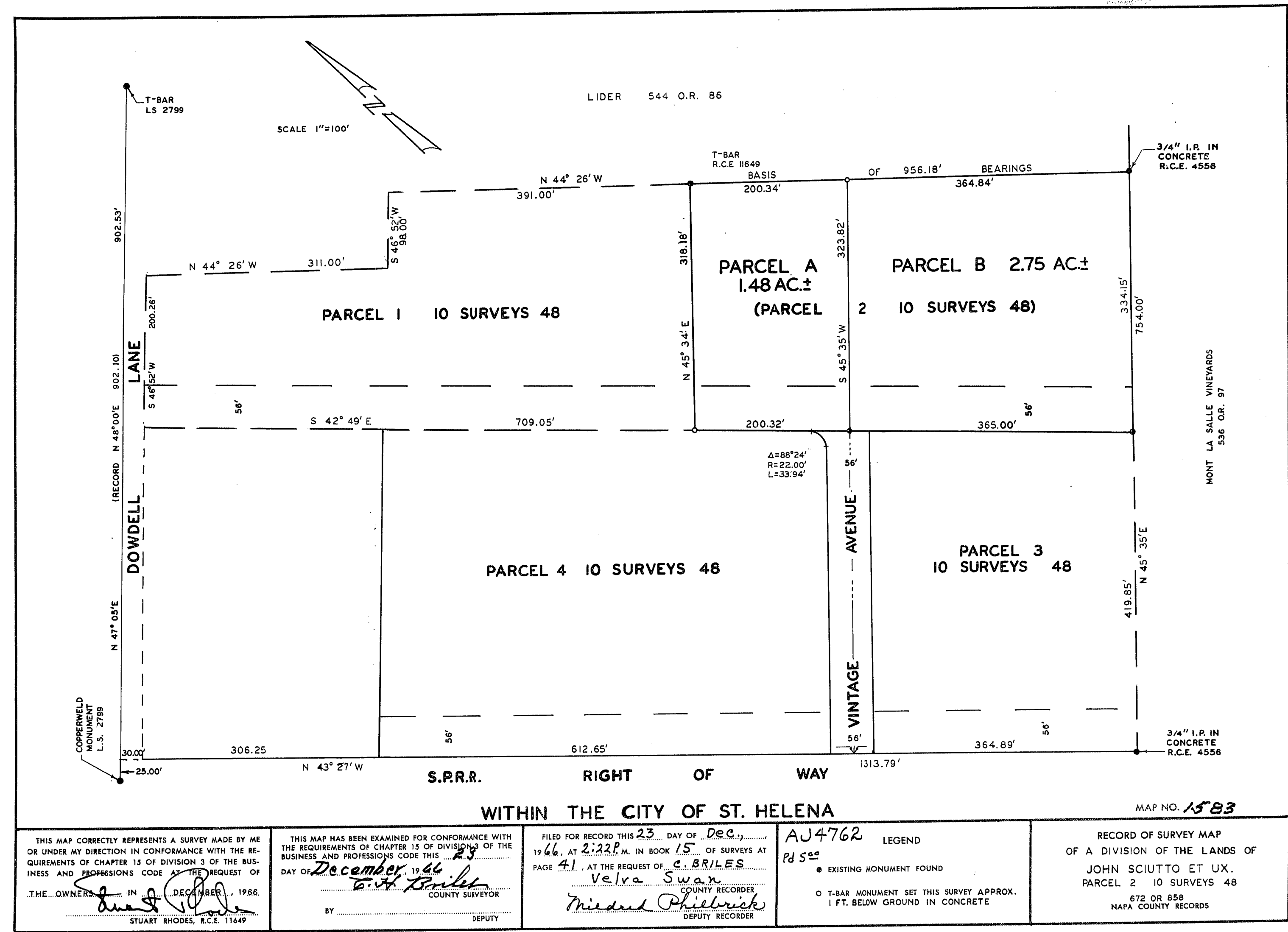
Please add my name to the list of local supporters for the Lawn Club. Thank you.

Respectfully,

A handwritten signature in black ink, appearing to read 'Nile Zacherle', with a long, sweeping horizontal stroke extending to the right.

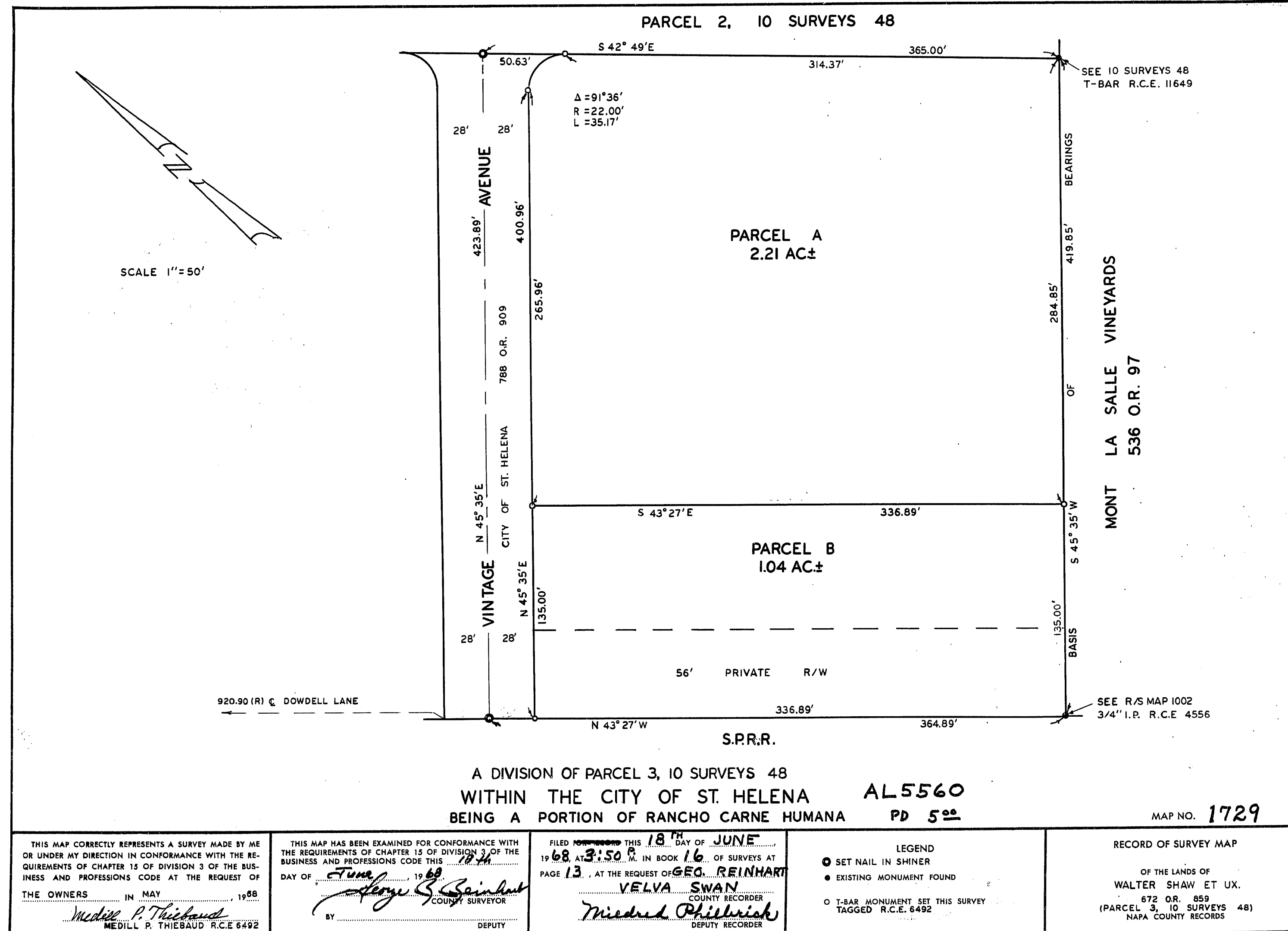
Nile Zacherle
Mad Fritz
393 Lafata St.

15 83 41

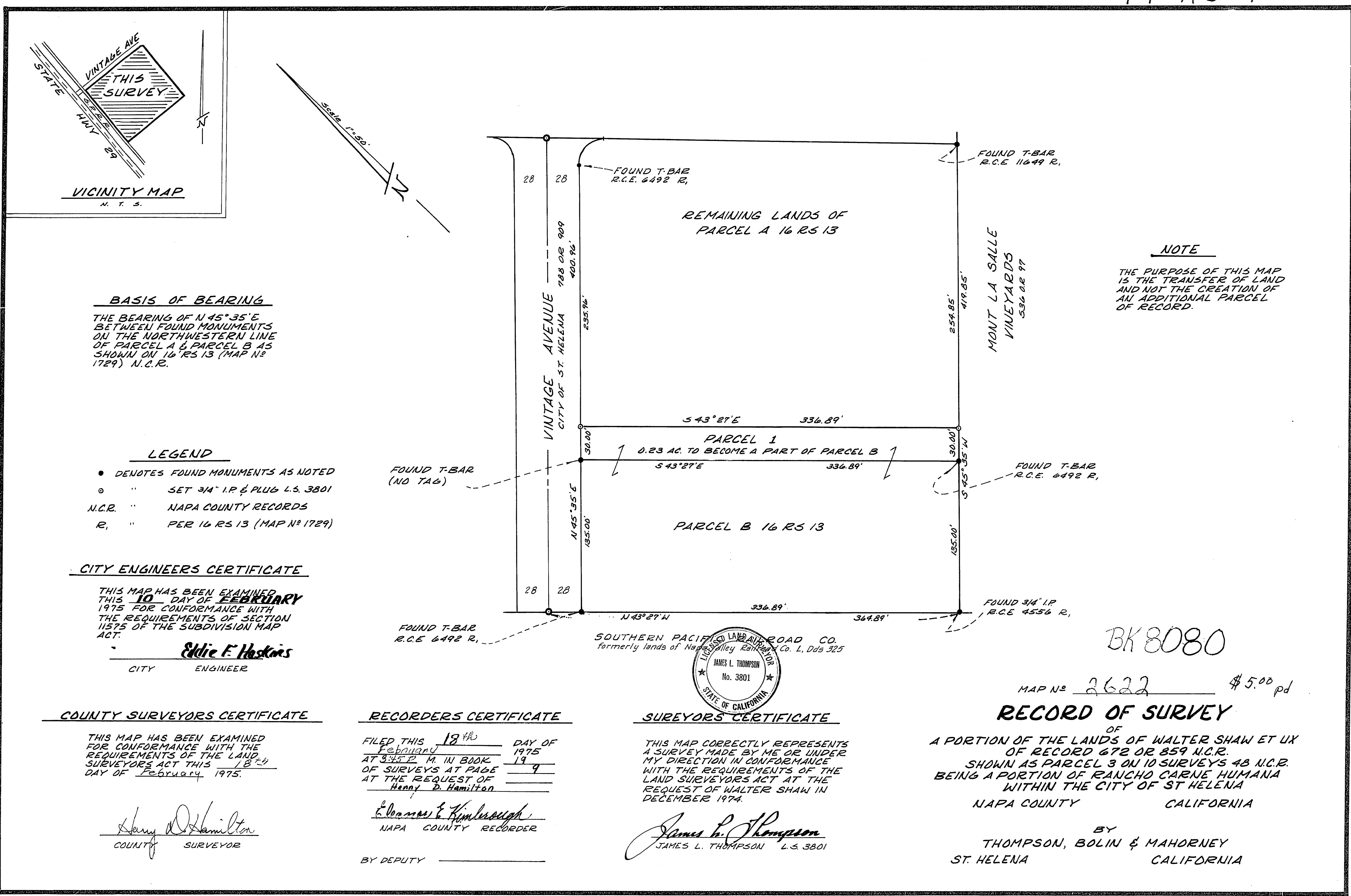


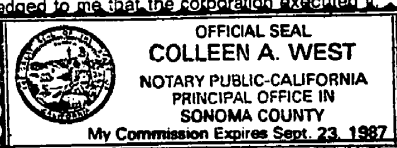
THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 15 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE AT THE REQUEST OF THE OWNERS IN DECEMBER, 1966. STUART RHODES, R.C.E. 11649	THIS MAP HAS BEEN EXAMINED FOR CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 15 OF DIVISION 3 OF THE BUSINESS AND PROFESSIONS CODE THIS DAY OF December, 1966. County Surveyor	FILED FOR RECORD THIS 23 DAY OF Dec. 1966, AT 2:22 P.M. IN BOOK 15 OF SURVEYS AT PAGE 41 AT THE REQUEST OF Velva Swan County Recorder	LEGEND EXISTING MONUMENT FOUND T-BAR MONUMENT SET THIS SURVEY APPROX. 1 FT. BELOW GROUND IN CONCRETE	RECORD OF SURVEY MAP OF A DIVISION OF THE LANDS OF JOHN SCIOTTO ET UX. PARCEL 2 10 SURVEYS 48 672 OR 858 NAPA COUNTY RECORDS
---	---	---	---	--

16 R S 13



19 RS 9



NAPA COUNTY															
Order No. Escrow No. 87411 Loan No.	VOL 1426 PAGE 871 OFFICIAL RECORDS NAPA COUNTY, CALIF. FIRST AMERICAN TITLE COMPANY JAN 28 1986 AT 11:00 A M. ELEANOR E. KIMBROUGH COUNTY RECORDER														
WHEN RECORDED MAIL TO: St Helena Professional Center c/o Reginald Oliver 1478 Railroad Avenue St Helena, CA 94574	<table border="1"><tr><td>4-</td><td>R</td></tr><tr><td>1-</td><td>M</td></tr><tr><td>2-</td><td>F</td></tr><tr><td></td><td>L</td></tr><tr><td></td><td>E</td></tr><tr><td colspan="2">TOTAL</td></tr><tr><td>7-</td><td></td></tr></table>	4-	R	1-	M	2-	F		L		E	TOTAL		7-	
4-	R														
1-	M														
2-	F														
	L														
	E														
TOTAL															
7-															
SPACE ABOVE THIS LINE FOR RECORDER'S USE															
MAIL TAX STATEMENTS TO: Same as above	DOCUMENTARY TRANSFER TAX \$ 165.00 XX Computed on the consideration or value of property conveyed; OR Computed on the consideration or value less liens or encumbrances remaining at time of sale. <i>Patricia Offens</i> First American Title Co. Signature of Declarant or Agent determining tax - Firm Name														
APN 9-580-15 A PORTION GRANT DEED FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, NORTH BAY PRODUCTION CREDIT ASSOCIATION, a federally chartered corporation, hereby GRANT(S) xxx subject to the covenants and restrictions below, to PROFESSIONAL CENTER OF ST. HELENA, a Partnership, the real property in the City of St. Helena County of Napa, State of California, described as Legal description is attached hereto as Exhibit A and incorporated herein. Subject to the following restrictions: 1. That buyer, its successors, transferees, and assigns, shall use and enjoy said real property for general office buildings and purposes, or other uses acceptable to grantor, and; 2. Said real property shall not be used in violation of local, county or state land use regulations; 3. Said real property shall not be used for industrial uses. The purpose of this transaction is a transfer of property to be attached to and become a part of Assessor's Parcel No. 9-580-16 and not the creation of a new parcel.															
Dated January 17, 1986 STATE OF CALIFORNIA COUNTY OF SONOMA January 17 1986	NORTH BAY PRODUCTION CREDIT ASSOCIATION BY: <i>Ron Carli</i> RON CARLI, President														
5.92 (Rev. 7/82) ACKNOWLEDGMENT (Corporation) ATTACHMENT TO GRANT DEED DATED 1/17/86 State of CALIFORNIA ss County of SONOMA On this 17th day of January, in the year 1986, before me, the undersigned Notary Public in and for said County and State, personally appeared RON CARLI, (X personally known to me) () proved to me on the basis of satisfactory evidence) to be the person who executed the within instrument as President of the corporation therein named and acknowledged to me that the corporation executed it. My Commission Expires: 9/23/87  OFFICIAL SEAL COLLEEN A. WEST NOTARY PUBLIC-CALIFORNIA PRINCIPAL OFFICE IN SONOMA COUNTY My Commission Expires Sept. 23, 1987 <i>Colleen A. West</i> Notary Public in and for said County and State Colleen A. West DM6394															

NAPA COUNTY

Grant Deed
North Bay Production Credit Association

VOL 1426 PAGE 872

EXHIBIT A

All that real property situated in the Town of St. Helena, County of Napa, State of California and being a portion of Remaining lands of Parcel 'A' according to the map number 2622 entitled "Record of Survey of a portion of the lands of Walter Shaw, et ux", recorded February 18, 1975 and filed in Book 19 of Surveys, at page 9 in the Office of the Napa County Recorder, described as follows:

Beginning at a 3/4" iron pipe and tag, L.S. 3801 on the Southwesterly line of said Remaining Lands, distant, South 43° 27' 00" East 167.36 feet thereon from the Westerly corner thereof; thence from said iron pipe, North 45° 35' 00" East 256.72 feet to a 3/4" iron pipe and tag, L.S. 3801 on the Northeast line of said remaining lands, thence along said Northeast line, the Southeast and the Southwest lines of said remaining lands, South 42° 49' 00" East 169.57 feet, South 45° 35' 00" West 254.85 feet and North 43° 27' 00" West 169.53 feet to the point of beginning.

Containing 1.00 acres of land, more or less.

TOGETHER WITH, however, a non-exclusive easement for ingress, egress, roadway and all purposes incidental thereto, described as follows:

Beginning at the intersection of the Northeast face of a concrete curb, 6 inches wide on the Southwest line of an existing driveway, with the Southeasterly line of Vintage Avenue as said Southeast line is shown on said map number 2622, said curb face being distant thereon, North 45° 35' 00" East 15.00 feet from the most Westerly corner of said remaining lands; thence from said intersection, South 43° 27' 00" East 167.36 feet along said curb to the Northwest line of the herein described parcel of land; thence along said line, North 45° 35' 00" East 24.00 feet to the Southeast extension of the Southwesterly face of a concrete curb, 6 inches wide on the Northeast line of said driveway; thence along said extension, said concrete curb and the Northwest extension thereof, North 43° 27' 00" West 167.36 feet to said Southeast line of Vintage Avenue; thence along said line, South 45° 35' 00" West 24.00 feet to the point of beginning.

(Portion of AP# 9-580-15)

END OF DOCUMENT



Edwin C. Anderson, Jr. (RETIRED)
 Kirt F. Zeigler
 Rob Disharoon (RETIRED)
 Margaret M. Elliott
 David G. Bjornstrom
 Christopher M. Mazza

Wendy D. Whitson
 Daniel E. Post
 Catherine J. Benti
 Donald J. Black
 Lisa Yoshida
 Robert S. Rutherford

Michael Shklovsky
 Kenneth R. Cyphers
 Daniel J. Wilson

January 29, 2019

VIA U.S. MAIL & EMAIL

Jack Oliver
 RBO & Co
 1478 Railroad Avenue
 Saint Helena, CA 94574
jack@rboco.com

**Re: Parcel transaction history Napa County APNs 009-580-016 and 026
 Our File No. 42261C**

Dear Jack:

As requested, below is a summary of the relevant parcel transaction history for the above-described parcels:

1. Parcel 16 was created by the parcel map referenced in the 1984 Grant Deed (volume 1318, page 404 Napa County Recorder) transferring the property from Shaw to Professional Center of St. Helena;
2. Parcel 26 was created pursuant to a lot line adjustment and memorialized by the 1986 Grant Deed (vol. 1426, page 871 Napa County Recorder) transfer from North Bay Production Credit (Ag Credit predecessor in interest) to Professional Center of St. Helena. The deed specifically states: property transferred to be attached to and become a part of parcel 16 and is not the creation of a new parcel. Accordingly, tax parcels 16 and 26 are a single legal parcel. This deed also contained restrictions on the use of parcel 26.
3. In 2018, Professional Center of St. Helena distributed its interests in both parcels 16 and 26 to LLC members Smith and Oliver via Napa County Recorder documents 2018-0003928 and 2018-0003926.
4. Thereafter, Oliver purchased Smith's interests in both parcels 16 and 26 via Napa County Recorder documents 2018-0003927 and 2018-0003929.
5. Following Oliver's purchase of Smith's interests in both parcels 16 and 26, Oliver transferred 100% of the interests in both parcels 16 and 26 to the current owner of record, PCSH, LLC. Two of the three transfer deeds (Napa County Recorder documents 2018-0008497 and 2018-0008496) contained typo graphical errors which were corrected in Napa County Recorder Correcting Deeds 2018-0017592 and 2018-0017593.
6. In Napa County Recorder document 2018-0024105, PCSH and Ag Credit agreed to modify the deed restrictions on the use of Parcel 26.

ATTORNEYS AT LAW A PROFESSIONAL CORPORATION TEL: 707 545-4910 FAX: 707 544-0260 WWW.ANDERSONZEIGLER.COM
 50 Old Courthouse Square, Fifth Floor, Santa Rosa, CA 95404 MAILING ADDRESS: PO Box 1498, Santa Rosa, CA 95402-1498

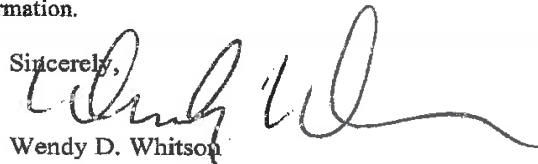
Jack Oliver
January 29, 2019
Page 2

7. The 2001 Vesting deed for parcel 27 (owned by Ag Credit) used an incorrect legal description which erroneously included all of parcel 26 and portions of parcel 16. The legal description was corrected in Napa County Recorder document 2018-0024104.

Please let me know if you need any further information.

Sincerely,

Wendy D. Whitson

A handwritten signature in black ink, appearing to read "Wendy D. Whitson", with a long horizontal flourish extending to the right.

WDW/nb

6

NAPA COUNTY

RECORDING REQUESTED BY _____

AND WHEN RECORDED MAIL TO _____

NAME [Professional Center of
St. Helena
c/o Reginald B. Oliver
P. O. Box 306
St. Helena, Ca. 94574]

STREET ADDRESS _____

CITY & STATE _____

MAIL TAX STATEMENTS TO _____

NAME [Same as above]

STREET ADDRESS _____

CITY & STATE _____

RECORDED IN OFFICIAL RECORDS
OF NAPA COUNTY CALIF.
NAPA LAND TITLE CO.
JAN 6 1984
AT 11:20 A.M.
ELEANOR E. KIMBROUGH
COUNTY RECORDER

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(S) DECLARE(S)
DOCUMENTARY TRANSFER TAX IS \$ 550.00
☐ unincorporated area in City of St. Helena
Parcel No. 9-580-16
☒ computed on full value of property conveyed, or
☐ computed on full value less value of liens or encumbrances
remaining at time of sale.

GRANT DEED

By this instrument dated December 27, 1983, for a valuable consideration,
WALTER G. SHAW AND BETTY ANN SHAW, his wife
heraby GRANT(S) to
PROFESSIONAL CENTER OF ST. HELENA, a general partnership
the following described real property in the State of California, County of Napa
City of St. Helena
Parcel "B" as shown on the Map of Lands of Walter G. Shaw et ux
filed June 18, 1968, in Book 16 of Surveys at page 13 and Parcel "1"
as shown on the Survey of Lands of Walter G. Shaw et ux filed February
18, 1975, in Book 19 of the Surveys at page 9 Napa County Records.

STATE OF CALIFORNIA
COUNTY OF
Napa

On January 5, 1984 before me,
the undersigned, a Notary Public in and for said County and State,
personally appeared Walter G. Shaw
and Betty Ann Shaw
known to me to be the person(s) whose names are
subscribed to the within instrument, and acknowledged to me
that they executed the same.
WITNESS my hand and official seal.

Signature _____
Linda Caris
Name (Typed or Printed)

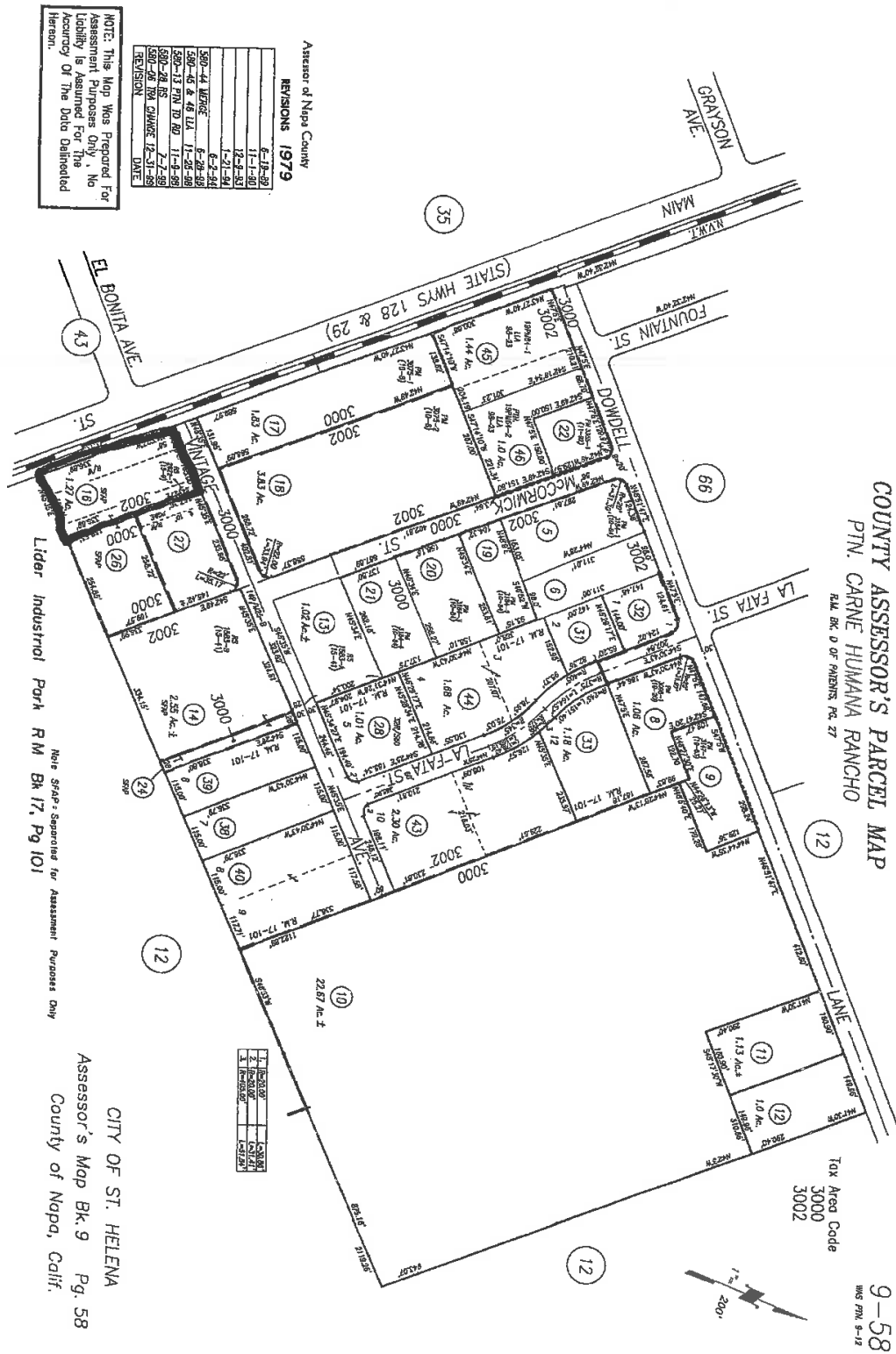
WALTER G. SHAW
BETTY ANN SHAW

OG5339

OFFICIAL SEAL
LINDA CARIS
NOTARY PUBLIC-CALIFORNIA
NOTARY BOND FILED IN
RIVERSIDE COUNTY
My Commission Expires July 31, 1987

MAIL TAX STATEMENTS AS DIRECTED ABOVE.

END OF DOCUMENT



7

NAPA COUNTY

Order No. _____
Escrow No. **87411**
Loan No. _____

WHEN RECORDED MAIL TO:
St Helena Professional Center
c/o Reginald Oliver
1478 Railroad Avenue
St Helena, CA 94574

VOL 1426 PAGE 871

OFFICIAL RECORDS
NAPA COUNTY, CALIF.

FIRST AMERICAN TITLE COMPANY
JAN 28 1986

AT 11:00 A M.
ELEANOR E. KIMBROUGH
COUNTY RECORDER

4-	R M F L E
1-	
2-	
TOTAL	
71	

MAIL TAX STATEMENTS TO:

Same as above

DOCUMENTARY TRANSFER TAX \$ **165.00**

Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

Peterson First American Title Co.
Signature of Declarant or Agent determining tax - Firm Name

GRANT DEED

APN 9-580-15 A PORTION

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
NORTH BAY PRODUCTION CREDIT ASSOCIATION, a federally chartered corporation,

hereby GRANT(S) ~~xxx~~ subject to the covenants and restrictions below, to

PROFESSIONAL CENTER OF ST. HELENA, a Partnership,

the real property in the City of St. Helena
County of Napa, State of California, described as

Legal description is attached hereto as Exhibit A and incorporated herein.

Subject to the following restrictions:

1. That buyer, its successors, transferees, and assigns, shall use and enjoy said real property for general office buildings and purposes, or other uses acceptable to grantor, and;
2. Said real property shall not be used in violation of local, county or state land use regulations;
3. Said real property shall not be used for industrial uses.

The purpose of this transaction is a transfer of property to be attached to and become a part of Assessor's Parcel No. 9-580-16 and not the creation of a new parcel.

Dated January 17, 1986 NORTH BAY PRODUCTION CREDIT ASSOCIATION

STATE OF CALIFORNIA) ss.
COUNTY OF SONOMA)
January 17 1986

BY: *Ron Carli*
RON CARLI, President

5.92 (Rev. 7/82) ACKNOWLEDGMENT ATTACHMENT TO GRANT DEED DATED 1/17/86
(Corporation)

State of CALIFORNIA ss.
County of SONOMA
On this 17th day of JANUARY in the year 1986, before me, the undersigned Notary Public in and for said County and State, personally appeared RON CARLI

(X personally known to me) () proved to me on the basis of satisfactory evidence)
to be the person who executed the within instrument as President of the corporation
therein named and acknowledged to me that the corporation executed it.

My Commission Expires: 9/23/87

OFFICIAL SEAL
COLLEEN A. WEST
NOTARY PUBLIC-CALIFORNIA
PRINCIPAL OFFICE IN
SONOMA COUNTY
My Commission Expires Sept. 23, 1987

Colleen A. West
Notary Public in and for said County and State
Colleen A. West **DM6394**

NAPA COUNTY

Grant Deed
North Bay Production Credit Association

VOL. 1426 PAGE 872

EXHIBIT A

All that real property situated in the Town of St. Helena, County of Napa, State of California and being a portion of Remaining lands of Parcel 'A' according to the map number 2622 entitled "Record of Survey of a portion of the lands of Walter Shaw, et ux", recorded February 18, 1975 and filed in Book 19 of Surveys, at page 9 in the Office of the Napa County Recorder, described as follows:

Beginning at a 3/4" iron pipe and tag, L.S. 3801 on the Southwesterly line of said Remaining Lands, distant, South 43° 27' 00" East 167.36 feet thereon from the Westerly corner thereof, thence from said iron pipe, North 45° 35' 00" East 256.72 feet to a 3/4" iron pipe and tag, L.S. 3801 on the Northeast line of said remaining lands, thence along said Northeast line, the Southeast and the Southwest lines of said remaining lands, South 42° 49' 00" East 169.57 feet, South 45° 35' 00" West 254.85 feet and North 43° 27' 00" West 169.53 feet to the point of beginning.

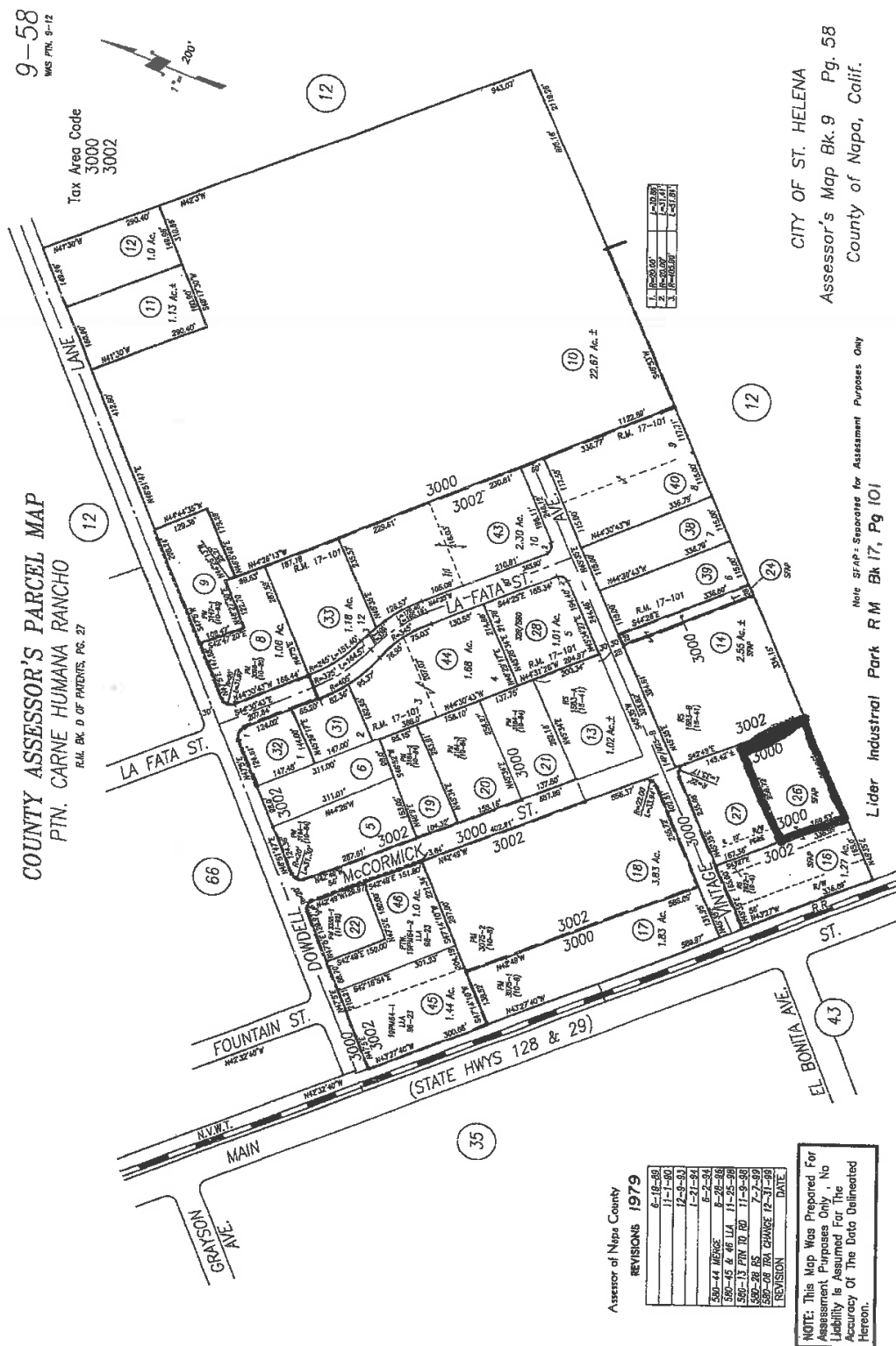
Containing 1.00 acres of land, more or less.

TOGETHER WITH, however, a non-exclusive easement for ingress, egress, roadway and all purposes incidental thereto, described as follows:

Beginning at the intersection of the Northeast face of a concrete curb, 6 inches wide on the Southwest line of an existing driveway, with the Southeasterly line of Vintage Avenue as said Southeast line is shown on said map number 2622, said curb face being distant thereon, North 45° 35' 00" East 15.00 feet from the most Westerly corner of said remaining lands; thence from said intersection, South 43° 27' 00" East 167.36 feet along said curb to the Northwest line of the herein described parcel of land; thence along said line, North 45° 35' 00" East 24.00 feet to the Southeast extension of the Southwesterly face of a concrete curb, 6 inches wide on the Northeast line of said driveway; thence along said extension, said concrete curb and the Northwest extension thereof, North 43° 27' 00" West 167.36 feet to said Southeast line of Vintage Avenue; thence along said line, South 45° 35' 00" West 24.00 feet to the point of beginning.

(Portion of AP# 9-580-15)

END OF DOCUMENT



11



2018-0003928

Recording Requested By And
When Recorded Mail To:

Wendy D. Whitson, Esq.
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

A. P. No. 009-580-026

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

REC FEE 21.00

09:53AM 02-Mar-2018

LS
Page 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The Undersigned Grantor declares:

Documentary transfer tax is \$0.00

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____

(X) Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Professional Center of St. Helena, LLC, a California Limited Liability
Company

hereby grants to

Marie M. Oliver, Trustee of the Reginald B. Oliver Marital Trust as Amended UAD
12/11/90 as to an undivided forty percent (40%) interest and Linda I. Smith, Trustee of
the Linda Irvine Smith Trust dated 10/8/96 as amended, as to an undivided sixty percent
(60%) interest as tenants in common in

the real property consisting of a vacant lot, APN # 009-580-026 in the City of St. Helena,
County of Napa, State of California, described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

PROFESSIONAL CENTER OF
ST. HELENA, LLC, a California
Limited Liability Company

Dated: 2/27/18

By [Signature]
Title LINDA I. SMITH, TRUSTEE OF
THE LINDA IRVINE SMITH TRUST
DATED 10/8/96, AS AMENDED
175: MEMBER

Dated: 2/27/18

By _____
Title _____

MAIL TAX STATEMENTS TO:

Marie M. Oliver, Trustee 1478 Railroad Ave., St. Helena, CA 94574

CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On February 27, 2018 before me, Christine Lynn Curtis ^{Notary Public}
(Here insert name and title of the officer)

personally appeared Linda L. Smith

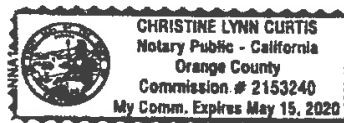
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in his ~~her~~ ^{their} authorized capacity(ies), and that by his ~~her~~ ^{their} signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christine Lynn Curtis
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer

(Title)

- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- ☒ State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- ☒ Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- ☒ The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- ☒ Print the name(s) of document signer(s) who personally appear at the time of notarization.
- ☒ Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- ☒ The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- ☒ Signature of the notary public must match the signature on file with the office of the county clerk.
 - ☒ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ☒ Indicate title or type of attached document, number of pages and date.
 - ☒ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- ☒ Securely attach this document to the signed document with a staple.

END OF DOCUMENT

EXHIBIT "A"

Escrow Number: 00301177

PARCEL ONE:

All that real property situated in the Town of St. Helena, County of Napa, State of California and being a portion of Remaining Lands of Parcel "A" according to the Map Number 2622 entitled "Record of Survey of a Portion of the Lands of Walter Shaw, et ux", recorded February 18, 1975 and filed in Book 19 of Surveys at page 9 in the Office of the Napa County Recorder, described as follows:

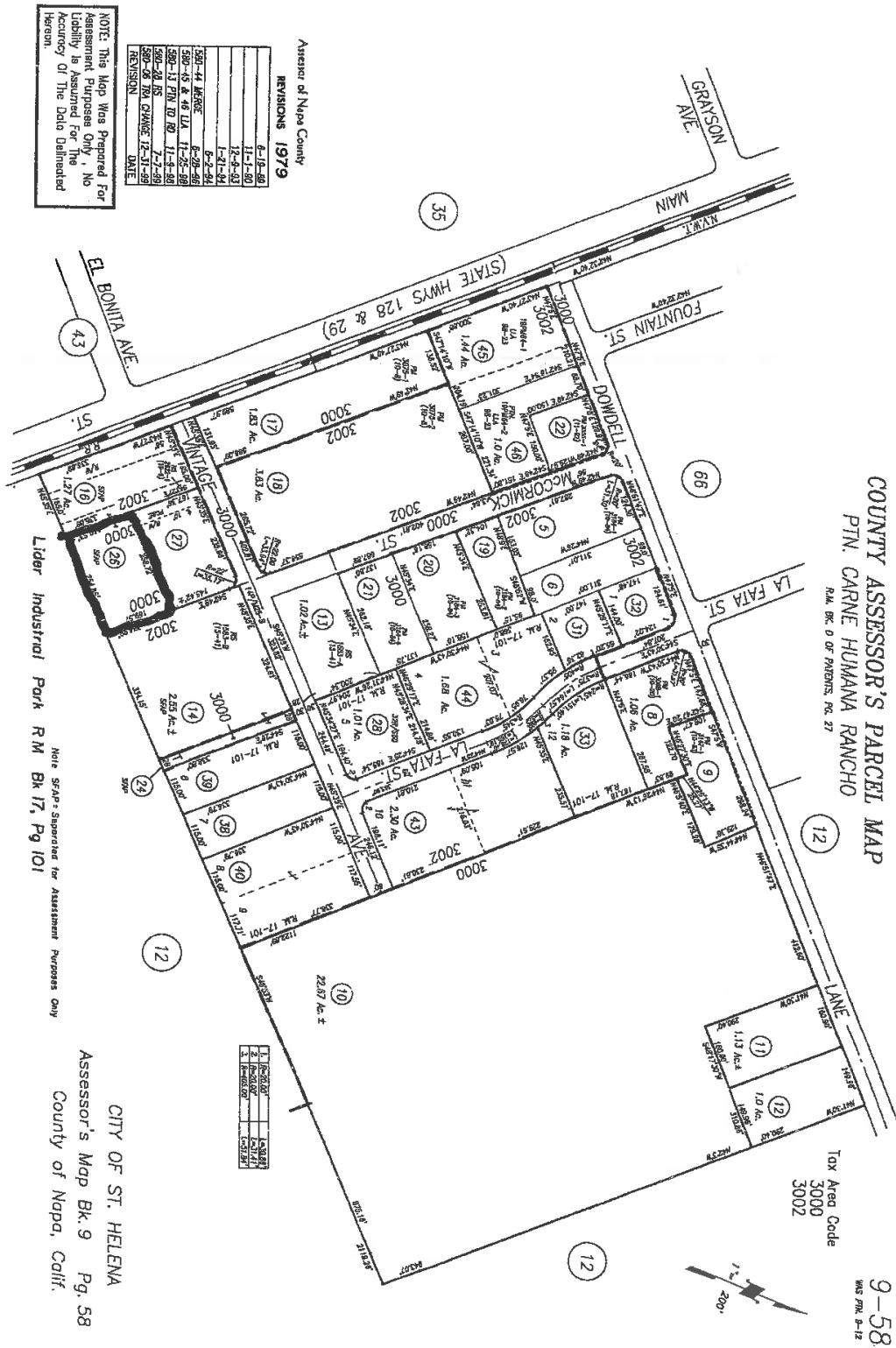
Beginning at a ¾" iron pipe and tag, L.S. 3801 on the southwesterly line of said Remaining Lands, distant, South 43° 27' 00" East 167.36 feet thereon from the westerly corner thereof; thence from said iron pipe, North 45° 35' 00" East 256.72 feet to a ¾" iron pipe and tag, L.S. 3801 on the northeast line of said remaining lands, thence along said northeast line, the southeast and the southwest lines of said remaining lands, South 42° 49' 00" East 169.57 feet, South 45° 35' 00" West 254.85 feet and North 43° 27' 00" West 169.53 feet to the point of beginning.

APN: 009-580-026

PARCEL TWO:

A non-exclusive easement for ingress, egress, roadway and all purposes incidental thereto, described as follows:

Beginning at the intersection of the northeast face of a concrete curb, 6 inches wide on the southwest line of an existing driveway, with the southeasterly line of Vintage Avenue as said southeast line is shown on said Map Number 2622, said curb face being distant thereon, North 45° 35' 00" East 15.00 feet from the most westerly corner of said remaining lands; thence from said intersection, South 43° 27' 00" East 167.36 feet along said curb to the northwest line of the herein described parcel of land; thence along said line, North 45° 35' 00" East 24.00 feet to the southeast extension of the southwesterly face of a concrete curb, 6 inches wide on the northeast line of said driveway; thence along said extension, said concrete curb and the northwest extension thereof, North 43° 27' 00" West 167.36 feet to said southeast line of Vintage Avenue; thence along said line, South 45° 35' 00" West 24.00 feet to the point of beginning.



9



2018-0003926

Recording Requested By And
When Recorded Mail To:

Wendy D. Whitson, Esq.
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

A. P. No. 009-580-016

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

REC FEE 21.00

09:53AM 02-Mar-2018

L5
Page 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The Undersigned Grantor declares:

Documentary transfer tax is \$0.00

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____

(X) Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Professional Center of St. Helena, LLC, a California Limited Liability Company

hereby grants to

Marie M. Oliver, Trustee of the Reginald B. Oliver Marital Trust as Amended UAD 12/11/90 as to an undivided forty percent (40%) interest and Linda I. Smith, Trustee of the Linda Irvine Smith Trust dated 10/8/96, as amended, as to an undivided sixty percent (60%) interest as tenants in common in

the real property located at 156 Main Street, St. Helena, County of Napa, State of California, described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

PROFESSIONAL CENTER OF
ST. HELENA, LLC, a California
Limited Liability Company

Dated: 2/27/18

By: Linda I. Smith
Title: LINDA I. SMITH, TRUSTEE OF
THE LINDA IRVINE SMITH TRUST
DATED 10/8/96, AS AMENDED
ITS: MEMBER

Dated: _____

By: _____
Title: _____

MAIL TAX STATEMENTS TO:

Marie M. Oliver, Trustee 1478 Railroad Ave., St. Helena, CA 94574

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On February 27, 2018 before me, Christine Lynn Curtis ^{notary Public}
(Here insert name and title of the officer)

personally appeared Linda L. Smith

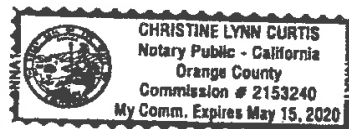
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~ ^{are} subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their authorized capacity(~~ies~~), and that by his/~~her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Christine Lynn Curtis
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☐ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- ☒ State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- ☒ Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- ☒ The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- ☒ Print the name(s) of document signer(s) who personally appear at the time of notarization.
- ☒ Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- ☒ The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- ☒ Signature of the notary public must match the signature on file with the office of the county clerk.
 - ☒ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ☒ Indicate title or type of attached document, number of pages and date.
 - ☒ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- ☒ Securely attach this document to the signed document with a staple.

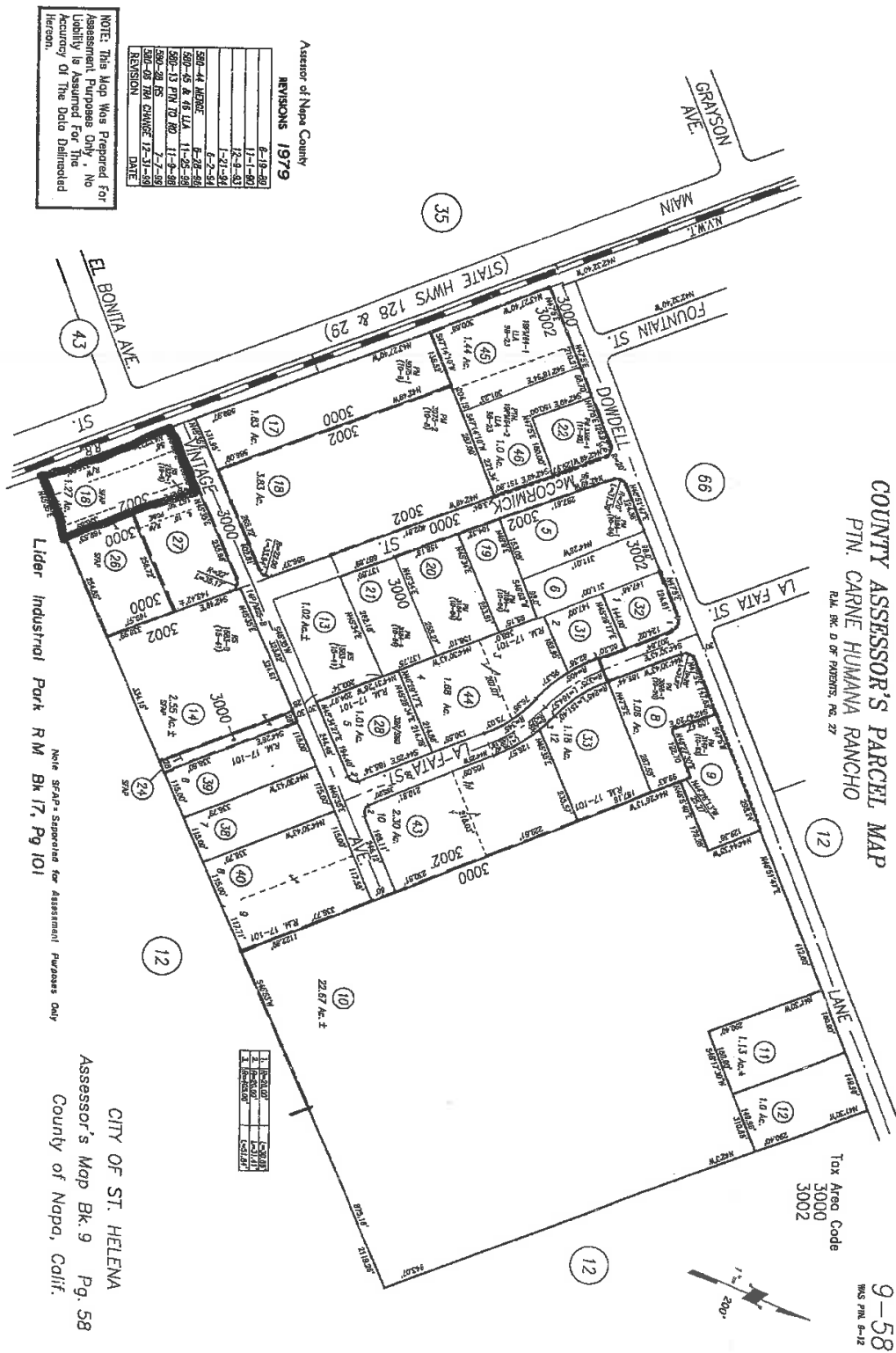
END OF DOCUMENT

EXHIBIT "A"

Escrow Number: 00301176

Parcel "B" as shown on the Map of Lands of Walter G. Shaw et ux, filed June 18, 1968 in Book 16 of Surveys at page 13 and Parcel "1" as shown on the Survey of Lands of Walter G. Shaw et ux, filed February 18, 1975 in Book 19 of Surveys at page 9, Napa County Records..

APN: 009-580-016



RECORDING REQUESTED BY
First American Title Company of Napa
AND WHEN RECORDED MAIL TO
Name MARIE M. OLIVER, ET AL
Street Address 1478 RAILROAD AVE
City, State, Zip ST HELENA, CA 94574
Order No. 00301176

2018-0003927
Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.
REC FEE 21.00
TAX 2796.20
LS
Page 1 of 3
09:53AM 02-Mar-2018

GRANT DEED

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
APN(S) 009-580-016

Documentary Transfer Tax is \$2,796.20
☒ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the time of sale

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,
LINDA I. SMITH, TRUSTEE OF THE LINDA IRVINE SMITH TRUST DATED 10/08/96, AS AMENDED
hereby GRANT(s) to

MARIE M. OLIVER, TRUSTEE OF THE REGINALD B. OLIVER MARITAL TRUST AS AMENDED UAD 12/11/90 AS TO AN UNDIVIDED 81.49% INTEREST AND MARIE M. OLIVER, TRUSTEE OF THE MARIE M. OLIVER 2005 TRUST UAD 12/11/90 AS TO AN UNDIVIDED 18.51% INTEREST, AS TENANTS IN COMMON

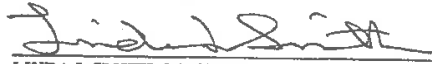
As to all its right, title and interest in and to the following real property in the ☒ City of St. Helena, County of Napa, State of California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Dated: February 20, 2018

MAIL TAX STATEMENTS AS DIRECTED ABOVE

grndefv (DSI Rev. 05/15/15)


LINDA I. SMITH, TRUSTEE

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
COUNTY OF ORANGE

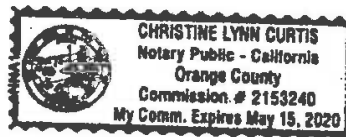
} ss

On February 21st before me, Christine Lynn Curtis, Notary Public, personally appeared Linda I. Smith who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.


Notary Public



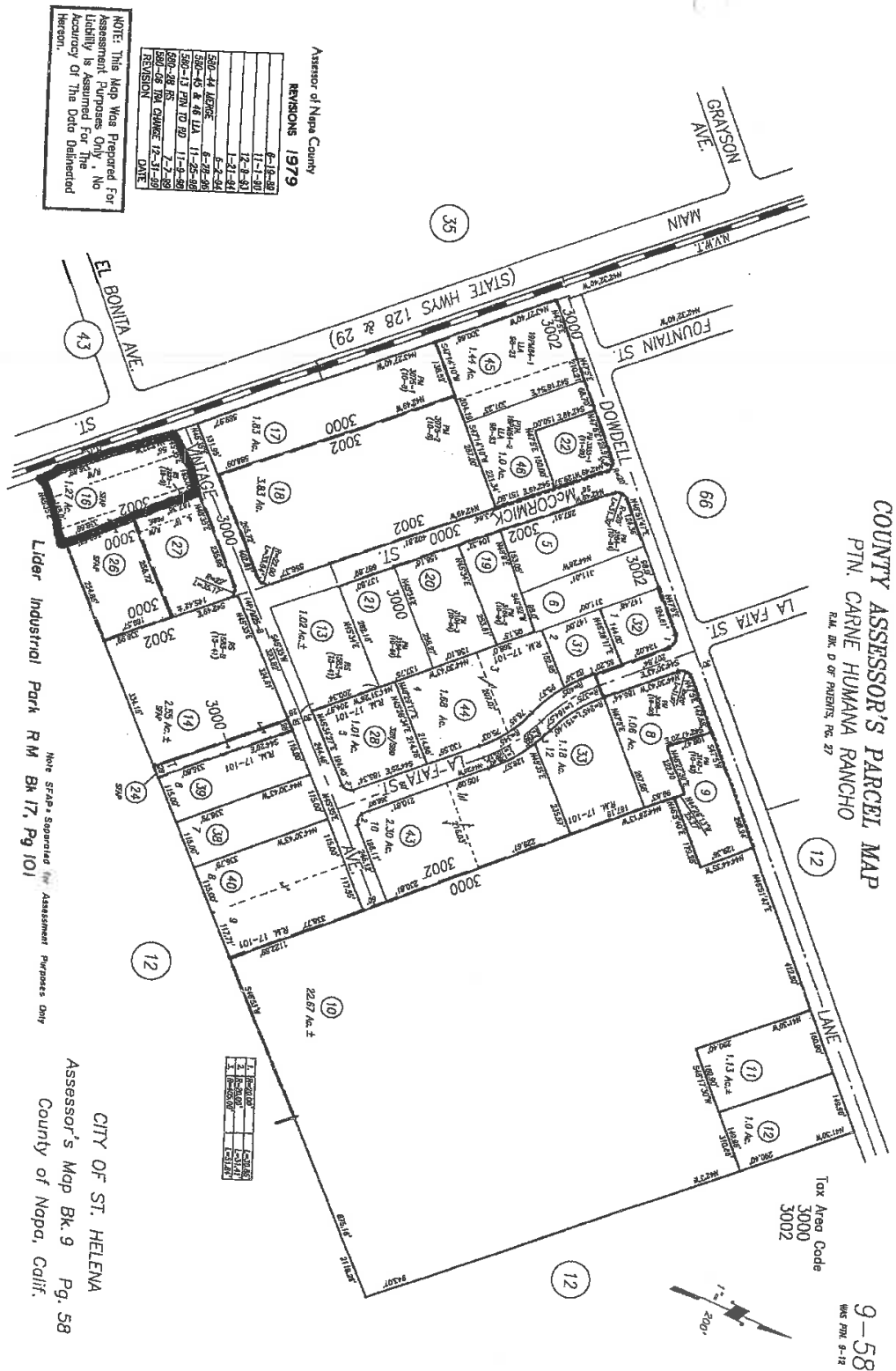
END OF DOCUMENT

EXHIBIT "A"

Escrow Number: 00301176

Parcel "B" as shown on the Map of Lands of Walter G. Shaw et ux, filed June 18, 1968 in Book 16 of Surveys at page 13 and Parcel "1" as shown on the Survey of Lands of Walter G. Shaw et ux, filed February 18, 1975 in Book 19 of Surveys at page 9, Napa County Records..

APN: 009-580-016



12

RECORDING REQUESTED BY
First American Title Company of Napa
AND WHEN RECORDED MAIL TO
Name MARIE M. OLIVER
Street Address 1478 RAILROAD AVE
City, State, Zip ST HELENA, CA 94574
Order No. 00301177



2018-0003929

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

REC FEE 21.00
TAX 440.00

09:53AM 02-Mar-2018

LS
Page 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

THE UNDERSIGNED GRANTOR(s) DECLARE(s)
APN(S) 009-580-026

Documentary Transfer Tax is \$440.00
☒ computed on full value of interest or property conveyed, or
☐ full value less value of liens or encumbrances remaining at the
time of sale



FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

**LINDA I. SMITH, TRUSTEE OF THE LINDA IRVINE SMITH TRUST DATED 10/08/96, AS
AMENDED**

hereby GRANT(s) to

MARIE M. OLIVER, TRUSTEE OF THE MARIE M. OLIVER 2005 TRUST UAD 12/11/90

As to all its right, title and interest in and to the following real property in the ☒ City of St. Helena, County of Napa, State of
California:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF
AND DESIGNATED AS EXHIBIT "A"

Dated: February 22, 2018

MAIL TAX STATEMENTS AS DIRECTED ABOVE

gratuity (DST Rev. 05/1/5/15)

END OF DOCUMENT

EXHIBIT "A"

Escrow Number: 00301177

PARCEL ONE:

All that real property situated in the Town of St. Helena, County of Napa, State of California and being a portion of Remaining Lands of Parcel "A" according to the Map Number 2622 entitled "Record of Survey of a Portion of the Lands of Walter Shaw, et ux", recorded February 18, 1975 and filed in Book 19 of Surveys at page 9 in the Office of the Napa County Recorder, described as follows:

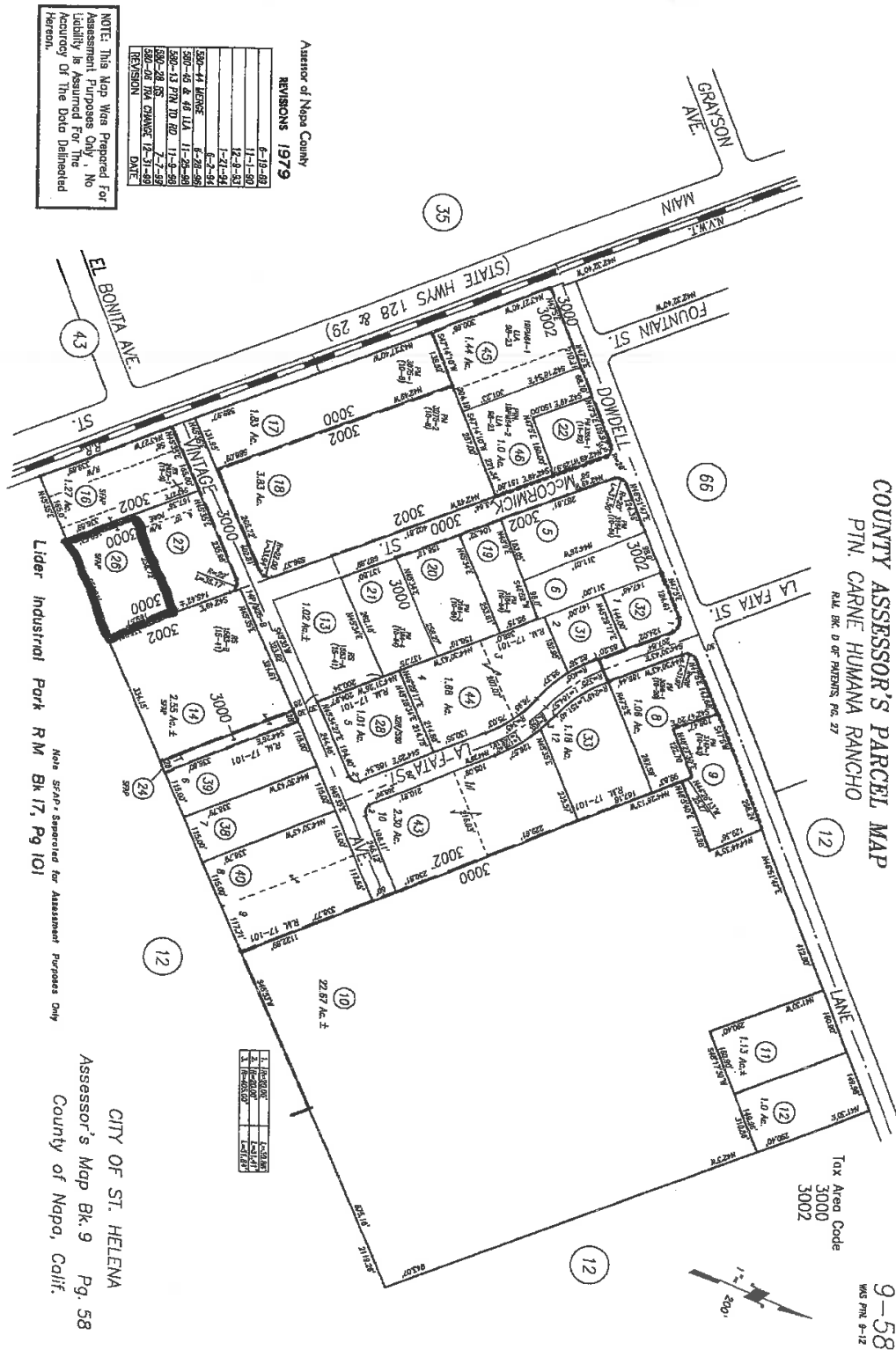
Beginning at a ¾" iron pipe and tag, L.S. 3801 on the southwesterly line of said Remaining Lands, distant, South 43° 27' 00" East 167.36 feet thereon from the westerly corner thereof; thence from said iron pipe, North 45° 35' 00" East 256.72 feet to a ¾" iron pipe and tag, L.S. 3801 on the northeast line of said remaining lands, thence along said northeast line, the southeast and the southwest lines of said remaining lands, South 42° 49' 00" East 169.57 feet, South 45° 35' 00" West 254.85 feet and North 43° 27' 00" West 169.53 feet to the point of beginning.

APN: 009-580-026

PARCEL TWO:

A non-exclusive easement for ingress, egress, roadway and all purposes incidental thereto, described as follows:

Beginning at the intersection of the northeast face of a concrete curb, 6 inches wide on the southwest line of an existing driveway, with the southeasterly line of Vintage Avenue as said southeast line is shown on said Map Number 2622, said curb face being distant thereon, North 45° 35' 00" East 15.00 feet from the most westerly corner of said remaining lands; thence from said intersection, South 43° 27' 00" East 167.36 feet along said curb to the northwest line of the herein described parcel of land; thence along said line, North 45° 35' 00" East 24.00 feet to the southeast extension of the southwesterly face of a concrete curb, 6 inches wide on the northeast line of said driveway; thence along said extension, said concrete curb and the northwest extension thereof, North 43° 27' 00" West 167.36 feet to said southeast line of Vintage Avenue; thence along said line, South 45° 35' 00" West 24.00 feet to the point of beginning.



**RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:**

Wendy D. Whitson, Esq.
Anderson Zeigler
A Professional Corporation
P.O. Box 1498
Santa Rosa, CA 95402-1498
Telephone: 707/545-4910



2018-0008497

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

REC FEE	24.00
HOUSING TAX	75.00

10:20AM 27-Apr-2018

LS
Page 1 of 4

SPACE ABOVE FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

GRANT DEED

Recording Requested By And
When Recorded Mail To:

Wendy D. Whitson, Esq.
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

A. P. No. 009-580-026

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The Undersigned Grantor declares:

Documentary transfer tax is \$0.00

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____

(X) Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marie M. Oliver, Trustee of the Marie M. Oliver 2005 Trust UAD 1/11/90

hereby grants to

PCSH, LLC, a California Limited Liability Company

the real property consisting of a vacant lot, APN # 009-580-026 in the City of St. Helena,
County of Napa, State of California, described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

PROFESSIONAL CENTER OF
ST. HELENA, LLC, a California
Limited Liability Company

Dated: March 9, 2018

By Marie M. Oliver
Title TRUSTEE

Dated: March 9, 2018

By Marie M. Oliver
Title TRUSTEE

MAIL TAX STATEMENTS TO:

Marie M. Oliver, Trustee 1478 Railroad Ave., St. Helena, CA 94574

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

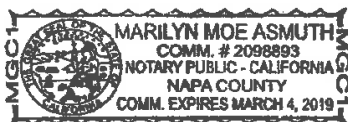
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California Napa)
 County of Napa)
 On March 9, 2019 before me, Marilyn Moe Asmuth, Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared Marie M. Oliver
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature M. Asmuth
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Grant Deed Document Date: 3/9/19
 Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Marie M. Oliver
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

END OF DOCUMENT

EXHIBIT "A"

Escrow Number: 00301177

PARCEL ONE:

All that real property situated in the Town of St. Helena, County of Napa, State of California and being a portion of Remaining Lands of Parcel "A" according to the Map Number 2622 entitled "Record of Survey of a Portion of the Lands of Walter Shaw, et ux", recorded February 18, 1975 and filed in Book 19 of Surveys at page 9 in the Office of the Napa County Recorder, described as follows:

Beginning at a ¾" iron pipe and tag, L.S. 3801 on the southwesterly line of said Remaining Lands, distant, South 43° 27' 00" East 167.36 feet thereon from the westerly corner thereof; thence from said iron pipe, North 45° 35' 00" East 256.72 feet to a ¾" iron pipe and tag, L.S. 3801 on the northeast line of said remaining lands, thence along said northeast line, the southeast and the southwest lines of said remaining lands, South 42° 49' 00" East 169.57 feet, South 45° 35' 00" West 254.85 feet and North 43° 27' 00" West 169.53 feet to the point of beginning.

APN: 009-580-026

PARCEL TWO:

A non-exclusive easement for ingress, egress, roadway and all purposes incidental thereto, described as follows:

Beginning at the intersection of the northeast face of a concrete curb, 6 inches wide on the southwest line of an existing driveway, with the southeasterly line of Vintage Avenue as said southeast line is shown on said Map Number 2622, said curb face being distant thereon, North 45° 35' 00" East 15.00 feet from the most westerly corner of said remaining lands; thence from said intersection, South 43° 27' 00" East 167.36 feet along said curb to the northwest line of the herein described parcel of land; thence along said line, North 45° 35' 00" East 24.00 feet to the southeast extension of the southwesterly face of a concrete curb, 6 inches wide on the northeast line of said driveway; thence along said extension, said concrete curb and the northwest extension thereof, North 43° 27' 00" West 167.36 feet to said southeast line of Vintage Avenue; thence along said line, South 45° 35' 00" West 24.00 feet to the point of beginning.

**RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:**

Wendy D. Whitson, Esq.
Anderson Zeigler
A Professional Corporation
P.O. Box 1498
Santa Rosa, CA 95402-1498
Telephone: 707/545-4910



2018-0008496

Recorded	REC FEE	24.00
Official Records		
County of	HOUSING TAX	75.00
Napa		
JOHN TUTEUR		
Assessor-Recorder-Co.		
10:20AM 27-Apr-2018	LS	Page 1 of 4

SPACE ABOVE FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

GRANT DEED

Recording Requested By And
When Recorded Mail To:

Wendy D. Whitson, Esq.
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

A. P. No. 009-580-016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The Undersigned Grantor declares:

Documentary transfer tax is \$0.00

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____

(X) Realty not sold.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

Marie M. Oliver, Trustee of the Reginald B. Oliver Marital Trust as Amended UAD 12/11/90 as to an undivided 82.245% interest and Marie M. Oliver, Trustee of the Marie M. Oliver 2005 Trust UAD 1/11/90 as to an undivided 17.755% interest

hereby grants to

PCSH, LLC, a California Limited Liability Company

the real property located at 156 Main Street, St. Helena, County of Napa, State of California, described as follows:

See Exhibit "A" attached hereto and incorporated herein by this reference.

PROFESSIONAL CENTER OF
ST. HELENA, LLC, a California
Limited Liability Company

Dated: March 9, 2018

By Marie M. Oliver
Title TRUSTEE

Dated: March 9, 2018

By Marie M. Oliver
Title TRUSTEE

MAIL TAX STATEMENTS TO:

Marie M. Oliver, Trustee 1478 Railroad Ave., St. Helena, CA 94574

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of

NapaOn March 9, 2018 before me, Marilyn Moe Asmuth, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

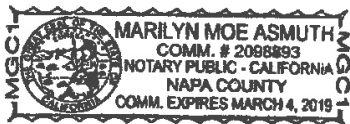
Marie M. Oliver

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Marilyn Moe Asmuth

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Eminent Domain

Document Date:

3/9/18

Number of Pages:

2

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

Marie M. Oliver☐ Corporate Officer — Title(s):☐ Partner — ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☒ Trustee☐ Guardian or Conservator☐ Other:

Signer Is Representing:

Signer's Name:

☐ Corporate Officer — Title(s):☐ Partner — ☐ Limited ☐ General☐ Individual☐ Attorney in Fact☐ Trustee☐ Guardian or Conservator☐ Other:

Signer Is Representing:

END OF DOCUMENT

EXHIBIT "A"

Escrow Number: 00301176

Parcel "B" as shown on the Map of Lands of Walter G. Shaw et ux, filed June 18, 1968 in Book 16 of Surveys at page 13 and Parcel "1" as shown on the Survey of Lands of Walter G. Shaw et ux, filed February 18, 1975 in Book 19 of Surveys at page 9, Napa County Records..

APN: 009-580-016

**RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:**

Wendy D. Whitson, Esq.
Anderson Zeigler
A Professional Corporation
P.O. Box 1498
Santa Rosa, CA 95402-1498
Telephone: 707/545-4910



2018-0017592

Recorded	REC FEE	24.00
Official Records		
County of	CCL-CONFORMED C	1.00
Napa	HOUSING TAX	75.00
JOHN TUTEUR		
Assessor-Recorder-Co.		
11:28AM 07-Sep-2018	JW	Page 1 of 4

ORIGINAL

SPACE ABOVE FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

CORRECTING DEED

Recording Requested By And
When Recorded Mail To:

Wendy D. Whitson, Esq.
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

A. P. No. 009-580-016

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTING DEED

The Undersigned Grantor declares:

Documentary transfer tax is \$0.00

() computed on full value of property conveyed, or

() computed on full value less value of liens and encumbrances remaining at time of sale.

() Unincorporated area: () City of _____

(X) Realty not sold.

The Grant Deed recorded on April 27, 2018 in the records of the Napa County Recorder as document number 2018-0008496 contains an error in the description of the percentage interests transferred. This Correcting Deed is being recorded for the purpose of correcting said error and ratifying the Grant. In accordance therewith:

Marie M. Oliver, Trustee of the Reginald B. Oliver Marital Trust as Amended UAD 12/11/90 as to an undivided 88.894% interest and Marie M. Oliver, Trustee of the Marie M. Oliver 2005 Trust UAD 1/11/90 as to an undivided 11.106% interest

hereby grants to

PCSH, LLC, a California Limited Liability Company

the real property located at 156 Main Street, St. Helena, County of Napa, State of California, described as follows: **See Exhibit "A" attached hereto and incorporated herein by this reference.**

Dated: August 30, 2018

REGINALD B. OLIVER MARITAL
TRUST AS AMENDED UAD 12/11/90

By Marie M. Oliver, TTEE
Marie M. Oliver, Trustee

Dated: August 30, 2018

MARIE M. OLIVER 2005 TRUST
UAD 1/11/90

By Marie M. Oliver, TTEE
Marie M. Oliver, Trustee

MAIL TAX STATEMENTS TO:

Marie M. Oliver, Trustee 1478 Railroad Ave., St. Helena, CA 94574

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Napa)
 On August 30, 2018 before me, Marilyn Moe Asmuth, Notary Public
 Date (Here Insert Name and Title of the Officer)
 personally appeared Marie M. Oliver
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature Marilyn Moe Asmuth
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Correcting Deed Document Date: August 30, 2018
 Number of Pages: 2 Signer(s) Other Than Named Above: na

Capacity(ies) Claimed by Signer(s)

Signer's Name: Marie M. Oliver
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: Marital & NMO Trust

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

END OF DOCUMENT

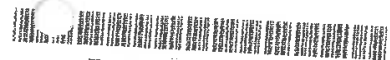
EXHIBIT "A"

Parcel "B" as shown on the Map of Lands of Walter G. Shaw et ux, filed June 18, 1968 in Book 16 of Surveys at page 13 and Parcel "1" as shown on the Survey of Lands of Walter G. Shaw et ux, filed February 18, 1975 in Book 19 of Surveys at page 9, Napa County Records.

APN: 009-580-016

RECORDED AT THE REQUEST OF
AND WHEN RECORDED RETURN TO:

Wendy D. Whitson, Esq.
Anderson Zeigler
A Professional Corporation
P.O. Box 1498
Santa Rosa, CA 95402-1498
Telephone: 707/545-4910



2018-0017593

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

REC FEE 24.00
CC1-CONFORMED C 1.00
HOUSING TAX 75.00

11:28AM 07-Sep-2018

JW
Page 1 of 4

ORIGINAL

SPACE ABOVE FOR RECORDER'S USE ONLY

TITLE OF DOCUMENT:

CORRECTING DEED

Recording Requested By And
When Recorded Mail To:

Wendy D. Whitson, Esq.
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

A. P. No. 009-580-026

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTING DEED

The Undersigned Grantor declares:

Documentary transfer tax is \$0.00

☐ computed on full value of property conveyed, or

☐ computed on full value less value of liens and encumbrances remaining at time of sale.

☐ Unincorporated area: ☐ City of _____

☒ Realty not sold.

The Grant Deed recorded on April 27, 2018 in the records of the Napa County Recorder as document number 2018-0008497 contains a typographical error in the signature line of the grantor in that it incorrectly states that grantor signed on behalf of the Professional Center of St. Helena, LLC, a California Limited Liability Company. This Correcting Deed is being recorded for the purpose of correcting said error and ratifying the Grant. In accordance therewith:

Marie M. Oliver, Trustee of the Marie M. Oliver 2005 Trust UAD 1/11/90

hereby grants to

PCSH, LLC, a California Limited Liability Company

all of its right, title and interest in the real property consisting of a vacant lot, APN # 009-580-026 in the City of St. Helena, County of Napa, State of California, described as follows: See Exhibit "A" attached hereto and incorporated herein by this reference.

MARIE M. OLIVER 2005 TRUST
UAD 1/11/90

Dated: August 30, 2018

By Marie M. Oliver, TRUSTEE
Marie M. Oliver, Trustee

MAIL TAX STATEMENTS TO:

Marie M. Oliver, Trustee 1478 Railroad Ave., St. Helena, CA 94574

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

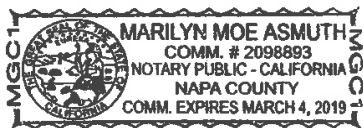
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of Napa)
 On August 30, 2018 before me, Marilyn Moe Asmuth, Notary Public
 Date Here Insert Name and Title of the Officer
 personally appeared Mariem M. Oliver
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature M. Asmuth
 Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: correcting deed Document Date: August 30, 2018
 Number of Pages: 2 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Mariem M. Oliver

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: MMD Trust

Signer's Name: _____

- ☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

EXHIBIT "A"**END OF DOCUMENT****LEGAL DESCRIPTION**

The land referred to in this report is situated in the City of St. Helena, County of Napa, State of California, and is described as follows:

PARCEL ONE:

All that real property situated in the Town of St. Helena, County of Napa, State of California and being a portion of Remaining Lands of Parcel "A" according to the Map Number 2622 entitled "Record of Survey of a Portion of the Lands of Walter Shaw, et ux", recorded February 18, 1975 and filed in Book 19 of Surveys at page 9 in the Office of the Napa County Recorder, described as follows:

Beginning at a ¾" iron pipe and tag, L.S. 3801 on the southwesterly line of said Remaining Lands, distant, South 43° 27' 00" East 167.36 feet thereon from the westerly corner thereof; thence from said iron pipe, North 45° 35' 00" East 256.72 feet to a ¾" iron pipe and tag, L.S. 3801 on the northeast line of said remaining lands, thence along said northeast line, the southeast and the southwest lines of said remaining lands, South 42° 49' 00" East 169.57 feet, South 45° 35' 00" West 254.85 feet and North 43° 27' 00" West 169.53 feet to the point of beginning.

APN: 009-580-026

PARCEL TWO:

A non-exclusive easement for ingress, egress, roadway and all purposes incidental thereto, described as follows:

Beginning at the intersection of the northeast face of a concrete curb, 6 inches wide on the southwest line of an existing driveway, with the southeasterly line of Vintage Avenue as said southeast line is shown on said Map Number 2622, said curb face being distant thereon, North 45° 35' 00" East 15.00 feet from the most westerly corner of said remaining lands; thence from said intersection, South 43° 27' 00" East 167.36 feet along said curb to the northwest line of the herein described parcel of land; thence along said line, North 45° 35' 00" East 24.00 feet to the southeast extension of the southwesterly face of a concrete curb, 6 inches wide on the northeast line of said driveway; thence along said extension, said concrete curb and the northwest extension thereof, North 43° 27' 00" West 167.36 feet to said southeast line of Vintage Avenue; thence along said line, South 45° 35' 00" West 24.00 feet to the point of beginning.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Wendy D. Whitson
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

APN: 009-580-016

ORIGINAL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AMENDMENT OF DEED RESTRICTIONS



2018-0024105

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

REC FEE 30.00

HOUSING TAX 75.00

10:14AM 18-Dec-2018

EV
Page 1 of 6

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Wendy D. Whitson
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

APNs: 009-580-026

SPACE ABOVE THIS LINE FOR RECORDER'S USE

AMENDMENT OF DEED RESTRICTIONS

American Ag Credit, FLCA, a federally chartered Federal Land Credit Association, as successor in interest to North Bay Production Credit Association, a federally chartered corporation, and PCSH LLC, a California limited liability company as successor in interest to Professional Center of St. Helena, a Partnership, hereby amend the deed restrictions which were created in the Grant Deed recorded January 28, 1986 in the Official Records of the Napa County Recorder at Vol. 1426, page 871 between North Bay Production Credit Association, a federally chartered corporation and Professional Center of St. Helena, a Partnership, as they relate to the real property more fully described in Exhibit A hereto which is incorporated herein by reference (the "Property"). The deed restrictions are amended to read as follows:

1. That buyer, its successors, transferees, and assigns, shall use and enjoy said real property for general office buildings and purposes, development and use of tennis courts and related facilities, or other uses acceptable to grantor, and;
2. Said real property shall not be used in violation of local, county or state land use regulations, or for any business involving agricultural financing or lending;
3. Said real property shall not be used for industrial uses. To the extent the development and use of tennis courts and related facilities in any way constitutes industrial use, such use is excluded from this restriction.

Dated: 11/27/2018

American Ag Credit, successor in interest to
North Bay Production Credit Association,
a federally chartered corporation,

By 
Title EVP-CAO

[Signatures continue on next page]

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On 11/27/2018 before me, Lorraine Bova, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Roger Bastow
Name(s) of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lorraine Bova
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Amendment of Deed Restrictions

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer
 Title(s): _____
☐ Partner – ☐ Limited ☐ General
☐ Attorney-in-Fact
☐ Trustee
☐ Guardian or Conservation
☐ Other

Signer is
 Representing: _____

Dated: 12/4/10

PCSH LLC, a California limited liability
company, successor in interest to Professional
Center of St. Helena, a Partnership

By Marie Marm Oliver
Title Managing Member

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of NAPA

On Dec. 4. 2018

before me,

Marilyn Moe Asmuth, Notary Public

Date

Here Insert Name and Title of the Officer

personally appeared

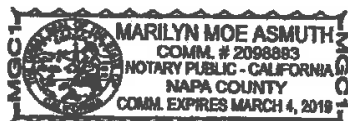
Marie M. Oliver

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature

Marilyn Moe Asmuth

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document:

Correcting Deed

Document Date: Dec. 4. 2018

Number of Pages:

Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer(s)

Signer's Name:

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

Signer's Name:

☐ Corporate Officer — Title(s):

☐ Partner — ☐ Limited ☐ General

☐ Individual ☐ Attorney In Fact

☐ Trustee ☐ Guardian or Conservator

☐ Other:

Signer Is Representing:

END OF DOCUMENT

Exhibit A Legal Description

PARCEL ONE:

All that real property situated in the Town of St. Helena, County of Napa, State of California and being a portion of Remaining Lands of Parcel "A" according to the Map Number 2622 entitled "Record of Survey of a Portion of the Lands of Walter Shaw, et ux", recorded February 18, 1975 and filed in Book 19 of Surveys at page 2 in the Office of the Napa County Recorder, described as follows:

Beginning at a ¾" iron pipe and tag, L.S. 3801 on the southwesterly line of said Remaining Lands, distant, South 43° 27' 00" East 167.36 feet thereon from the westerly corner thereof; thence from said iron pipe, North 45° 35' 00" East 256.72 feet to a ¾" iron pipe and tag, L.S. 3801 on the northeast line of said remaining lands, thence along said northeast line, the southeast and the southwest lines of said remaining lands, South 42° 49' 00" East 169.57 feet, South 45° 35' 00" West 254.85 feet and North 43° 27' 00" West 169.53 feet to the point of beginning.

APN: 009-580-026

PARCEL TWO:

A non-exclusive easement for ingress, egress, roadway and all purposes incidental thereto, described as follows:

Beginning at the intersection of the northeast face of a concrete curb, 6 inches wide on the southwest line of an existing driveway, with the southeasterly line of Vintage Avenue as said southeast line is shown on said Map Number 2622, said curb face being distant thereon, North 45° 35' 00" East 15.00 feet from the most westerly corner of said remaining lands; thence from said intersection, South 43° 27' 00" East 167.36 feet along said curb to the northwest line of the herein described parcel of land; thence along said line, North 45° 35' 00" East 24.00 feet to the southeast extension of the southwesterly face of a concrete curb, 6 inches wide on the northeast line of said driveway; thence along said extension, said concrete curb and the northwest extension thereof, North 43° 27' 00" West 167.36 feet to said southeast line of Vintage Avenue; thence along said line, South 45° 35' 00" West 24.00 feet to the point of beginning.

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Wendy D. Whitson
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

APN: 009-580-027

ORIGINAL

SPACE ABOVE THIS LINE FOR RECORDER'S USE

THIS CORRECTING DEED IS BEING RE-RECORDED
TO CORRECT THE LEGAL DESCRIPTION FOR THE GRANT DEED
RECORDED MAY 8, 2001, AS DOCUMENT NO. 2001-0014249



2018-0024104

Recorded
Official Records
County of
Napa
JOHN TUTEUR
Assessor-Recorder-Co.

REC FEE 24.00
HOUSING TAX 75.00

10:14AM 18-Dec-2018

EV
Page 1 of 4

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Wendy D. Whitson
Anderson Zeigler
P.O. Box 1498
Santa Rosa, CA 95402-1498

APN: 009-580-027

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CORRECTING DEED

The Grant Deed recorded on May 8, 2001, in the records of the Napa County Recorder as document number 2001-0014249 between AMERICAN AGCREDIT, ACA successor in interest to North Bay Production Credit Association as Grantor and AMERICAN AGCREDIT, FLCA, a federally chartered Federal Land Credit Association as Grantee, contains an erroneous legal description for the real property granted therein. This Correcting Deed is being recorded for the sole purpose of correcting said legal description. The correct legal description is attached hereto as Exhibit A and incorporated herein by reference.

Dated: November 27, 2018

AMERICAN AGCREDIT, FLCA
a federally chartered Federal Land
Credit Association

By: 
Title: EVP & CAO

CALIFORNIA ALL-PURPOSE ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Sonoma

On 11/27/2018 before me, Lorraine Bova, Notary Public
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Roger Bastow
Name(s) of Signer(s)

Who proved to me on the basis of satisfactory evidence to be the person(s)-whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Lorraine Bova
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: CORRECTING DEED

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
- ☐ Corporate Officer
- ☐ Title(s): _____
- ☐ Partner – ☐ Limited ☐ General
- ☐ Attorney-in-Fact
- ☐ Trustee
- ☐ Guardian or Conservation
- ☐ Other

Signer Is
Representing: _____

END OF DOCUMENT

EXHIBIT A

Legal Description for APN 009-580-027

The land referred to is situated in the City of St. Helena, County of Napa, State of California, and is described as follows:

That parcel described as "The Remaining Lands of Parcel A 16 RS 13" according to map Number 2622 entitled "Record of Survey of a Portion of the Lands of Walter Shaw, et ux", filed February 18, 1975 in Book 19 of Surveys at page 9, in the Office of the Napa County Recorder.

Excepting therefrom the land described in the Grant Deed from North Bay Production Credit Association to Professional Center of St. Helena recorded January 28, 1986 in Book 1426 of Official Records at page 872, in said Office of the Napa County Recorder, described as follows: Beginning at a 3/4" iron pipe and tag, L.S. 3801 on the southwesterly line of said Remaining Lands, distant, South 43° 27' 00" East 167.36 feet thereon from the westerly corner thereof; thence from said iron pipe, North 45° 35' 00" East for 256.72 feet to a 3/4" iron pipe and tag, L.S. 3801 on the northeast line of said remaining lands, thence along said northeast line, the southeast and the southwest lines of said remaining lands, South 42° 49' 00" East for 169.57 feet, South 45° 35' 00" West for 254.85 feet and North 43° 27' 00" West for 169.53 feet to the point of beginning.

Containing 0.99 acre of land, more or less