



****AMENDED 4/2/21****
City of St. Helena
Planning Commission
Regular Meeting
Tuesday, April 6, 2021 @ 6:00 PM

In accordance with Executive Order N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways: Members of the public may not physically attend meetings. The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofstheleena.org. All public comments must be emailed by 4:00 PM prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line Planning Commission agenda.

Please see the end of the agenda for detailed PUBLIC PARTICIPATION instructions.

Spanish translation for this meeting will be offered. To access Spanish translation, you will need to join the meeting using the Zoom app from a computer, iPad or iPhone. You will see an icon on the screen that will allow you to choose Spanish translation. To learn how to use Zoom, please see the instructions below.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/84729227948>

Or One tap mobile :

US: +16699006833,,84729227948# or +12532158782,,84729227948#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 900 6833 or +1 253 215 8782 or +1 346 248 7799 or +1 312 626 6799 or +1 929 205 6099 or +1 301 715 8592

Meeting ID: 847 2922 7948

International numbers available: <https://us02web.zoom.us/j/84729227948>

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.

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Ciudad de Santa Helena  
Reunión del Comisión de Planificación  
6 de abril del 2021 @ 6:00 PM

De acuerdo con las órdenes ejecutivas N-25-20, N-29-20, y la orientación del Departamento de Salud Pública de California sobre reuniones, se permite la participación pública virtual. Seguiremos la Orden de la siguiente manera: Los miembros del público no pueden asistir físicamente a las reuniones. La reunión del Comisión de Planificación de la Ciudad se transmitirá en vivo por el Canal 28 de Comcast y en el sitio web de la Ciudad, salvo dificultades técnicas. Aquellos miembros del público que deseen participar deben hacerlo de forma virtual a través de las reuniones electrónicas de Zoom de las siguientes maneras; iniciando sesión en el enlace Zoom ubicado en la agenda de la reunión (descargue la aplicación en su computadora o dispositivo móvil) e ingrese el ID de la reunión o llamando al número ubicado en la agenda e ingrese el ID de la reunión. Se aceptarán comentarios públicos para la reunión del Comisión de Planificación por correo electrónico a [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org). Todos los comentarios públicos se harán públicos y se adjuntarán a la agenda, pero no se leerán en voz alta. Todos los comentarios públicos que se reciban después de las 4:00 PM se adjuntarán a la agenda al día siguiente.

**Consulte el final de la agenda para obtener instrucciones detalladas de PARTICIPACIÓN PÚBLICA.**

Se ofrecerá traducción al español para esta reunión. Para acceder a la traducción al español, deberá unirse a la reunión utilizando la aplicación Zoom desde una computadora, iPad o iPhone. Verá un icono en la pantalla que le permitirá elegir la traducción al español. Para aprender como utilizar Zoom, consulte las instrucciones a continuación.

Haga clic en el enlace a continuación para participar en la reunión:

<https://us02web.zoom.us/j/84729227948>

O por iPhone one-tap:

US: +16699006833,,84729227948# or +12532158782,,84729227948#

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**ID de la Reunión: 847 2922 7948**

Números Internacionales Disponibles: <https://us02web.zoom.us/j/84729227948>

***TENGA EN CUENTA: Cualquier persona que desee hablar sobre un tema en la agenda o hacer un comentario en la sección de "comentario público" de la agenda puede hacerlo, pero por favor observe el límite de tiempo de cuarto minutos.***

Page

1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL  
Chair: John Ponte  
Vice Chair: Daniel Hale  
Commissioners: Autumn Anderson, Rosaura Segura and Marika Rothfeld.



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. Approval of Minutes: March 2, 2021 9 - 11

[Planning Commission Minutes 03.02.2021](#)

- 4.2. Appointment of Commissioners Anderson and Segura to the 2023-2031 6th Cycle Housing Element Update Focus Group. 13 - 15

CEQA Determination: Not a CEQA Project.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

Staff recommends that the Planning Commission:

1. Adopt a resolution appointing Commissioners Anderson and Segura to the 6th Cycle 2023-2031 Housing Element Update Focus Group.

[Appointment of Commissioners to the Housing Element Update Focus Group - Staff Report](#)

5. PUBLIC HEARINGS

- 5.1. Request by Rifugio Holdings, LLC for Design Review approval in order to make exterior modifications to the existing building on the property located at 1334 Vidovich in the Service Commercial (SC) zoning district. 17 - 78

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301 and 15302.

Prepared By: Aaron Hecock, Senior Planner

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 Sections 15301 and 15302; and
2. Accept the required findings and adopt a resolution approving design review for the exterior modifications to the existing building located at 1334 Vidovich Avenue.

[1334 Vidovich- Staff Report](#)

[\\*\\*1334 Vidovich Presentation](#)

- 5.2. Request by Jack Herr (property owner) for adoption of a resolution 79 - 135

granting design review approval in order to accommodate the construction of a single-family dwelling and accessory dwelling on an undeveloped property located at 777 Pratt Avenue in the 20-Acre Agriculture (A-20) zoning district.

CEQA Determination: Class 3 Categorical Exemption; Section 15303 (Construction or Conversion of Small Structures)

Prepared By: Chantal Power

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 15303; and
2. Accept the required findings and approve a resolution granting design review approval for the proposed construction of a single family dwelling and an accessory dwelling on the property located at 777 Pratt Avenue.

#### [777 Pratt - Staff Report](#)

- 5.3. Request by Patrick Rue of Erosion Wine Co. to grant a use permit approval to establish a small brewery operation, "Erosion Brewery", at an existing wine storage and distribution warehouse located at 995 Vintage Avenue, #108 in the Industrial zoning district. 137 - 170

CEQA Determination: Class 1 Categorical Exemption; Section 15301 (Existing Facilities)

Prepared By: Chantal Power

Recommendation:

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

1. Determine that the project is exempt from CEQA pursuant to Section 15301; and
2. Accept the require findings and approve a resolution granting conditional use permit approval for the proposed brewery operation located at an existing wine storage and distribution facility at 995 Vintage Avenue, # 108.

#### [995 Vintage Ave. Suite 108- Staff Report](#)

#### [\\*\\*Addendum Brewing Timing Letter](#)

### 6. NEW BUSINESS

- 6.1. Our Town St. Helena Overview and Update 171 - 187

#### [\\*\\*OTSH Presentation](#)

### 7. SCHEDULED MATTERS

### 8. DEPARTMENT REPORTS

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

### 9. 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:

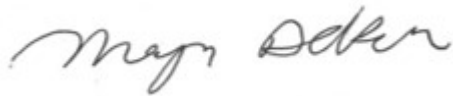
[http://www.cityofsthelena.org/projects?term\\_node\\_tid\\_depth=21](http://www.cityofsthelena.org/projects?term_node_tid_depth=21)

Please contact the assigned project Planner for additional questions.

10. ADJOURNMENT

The next Regular Planning Commission meeting is scheduled for April 20, 2021.

I do hereby certify that a copy of the foregoing agenda was posted on the City website on March 26, 2021 and amended on April 1, 2021.



Maya DeRosa, Planning & Building 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://cityofsthenelena.org> and will be available for public review at the respective meeting.

#### **THE CITY OF ST. HELENA ENCOURAGES ONLINE PUBLIC PARTICIPATION IN VIRTUAL PLANNING COMMISSION MEETINGS**

St. Helena, CA— The City of St. Helena is committed to public participation in City government in a manner that is consistent with guidance provided by the Napa County Public Health Official and Governor Newsom's Executive Order N-25-20. These guidelines relate to social distancing, and are intended to protect everyone by limiting the spread of COVID-19 in our community. In adherence to these guidelines, the St. Helena Planning Commission will host a Virtual Planning Commission Meeting on Zoom; a free teleconferencing tool that enables users to watch and/or call into the meeting from their computers or phones. This meeting will be open to public and allows for live public comment. The meeting will also be recorded, livestreamed, and posted on the City's website after the adjournment of the meeting if technical difficulties occur: <https://sthenelena.civicweb.net/Portal/>

**The ZOOM web link, meeting ID, and phone number will be listed at the top of the Planning Commission Meeting Agenda. You will be required to enter the meeting ID, but there will be no password or participant ID.**

**How to Watch or Listen to Planning Commission Meetings:**

1. Watch on Comcast Channel 28
2. Watch the livestreaming video on the City's website
3. Watch and Listen on Zoom.us by clicking on the link in the Planning Commission Agenda
4. Listen only by calling the Zoom number listed on the Planning Commission Agenda

**Watch Planning Commission Meetings by Joining the Zoom Meeting:**

**1. By Computer, Tablet, or Smart Phone:**

- a. Before joining the virtual Planning Commission Meeting, it is highly encouraged that you download the Zoom App. To sign up for your own free account, visit [zoom.us/signup](https://zoom.us/signup) and enter your email address. You will receive an email from Zoom (no-reply@zoom.us). In this email, click Activate Account.
- b. If you are logged into your account, Enter the **Meeting ID** listed on the Planning Commission Agenda. If you have not created an account go to: <https://zoom.us/join> and enter the **Meeting ID**
- c. Select if you would like to connect audio and/or video and tap **Join Meeting**.
- d. For specific instructions for your device, go to: <https://support.zoom.us/hc/en-us/articles/201362193-Joining-a-Meeting>

**1. Listen Only by Telephone:**

- a. **Dial** the number listed on the Planning Commission Agenda.
- b. At the prompt, enter the **Meeting ID** provided on the top of the Planning Commission Meeting Agenda and **Press #. A participate ID is not required.**
- c. To disconnect from the meeting, hang up the phone.

**Ways to Provide Public Comment:**

While attending the virtual Planning Commission Meeting, the public will have the opportunity to provide live public comment during Public Forum and after each agenda item. When it is the appropriate time for public comment the Chair will verbally open public comment. At this time each individual is permitted 4 minutes to speak.

**1. Send a Public Comment in by 4:00 PM Prior to the Meeting to: [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org)**

The easiest way to provide public comment is to email your public comment. Public comments may be emailed to [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org). Please include in the subject line "COMMENT TO PLANNING COMMISSION and the AGENDA ITEM". Any public comment is required to be submitted no later than 2 hours before the scheduled meeting and will be included as an

attachment to the agenda. All public comments will be made publicly available and attached to the agenda item and will not be read out loud. All public comments that are received after 4:00 PM will be attached to the agenda the following day.

## **2. Provide Comment through Zoom meeting from a computer, tablet, or smart phone**

This option allows the public to virtually attend the meeting as a muted 'attendee' with no video or screen sharing capabilities. You will be able to see and hear those participating in the meeting, but they will not be able to hear you until the host unmutes you.

If you wish to provide public comment during a specific agenda item or during public forum, you can use the **"raise hand"** feature located in the control panel at the bottom of your screen. The icon is a small blue hand. In Windows you can also use the Alt+Y keyboard shortcut to raise or lower your hand. In Mac you can also use the Option+Y keyboard shortcut to raise or lower your hand.

The host will be notified that you've raised your hand and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. To be removed from the queue, just click the **'raise hand'** button again.

## **3. Call in to the ZOOM meeting from a cell phone or landline phone only**

This option allows the member of the public with the opportunity to verbally participate in public comment.

If you wish to speak during public comment time dial **\*9** on your telephone.

The host will be notified that you would like to speak and you will be placed in a queue with all incoming requests.

When it is your turn to speak, you will be notified that the host has unmuted you. You may press **\*9** again if you wish to be removed from the queue.

You will be notified at the end of your statement that you have been muted.



**MINUTES**  
**City of St. Helena**  
**Planning Commission Meeting**  
**Tuesday, March 2, 2021 @ 6:00 PM**  
**Virtual Meeting**

In accordance with Executive Orders N-25-20, N-29-20, and guidance from the California Department of Public Health on gatherings, remote public participation is allowed. We will address the Order in the following ways: Members of the public may not physically attend meetings. The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website, barring technical difficulties. Those members of the public wishing to participate must do so remotely via Zoom electronic meetings in the following ways; by either logging onto the Zoom link located on the meeting agenda (please download the app to your computer or mobile device) and enter the meeting ID or by calling a listed number and enter the meeting ID. Public comment for Planning Commission meetings will be accepted via email to [publiccomment@cityofsthelena.org](mailto:publiccomment@cityofsthelena.org).

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

**Present:** Chair John Ponte, Vice Chair Daniel Hale, Commissioner Autumn Anderson, Commissioner Rosaura Segura, and Commissioner Marika Rothfeld  
**Absent:** None  
**Staff Present:** Maya DeRosa, Planning & Building Director, Erica Ahmann Smithies, Public Works Director and City Engineer, Aaron Hecock, Senior Planner, and Xinia Gamero, Permit Technician II

- 1. PLEDGE OF ALLEGIANCE**
- 2. CALL TO ORDER AND ROLL CALL**
- 3. PUBLIC FORUM:**

No public comment was received.

**4. CONSENT ITEMS**

- 4.1 Approval of Minutes: Regular Commission Minutes February 2, 2021 and Special Planning Commission Minutes February 2, 2021.

Commissioner Rosaura Segura moved to approve the Minutes on the Consent Calendar. The motion was seconded by Commissioner Daniel Hale and on roll call carried by the following vote:

AYES: Daniel Hale, John Ponte, Autumn Anderson, Rosaura Segura, and Marika Rothfeld  
 NOES: None

ABSENT: None  
ABSTAIN: None  
RECUSE: None

## 5. PUBLIC HEARINGS

- 5.1 Request by Josh Dempsey for adoption of a resolution approving a use permit amendment and design review in order to accommodate an addition to an existing single-family home and construction of a new carport on the property located at 2705 Spring Street in the Open Space zoning district.

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 which exempts the additions and minor alterations to existing structures and Section 15303.

Prepared By: Aaron Hecock, Senior Planner

**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 15301 and Section 15303; and
2. Accept the required findings and approve a resolution granting use permit amendment and design review approval for the proposed additions on the property located at 2705 Spring Street.

Chair Ponte opened public comment.

No ex parte communication was disclosed between Commissioners.

Spanish interpretation not available during this meeting due to technical difficulties. Interpreters were dismissed from meeting.

Senior Planner Aaron Hecock reported on the item.

Property owners, Joshua and Erin Dempsey addressed the Planning Commission.

Chair Ponte opened public comment.

No public comment was received.

Commissioner Rosaura Segura moved to approve the item as amended. The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: Daniel Hale, John Ponte, Autumn Anderson, Rosaura Segura, and Marika Rothfeld

NOES: None  
ABSENT: None  
ABSTAIN: None  
RECUSE: None

**6. SCHEDULED MATTERS**

None.

**7. DEPARTMENT REPORTS**

Planning and Building Director Maya DeRosa reported on the following:

- Special Planning Commission Governance meeting March 9th at 9:00 a.m.
- Regular Planning Commission meeting of March 16th is cancelled.
- Joint City Council and Planning Commission Housing Element meeting March 23rd.
- Update on Zoning Code Subcommittee meetings

Chair Ponte recognized Public Works Director and City Engineer Erica Ahmann Smithies for her service as she is leaving her position with the City of St. Helena.

**8. AGENDA FORCAST**

**9. ADJOURNMENT**

Chair Ponte adjourned the meeting at **6:58 p.m.**

The March 2, 2021 minutes were approved at the \_\_\_\_\_ Planning Commission meeting.

**APPROVED:**

**ATTEST:**

\_\_\_\_\_  
John Ponte, Planning Commission Chair

\_\_\_\_\_  
Maya DeRosa, AICP  
Planning and Building Director





## PLANNING COMMISSION REPORT

Planning Commission Meeting of April 6, 2021

**SUBJECT:** Appointment of Commissioners Anderson and Segura to the 2023-2031 6th Cycle Housing Element Update Focus Group.

**PREPARED BY:** Aaron Hecock, Senior Planner

**REVIEWED BY:** Maya DeRosa, Planning & Building Director

**APPROVED BY:** Maya DeRosa, Planning & Building Director

### **APPLICATION FILED:**

### **BACKGROUND**

The City of St. Helena has recently initiated an update to its Housing Element. The purpose of the Housing Element is to: 1) identify the community's current and future housing needs; 2) to state the community's goals and objectives with regard to housing production, rehabilitation, and conservation to meet those needs; and 3) to define the policies and programs that the community will implement to achieve the stated goals and objectives. The Housing Element is an element of the City's General Plan, which provides guiding policy for land use and resource management within the city. Unlike the other General Plan elements, the Housing Element is subject to detailed statutory requirements and mandatory review and certification by the California Department of Housing and Community Development and is updated on a schedule mandated by the state.

### **PROJECT DESCRIPTION**

The Housing Element update is a unique opportunity to shape housing within the community through the year 2031. As part of the process, the City will be convening a Focus Group to help address topics that are important to the development of the Housing Element. On March 23, 2021, at a publicly noticed Joint Meeting of the City Council and Planning Commission, Commissioners Anderson and Segura expressed interest in being on the Housing Element Update Focus Group.

### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission:

1. Adopt a resolution appointing Commissioners Anderson and Segura to the 6th Cycle 2023-2031 Housing Element Update Focus Group.

**ATTACHMENTS**

[Resolution - Anderson and Segura](#)

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO.**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA  
APPOINTING COMMISSIONERS ANDERSON AND SEGURA TO THE 6<sup>th</sup> CYCLE  
2023-2031 HOUSING ELEMENT UPDATE FOCUS GROUP**

**Recitals**

1. The City has initiated the process to prepare its 2023-2031 6<sup>th</sup> Cycle Housing Element Update; and
2. As part of the update process a Focus Group is being organized in order to help address topics that are important to the development of the Housing Element; and
3. On March 23, 2021, at a publicly noticed Joint Meeting of the City Council and Planning Commission Commissioners Anderson and Segura expressed interest in being on the Housing Element Update Focus Group.

**Resolution**

- A. The Planning Commission of the City of St. Helena hereby resolves as follows:
  1. Commissioners Anderson and Segura are appointed to the 6<sup>th</sup> Cycle 2023-2031 Housing Element Update Focus Group.

**I HEREBY CERTIFY** that the City of St. Helena Planning Commission approved the foregoing resolution at a regular meeting of said Planning Commission held on April 6, 2021 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

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John Ponte  
Chair, Planning Commission

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Maya DeRosa, AICP  
Planning and Building Director







## PLANNING COMMISSION REPORT

Planning Commission Meeting of April 6, 2021

**FILE NUMBER:** PL20-045

**SUBJECT:** Request by Rifugio Holdings, LLC for Design Review approval in order to make exterior modifications to the existing building on the property located at 1334 Vidovich in the Service Commercial (SC) zoning district.

**PREPARED BY:** Aaron Hecock, Senior Planner

**REVIEWED BY:** Maya DeRosa, Planning & Building Director

**APPROVED BY:** Maya DeRosa, Planning & Building Director

**APPLICATION FILED:** 10/28/20

**ACCEPTED AS COMPLETE:** 03/22/21

**LOCATION OF PROPERTY:** 1334 Vidovich Avenue

**APN:** 009-180-040

**GENERAL PLAN/ZONING:** Mixed-use (MU) / Service Commercial (SC)

**APPLICANT:** Rifugio Holdings, LLC

**PHONE:** (707) 477-2425

### **BACKGROUND**

The existing 4,950 square foot (sf) building at 1334 Vidovich Avenue is located toward the rear of a 1.65 acre commercially zoned property. The property is home to several other buildings including La Azteca and Clif Family Winery. In April 2019, the Planning Commission approved a 16-seat wine tasting room within the building (Resolution PC2019-007 is attached to this report). In addition to the wine tasting room, the existing building houses a beauty salon, office space, storage, and restrooms (the beauty salon and office space are permitted uses in the Service Commercial district). No expansion in the number of permitted seats of the 16-seat tasting room is being proposed and the tasting room is required to operate in accordance with the previously approved tasting room.

**PROJECT DESCRIPTION**

The applicant is requesting design review approval in order to remodel and modernize the existing building including interior and exterior changes. The applicant is proposing to make structural and aesthetic upgrades to the exterior walls and roof, structural upgrades to the interior shear walls, a new interior layout, enhanced landscaping including a new trellis over an existing outdoor space, and new entrance to the building. The exterior would be finished with board and batten vertical louvered wood siding, stucco, tile and perforated corten steel. Dark grey aluminum planters with native, drought tolerant plants would be integrated into the building's exterior. All windows and doors would have bronze anodized aluminum frames. The height of the existing building is 12'9" while the remodeled building would be 13'10" to the top of the roof and 16' to the top of the parapet façade.

No changes are being proposed to the square footage, footprint, or commercial use of the existing building.

**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 15301, which exempts the minor alteration of existing private structures including exterior alterations and Section 15302, which exempts the replacement or reconstruction of a commercial structure of substantially the same size and purpose. 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 is designated as Mixed-Use (MU) in the City's General Plan Update 2040. The MU land use designation allows medium- to high-density residential mixed with retail, office, restaurant, or other commercial uses. The maximum allowable residential density in MU areas is 20 dwelling units per acre. The intent of this land use designation is to protect the Urban Limit Line by encouraging a mix of uses at infill locations and reduce greenhouse gas emissions by locating housing opportunities within close proximity to commercial and retail.

The St. Helena General Plan Update 2040 includes the following policies that are relevant to the proposed project:

- LU1.6 Support the redevelopment of vacant and underutilized sites within the downtown area with mixed-use development opportunities. Encouraging infill development with a mix of uses will support a pedestrian-oriented, vibrant retail and commercial district that is centrally located and easily accessible to residents and neighborhoods.

- LU3.1 Strengthen the downtown as the City's social and cultural core, and as the primary center of retail services. Facilitate a healthy mix of retail and commercial uses, residential development, entertainment, and lodging.
- 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.
- LU3.7 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.
- ES2.1 Support the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development.
- CD1.2 Ensure the construction of sustainable buildings and landscaping in all public and private development projects.
- CD2.2 Within industrial and commercial areas outside downtown, maintain transitional zones as needed to protect public health and safety but allow flexible front setbacks while encouraging transparent and accessible front façades and parking on the sides and backs of buildings.
- CD2.4 Ensure active and complete streets within commercial districts by providing sidewalk amenities, such as landscape buffers, berms, street trees, street furniture, outdoor dining, public art, signage, and wayfinding.
- CD5.3 Ensure that key gateways into the City receive special, character-defining treatments and landscaping. Consider establishing landmark trees along the roads that serve as gateways to the City. New commercial development on Main Street south of the Sulphur Creek bridge should be carefully designed to provide an appropriate gateway into the downtown area.

*Staff Response: In accordance with the General Plan and in particular those policies listed above, the proposed project would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and amenities. The project would also enhance the character of the SC district by improving and modernizing a dated and unremarkable building in the commercial district. The project would be more oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines than what exists now. For these reasons, the proposed project exhibits overall consistency with the General Plan Update 2040.*

#### **HIGHWAY 29 SPECIFIC PLAN**

In February 2005, the City adopted the Highway 29 Specific Plan, which outlines circulation changes, roadways extensions, traffic signal installations, and streetscape improvements along the State Route 29 corridor south of the Sulphur Creek Bridge. The plan includes design guidelines that are intended to achieve the purposes and goals of the Specific Plan and to assist in implementing policies contained in the Community

Design Element of the General Plan (former 1993 General Plan) addressing future development south of the Sulphur Creek bridge. The Design Objectives in the plan are as follows:

1. Promote a high quality of development in the Specific Plan area that is consistent with the design standards required of other recent developments in the city.
2. Upgrade community image by improving the southerly approach into St. Helena south of the Highway 29 bridge.
3. Promote tasteful, high quality landscaping along Highway 29 and other streets within the Specific Plan area.
4. Encourage rehabilitation of historic resources located within the Specific Plan area for the enjoyment of local residents.
5. Restore and develop Sulphur Creek to its potential as an accessible and valuable community resource, including active recreation uses, where feasible, along with open space passive uses.
6. Where feasible, require undergrounding of existing and new utility lines to serve new development.
7. Require preparation of master sign plans for all new development to ensure compliance with the City's sign ordinance.

In addition to the Design Objectives listed above, the Specific Plan lists these additional objectives that relate to the proposed project:

- Particular attention shall be paid to the relationship between each structure and its surroundings, both natural and constructed.
- New non-residential development should be complementary with the historic design theme of the downtown core area of St. Helena.
- Office uses should be employed as a transitional use between retail and residential areas. In addition, office and residential development is encouraged on the upper story floors to allow retail on ground floor locations.
- To the extent possible, buildings and building entrances should be sited near Highway 29 with parking areas to the rear. On the west side of Highway 29, access to parking areas can be via the extension of Oak Avenue. Generous landscaped setbacks shall be provided adjacent to Highway 29.
- Walls and fences shall be designed to preserve long-range views from Main Street and shall be reviewed under the Design Review process as part of development applications within the Specific Plan area.
- Landscaping plans shall be required for individual development projects. Landscaping plans shall include information on the size, species and location of all proposed plantings and shall be reviewed and approved by the Planning Commission as part of the Design Review process.
- Landscaping plans shall retain existing trees to the fullest extent feasible. Replacement plans for loss of native and heritage trees shall be reviewed by the City of St. Helena Tree Committee.
- Landscaping shall be designed to aid in the perception of the Specific Plan area as a continuous whole. To that end, landscaping themes shall carry through from parcel to parcel to the extent feasible. Abrupt changes in landscaping at property boundaries are discouraged.

- Plant material suitable for Napa Valley shall be used throughout the Specific Plan area. Vegetation shall also be drought-resistant. Irrigation shall be designed, installed and operated to minimize water use. Recycled water shall be used for irrigation, once it becomes available through the City of St. Helena.
- Parking and loading areas shall be provided behind or to the side of buildings rather than along street frontages. When possible, buildings shall be grouped together with parking located on the periphery. Shared parking facilities are encouraged.
- Parking and loading areas should include significant amounts of landscaping in planters and rows throughout the areas so as to avoid the construction of large expanses of unbroken pavement. Landscaping shall also be used to fully or partially screen parking areas from view from pedestrian ways and roads.
- Because one of the objectives of the Specific Plan is to minimize the amount of impervious surface while still providing sufficient parking for the planned uses, developments in the Specific Plan area shall provide no more than the minimum required by the parking and loading section of the St. Helena Zoning Ordinance. In the event that a developer can reasonably demonstrate that less parking will be sufficient for anticipated uses, a reduction in the amount of parking may be allowed with the approval of the Planning Commission. The Planning Commission may also approve shared use of parking facilities for two or more land uses that have demonstrably differing peak hour and day parking demands.
- The City may elect to undertake other techniques that would allow for provision of less parking on individual properties, including but not limited to the establishment of Vehicle Parking Districts and other techniques.
- Lighting plans shall be required for all individual development projects. These plans shall provide information on the location, fixture design, height and brightness of proposed lights and shall be reviewed and approved by the Planning Commission as part of the Design Review process.
- Lighting levels shall be sufficient to provide public safety.
- Lights shall be directed on-site so as to prevent glare on off-site properties. Fixtures shall be shaded to direct light downward. Lenses shall be equipped with cut-off devices to further limit spillover of unwanted lights. If allowed by the Police Department, exterior lights should be turned off during non-business hours.

*Staff Response: Remodeling of the existing building and associated site improvements would improve the aesthetics of the site and the surrounding area. The applicant has provided landscaping and lighting plans consistent with the objectives above. Conditions of approval have been added to the attached resolution addressing both landscaping and lighting on-site. For these reasons, staff believes the proposed project is consistent with the land use, design, and policy objectives of the Highway 29 Specific Plan. Of note, the Specific Plan's Implementation and administration of objectives section states: "Allow sufficient flexibility in implementing and administering the Specific Plan so that appropriate and reasonable adjustments can be made to respond to changes in market conditions and the local situation."*

## ZONING

The City is in the process of a comprehensive zoning code update to ensure the zoning code is consistent with the adopted General Plan. Currently, no Mixed-use zoning standards exist, therefore, the underlying zoning district is still considered to be Service Commercial (SC). The SC designation provides for service and retail uses, restaurants, service stations, motels, public and quasi-public uses, and similar and compatible uses. The designation is intended primarily for service and retail uses that are automobile-oriented or whose operational characteristics and space needs are not considered appropriate for the Central Business District.

SHMC Section 17.52.040 requires design review approval for new structures or buildings, or exterior revisions of any existing structures or buildings for both permitted and conditional uses. The maximum floor area ratio (F.A.R.) in the SC district is 0.50.

### Development Standards

| STANDARD                                    | MIN/MAX               | EXISTING                   | PROPOSED  |
|---------------------------------------------|-----------------------|----------------------------|-----------|
| Lot Area                                    | 10,000 sf min         | 71,874 sf                  | No Change |
| Building/Use Floor Area                     | 10,000 sf each max    | 4,950 sf / 19,318 sf total | No Change |
| Front Setback (Main Street)                 | 85 avg. / 35 feet min | ±490 feet                  | No Change |
| N. Sideyard Setback (Industrial/Commercial) | 10 feet               | 4'6" feet                  | No Change |
| S. Sideyard Setback (Vineyard)              | 10 feet               | 5 feet                     | No Change |
| Rear Setback (Vineyard)                     | 20 feet               | 5 feet                     | No Change |
| Height                                      | 35 feet max           | 12'9" feet                 | 16 feet   |
| Floor Area Ratio (FAR)                      | 0.5 max               | 0.27                       | No Change |

### Landscaping Requirements

SHMC Section 17.52.090(E) prescribes various landscaping requirements in the SC district including that 20% of any given site be landscaped. Additionally, it requires the installation of 20 to 24 shade trees (depending on canopy size) if there are more than 16 parking spaces on-site. Where a parking lot abuts a public right-of-way, there must be a landscaped planter contiguous to and parallel to such right-of-way. Planters and tree wells must be 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. Landscaped areas and planters must be served by an irrigation system approved by the city and shall be kept in a weed-free condition.

*Staff Response: Currently, the subject parcel is existing non-conforming as approximately 15.2% of the overall project site is landscaped. With improvements proposed as part of the project approximately 16.2% of the site would be landscaped*

*which is an improvement on the existing non-conforming situation. There are currently 22 trees onsite (40 are required by the code section referenced above). The overall project site lacks planters and automobile barriers in several locations as demonstrated on the site plan. The existing site is heavily constrained, adding additional landscaping would further constrain the site and would likely require a loss of parking. Conditions of approval have been added to the attached resolution to ensure that landscaping is preserved and maintained in the future. As no changes are being proposed to the square footage, footprint, or commercial use of the existing building, the existing non-conformities are permitted to remain without triggering the need to provide new or modified landscaping on-site. It should be noted that no new landscaping can be installed during Phase II water emergency.*

#### Wastewater Generation

SHMC Section 17.52.090(F) restricts each and every use in the SC district such that any lot of record does not generate wastewater in excess of 600 gallons per day (gpd) without a use permit which regulates wastewater generation, and up to 2,500 gpd with a use permit which regulates wastewater.

Staff Response: *Wastewater generation is not regulated in Use Permit PC2019-007, therefore, the uses at 1334 Vidovich are limited to 600 gpd per the code section referenced above. The applicant has provided water use estimates for the property (sheet A.03) that indicate it currently uses approximately 806 gpd. With updated fixtures and appliances, it is estimated that the site (1334 Vidovich) would use approximately 655.5 gpd which would improve the existing non-conforming situation. The (former) Public Works Director signed off on the project with the following two conditions of approval related to wastewater:*

- *All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Any new fixture units added to the existing building will require upgrade of the sewer lateral to the building, including a sewer cleanout at the property line.*
- *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.*

Overall Staff Response: *As noted above, the existing 4,950 sf building is located toward the rear of a 1.65-acre site that is home to several other buildings. No changes are being proposed the building's location, square footage or use; the project consists of interior and exterior modifications only. The existing building has non-conforming side yard and rear yard setbacks that will not change. The proposed project would lessen several existing non-conformances by reducing water demand and adding additional landscaping. The existing non-conformities are permitted to remain without triggering the need to meet existing code requirements.*



**DESIGN REVIEW**

SHMC Section 17.52.040 requires design review approval for new structures or buildings, or exterior revisions of any existing structures or buildings in the SC district. The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) 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 building is located south of the Sulphur Creek bridge, where commercial development embodies the characteristics more typical of auto oriented, strip commercial development, a principal concern is encouraging the renovation and redevelopment of commercial sites to create a more attractive southern entrance to the City and a more vital and inviting commercial environment. The current building is painted concrete block with a shallow-sloped roof (pictures are included in the plan set) and is architecturally unremarkable. The applicant desires to improve the aesthetics of*

*the site with a newly-clad building that will better match the site and its surroundings. The exterior would be finished with board and batten vertical louvered wood siding, stucco, tile and perforated corteen steel. Dark grey aluminum planters with native, drought tolerant plants would be integrated into the building's exterior. All windows and doors would have bronze anodized aluminum frames. While there is no unified design character of the buildings on the existing site and in the SC district west of Highway 29 in general, the proposed improvements to the existing dated and in need of repair building would improve the aesthetics of the building itself while also improving the visual environment of the overall site. It should be noted that views of the building from Highway 29 are largely obscured by existing buildings and landscaping onsite. For these reasons, staff believes that the proposed design changes are consistent with the design review criteria listed above.*

## **WATER**

Chapter 13.12.030 of the SHMC requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, any floor area additions to existing nonresidential structures, or any residential additions or remodeling that increases the number of independent living units) offset new water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

*Staff Response: The changes proposed to the existing building do not constitute new development as defined above, and therefore, the project is not subject to St. Helena Water neutrality requirements. As noted above, remodeling of the building's interior would use modern code compliant appliances and fixtures resulting in water use to be reduced by an estimated 150 gpd (806 gpd to 655.5 gpd).*

## **PARKING**

On-site parking requirements are described in SHMC Section 17.124.030. The requirement for establishments with seating for the service of food and/or drinks is one (1) space for each four (4) seats. The parking requirement for general commercial uses is one (1) space for each 300-sf of floor area.

On-site parking required for the uses on the existing property are as follows:

789 Main Street (1,920 sf) = 6 spaces

709 Main Street (30 seat tasting room) = 8 spaces

1282/1284 Vidovich (4,300 sf) = 14 spaces

1286 Vidovich (2,400 sf) = 8 spaces

1304 Vidovich (1,896 sf) = 6 spaces

1308 Vidovich (525 sf) = 2 spaces

1312 Vidovich (1,827 sf) = 6 spaces

1334 Vidovich (16 seat tasting room + 4,244 sf commercial space) = 18 spaces

*Total on-site parking required: 68 spaces*

*Staff Response: While there are 72 on-site parking spaces available to the uses on the existing property, approximately 16 spaces do not meet code requirements for location and are considered existing non-conforming as SHMC Section 17.24.060(F) states that no portion of a parking lot shall be located in any required front yard or side yard adjacent to a street and that the backing out onto a public street shall be prohibited except in residential districts. While they don't count toward the on-site requirement, an additional 6 spaces are available to 1334 Vidovich on the adjacent parcel to the south. As no changes are being proposed to the square footage, footprint, or commercial use of the existing building, the existing non-conformities are permitted to remain without triggering the need to provide new or modified parking on-site.*

### **ISSUES**

The non-conforming issues on-site are existing and are not being increased or made worse by the proposed remodel. In fact, the proposed project would add additional landscaping and reduce overall water consumption on-site thereby decreasing the degree of non-conformity. Staff consulted with the City Attorney and confirmed that the buildings on site collectively comprise a non-conforming situation for that parcel. Based on the non-conforming use provisions of the SHMC, as long as the use and its intensity do not increase, the existing use can continue indefinitely. The proposed design improvements do not expand the developed footprint nor do they result in changing uses onsite, so design review does not trigger the need to comply with the code sections described above.

### **CORRESPONDENCE**

As of the completion of this report staff had received no correspondence related to this application.

### **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 Sections 15301 and 15302; and
2. Accept the required findings and adopt a resolution approving design review for the exterior modifications to the existing building located at 1334 Vidovich Avenue.

### **ATTACHMENTS**

[Resolution](#)

[APN + Aerial](#)

[Plan Set - revised\\_031721](#)

[Written Statement](#)

[Resolution PC2019-007](#)

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO.**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA  
APPROVING DESIGN REVIEW FOR MODIFICATIONS TO THE EXISTING BUILDING  
LOCATED AT 1334 VIDOVICH AVENUE IN THE CITY OF ST. HELENA, CALIFORNIA**

**PROPERTY OWNER:** Rifugio Holdings, LLC

**APN:** 009-180-040

**Recitals**

1. On October 28, 2020, the applicant submitted an application for Design Review approval in order to make exterior modifications to the existing building on the property located at 1334 Vidovich 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; and
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 April 6, 2021; and
4. Now, therefore let it be found that the Planning Commission approves the requested 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 reviewing the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, which exempts the minor alteration of existing private structures including exterior alterations and Section 15302, which exempts the replacement or reconstruction of a commercial structure of substantially the same size and purpose.
- C. In accordance with the design review criteria identified in SHMC Section 17.164.030, in making their recommendation the Planning Commission finds that the project demonstrates the following:
  1. *Consistency and compatibility with applicable elements of the general plan in that the proposed structural changes are consistent with the intent of applicable General Plan policies pertaining to development in the Service Commercial District.*

2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the surrounding environment.*
3. *Relationship of the design to the site is found to be consistent in that the project has been designed to be compatible with the site and the surrounding area.*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the area does not have a unified design or historical character and the project 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 result in a modernized and improved commercial structure in an existing commercial area near existing vineyards.*
6. *Compatibility with future construction both on and off the site in that the proposed structural modifications will blend in with existing and future construction in the immediate vicinity.*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project has been professionally designed to suit the site and its surroundings.*
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 improvements will enhance the aesthetics of the existing commercial parcel 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 new landscaping will enhance the overall appearance of the property and general vicinity.*
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 Vidovich Avenue. No changes are proposed that would impact access to the site.*
11. *That natural features are appropriately preserved and integrated with the project in that the project has been designed to be compatible with the site and its surroundings. A condition of approval has been added below requiring that onsite landscaping be preserved and maintained.*
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 the proposed siding, colors, and roofing materials are consistent with the site context and compatible with surrounding design.*
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 project new landscaping will enhance the project 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**

- D. The Planning Commission recommends approval of 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. This approval shall be vested within one (1) year from the date of final action. A building permit application for the use allowed under this approval shall have been submitted within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
  3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
  4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
  5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
  6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing. This fee must be paid prior to a certificate of occupancy being issued.
  7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
  8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City,

and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

9. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
11. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on April 6, 2021, except as modified herein.
12. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
13. On-site landscaping must be maintained and shall be kept in a weed-free condition.
14. Planters and tree wells may have a width of less than five feet.
15. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties. Fixtures shall be shaded to direct light downward. Lenses shall be equipped with cut-off devices to further limit spillover of unwanted lights.
16. Except as required for public safety, exterior lighting shall be turned off during non-business hours.
17. If necessary for public health, safety or welfare, the City may require that lighting levels on-site be reduced.
18. No expansion of the 16-seat wine tasting use approved by Resolution #PC2019-007 is permitted and all on-site operations shall continue to comply with the conditions of approval of approved use permits.
19. During construction, the areas under construction on project site shall be adequately fenced and secured to prevent trespassing.
20. Property owners within the SC district shall recognize that there is a right to farm within the district and in the vicinity of the district. There is a good faith expectation that no complaints will occur regarding legal normal agricultural activities on properties in the district or in the vicinity of the district. Such activities may include day or night disbursement of chemicals, and creation of dust, noise or fumes.
21. 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**

22. 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.
23. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
24. 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.
25. 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.
26. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping submittal items must comply with the State's Model Water Efficient Landscape Ordinance (MWELO). Please complete and submit the MWELO water budget calculator available on the Department of Water Resources website: [www.water.ca.gov/wateruseefficiency/landscapeordinance](http://www.water.ca.gov/wateruseefficiency/landscapeordinance)
27. The Bay Area Stormwater Management Agencies Association (BASMAA) requires a Stormwater Control Plan for any projects that create and/or replace 5,000 square feet or more of impervious surface (i.e. a "Regulated Project" under Provision E.12 of the State's Phase II Small MS4 General Permit). Please submit a preliminary Stormwater Control Plan in accordance with BASMAA requirements. Please note that per BASMAA requirements when a project results in an increase of more than 50% of the impervious area of a previously existing development, runoff from new, replaced, and previously existing impervious surfaces must be included in the Stormwater Control Plan. The BASMAA Post-Construction Manual available from the Public Work Department website at: [http://cityofstheleena.org/sites/default/files/fileattachments/public\\_works/page/2491/basmaa\\_post-construction\\_manual.pdf](http://cityofstheleena.org/sites/default/files/fileattachments/public_works/page/2491/basmaa_post-construction_manual.pdf)
28. 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.



29. The applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharged. The annual stormwater illicit discharge inspections are performed and invoiced by the Napa County Department of Environmental Management.
30. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.
31. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Any new fixture units added to the existing building will require upgrade of the sewer lateral to the building, including a sewer cleanout at the property line.
32. 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.
33. 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, they 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.
34. Where applicable, deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per City specifications, extent to be determined by the Public Works Department.
35. Existing streets being cut by new services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
36. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.
37. An encroachment permit shall be required for any work performed in the public right of way.

#### **Building Department Conditions of Approval**

38. A building permit is required for all onsite demolition, construction and/or change of occupancy.
39. 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 2019 Title 24 codes.

40. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
41. The applicant shall provide a construction waste management plan with the building permit application.
42. 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.
43. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
44. 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.
45. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

#### **Fire Department Conditions of Approval**

46. 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.
47. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
48. One hour minimum fire-resistant construction on all exterior walls within 10' of property boundary is required. Fire resistant construction of interior walls shall be determined by type of occupancy.
49. 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 City of St. Helena Planning Commission approved the foregoing design review application at a regular meeting of said Planning Commission held on April 6, 2021 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

---

John Ponte  
Chair, Planning Commission

---

Maya DeRosa, AICP  
Planning and Building Director



## 1334 Vidovich Avenue



### Legend

- Addresses
- ▣ Downtown Parking
- ▣ Parcels St. Helena
- ▣ Urban Limit Boundary
- ▣ Parcels
- ▣ County Boundary

376.2 0 188.08 376.2 Feet

Disclaimer: This map was prepared for informational purposes only.  
No liability is assumed for the accuracy of the data delineated hereon.

This map was printed on 3/16/2021

### Notes



GENERAL CONSTRUCTION NOTES

- 1 SCOPE
- All work on this project provided by the general contractor (GC) shall conform to the contract documents which include the drawings, specifications, all addenda and modifications issued by the architect.
- These contract documents intend to describe a finished project ready for legal use, the GC shall furnish and install all required elements for a complete operating system.
- 2 STANDARDS
- The project shall be constructed according to the locally adopted edition of the uniform buildingcode, the State of California, local municipality amendments and all other applicable codes. Governing authorities and codes take precedence over drawings and specifications. The GC shall report all discrepancies to the architect immediately.
- The GC shall maintain a current copy of the 2019 CBC on site at all times.
- The GC shall install all materials and products in strict accordance with manufacturers' recommendations, all manufacturers' articles, materials and equipment shall be applied installed, connected, erected, cleaned, and conditioned as per the manufacturers' instructions and applicable icbo reports.
- All materials shall be new unless otherwise noted and like materials shall be consistent in appearance unless specified otherwise
- The GC and all subcontractors shall provide a one-year guarantee after project completion for all materials and workmanship.
- Mechanics, craftsmen, and workers skilled and experienced in the fabrication and installation of the work involved shall perform shop and fieldwork. All work on this project shall be performed in accordance with the best-accepted practices of the respective trades involved and in accordance with the drawings, submitted shop drawings, and these specifications.
- 3 DIMENSIONS
- Written dimensions on drawings shall take precedence over scaled drawings. Do not scale drawings at any time. Walls and partitions shown in plan or section are to face of finish material unless otherwise. Interior elevation and cabinet dimensions are to face of finish material.
- 4 FIELD CONDITIONS
- The GC shall verify dimensions against field conditions, construction documents are based on observation and documentation of existing conditions by the architect and from documents provided by the owner. The architect makes no claim to the accuracy of hidden conditions or conditions inaccessible from direct observation, should the GC encounter field conditions that vary from these construction documents and that effect the intent of these drawings or the contract/ subcontract sum, the architect shall be notified immediately.
- Exterior dimensions are to face of CMU or plywood where applicable, u.o.n. Interior dimensions are to face of stud u.o.n.
- 5 CONFLICTS
- The GC shall become familiar with the existing conditions of the site and project prior to commencing work and in the case of conflict with the documents, shall notify the architect immediately for clarification.
- The architect shall be notified immediately in the case of conflict between project documents and consultants', manufacturers' or other documents or recommendations.
- Should conflicts occur between drawings and specifications, drawings shall govern in matters of dimension or quantity. Specifications shall govern in matters of materials or finishes.
- 6 SCHEDULE
- All work shall be performed during regular business hours, as permitted by local agencies, work involving excessive noise or dust, or which would otherwise interfere with the normal operation of the building, site or neighboring sites shall be coordinated with the owner.
- The GC shall coordinate all work, including scheduling times and locations for deliveries, building access, etc...
- The commencement of work shall be deemed as an acknowledgement by the GC that all work of the project shall be completed in conformance with the contract documents and schedule.
- 7 REVISIONS AND CHANGES
- Revisions, and changes must be submitted to the architect for review in the form of a change order, prior to the purchase, fabrication, or installationof the work in question.
- Any change, modification, or interpretation of the scope or requirements of these documents undertaken without consultation of the architect shall be the responsibility of the GC.
- The owner may order extra work or make changes by altering, adding to, or deducting from the work, the contract sum shall be adjusted accordingly.
- 8 UTILITIES
- The architect does not assume responsibility for underground utilities or the existence of other buried objects. The locations of existing underground utilities and/or facilities as shown on the drawings are approximate only, the gc shall contact the respective utility company and provide utility location services as required to obtain the exact depth of burial and horizontal location of utility lines, conduits, piping, etc... prior to performing underground construction the gc shall make necessary probes and explorations to identify areas of possible
- The GC shall inspect, test, and disconnect utility services at the main source or main branch. The GC shall securely cap and/or valve-off utility service behind final finished surfaces of intended construction or, when noted, at finished face of exist. construction prior to demolition. utility service shall be defined as plumbing, hvac, electric, and fire protection.
- Adhesives, sealants and caulks shall be complaint with VOC and other toxic compound limits.
- 9 PERMITS
- The GC shall arrange for all inspections and permits necessary to obtain a certificate of occupancy and or final permit signoff & inspection.
- 10 EXISTING CONDITIONS
- Access panels, clean outs, and the like shall be maintained for existing building systems,the GC shall verify that existing walls and floors to remain are within expected tolerances. The GC shall report to the architect any variations in floor levels greater than 1/4" in 10'-0". The GC shall inform the architect of any existing threshold elevation variations greater than 1/2".
- 11 DEFINITIONS
- "Align" shall be defined as the accurate location of finish faces in the same plane. "Typical" or "typ." shall be defined as conditions which are representative of similar conditions throughout, unless otherwise noted, details are usually keyed and noted. "Typ." only once, when they first occur. "similar" or "sim" shall be defined as conditions which are comparable in characteristics for the conditions noted. verify dimensions and orientation on plans and elevations. "gc" refers to the general contractor, his agents and subcontractors. "architect" refers to the architect of record or his agent.
- 12 MATERIALS STORAGE AND PROTECTION OF WORK
- Improvements on the site, work in progress, stored materials on property shall be protected by the GC from damage arising during the work, all items damaged due to insufficient protection or otherwise shall be fully restored by the gc to their prior condition at no cost to the owner, no part of the structure shall be overloaded beyond its safe carrying capacity at any time.
- 13 SECURITY
- The GC shall be responsible for securing the site during the course ofthe project, if the site is unattended at any time, it shall be locked.
- 14 TOXIC MATERIALS
- Any materials of unknown constitution uncovered during the course of construction shall be left untouched and immediately brought to the attention of the owner for testing.
- 15 CLEAN UP
- The site shall be kept broom clean and free of debris during the course of construction. At the completion of the work the GC shall clean the project and the surrounding area, remove all waste materials and rubbish from the project as well as tools, construction equipment, machinery and surplus materials, the gc shall remove caulk, putty, and paint from glass and mirrors and wash and polish the same. clean and remove all labels, grease, dirt, stains, etc. from finished surfaces and equipment to the extent required restoring the intended finish.
- Planters and landscape areas shall be cleaned of debris and rough grading shall be completed.
- 16 COMMISSIONING
- Commissioning, Testing and Adjusting, shall be included in the design and by the GC during construction of the project to verify that the building systems and components meet the owner's project requirements.
- 17 PROTECTION OF DUCT OPENINGS AND MECHANICAL EQUIPMENT DURING CONSTRUCTION
- The GC shall provide protection for ducts, duct openings, permanent and construction mechanical equipment at the time of rough installation, storage, and until completion of construction, using materials or methods acceptable to local enforcing agencies in order to reduce dust and debris that may collect in building systems.

- 18 BUILDING MAINTENANCE AND OPERATION
- At the time of final inspection, the GC shall provide a manual, compact disc, web-based reference or other media acceptable to the enforcing agency which includes an operation and maintenance manual as outlined in CIBC Section 5.4.10.
- 19 MOISTURE CONTENT OF BUILDING MATERIALS
- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. Moisture content shall be measured, verified, and documented in accordance with CGBC Section 5.505.
- 20 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL
- Where outdoor areas are provided for smoking, smoking shall be prohibited 25 feet of building entries, outdoor intakes and operable windows and within the building as prohibited by other laws or regulation per CBC Title 24, Part 11 5.504.7
- 21 GENERAL DOOR NOTES
- Verify Rough Openings w/ Manufacturer:
- Provide Panic Hardware or Use Approved Locking and/or Non-Latching Hardware per Plan.
- Provide Sign Adjacent to Exit Doors That Reads "This door to remain unlocked when building is occupied," as per CBC 2016 section 1008.1.9.3. See 5/A0.05 for Occupancy Load Sign Details.
- Maximum effort to operate doors shall not exceed 5 lbs. For exterior and interior doors, such pull or push effort being applied at right angles to hinged doors and at the center plane of sliding or folding doors. Compensating devices or automatic door operators may be utilized to meet the above standards. When ire doors are required, the maximum allowable by the appropriate administrative authority, not to exceed 15 lbs.
- The bottom 10" of all doors except automatic and sliding shall have a smooth, uninterrupted surface to allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition. Where narrow frame doors are used, a 10" high smooth panel shall be installed on the push side of the door, which will allow the door to be opened by a wheelchair footrest without creating a trap or hazardous condition.
- Per Section 11B-404.2.10 swinging door and gate surfaces within 10" of finish floor or ground measured vertically shall have smooth surface on the push side extending the full width of the door or gate. Parts that create horizontal or vertical joints in these surfaces shall be within 1/16" of the same plane and be free of sharp or abradable edges. Cavities created by added kick plates shall be capped.
- Hand-activated door opening hardware shall be installed min. 34" and max. 48" above the floor per section 1008.9.2 of 2019 CBC. Latching and locking doors that are hand-activated and which are in a path of travel shall be operable with a single effort by lever-type hardware, panic bars push-pull activating bars, or other hardware designed to provide passage without requiring the ability to grasp the opening hardware. Locked exit doors shall operate as above in egress direction.
- "C" or "U" Shaped handle on both sides of the door with a clear space between the inside of handle to door surface. Pocket doors must have an internal stop installed to stop the door and provide a min. 1.5" space from handle to trim work around door. 5 lbs max opening force.
- Per CBC Section 2408.4.1 all glazing in fixed and operable panels of swinging, sliding, and bifold doors shall be considered hazardous. Therefore safety glass should be installed in accordance to Section 2406, manufacturer to provide designation specifying who applied the designation and the standard with which it complies as well as information in Section 2403.
- 22 CONSTRUCTION WASTE MANAGEMENT
- Recycle and/or salvage for reuse a minimum of 66% of the non-hazardous construction and demolition waste or meet a local construction and demolition waste management ordinance, whichever is more stringent. Where local jurisdictions do not have a construction and demolition waste management ordinance, submit a construction waste management plan that identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use of sale; determines if construction and demolition waste materials will be sorted on-site or bulk mixed; identifies diversion facilities where construction and demolition waste material collected will be taken; specifies that the amount of construction and demolition waste materials diverted shall be 1 and fill complies with this section.
- 23 TEMPORARY VENTILATION
- If necessary, to condition the building or areas of the building during construction, and when the permanent HVAC cannot be used, temporary mechanical ventilation may be installed and maintained. All temporary mechanical ventilation must use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8 or an average efficiency of 30%.
- 23 LIGHT POLLUTION REDUCTION
- Outdoor lighting systems shall be designed and installed to comply with the minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative code; and backlight, upright and glare (BUG) ratings as defined in IES TM-15-11; and allowable BUG ratings not exceeding those shown in Table 5.106.8, or comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.
- 24 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS
- Plumbing fixtures and fittings shall be installed in accordance with the most recent published California Plumbing Code, and shall meet the applicable standards referenced in Table 1701.1 of the CPC and in Chapter 6 of the CBC.

END OF GENERAL NOTES

SHEET INDEX

- ARCHITECTURAL:
- A0.0 Cover Sheet
- A0.3 Water Neutral Calculations
- A1.0 Site Plan
- A1.1 Site Plan
- A1.2 Demo Plan
- A2.0 Floor Plan
- A2.1 Roof Plan
- A5.0 Elevations
- A5.3 Wall Sections
- A9.0 Wall Partitions
- A10.0 Rendering at Facade
- A10.1 Existing Facade Photos
- CIVIL:
- C1.0 Cover Sheet & Overall Site Plan
- C2.0 Notes, Abbreviations, Legend
- C3.0 Demolition Plan
- C4.0 Grading Plan
- C5.0 Utility & Layout Plan
- C6.0 Site Details
- C7.0 Site Sections & Details

- LANDSCAPE:
- L1.10 Site Plan
- L1.30 Site Sections
- L1.50 Site Details
- L3.10 Planting & Lighting Plan

- IRRIGATION:
- IR1.00 Irrigation Legend & Notes
- IR1.10 Irrigation Plan
- IR1.20 Irrigation Details
- IR1.30 Irrigation Details

PROJECT TEAM

OWNER:

Rilugay Holdings

Scott Gay, Owner Representative

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LANDSCAPE ARCHITECT:

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PROJECT SUMMARY

The renovation of a commercial building for office space, conference rooms, and a small hospitality room. No change of use. The project scope will include a structural upgrade to exterior walls and roof, a structural upgrade to interior shear walls, a new interior organization, an upgrade to landscape, and an upgrade to the building's front parking and route to the front entrance. The facade's surface will be rediad to fit St. Helena's country look and feel.

All work shall comply with 2019 versions of California Building Code (CBC), California Residential Code (CRC), California Plumbing Code (CPC), California Mechanical Code (CMC), California Electrical Code (CEC), California Energy Code, California Green Building Standards Code (CGBS), California Fire Code (CFC, if applicable), 2019 California Energy Efficiency Standards (CEES), and applicable St. Helena City and County codes.

BUILDING INFORMATION

Site Address: 1334 Vidovich Avenue, St. Helena, CA 94574

APN #: 009-180-040

Flood Zone: Zone X, Low Hazard / Map No. 06055C0377E

Wildland Urban Interface: No

Zoning District: Service Commercial

Use Group / Occupancy: Business

Lot Size: 1.65 Acres

Building Type: Type III, Type V

Building Footprint: 5,092 sf

Building Area: 5,092 sf

Building Height: Single Story Building, Approx. 15'

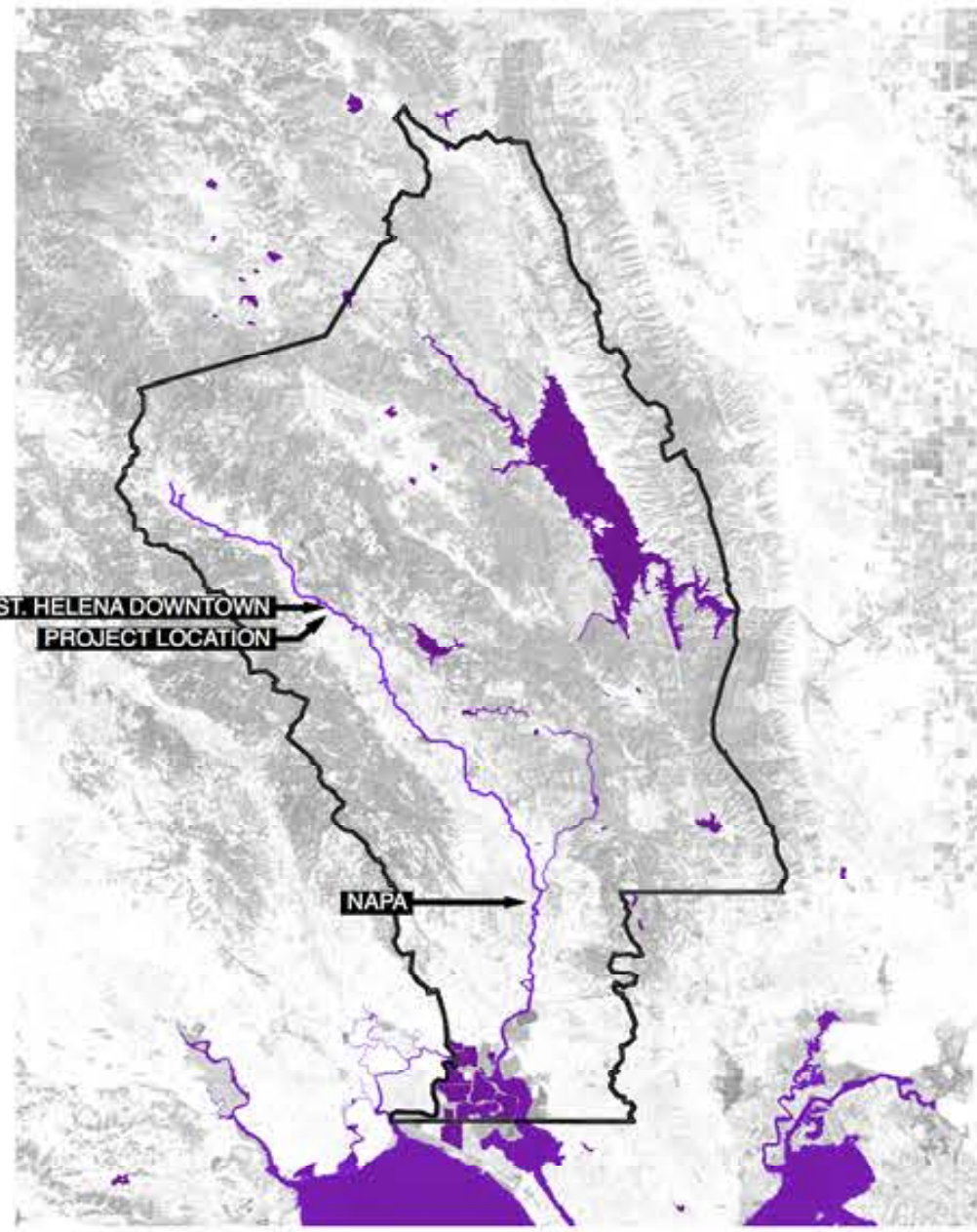
Fire Suppression: Equipped w/ Automatic Fire Sprinkler System

Designed and installed to NFPA 13 - 2019 standards.

SYMBOL LEGEND

- NOISE
- Elevation Reference
- SECTION REFERENCE
- Section Reference
- VANTAGE POINT REFERENCE
- Vantage Point Reference
- STRUCTURAL GRID LINE
- Structural Grid Line
- DETAIL REFERENCE
- Detail Reference
- DATUM OR SPOT ELEVATION POINT
- Datum or Spot Elevation Point
- ELEVATION OR SECTION DATUM
- Elevation or Section Datum
- ROOM NUMBER OR SPACE ALLOCATION ID
- Room Number or Space Allocation ID
- DOOR SYMBOL
- Door Symbol
- WINDOW SYMBOL
- Window Symbol
- LOUVER SYMBOL
- Louver Symbol
- WALL TAG
- Wall Tag
- HOSE BIB CONNECTION
- Hose Bib Connection

LOCATION MAP



**MH ARCHITECTS**

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415 977 0194



**VIDOVICH  
INTERIOR RENOVATION**

1334 VIDOVICH, ST. HELENA, CA 94574

APN 009-180-040

PUBLISH  
Design Review

DATE  
10/23/20

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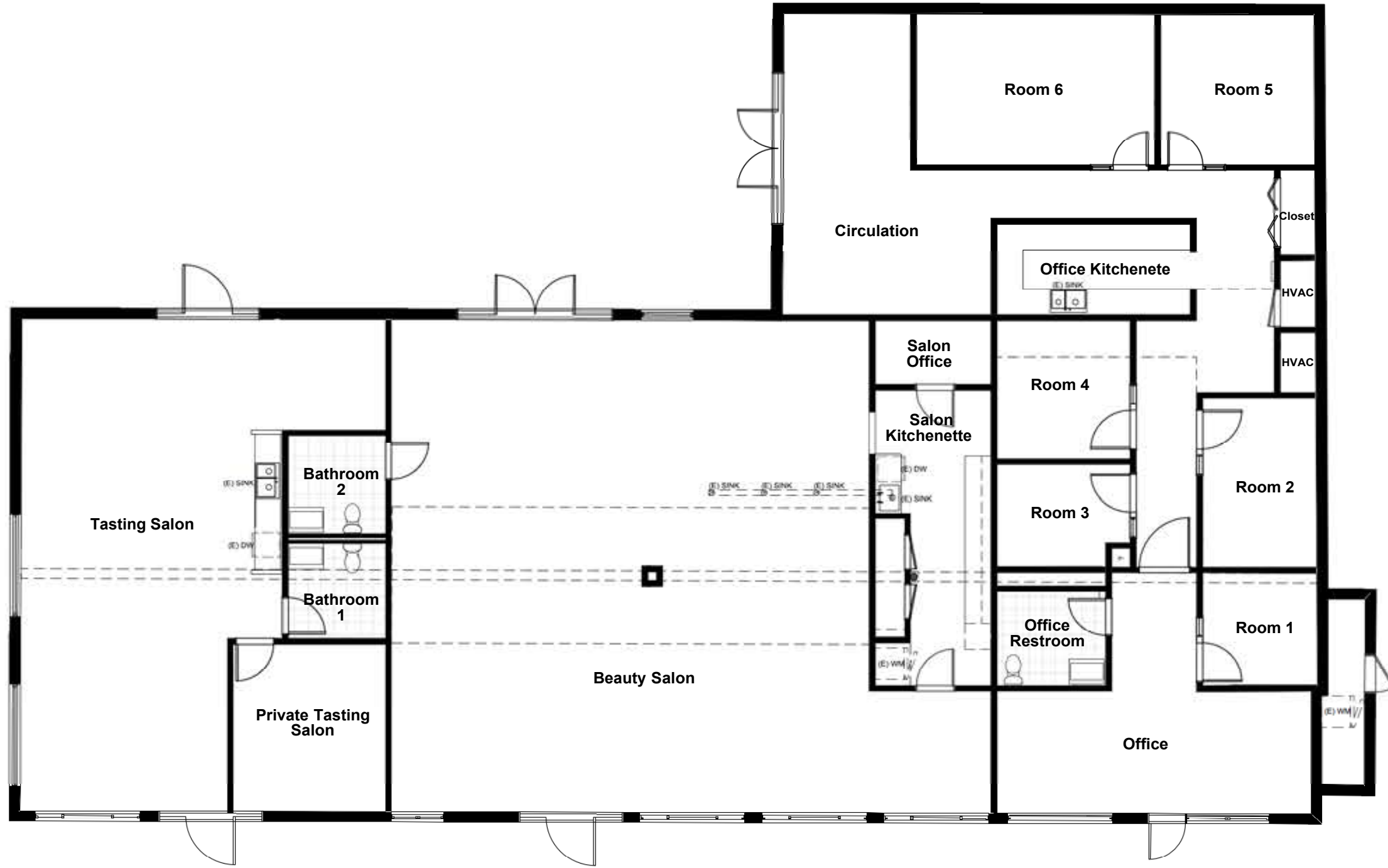
Date: 20200810  
Drawn by: CS, FY, BM  
Project No: 1917  
Scale: SEE DRAWING

Cover Sheet

A0.0



IT IS THE RESPONSIBILITY OF THE APPLICANT TO ADHERE TO PLAN SPECIFICATIONS AND NOT CONDUCT ANY WORK AFFECTING THE EXTERIOR WHICH REQUIRES PLANNING COMMISSION DESIGN REVIEW APPROVAL. THE SCOPE OF WORK UNDER REVIEW FOR THE CURRENT APPLICATION IS LIMITED TO THE BUILDING INTERIOR AND NO EXTERIOR WORK IS SUBMITTED FOR REVIEW IN THIS APPLICATION. ANY PROPOSED EXTERIOR IMPROVEMENTS WILL BE ADDRESSED UNDER A SEPARATE PERMIT APPLICATION.



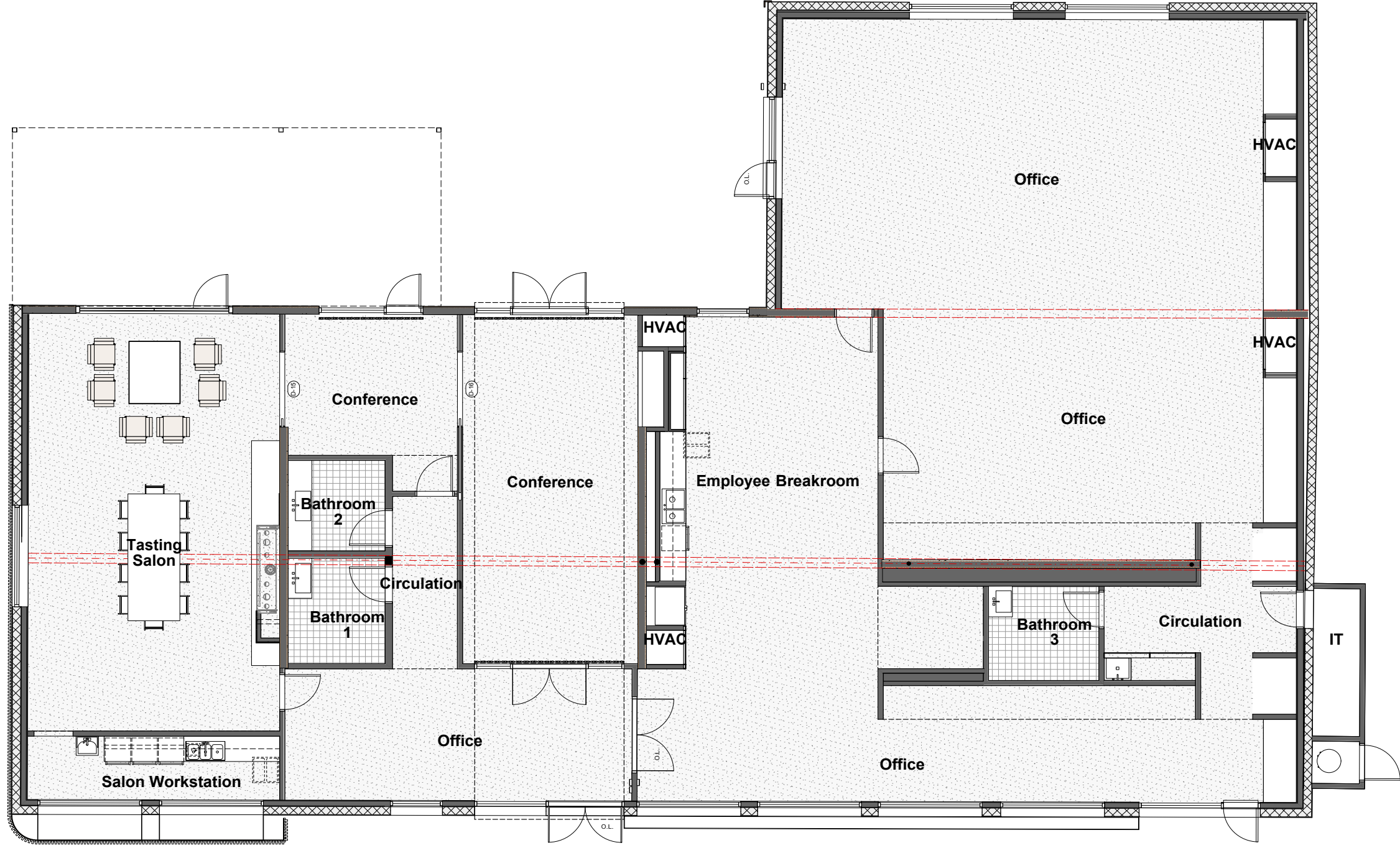
Existing Plan  
Scale: 1/8" = 1'-0"

| Water Neutral Chart (Existing) | Flow Rate<br>(gal/min)<br>or<br>(gal/flush) | Flow Duration<br>(minutes)<br>or<br>(flush) | Daily Uses<br>per<br>Occupant | Number of Occupants.<br>(Ref. Occupant Load<br>per Space) | Total Gallons per Day |
|--------------------------------|---------------------------------------------|---------------------------------------------|-------------------------------|-----------------------------------------------------------|-----------------------|
| Shower Heads                   | N/A                                         | -                                           | -                             | -                                                         | -                     |
| Lavatory Faucets               |                                             |                                             |                               |                                                           |                       |
| Bathroom 1, Office 1           | 2                                           | 0.25                                        | 3                             | 10                                                        | 15.0                  |
| Bathroom 2, Office 2           | 2                                           | 0.25                                        | 3                             | 17                                                        | 25.5                  |
| Bathroom 3, Beauty Salon       | 2                                           | 0.25                                        | 3                             | 19                                                        | 28.5                  |
| Beauty Salon Sink 1            | 2                                           | 1                                           | 8                             | 1                                                         | 16.0                  |
| Beauty Salon Sink 2            | 2                                           | 1                                           | 8                             | 1                                                         | 16.0                  |
| Beauty Salon Sink 3            | 2                                           | 1                                           | 8                             | 1                                                         | 16.0                  |
| Mop Sink                       | 1.5                                         | 0.25                                        | 1                             | 1                                                         | 0.4                   |
| Kitchen Faucet                 |                                             |                                             |                               |                                                           |                       |
| Office 1                       | 1.5                                         | 4                                           | 1                             | 10                                                        | 60.0                  |
| Office 2                       | 1.5                                         | 4                                           | 1                             | 17                                                        | 102.0                 |
| Beauty Salon                   | 1.5                                         | 1                                           | 1                             | 19                                                        | 28.5                  |
| Toilet                         |                                             |                                             |                               |                                                           |                       |
| Bathroom 1, Office 1           | 1.5                                         | 1                                           | 3                             | 10                                                        | 45.0                  |
| Bathroom 2, Office 2           | 1.5                                         | 1                                           | 3                             | 17                                                        | 76.5                  |
| Bathroom 3, Beauty Salon       | 1.5                                         | 1                                           | 3                             | 19                                                        | 85.5                  |
| Clothes Washer                 |                                             |                                             |                               |                                                           |                       |
| Beauty Salon                   | 19.7                                        | 1                                           | 0.37                          | 19                                                        | 138.5                 |
| Closet                         | 19.7                                        | 1                                           | 0.37                          | 17                                                        | 123.9                 |
| Dish Washer                    |                                             |                                             |                               |                                                           |                       |
| Office 1                       | 6.3                                         | 1                                           | 0.1                           | 10                                                        | 6.3                   |
| Office 2                       | 6.3                                         | 1                                           | 0.1                           | 17                                                        | 10.7                  |
| Beauty Salon                   | 6.3                                         | 1                                           | 0.1                           | 19                                                        | 12.0                  |
| Total Gallons per Day          |                                             |                                             |                               |                                                           | 806.3                 |

2 Existing Water Usage Calculations

Note

1. All water originates from on-site well.
2. All new lavatory faucets to have automatic detention sensors.



Proposed Plan  
Scale: 1/8" = 1'-0"

| Water Neutral Chart (Proposed) | Flow Rate<br>(gal/flush)<br>or<br>(gal/flush) | Flow Duration<br>(minutes)<br>or<br>(flush) | Daily Uses<br>per<br>Occupant | Number of Occupants.<br>(Ref. Occupant Load<br>per Space) | Total Gallons per Day |
|--------------------------------|-----------------------------------------------|---------------------------------------------|-------------------------------|-----------------------------------------------------------|-----------------------|
| Shower Heads                   | N/A                                           | -                                           | -                             | -                                                         | -                     |
| Lavatory Faucets               |                                               |                                             |                               |                                                           |                       |
| Bathroom 1                     | 1.5                                           | 0.25                                        | 3                             | 13                                                        | 14.6                  |
| Bathroom 2                     | 1.5                                           | 0.25                                        | 3                             | 13                                                        | 14.6                  |
| Bathroom 3                     | 1.5                                           | 0.25                                        | 3                             | 13                                                        | 14.6                  |
| Hand Washing Sink              | 1.5                                           | 0.25                                        | 3                             | 13                                                        | 14.6                  |
| Mop Sink                       | 1.5                                           | 0.25                                        | 1                             | 1                                                         | 0.4                   |
| Kitchen Faucet                 |                                               |                                             |                               |                                                           |                       |
| Salon Workstation              | 1.5                                           | 4                                           | 1                             | 8                                                         | 48.0                  |
| Employee Breakroom             | 1.5                                           | 4                                           | 1                             | 31                                                        | 186.0                 |
| Rear Yard Sink (Future Sink)   | 1.5                                           | 4                                           | 1                             | 31                                                        | 186.0                 |
| Toilet                         |                                               |                                             |                               |                                                           |                       |
| Bathroom 1                     | 1.3                                           | 1                                           | 3                             | 13                                                        | 50.7                  |
| Bathroom 2                     | 1.3                                           | 1                                           | 3                             | 13                                                        | 50.7                  |
| Bathroom 3                     | 1.3                                           | 1                                           | 3                             | 13                                                        | 50.7                  |
| Clothes Washer                 | N/A                                           | -                                           | -                             | -                                                         | -                     |
| Dish Washer                    |                                               |                                             |                               |                                                           |                       |
| Salon Workstation              | 6.3                                           | 1                                           | 0.1                           | 8                                                         | 5.0                   |
| Employee Breakroom             | 6.3                                           | 1                                           | 0.1                           | 31                                                        | 19.5                  |
| Total Gallons per Day          |                                               |                                             |                               |                                                           | 655.5                 |

1 Proposed Water Usage Calculations



VIDOVICH  
INTERIOR RENOVATION  
1334 VIDOVICH, ST. HELENA, CA 94574  
APN 009-180-040

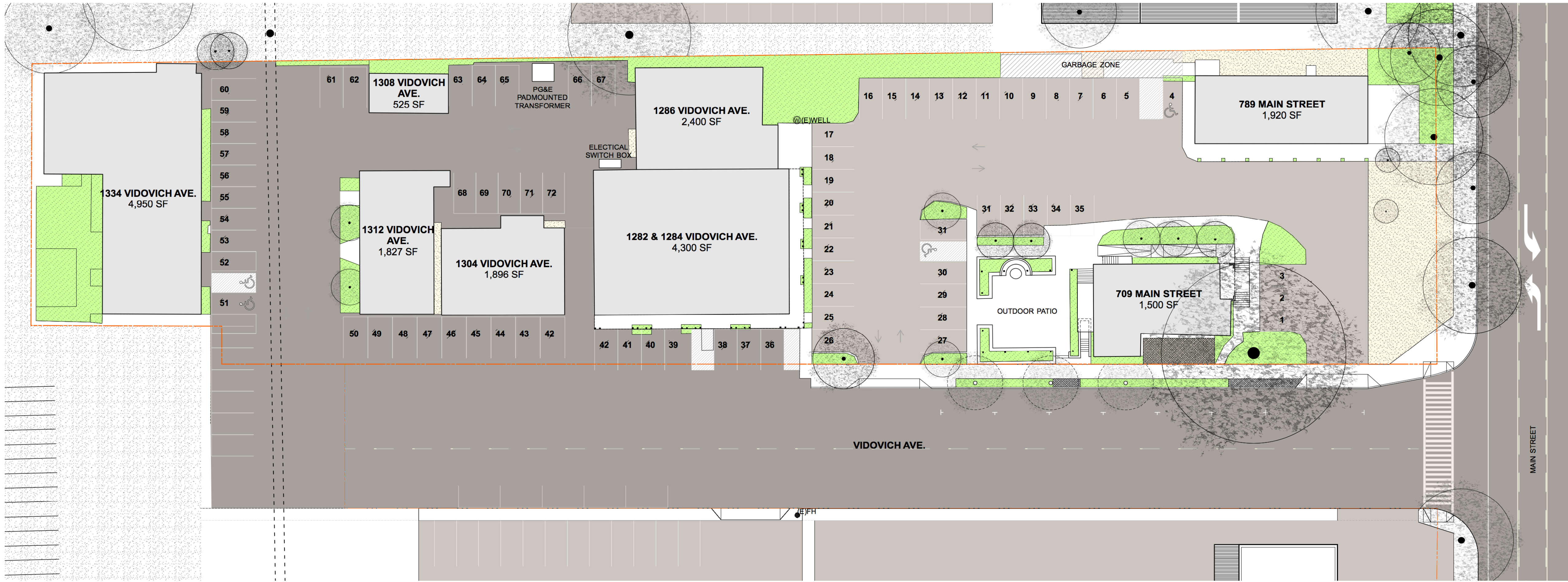
|              |          |
|--------------|----------|
| PUBLISH      | DATE     |
| Plan Check 1 | 11.19.20 |
| Plan Check 2 | 01.05.20 |
| CD Update 3  | 03.03.21 |

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Project No: 1917  
Scale: 1:500

Water Neutral  
Calculations

A0.3





1 EXISTING SITE PLAN  
Scale: 1:250

| PARKING            |                     |                   |      |                                 |
|--------------------|---------------------|-------------------|------|---------------------------------|
| Address            | Tenant              | Use               | SF   | Parking Required                |
| 709 Main Street    | Clif Family Winery  | Wine Tasting      | 1500 | 8                               |
| 789 Main Street    | Azteca Market       | Commercial Retail | 1920 | 6                               |
| 1282-1284 Vidovich | Multiple            | Offices           | 4300 | 14                              |
| 1286 Vidovich      | Multiple            | Offices           | 2400 | 8                               |
| 1304 Vidovich      | Multiple            | Offices           | 1896 | 6                               |
| 1312 Vidovich      | Multiple            | Offices           | 1827 | 6                               |
| 1308 Vidovich      |                     | Offices           | 525  | 2                               |
| 1334 Vidovich      | Clif Family Offices | Offices           | 4950 | 18                              |
|                    |                     |                   |      | Total Required 68               |
|                    |                     |                   |      | Current Existing on Property 72 |

| LANDSCAPE           |                                  |  |                                 |
|---------------------|----------------------------------|--|---------------------------------|
|                     | Entire Site                      |  | 1334 Vidovich                   |
| Site SF:            | 71,948 1.65 Acres                |  | 9,943 s.f.                      |
| Existing Landscape: | 10,950 s.f.                      |  | 826 s.f.                        |
|                     | 15.2% Total Existing Coverage    |  | 8.3% Existing Coverage          |
|                     | 14,390 Total s.f. Required (20%) |  | 1,988 Total s.f. Required (20%) |
|                     | 3,440 s.f. Difference            |  | 1,162 s.f. Difference           |
| Proposed Landscape: | 11,620 s.f.                      |  | 1,496 s.f.                      |
|                     | 16.2% Total Proposed Coverage    |  | 15.0% Proposed Coverage         |
|                     | 2770 s.f. Difference             |  | 492 s.f. Difference             |
|                     | 24 Trees/acre                    |  |                                 |
|                     | 40 Trees Required                |  |                                 |
|                     | 22 Total Existing                |  |                                 |
|                     | 18 Difference                    |  |                                 |

| WASTE WATER                                                              |                    |                      |      |                  |                    |          |                       |                                    |                         |                       |
|--------------------------------------------------------------------------|--------------------|----------------------|------|------------------|--------------------|----------|-----------------------|------------------------------------|-------------------------|-----------------------|
| Address                                                                  | Tenant             | Use                  | SF   | Item             | Location           | Quantity | Flow Rate (gal/flush) | Flow Duration (minutes) or (flush) | Daily Uses per Occupant | Total Gallons per Day |
| 709 Main Street                                                          | Clif Family Winery | Wine Tasting         | 1500 | Lavatory Faucets | Bathrooms/Salon    | 2        | 1.5                   | 0.25                               | 3                       | 45                    |
|                                                                          |                    |                      |      | Kitchen Sinks    | Main Tasting       | 2        | 2.2                   | 4                                  | 1                       | 35.2                  |
|                                                                          |                    |                      |      | Toilets          | Restrooms          | 2        | 1.6                   | 1                                  | 3                       | 45                    |
|                                                                          |                    |                      |      | Dishwashers      | Main Tasting       | 1        | 6.3                   | 1                                  | 0.1                     | 2                     |
|                                                                          |                    |                      |      | Mop Sink         |                    | 1        | 2.2                   | 4                                  | 1                       | 8.8                   |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 578.5                 |
| 789 Main Street                                                          | Azteca Market      | Commercial Retail    | 1920 | Kitchen Sinks    | Kitchen            | 6        | 2.2                   | 4                                  | 1                       | 18                    |
|                                                                          |                    |                      |      | Lavatory Faucet  | Bathroom           | 1        | 1.5                   | 0.25                               | 3                       | 18                    |
|                                                                          |                    |                      |      | Toilets          | Bathrooms          | 1        | 1.6                   | 1                                  | 3                       | 18                    |
|                                                                          |                    |                      |      | Dishwasher       | Kitchen            | 1        | 6.3                   | 1                                  | 0.1                     | 18                    |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 1068.39               |
| 1282 Vidovich                                                            | Multiple           | Offices/Tasting Room | 2100 | Lavatory Faucets | Bathrooms          | 1        | 1.5                   | 0.25                               | 3                       | 11                    |
|                                                                          |                    |                      |      | Toilets          | Bathrooms          | 1        | 1.6                   | 1                                  | 3                       | 11                    |
|                                                                          |                    |                      |      | Kitchen Sink     | Kitchenette        | 1        | 2.2                   | 4                                  | 1                       | 11                    |
|                                                                          |                    |                      |      | Dishwasher       | Kitchenette        | 1        | 6.3                   | 1                                  | 0.1                     | 11                    |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 6.93                  |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 168.995               |
| 1284 Vidovich                                                            | Multiple           | Kitchen              | 2200 | Lavatory Faucets | Bathrooms          | 2        | 1.5                   | 0.25                               | 3                       | 11                    |
|                                                                          |                    |                      |      | Toilets          | Bathrooms          | 2        | 1.6                   | 1                                  | 3                       | 11                    |
|                                                                          |                    |                      |      | Kitchen Sink     | Kitchen            | 7        | 2.2                   | 4                                  | 3                       | 11                    |
|                                                                          |                    |                      |      | Dishwasher       | Kitchen            | 1        | 6.3                   | 1                                  | 0.1                     | 11                    |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 6.93                  |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 2156.88               |
| 1286 Vidovich A & B                                                      | Multiple           | Offices              | 2400 | Lavatory Faucets | Bathrooms          | 1        | 1.5                   | 0.25                               | 3                       | 12                    |
|                                                                          |                    |                      |      | Toilets          | Bathrooms          | 1        | 1.6                   | 1                                  | 3                       | 12                    |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 13.5                  |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 57.6                  |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 71.1                  |
| 1304 Vidovich                                                            | Clif Family Winery | Storage              | 1896 | Lavatory Faucets | Bathrooms          | 1        | 1.5                   | 0.25                               | 3                       | 1                     |
|                                                                          |                    |                      |      | Toilets          | Bathrooms          | 1        | 1.6                   | 1                                  | 3                       | 1                     |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 1.125                 |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 4.8                   |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 5.925                 |
| 1312 Vidovich                                                            | Clif Family Winery | Offices              | 1827 | Lavatory Faucets | Bathrooms          | 1        | 1.5                   | 0.25                               | 3                       | 9                     |
|                                                                          |                    |                      |      | Toilets          | Bathrooms          | 1        | 1.6                   | 1                                  | 3                       | 9                     |
|                                                                          |                    |                      |      | Kitchen Sink     | Kitchenette        | 1        | 2.2                   | 4                                  | 1                       | 9                     |
|                                                                          |                    |                      |      | Dishwasher       | Kitchenette        | 1        | 6.3                   | 1                                  | 0.1                     | 9                     |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 5.67                  |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 138.195               |
| 1308 Vidovich                                                            |                    | Offices              | 525  | Toilet           | Bathroom           | 1        | 1.6                   | 1                                  | 3                       | 3                     |
|                                                                          |                    |                      |      | Lavatory Faucet  | Bathroom           | 1        | 1.5                   | 0.25                               | 3                       | 3                     |
|                                                                          |                    |                      |      | Shower           | Bathroom           | 1        | 2                     | 8                                  | 1                       | 3                     |
|                                                                          |                    |                      |      | Kitchen Sink     | Kitchenette        | 1        | 2.2                   | 4                                  | 1                       | 3                     |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 26.4                  |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 92.2                  |
| 1334 Vidovich                                                            | Clif Family Winery | Offices              | 5092 | Lavatory Faucets | Bathrooms/Salon    | 4        | 1.5                   | 0.25                               | 3                       | 13                    |
|                                                                          |                    |                      |      | Mop Sink         |                    | 1        | 1.5                   | 0.25                               | 1                       | 0.4                   |
|                                                                          |                    |                      |      | Salon            | Salon              | 1        | 1.5                   | 4                                  | 1                       | 8                     |
|                                                                          |                    |                      |      | Kitchen Sinks    | Employee Breakroom | 2        | 1.5                   | 4                                  | 1                       | 31                    |
|                                                                          |                    |                      |      | Toilets          | Restrooms          | 3        | 1.3                   | 1                                  | 3                       | 13                    |
|                                                                          |                    |                      |      | Dishwashers      | Salon              | 1        | 6.3                   | 1                                  | 0.1                     | 8                     |
|                                                                          |                    |                      |      |                  | Employee Breakroom | 1        | 6.3                   | 1                                  | 0.1                     | 31                    |
|                                                                          |                    |                      |      |                  |                    |          |                       |                                    |                         | 655.5                 |
| Existing water use for building (see sheet A0.3 for water neutral calc): |                    |                      |      |                  |                    |          |                       |                                    |                         | 806.3                 |
| TOTAL                                                                    |                    |                      |      |                  |                    |          |                       |                                    |                         | 4935.6                |

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VIDOVICH  
OFFICE BUILDING  
1304 VIDOVICH, ST. HELENA, CA 94574  
APN 009-180-040

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Drawn by: CS  
Project No: 1807  
Scale: 1:500

Parking,  
Landscape,  
Wastewater  
Breakdown

A0.6





1 Parcel Plan  
Scale: 1:250

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**VIDOVICH  
INTERIOR RENOVATION**  
1334 VIDOVICH, ST. HELENA, CA 94574  
APN 009-180-040

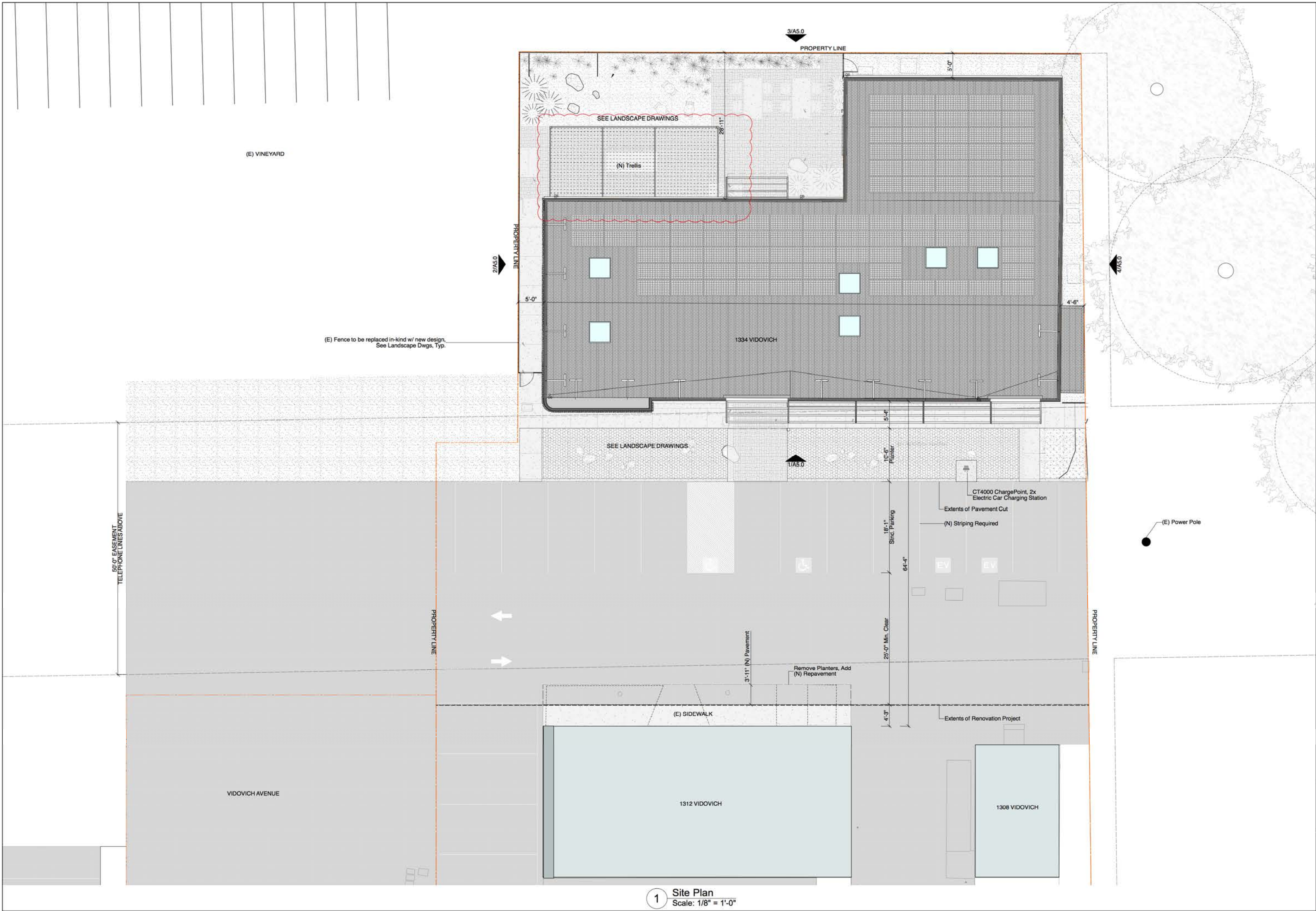
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Site Plan

A1.0





1 Site Plan  
Scale: 1/8" = 1'-0"

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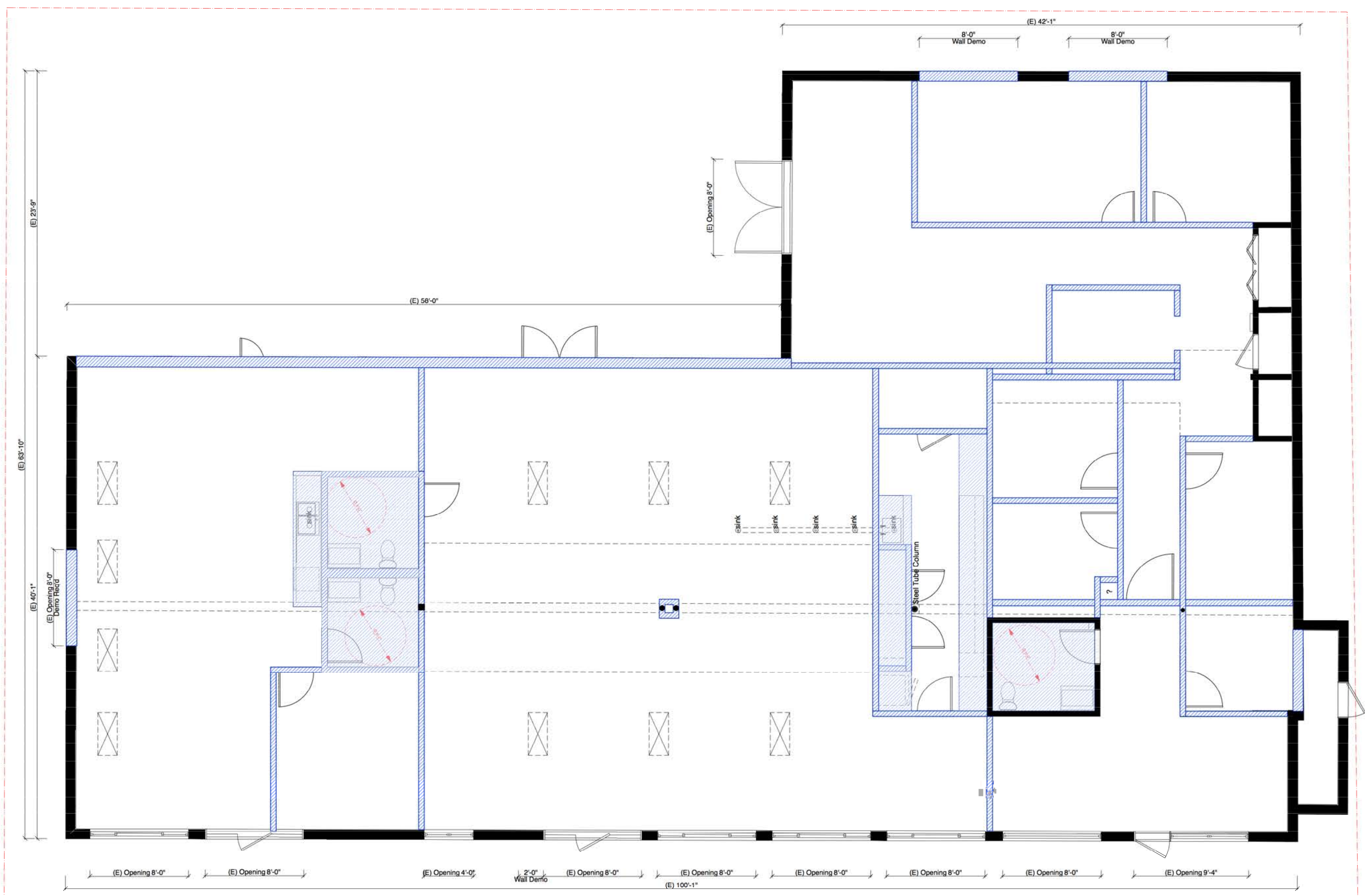
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Site Plan

A1.1





1 Proposed Demo Plan  
Scale: 1/4" = 1'-0"

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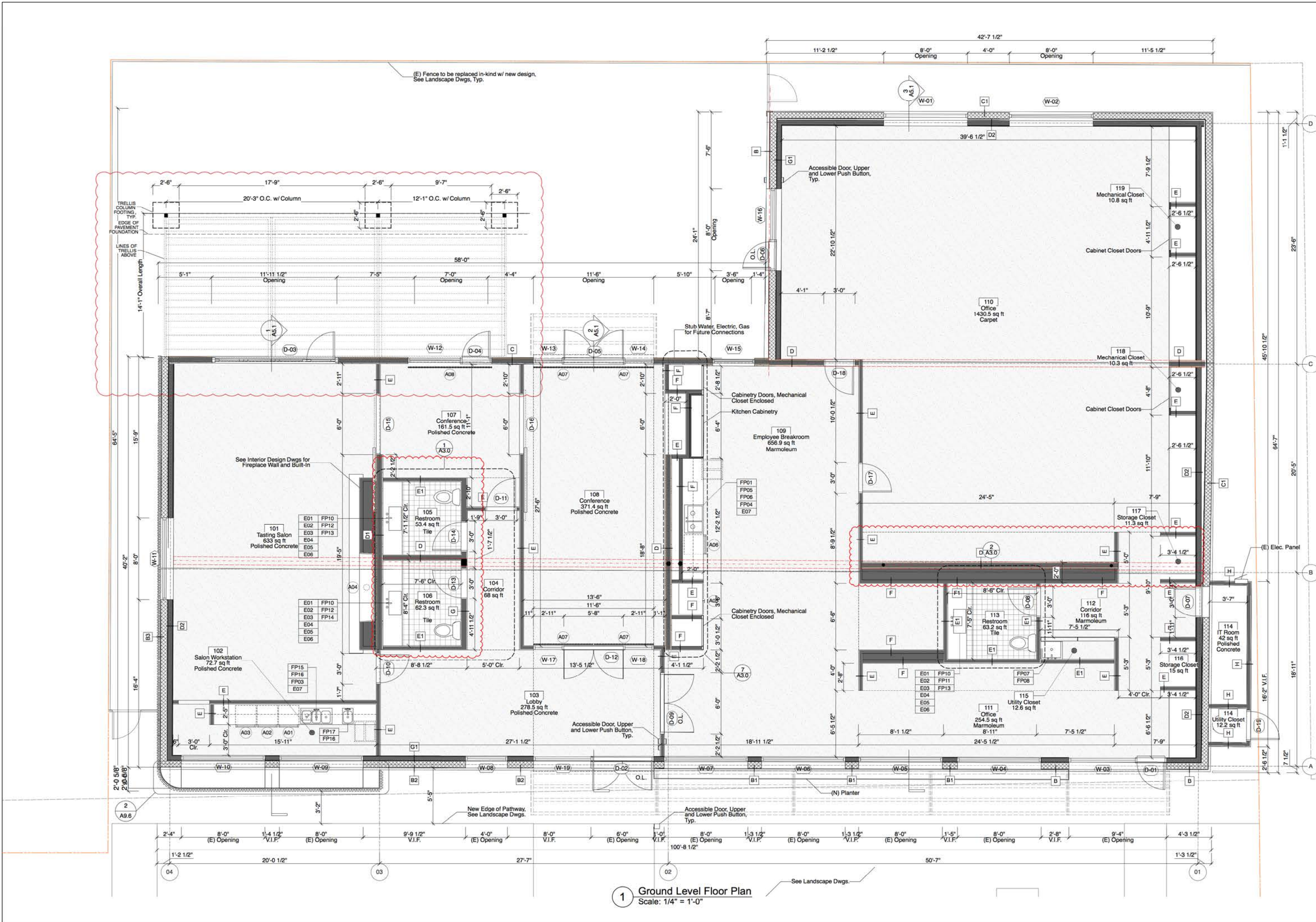
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Demo Plan

A1.2



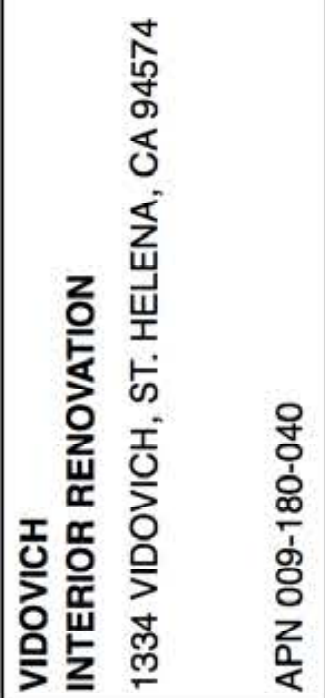
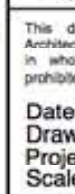


1 Ground Level Floor Plan  
Scale: 1/4" = 1'-0"



|                                       |                 |                              |                     |                                        |
|---------------------------------------|-----------------|------------------------------|---------------------|----------------------------------------|
| Per 2013 CPC Table 1101.11 and 1106.3 |                 |                              |                     |                                        |
| <b>Vertical Leaders:</b>              |                 | Size of Drain                | Flow<br>gpm         | Maximum Allowable S.F.<br>2/(n/h)      |
| Required:                             |                 |                              |                     |                                        |
| Maximum Projected Area                | 3               | 92                           | < 4400              |                                        |
| Provided:                             | Sufficient Size | Flow                         | < Maximum Allowable |                                        |
| Roof A:                               | 3               |                              | 1985                |                                        |
| Roof B:                               | 3               |                              | 2091                |                                        |
| Roof C:                               | 3               |                              | 1045                |                                        |
| <b>Exterior Gutters:</b>              |                 | Diameter of Gutter<br>inches | Slope<br>in/ft.     | Maximum Rainfall Rates S.F.<br>2/(n/h) |
| Required:                             |                 |                              |                     |                                        |
| Provided:                             | Sufficient Size | < Maximum Allowable          |                     |                                        |
| <b>Roof Drainage</b>                  |                 | Total Roof Area              | / Area Per Drain    | = Drains Required                      |
| Roof A:                               |                 | 1985                         | 4400                | 0.45                                   |
| Roof B:                               |                 | 2091                         | 4400                | 0.48                                   |
| Roof C:                               |                 | 1045                         | 4400                | 0.24                                   |

All downspouts are hardpiped internally and discharge to underground piping, S.P.D



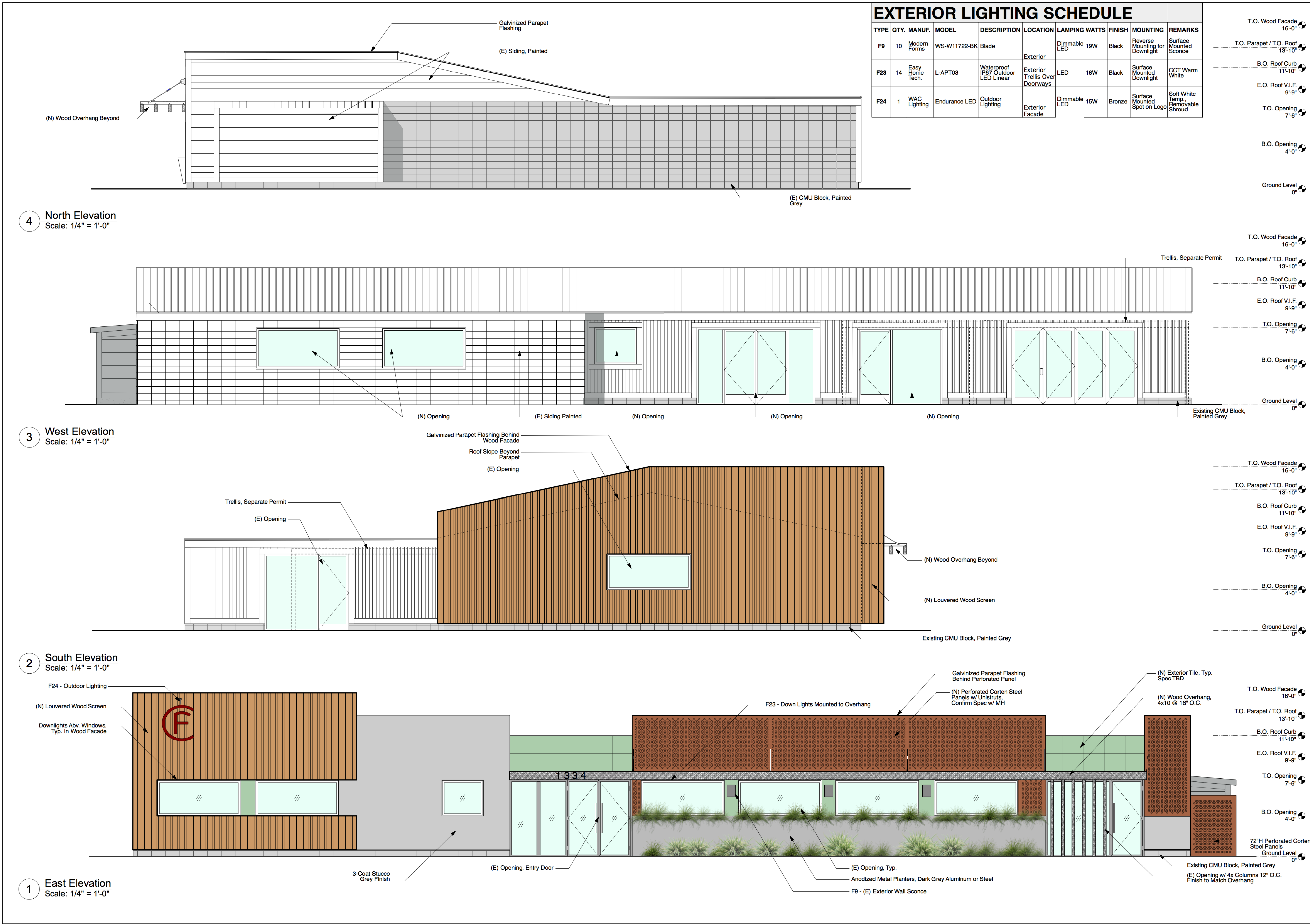
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|         |      |
|---------|------|
| PUBLISH | DATE |
|---------|------|

### Roof Plan

## A2.1





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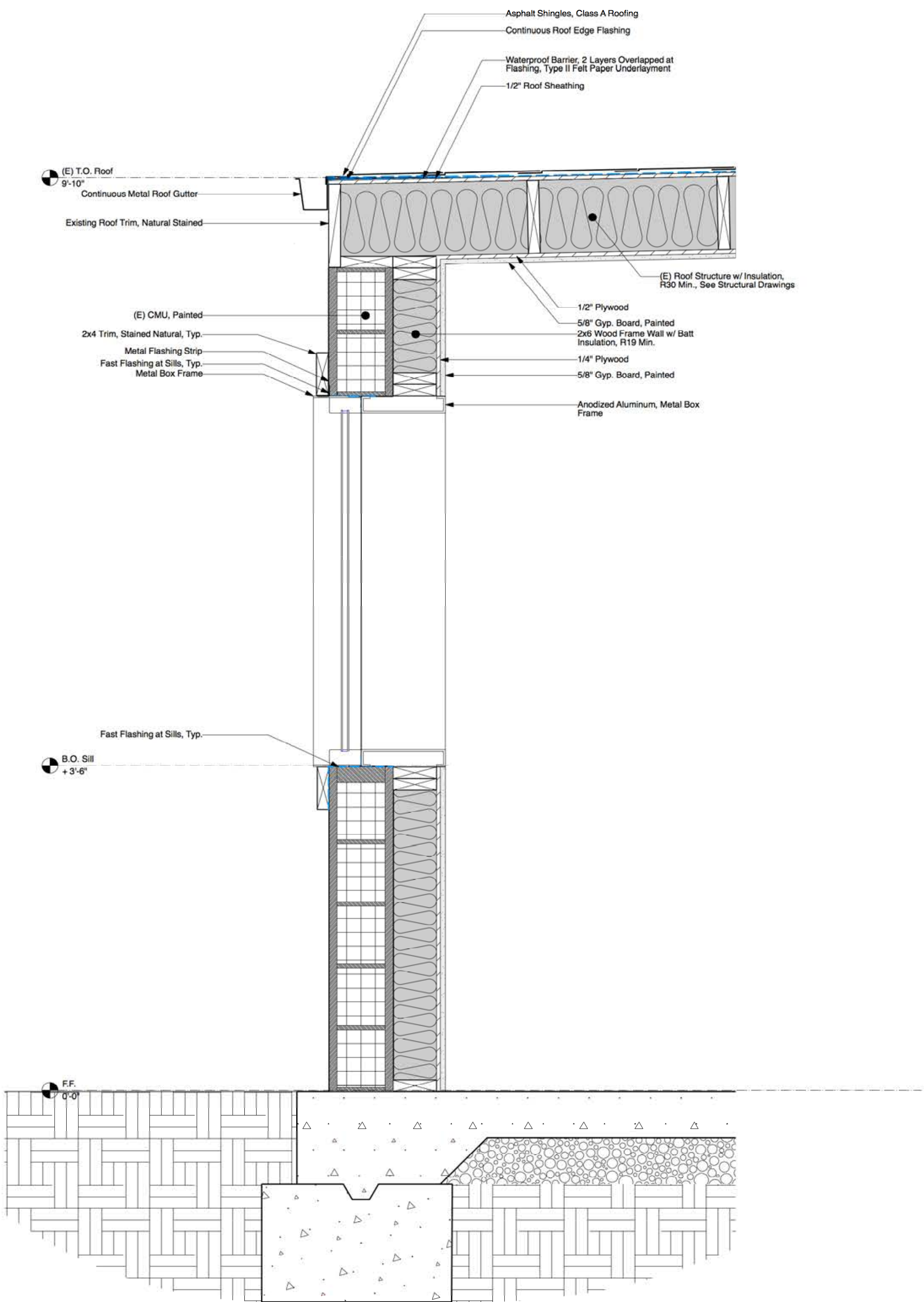
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**Elevations**

**A5.0**





1 Wall Section @ West Facade  
Scale: 1 1/2" = 1'-0"

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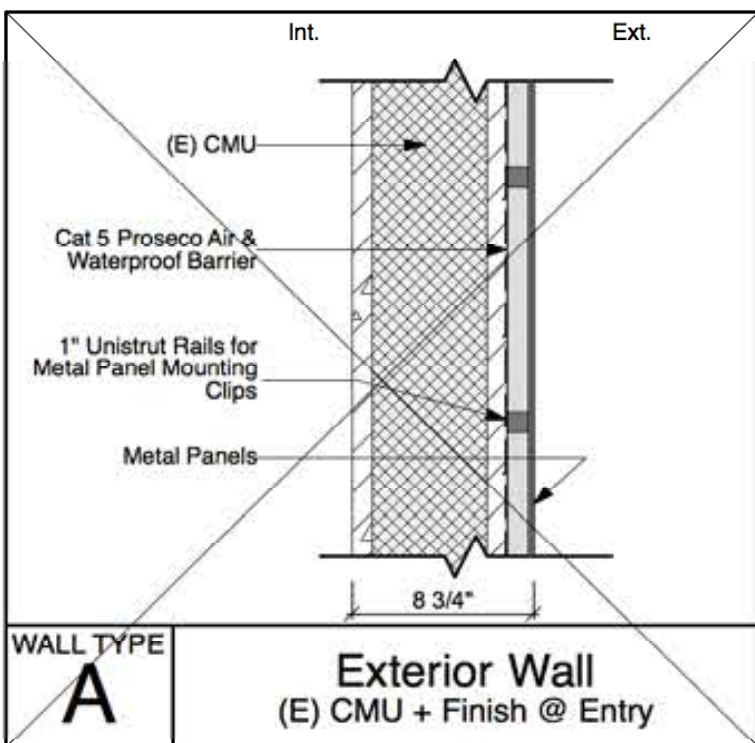
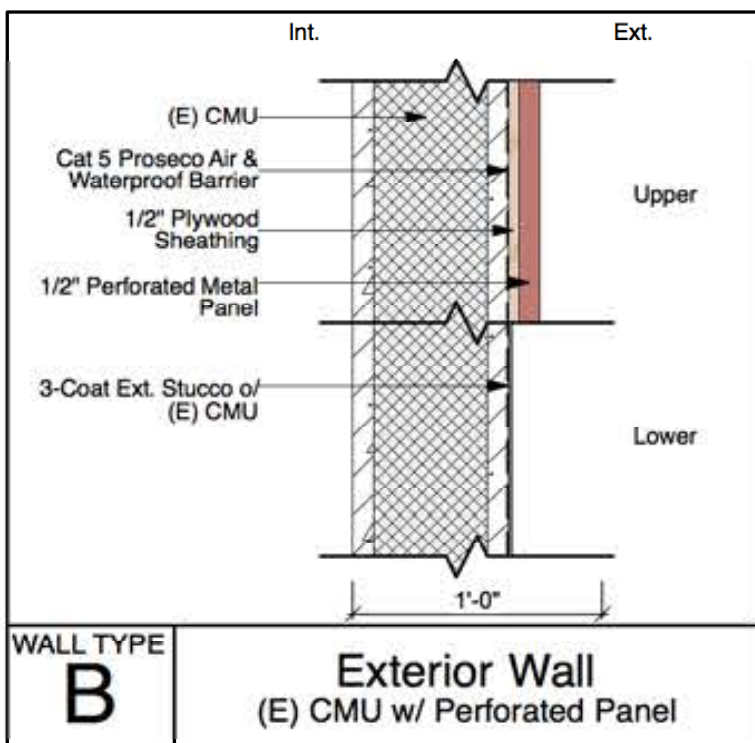
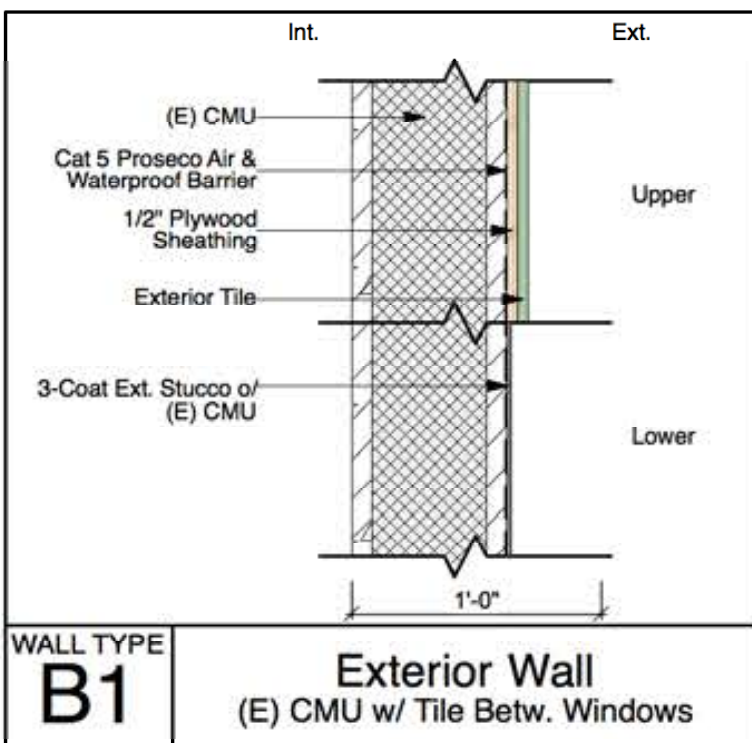
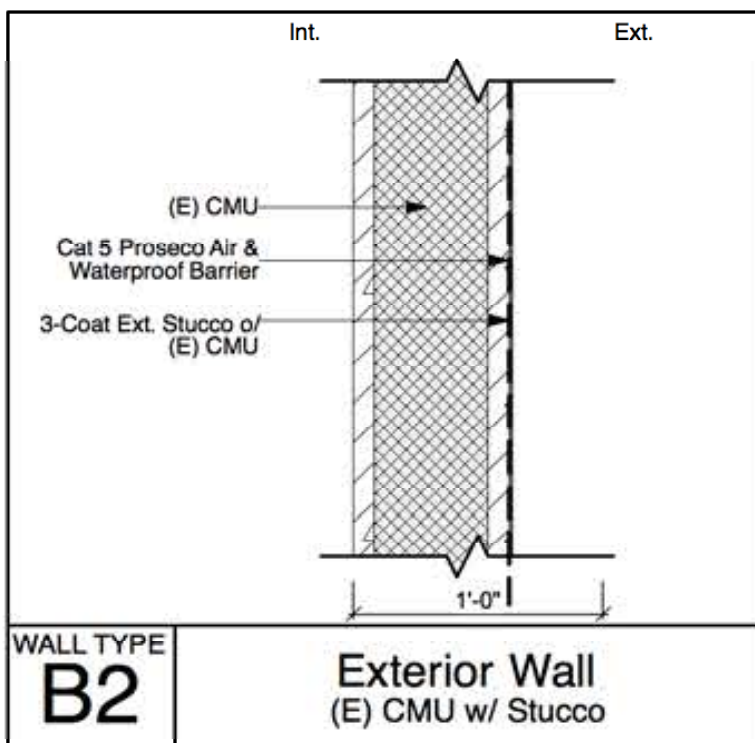
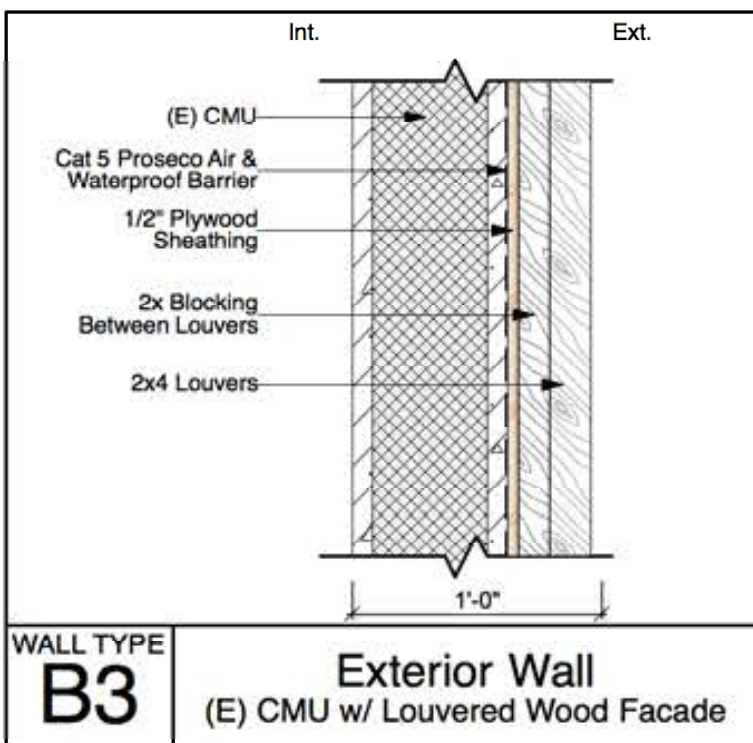
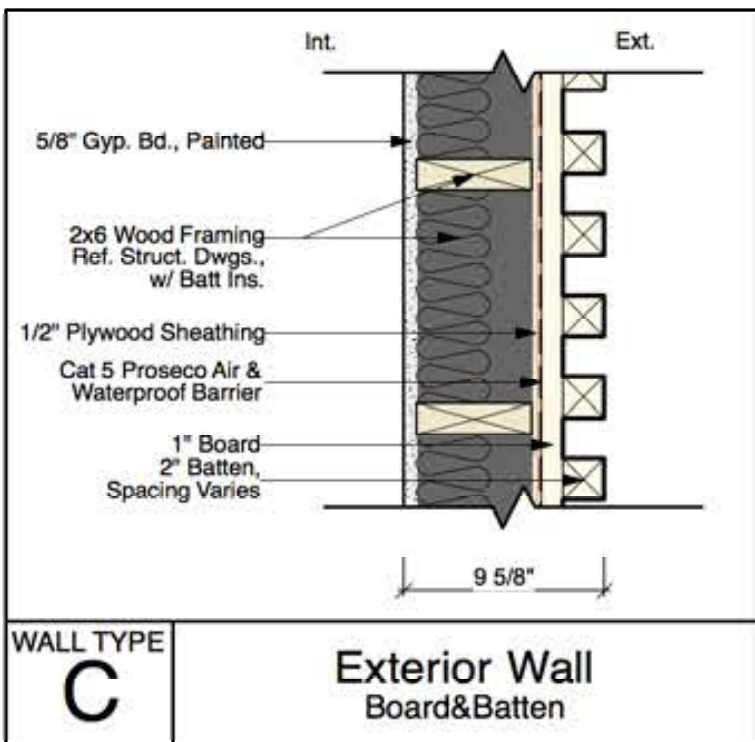
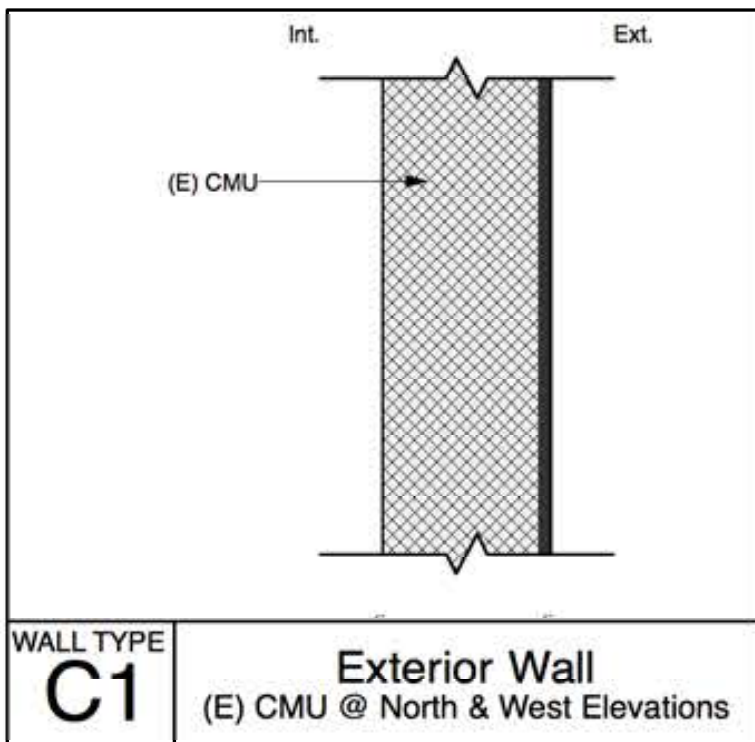
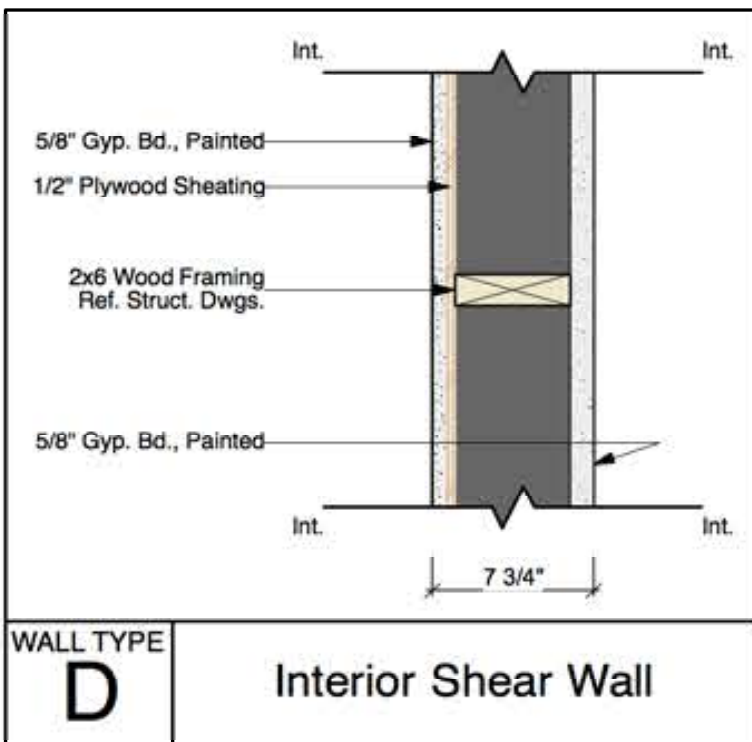
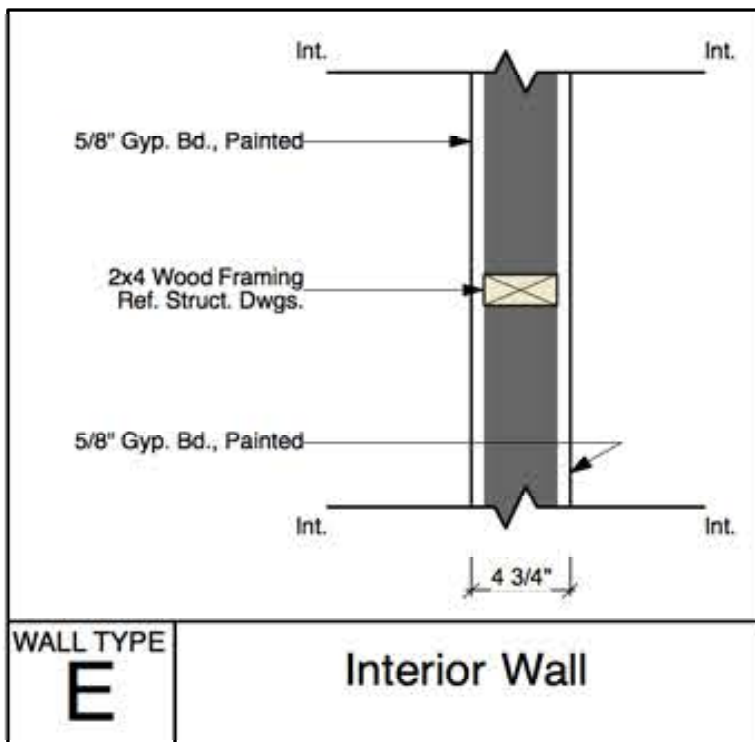
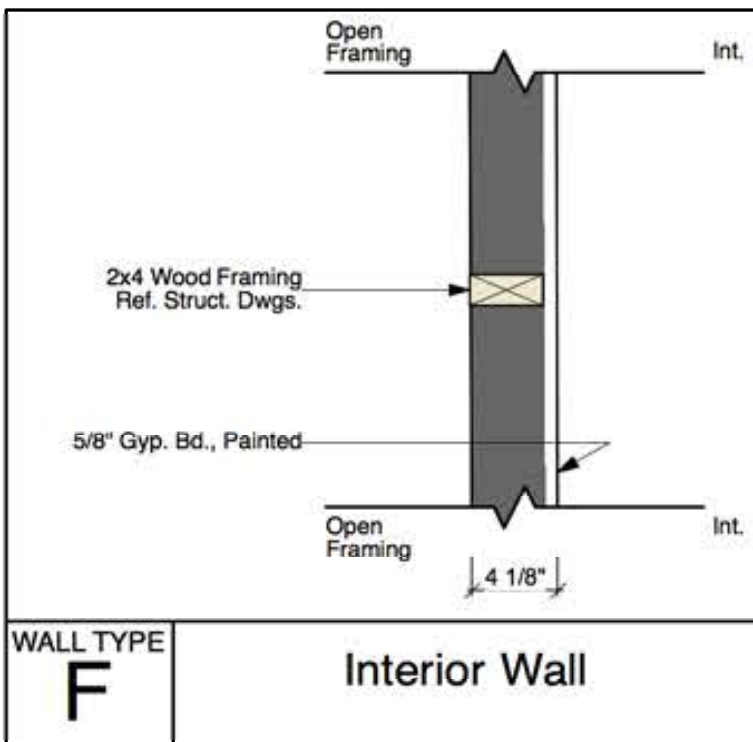
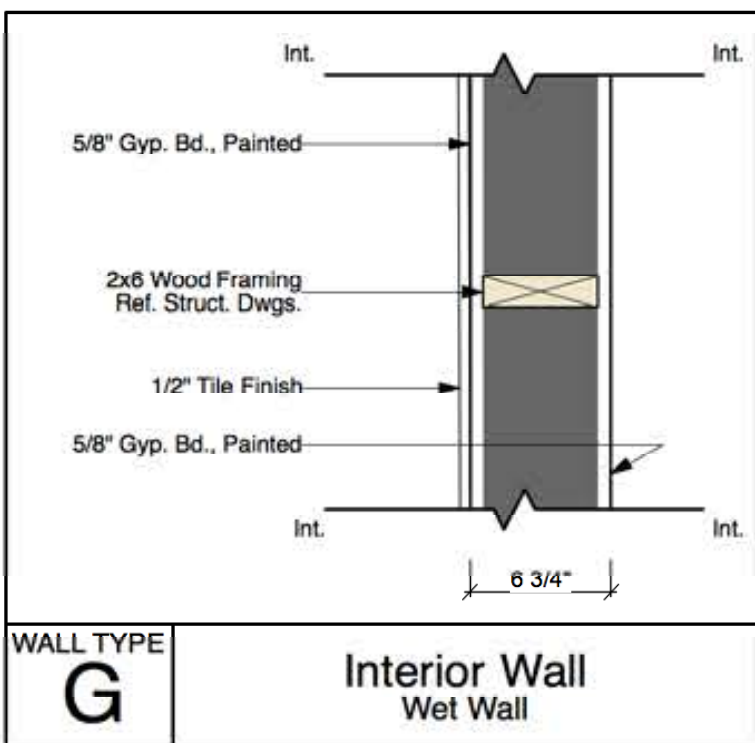
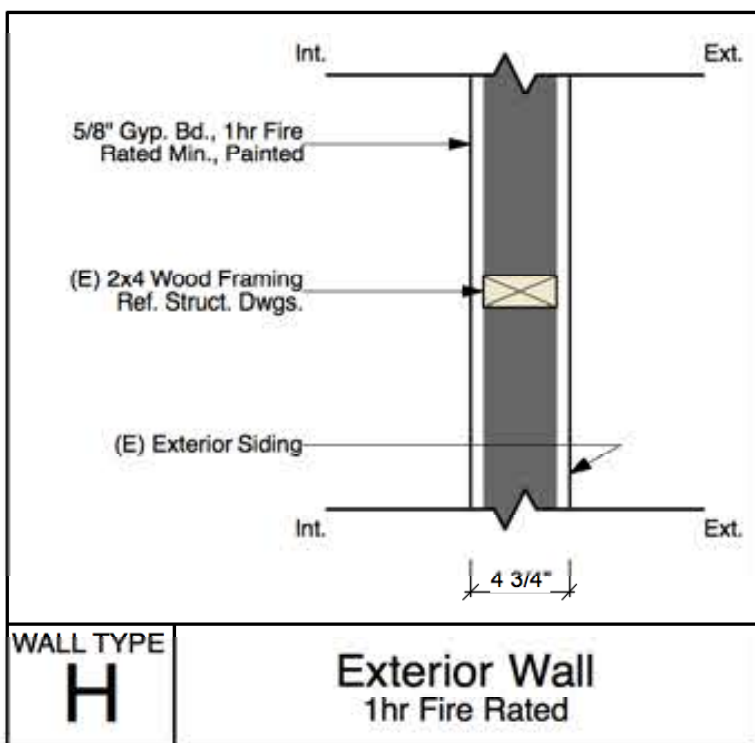
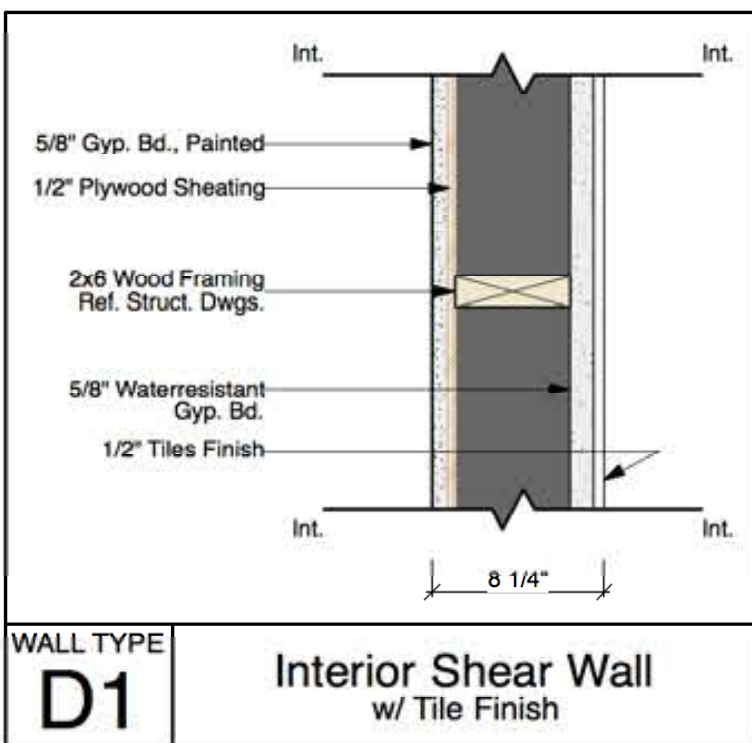
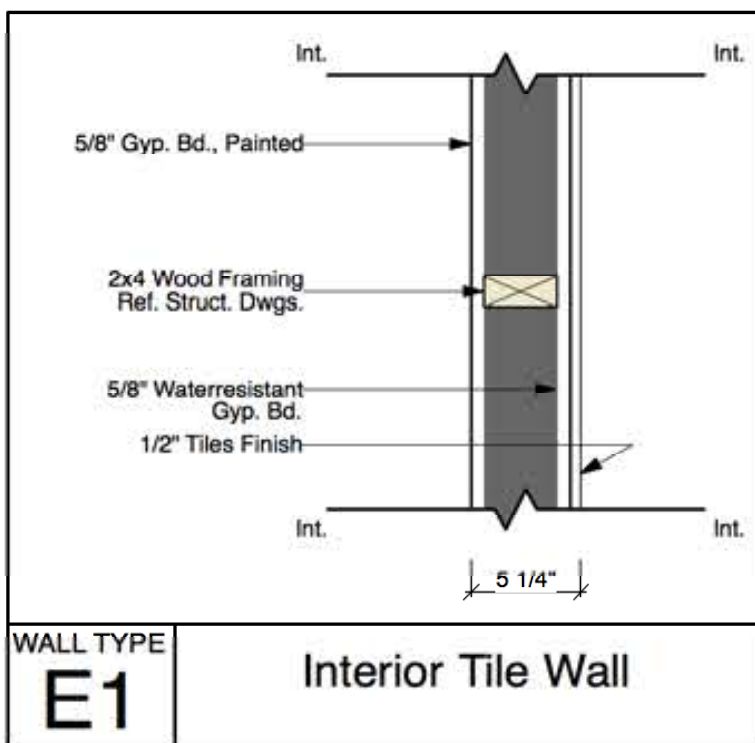
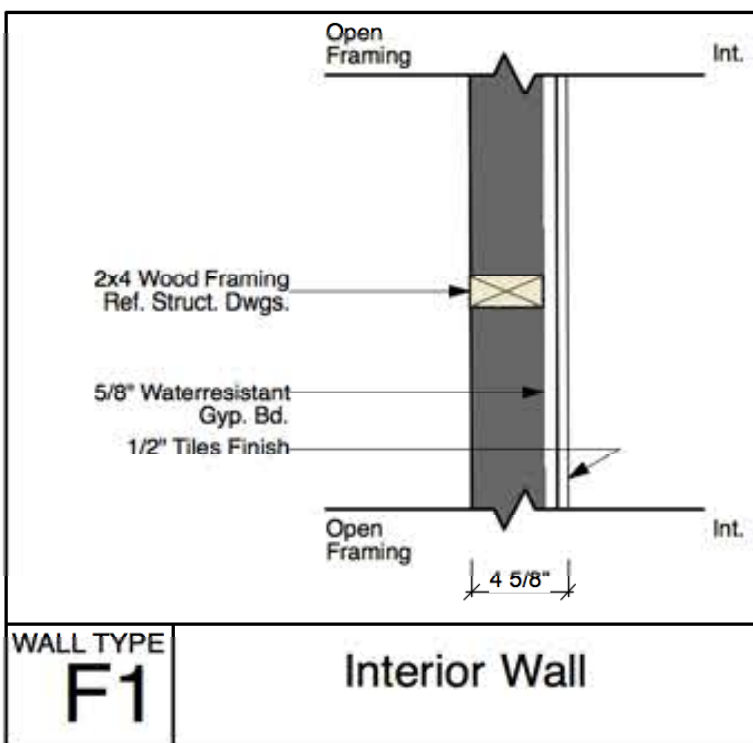
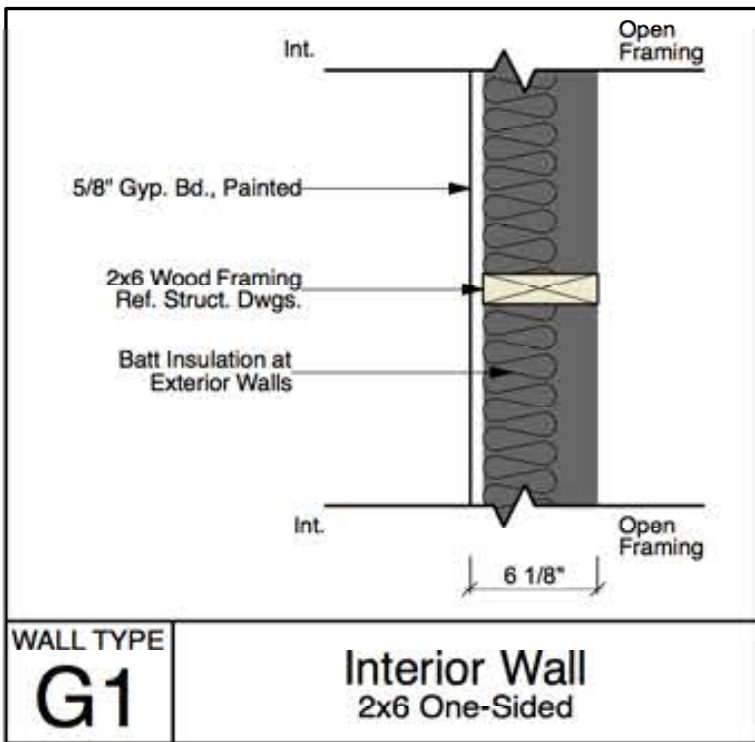
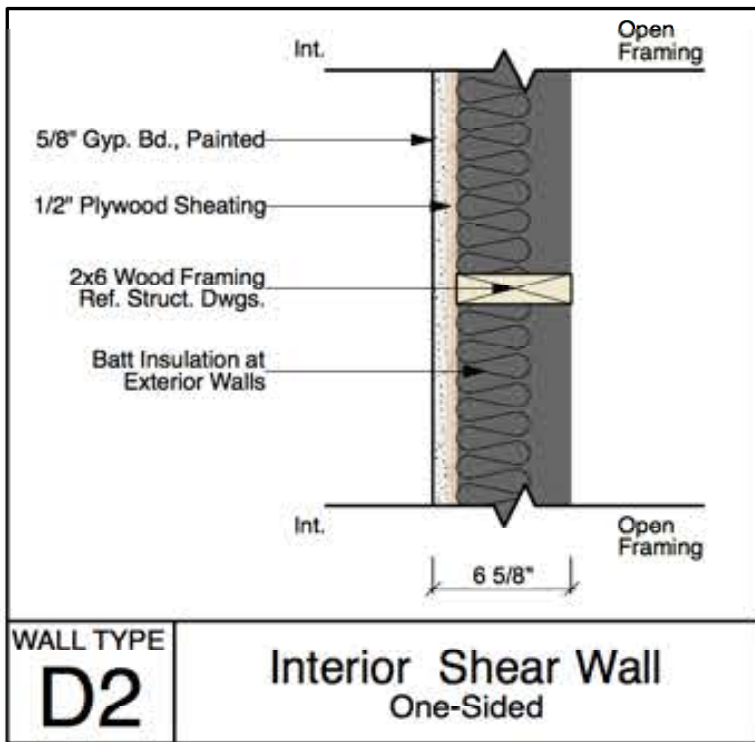
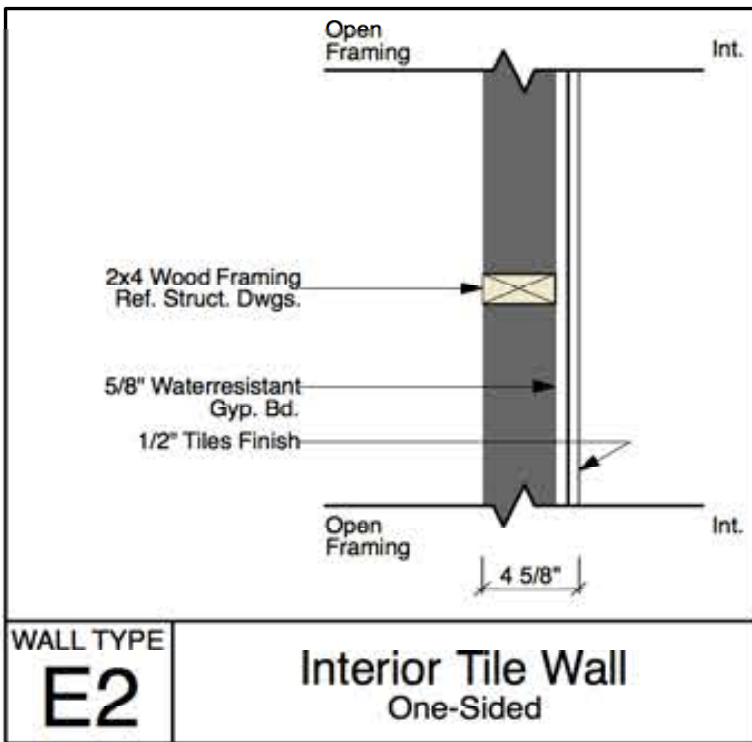
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Wall Sections

A5.3









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1334 VIDOVICH, ST. HELENA, CA 94574  
APN 009-180-040

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**Rendering At  
Facade**

**A10.0**





South Facade



West Facade



East Facade



**VIDOVICH  
 INTERIOR RENOVATION**  
 1334 VIDOVICH, ST. HELENA, CA 94574  
 APN 009-180-040

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 Scale: 1:500

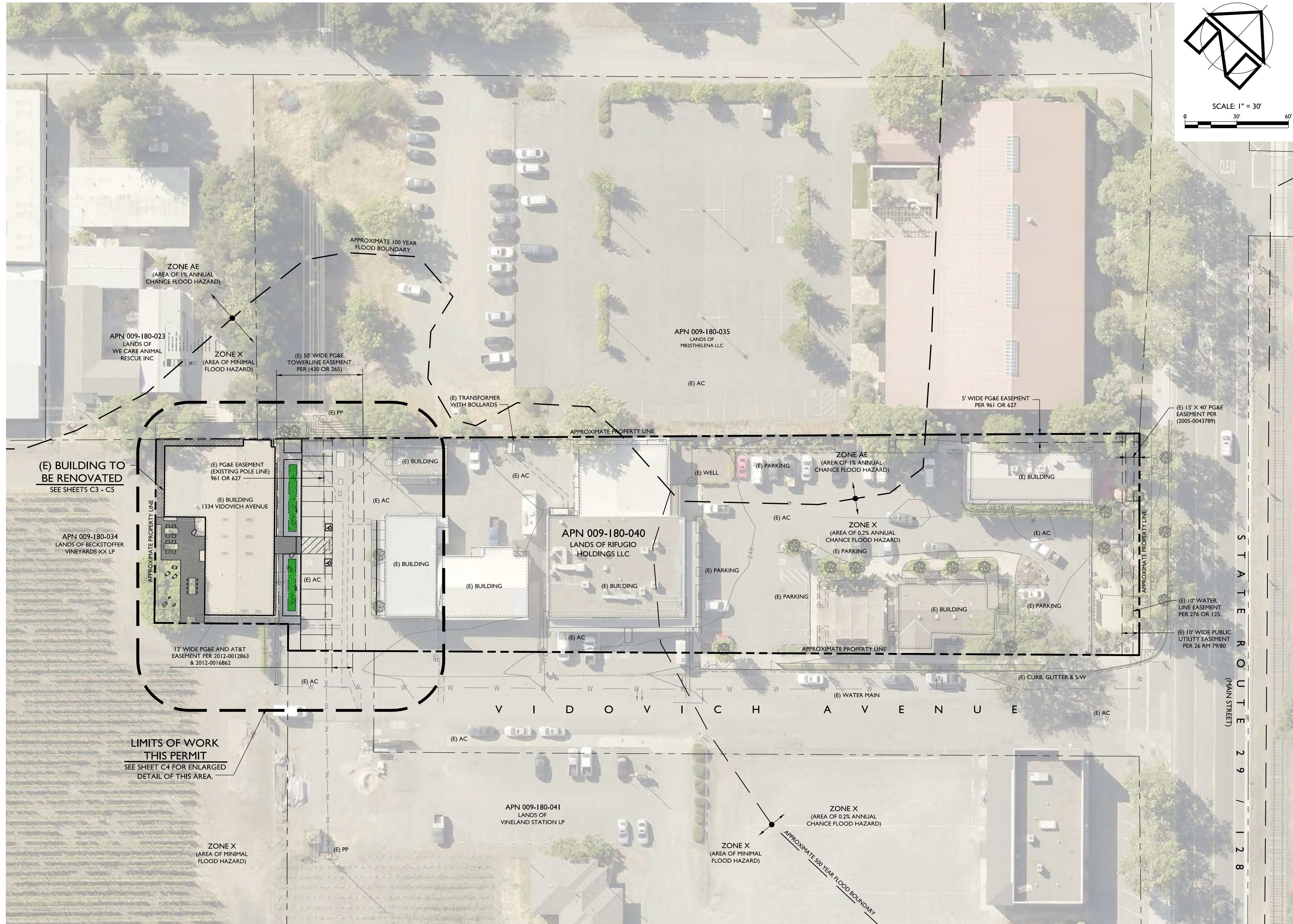
**Existing Facade  
 Photos**

**A10.1**

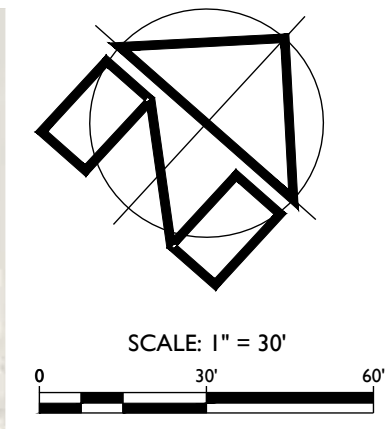


# 1334 VIDOVICH AVENUE

## SITE IMPROVEMENT PLANS



OVERALL SITE PLAN  
SCALE: 1" = 30'



LOCATION MAP  
SCALE: 1" = 3,000'

### PROJECT INFORMATION:

PROPERTY OWNER & APPLICANT:  
RIFUGIO HOLDINGS LLC  
SCOTT GAY  
4225 SOLANO AVENUE #585  
NAPA, CA 94558

SITE ADDRESS:  
709 MAIN STREET  
SAINT HELENA, CA 94574

ASSESSOR'S PARCEL NUMBER:  
009-180-040

PARCEL SIZE:  
1.65 ACRES

PROJECT SIZE:  
0.3 ± ACRES

ZONING:  
SERVICE COMMERCIAL (SC)  
DOMESTIC WATER SOURCE:  
CITY OF SAINT HELENA  
FIRE PROTECTION WATER SOURCE:  
CITY OF SAINT HELENA  
WASTEWATER DISPOSAL:  
CITY OF SAINT HELENA

### SHEET INDEX:

- C1 COVER SHEET AND OVERALL SITE PLAN
- C2 NOTES, ABBREVIATIONS AND LEGEND
- C3 DEMOLITION PLAN
- C4 GRADING PLAN
- C5 UTILITY AND LAYOUT PLAN
- C6 SITE DETAILS
- C7 SITE SECTIONS & DETAILS

### PROJECT DESCRIPTION:

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE SITE IMPROVEMENTS ASSOCIATED WITH THE RENOVATIONS OF THE EXISTING BUILDING LOCATED AT 1334 VIDOVICH AVENUE.

### FLOOD HAZARD NOTE:

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 06055C0264E & 06055C0377E, EFFECTIVE SEPTEMBER 26, 2008, PORTION OF THE PROJECT SITE IS LOCATED IN A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% CHANCE ANNUAL FLOOD (100 YEAR FLOOD). THE APPROXIMATE FLOOD HAZARD BOUNDARY LINE IS SHOWN ON THIS PLAN. SEE FIRM FOR ADDITIONAL INFORMATION. HOWEVER, NONE OF THE PROJECT AREA IS WITHIN THE FLOOD HAZARD AREA.

1334 VIDOVICH AVENUE

SITE IMPROVEMENT PLANS  
COVER SHEET & OVERALL SITE PLAN

PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY:

SMI

CHECKED BY:

MRM

DATE:

APRIL 15, 2020

REVISIONS:

BY:

JOB NUMBER:

20-101

FILE:

20-101IMP\_OSP.DWG

ORIGINAL SIZE:

24" X 36"

SHEET NUMBER:

CI

OF

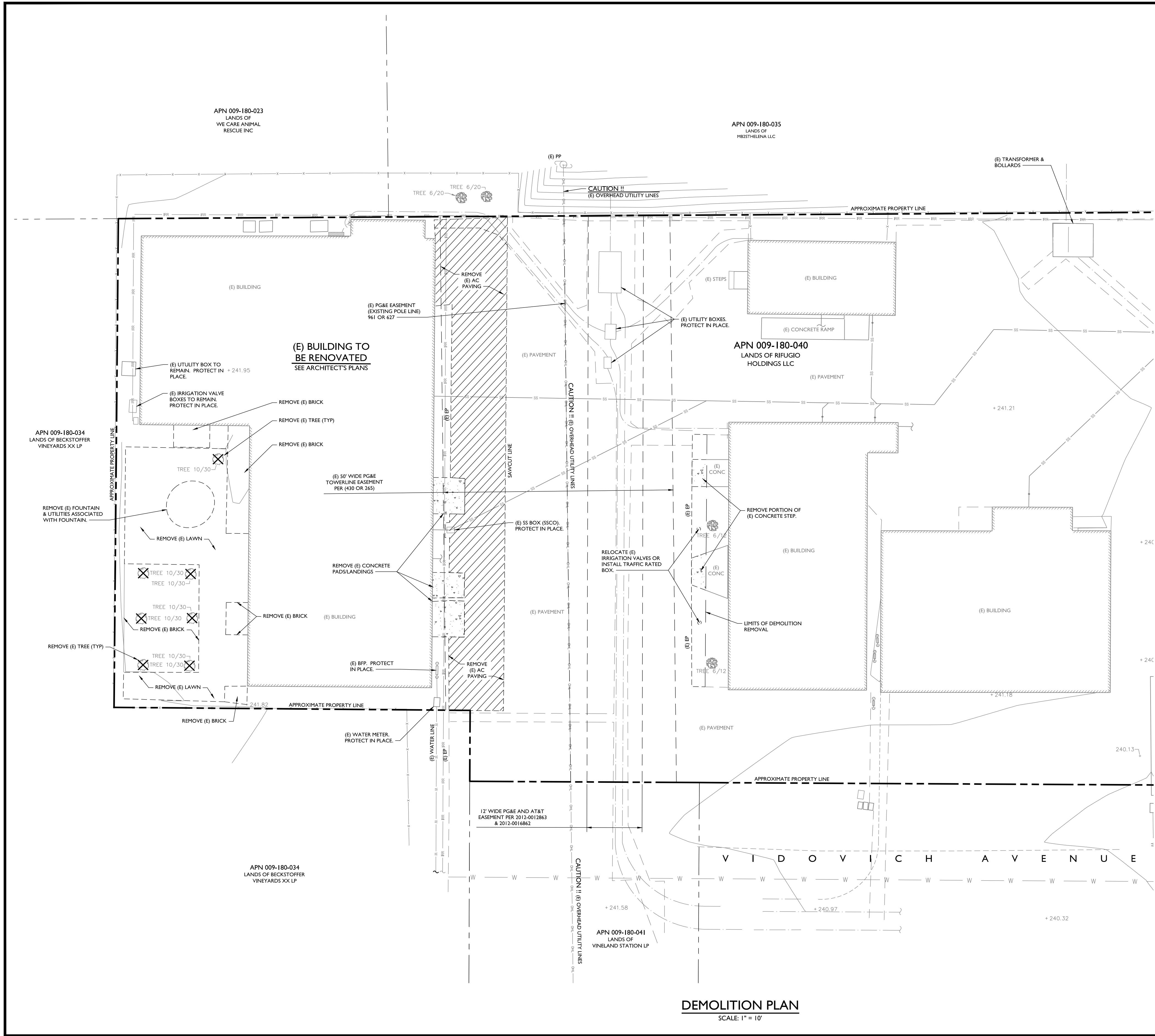
7







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- DEMOLITION NOTES:
1. ALL ITEMS THAT ARE TO BE REMOVED ARE HIGHLIGHTED IN BLACK ON THIS PLAN FOR REFERENCE.
  2. ALL EXISTING FEATURES NOT MARKED FOR REMOVAL ARE TO BE PROTECTED THROUGHOUT THE DURATION OF CONSTRUCTION.
  3. ALL ITEMS THAT ARE DEMOLISHED AS PART OF THIS PROJECT ARE TO BE DISPOSED OF PROPERLY OFFSITE.
  4. ALL EXCAVATIONS FOR UNDERGROUND UTILITY REMOVAL MUST BE FILLED WITH COMPACTED GRANULAR MATERIAL PER THE REQUIREMENTS OF THE GEOTECHNICAL ENGINEER.

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Napa, CA 94558  
(707) 330-4968 (707) 330-2395 fax  
www.appliedcivil.com

1334 VIDOVICH AVENUE  
SITE IMPROVEMENT PLANS  
DEMOLITION PLAN

PREPARED UNDER THE  
DIRECTION OF:

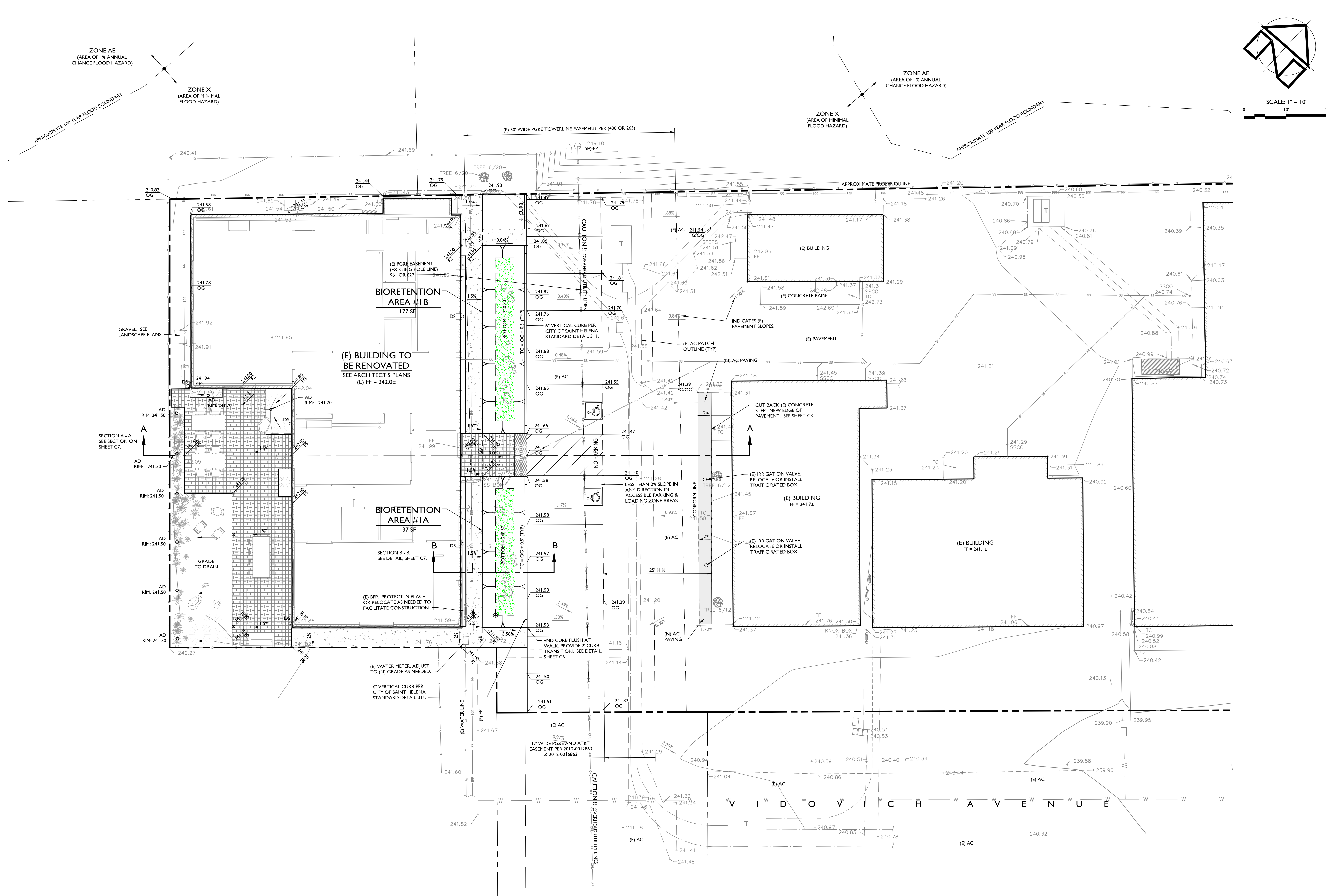


DRAWN BY:  
SMI  
CHECKED BY:  
MRM  
DATE:  
APRIL 15, 2020  
REVISIONS: BY:

JOB NUMBER:  
20-101  
FILE:  
20-101IMP\_DEMO.DWG  
ORIGINAL SIZE:  
24" X 36"  
SHEET NUMBER:

C3  
OF  
7





## GRADING PLAN

SCALE: 1" = 10'

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1334 VIDOVICH AVENUE

SITE IMPROVEMENT PLANS

GRADING PLAN

PREPARED UNDER THE  
DIRECTION OF:



DRAWN BY:

CHECKED BY:

DATE: \_\_\_\_\_

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|------------|-----|
| REVISIONS: | BY: |
|------------|-----|

JOB NUMBER:  
20-10

FILE:  
20-1011MP GR

ORIGINAL SIZE:  
24" X 3"

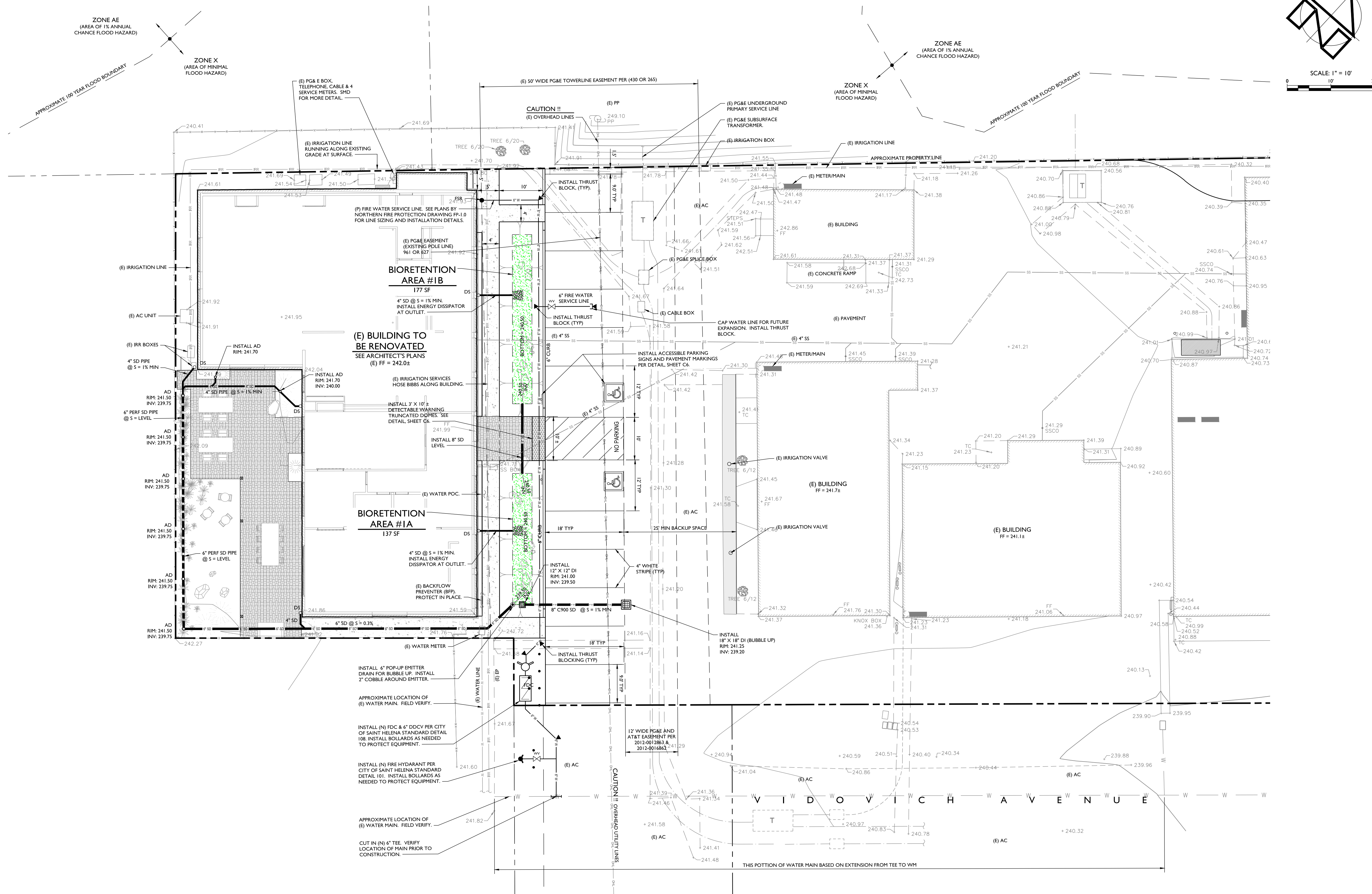
SHEET NUMBER:

## C4

OF

7





## UTILITY & LAYOUT PLAN

SCALE: 1" = 10'

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Santa Clara, CA 94558  
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1334 VIDOVICH AVENUE

◆

SITE IMPROVEMENT PLANS

UTILITY & LAYOUT PLAN

PREPARED UNDER THE  
DIRECTION OF:



|             |                |
|-------------|----------------|
| DRAWN BY:   | SMI            |
| CHECKED BY: | MRM            |
| DATE:       | APRIL 15, 2020 |
| REVISIONS:  | BY:            |

|                |                    |
|----------------|--------------------|
| JOB NUMBER:    | 20-101             |
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| SHEET NUMBER:  |                    |

C5 OF 7



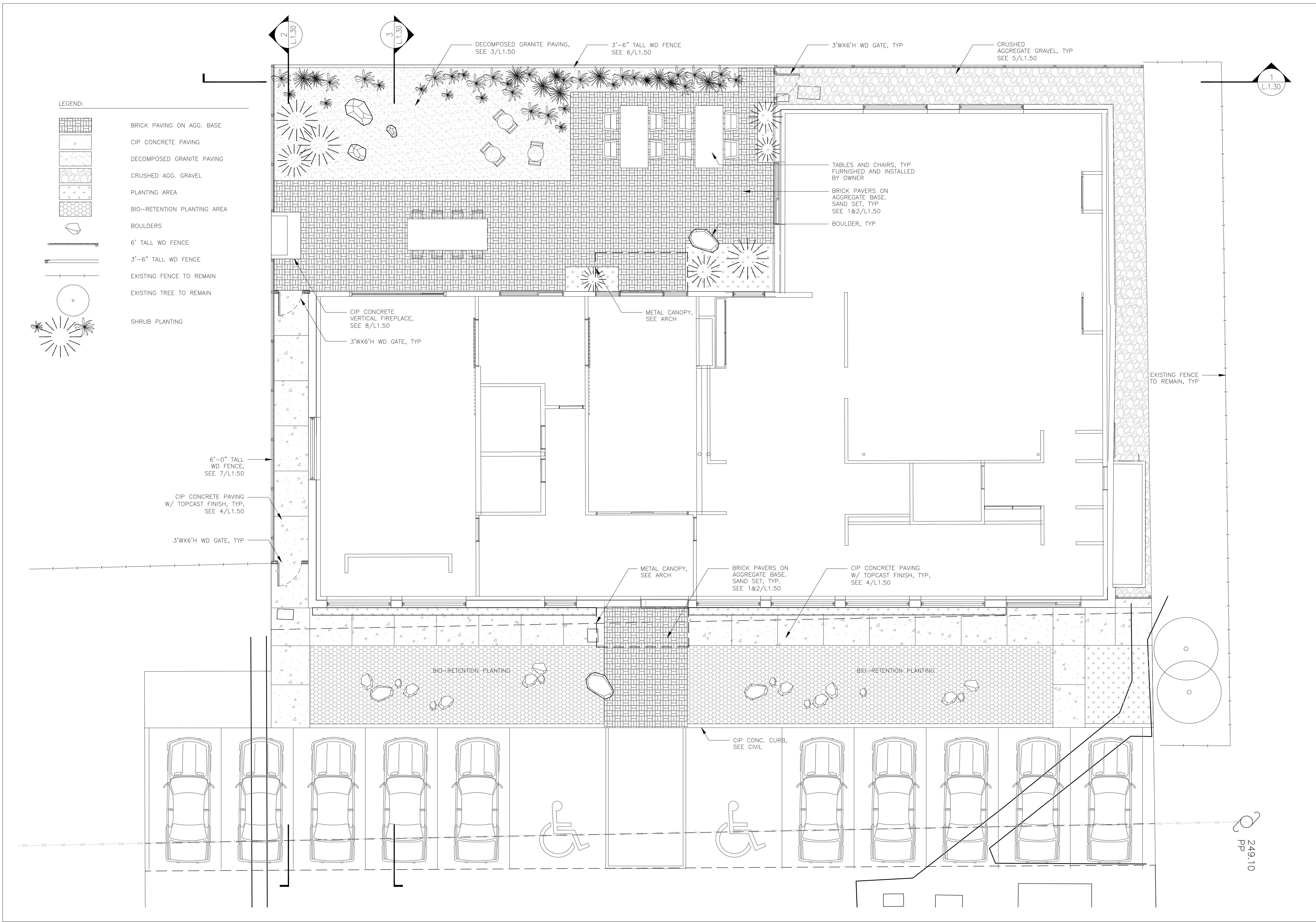






C7 OF 7





TERRE MOTO

3486A MISSION STREET  
SAN FRANCISCO, CA 94110  
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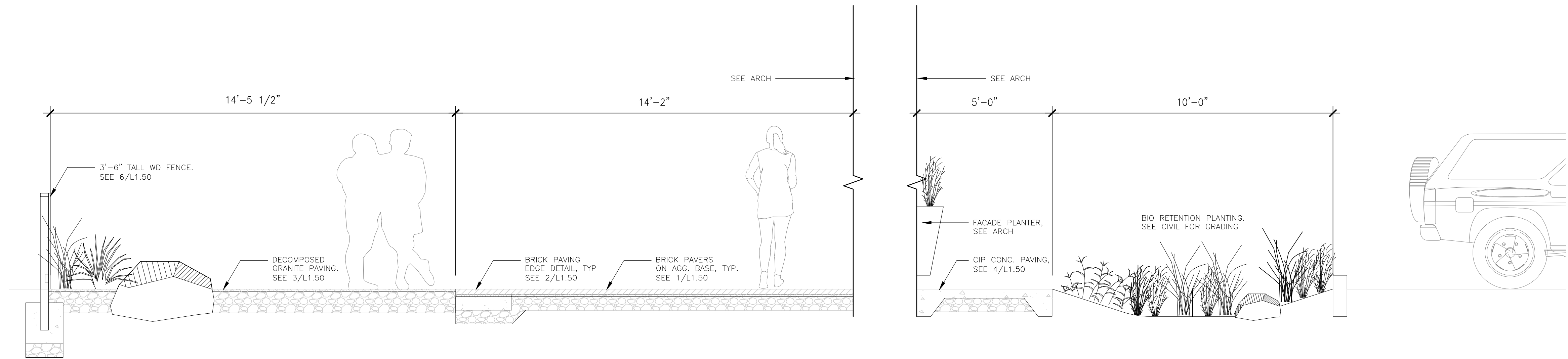
PROJECT

CLIF FAMILY WINERY  
1334 Vidovich Lane  
St. Helena, CA 94574

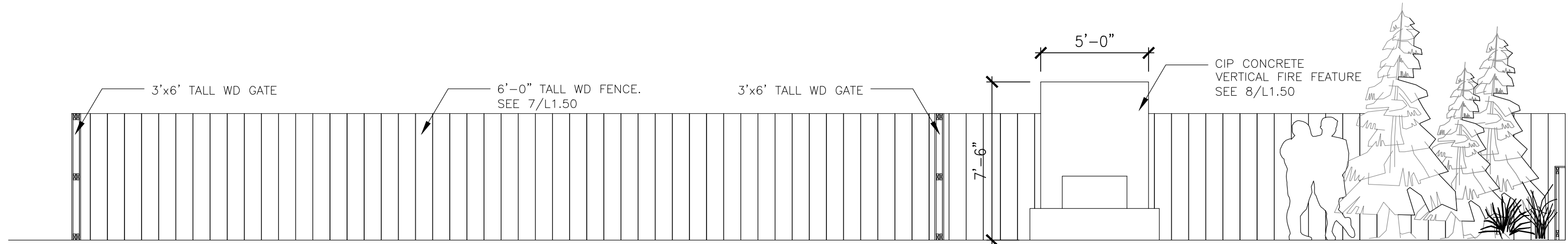
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|--------------------------------|------|-------|-----------------|
| ISSUE SET                      |      |       | BUILDING PERMIT |
| ISSUE DATE                     |      |       | 04.20.2020      |
| REV.                           | DATE | ISSUE | BY              |
|                                |      |       |                 |
|                                |      |       |                 |
|                                |      |       |                 |
|                                |      |       |                 |
|                                |      |       |                 |
| DRAWN BY: KT<br>CHECKED BY: AP |      |       |                 |
| SCALE<br>1/8" = 1'-0"          |      |       |                 |
| SHEET TITLE<br>SITE PLAN       |      |       |                 |
| SHEET NUMBER<br>L1.10          |      |       |                 |

249.10  
PP

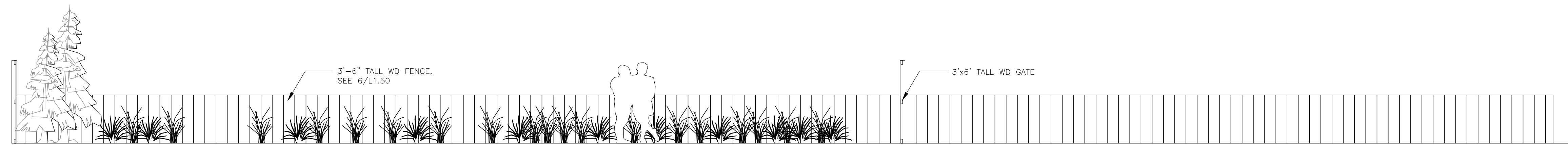




3 SITE SECTION  
SCALE: 1/2" = 1'-0"



2 SOUTH FENCE ELEVATION  
SCALE: 1/4" = 1'-0"



1 WEST FENCE ELEVATION  
SCALE: 1/4" = 1'-0"

TERRE  
MOTO

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PROJECT

CLIF FAMILY WINERY  
1334 Vidovich Lane  
St. Helena, CA 94574

ISSUE SET

BUILDING PERMIT

ISSUE DATE

04.20.2020

| REV. | DATE | ISSUE | BY |
|------|------|-------|----|
|      |      |       |    |
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|      |      |       |    |
|      |      |       |    |
|      |      |       |    |
|      |      |       |    |

DRAWN BY: KT  
CHECKED BY: AP

SCALE

AS SHOWN

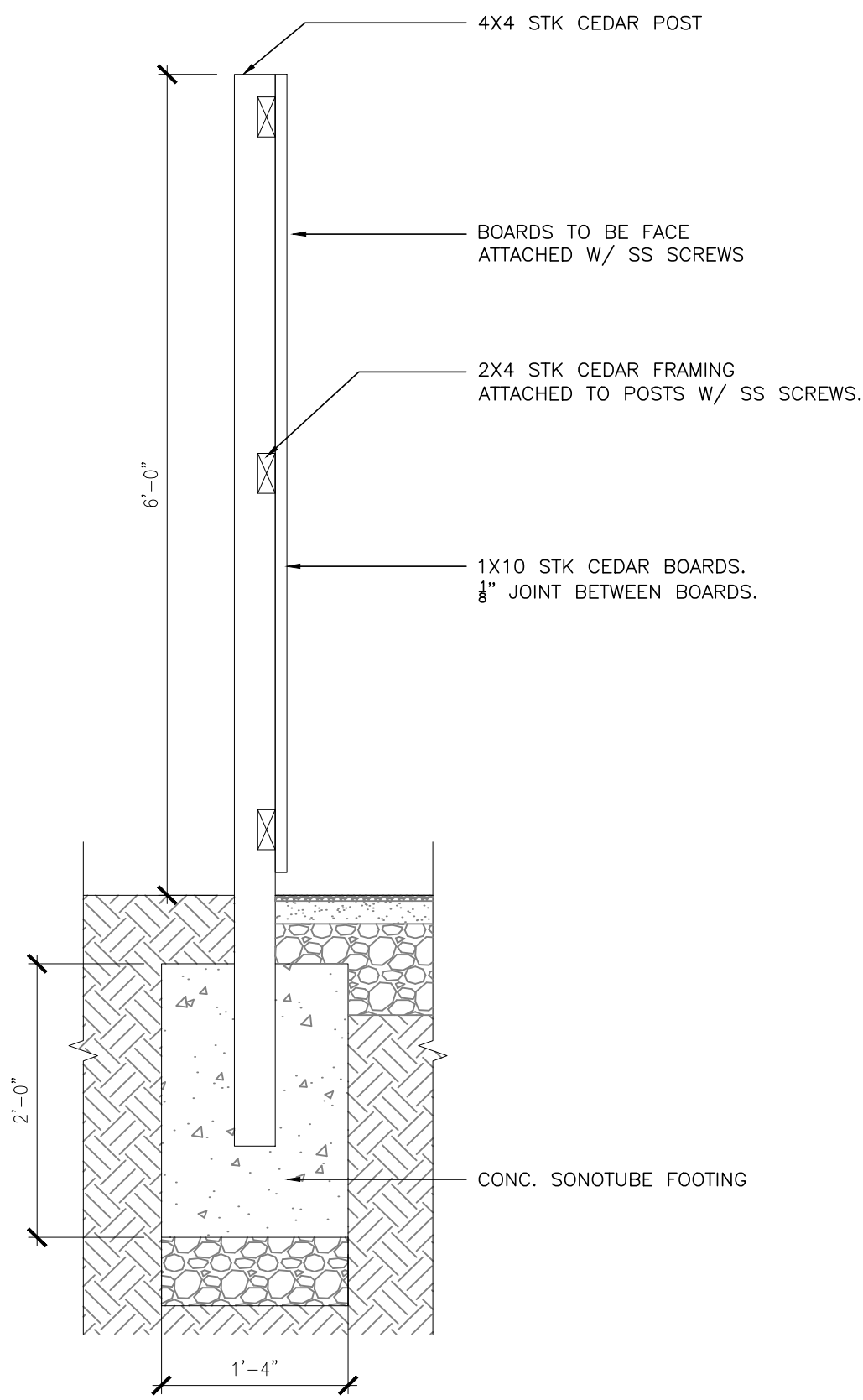
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SITE SECTIONS

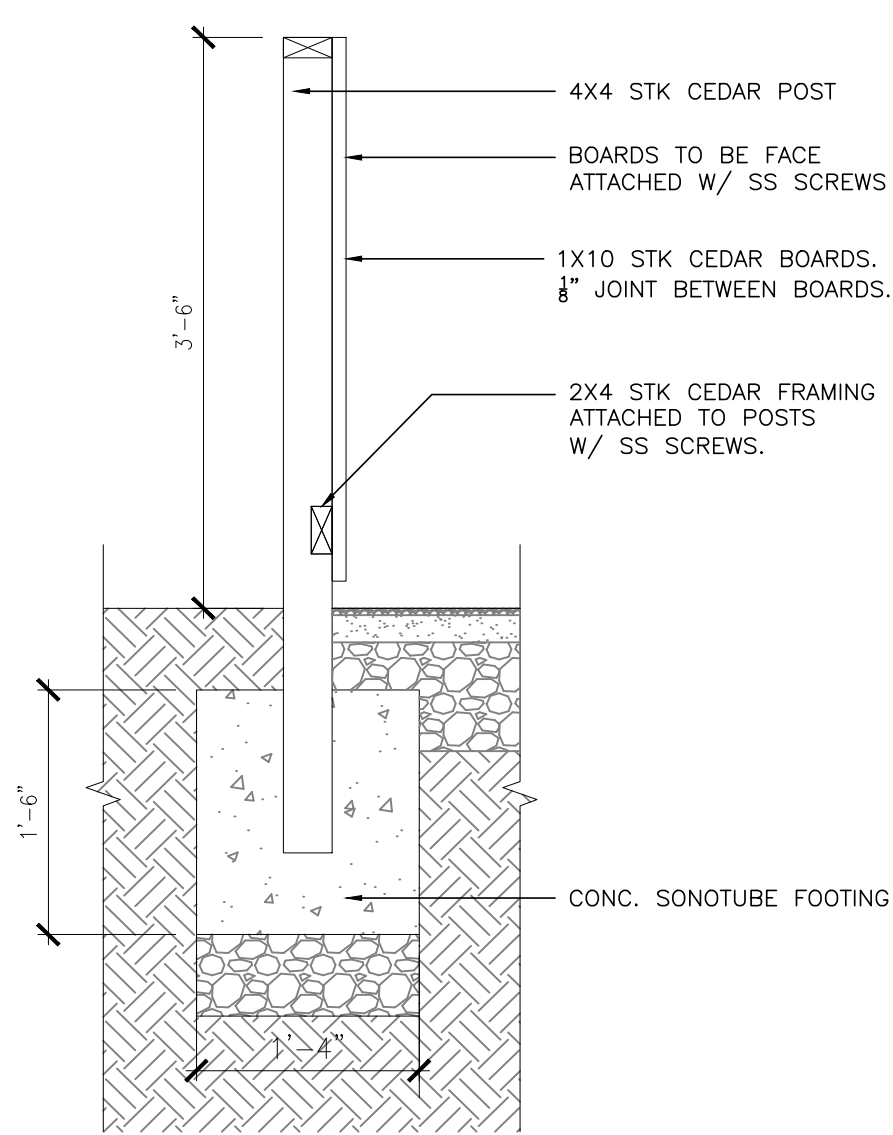
SHEET NUMBER

L1.30

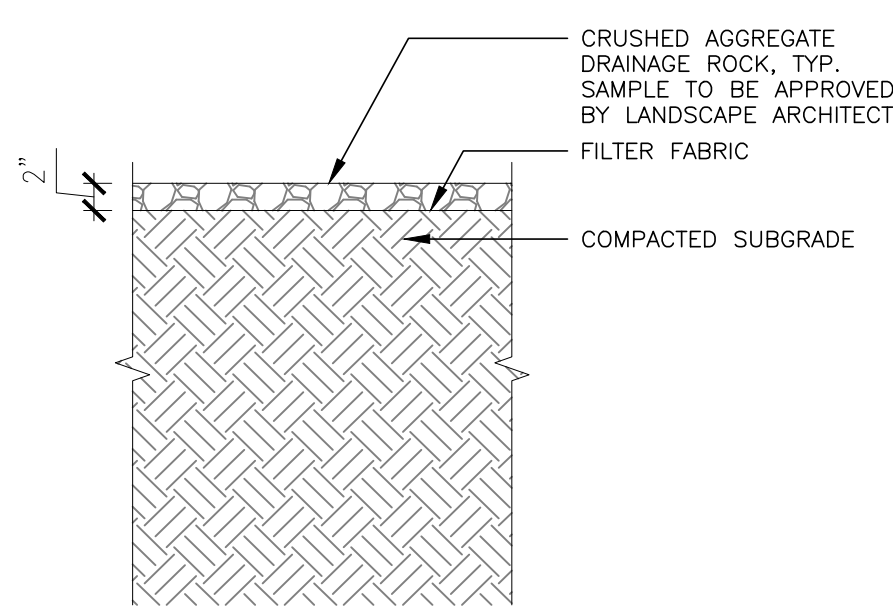




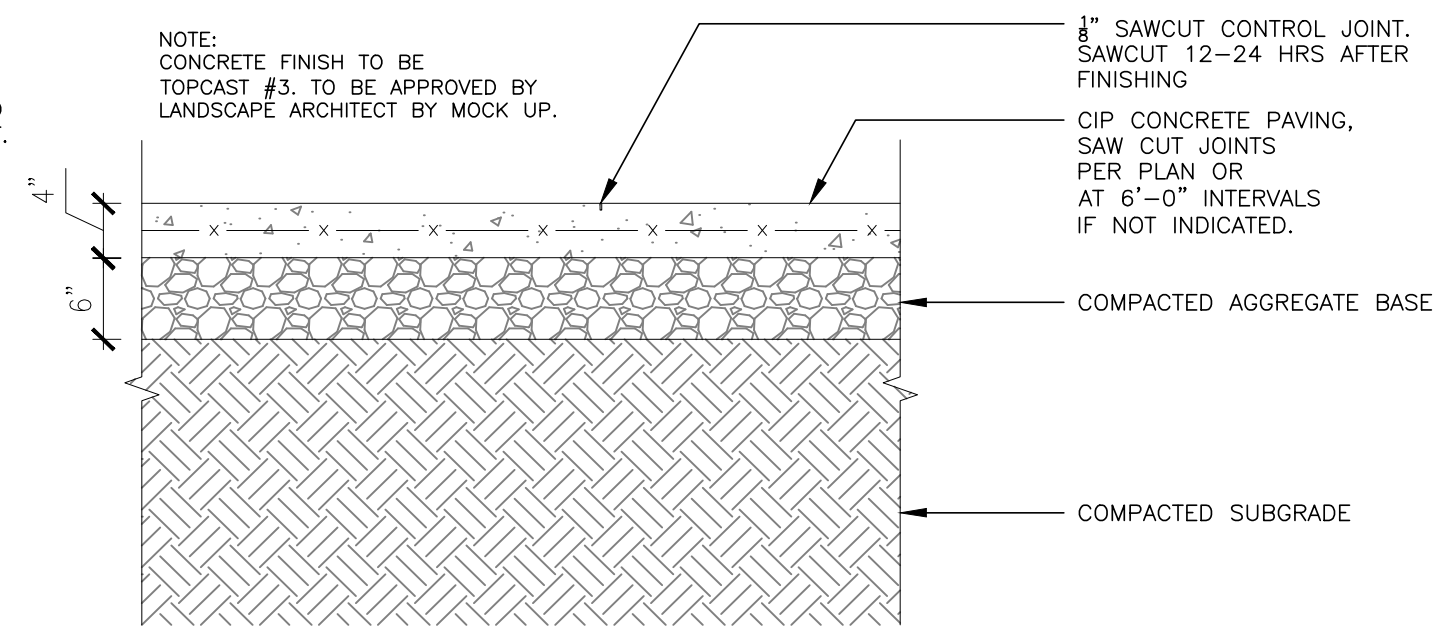
7 6' TALL WOOD FENCE  
SCALE: 1" = 1'-0"



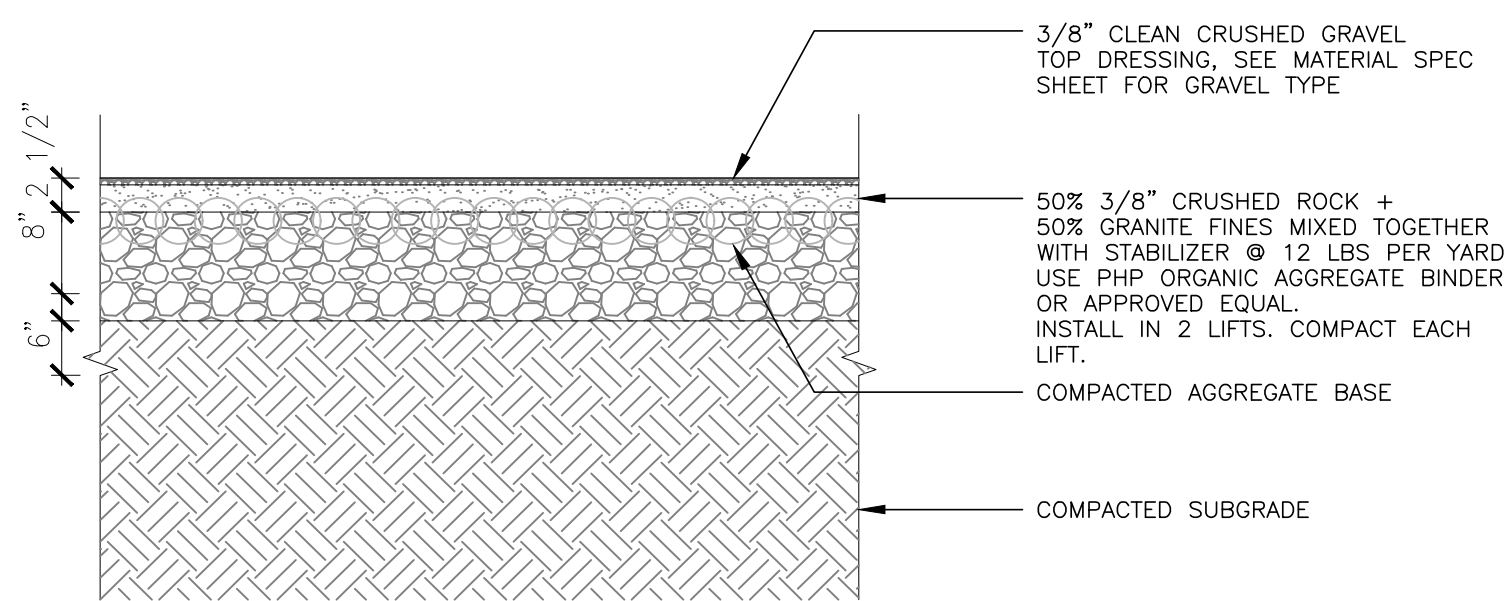
6 3'-6" TALL WOOD FENCE  
SCALE: 1" = 1'-0"



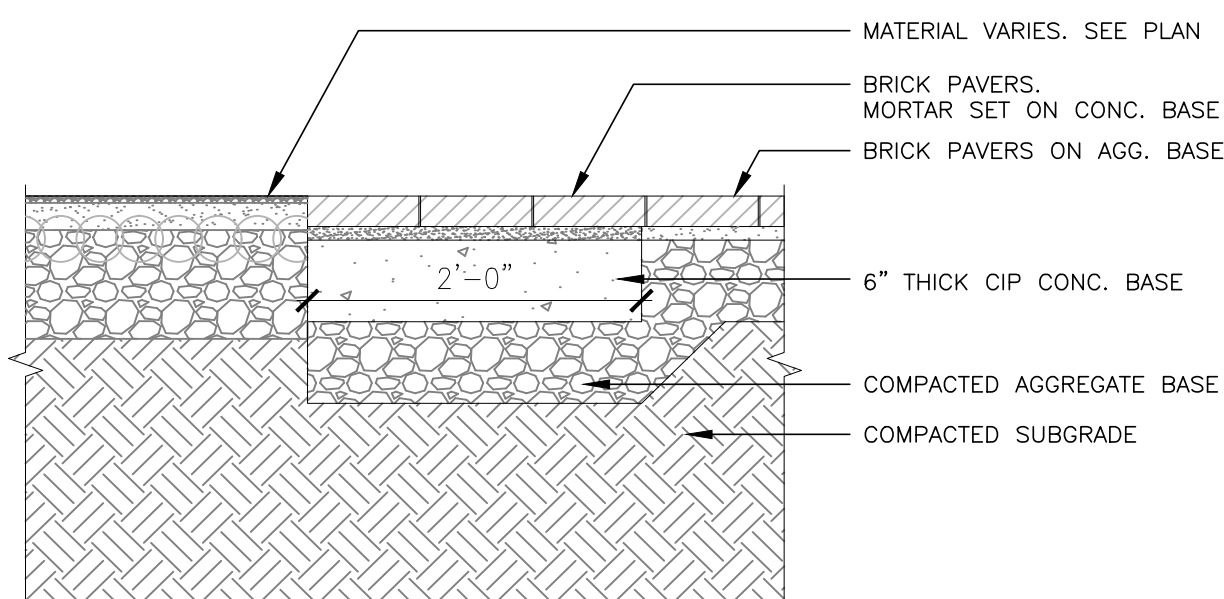
5 CRUSHED AGG. GRAVEL  
SCALE: 1" = 1'-0"



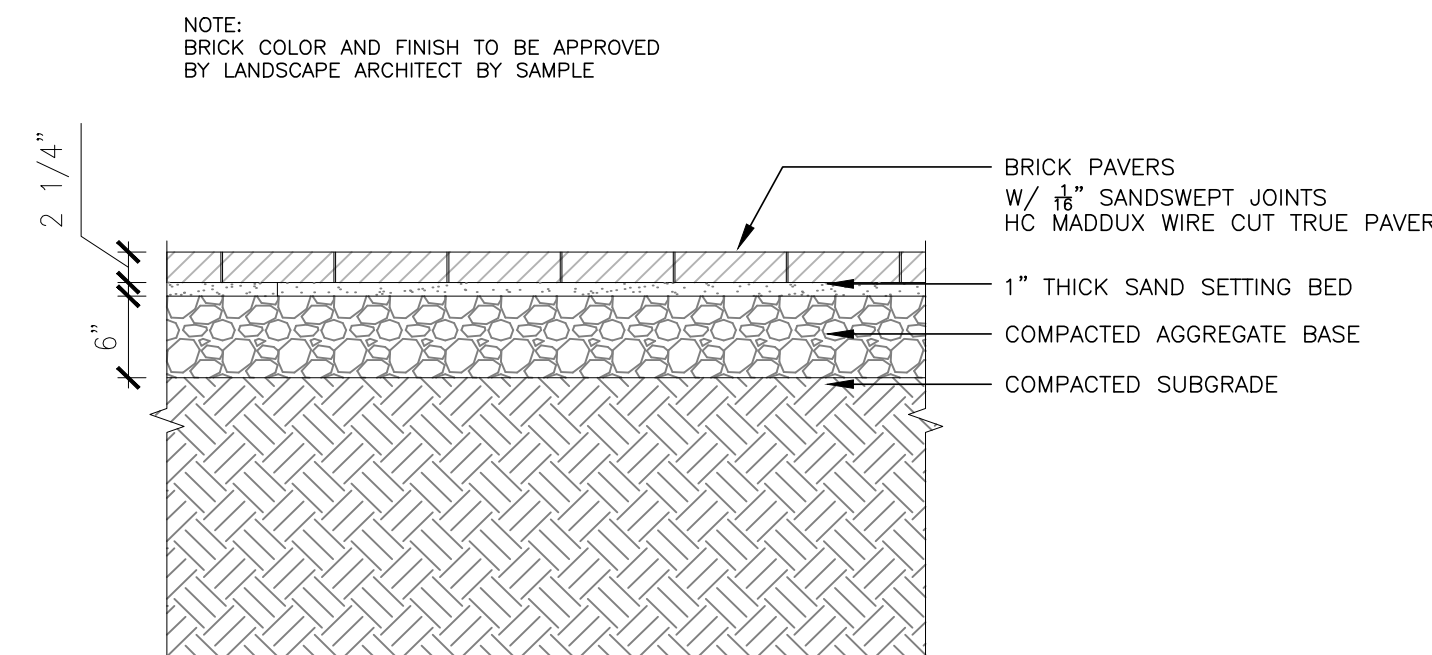
4 CONCRETE PAVING  
SCALE: 1" = 1'-0"



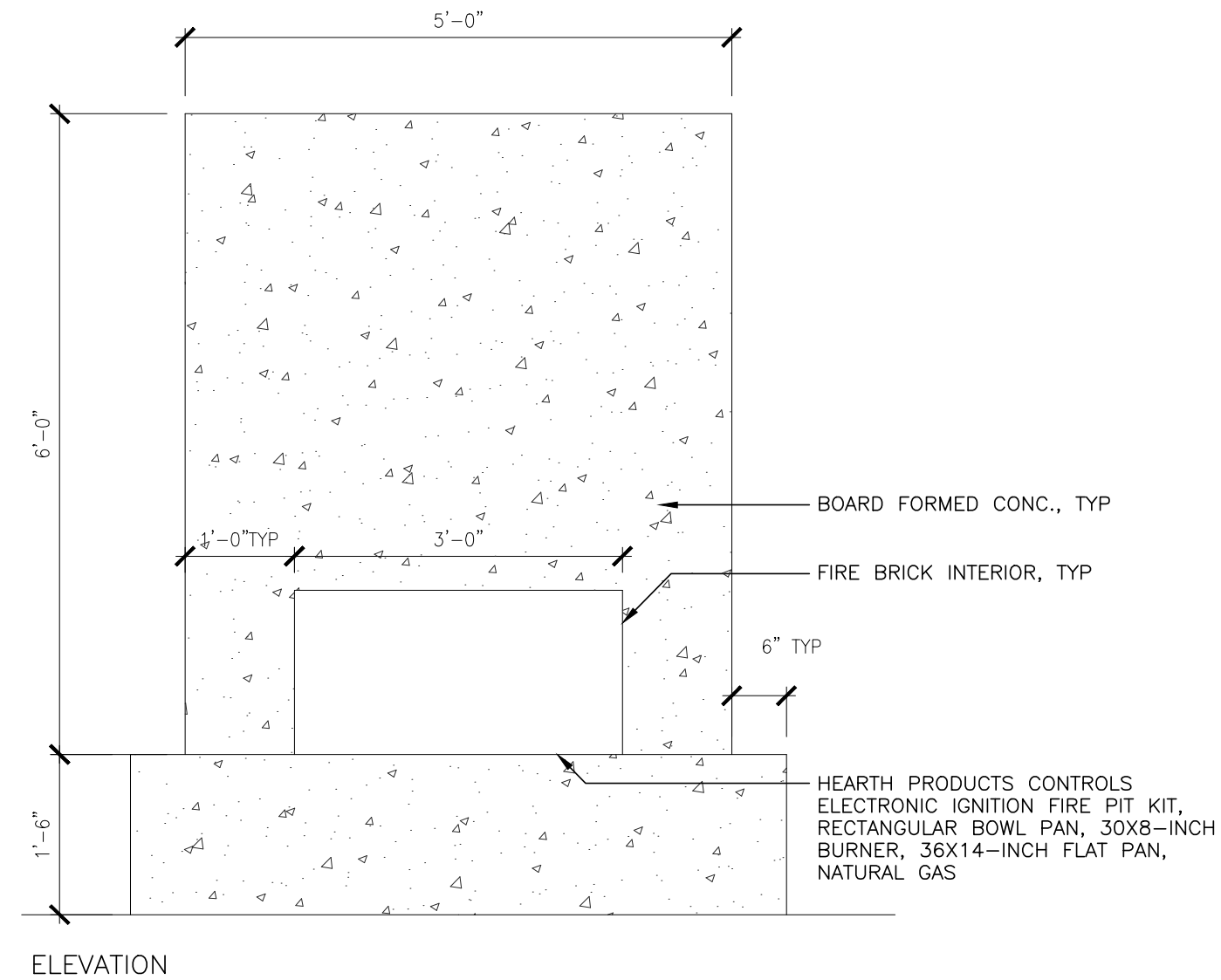
3 DECOMPOSED GRANITE PAVING  
SCALE: 1" = 1'-0"



2 BRICK PAVING EDGE DETAIL  
SCALE: 1" = 1'-0"



1 BRICK PAVERS ON AGGREGATE BASE  
SCALE: 1" = 1'-0"



8 CIP CONCRETE VERTICAL FIREPLACE  
SCALE: 3/4" = 1'-0"

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PROJECT

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St. Helena, CA 94574

ISSUE SET

BUILDING PERMIT

ISSUE DATE

04.20.2020

REV. DATE

ISSUE

BY

DRAWN BY: KT

CHECKED BY: AP

SCALE

AS SHOWN

SHEET TITLE

SITE DETAILS

SHEET NUMBER

L1.50



LIGHTING LEGEND



PEDESTRIAN LIGHT: (11) TOTAL  
BK LIGHTING MD-LED MINI-MICRO DRIVESTAR  
SURFACE MOUNT  
RECESSED IN GRADE  
WELL LIGHT

GARDEN PLANTING LEGEND

| SYM  | QTY | BOTANICAL NAME                           | COMMON NAME                  | SIZE    | SPACING | WUCOLS | NOTES     |
|------|-----|------------------------------------------|------------------------------|---------|---------|--------|-----------|
| PITH | 2   | PINUS THUNBERGII 'THUNDERHEAD'           | JAPANESE BLACK PINE          | 15 GAL  | N/A     | MED    | 5-6' TALL |
| CHOB | 3   | CHAMAECYPARIS OBTUSA NANA                | GRACEFUL HINKO CYPRESS       | 15 GAL  | N/A     | MED    | 5-6' TALL |
| CHNO | 3   | CHAMAECYPARIS NOOTKATENSIS GREEN ARROW   | WEeping ALASKAN YELLOW CEDAR | 15 GAL  | N/A     | MED    | 7-8' TALL |
| PICO | 1   | PINUS CONTORTA V. CONTORTA               | TWISTED PINE                 | 24" BOX | N/A     | MED    | 7-8' TALL |
| PIST | 2   | PINUS STROBUS PENDULA                    | WEeping EASTERN WHITE PINE   | 24" BOX | N/A     | MED    | 5-6' TALL |
| AF   | 10  | ADEENOSTOMA FASCICULATUM 'BLACK DIAMOND' | BLACK DIAMOND CHAMISE        | 1 GAL   | N/A     | LOW    |           |
| AC   | 11  | ARTEMISIA CALIFORNICA 'CANYON GRAY'      | TRAILING SAGEBRUSH           | 1 GAL   | N/A     | LOW    |           |
| BP   | 8   | BACCHARIS PILULARIS 'TWIN PEAKS'         | TWIN PEAKS COYOTE BUSH       | 1 GAL   | N/A     | LOW    |           |
| CP   | 71  | CAREX PRAEGRACILIS                       | CLUSTERED FIELD SEDGE        | 1 GAL   | N/A     | MED    |           |

BIO-RETENTION PLANTING LEGEND

| SYM     | QTY | BOTANICAL NAME        | COMMON NAME           | SIZE  | SPACING  | WUCOLS | NOTES |
|---------|-----|-----------------------|-----------------------|-------|----------|--------|-------|
| 64TSQFT | 165 | CAREX DIVULSA         | GRASSLAND SEDGE       | 1 GAL | 18" O.C. | LOW    | --    |
|         | 165 | CAREX SUBFUSCA        | RUSTY SEDGE           | 1 GAL | 18" O.C. | LOW    | --    |
| AM      | 84  | ACHILLEA MILLEFOLIUM  | YARROW                | 1 GAL | N/A      | LOW    | --    |
| AL      | 54  | ARTEMISIA LUDOVICIANA | WHITE SAGEBRUSH       | 1 GAL | N/A      | LOW    | --    |
| IR      | 66  | IRIS DOUGLASIANA      | DOUGLAS IRIS          | 1 GAL | N/A      | LOW    | --    |
| RI      | 52  | MUHLBERGIA RIGENS     | DEERGRASS             | 1 GAL | N/A      | LOW    | --    |
| VA      | 52  | VERBENA LASIOSTACHYS  | WESTERN VERVAIN       | 1 GAL | N/A      | LOW    | --    |
| VI      | 46  | VERBENA LILACINA      | CEDROS ISLAND VERBENA | 1 GAL | N/A      | LOW    | --    |
| SD      | 71  | SATUREJA DOUGLASII    | YERBA BUENA           | 1 GAL | N/A      | LOW    | --    |



the power of **MINI-MICRO™ DRIVESTAR™**

CATALOG NUMBER LOGIC

Example: B - MD - LED - 440 - F - MIT - 1 - S

Material: B - Aluminum

Series: MD - Mini-Micro™ Drivestar™

Source: LED - W technology with integral driver

LED Type: 440 - 4400K 1W/100mA

Installation: F - Flush mount

Finish: MIT - Matte White

Optical Openings: 1 - Single

Faceplate Style: A - Solid

Faceplate Style: B - Round Accent

Faceplate Style: C - Round Accent

Faceplate Style: D - Round Accent

Faceplate Style: E - Round Accent

Faceplate Style: F - Round Accent

Faceplate Style: G - Round Accent

Faceplate Style: H - Round Accent

Faceplate Style: I - Round Accent

Faceplate Style: J - Round Accent

Faceplate Style: K - Round Accent

Faceplate Style: L - Round Accent

Faceplate Style: M - Round Accent

Faceplate Style: N - Round Accent

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Faceplate Style: AF - Round Accent

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Faceplate Style: ID - Round Accent

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Faceplate Style: IG - Round Accent



WATER EFFICIENT LANDSCAPE WORKSHEET–WELO

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

| Hydrozone #<br>/Planting Description <sup>a</sup>   | Plant Factor<br>(PF) | Irrigation<br>Method <sup>b</sup> | Irrigation<br>Efficiency<br>(IE) <sup>c</sup> | ETAF (PF/IE) | Landscape<br>Area (sq. ft.) | ETAF x Area | Estimated Total<br>Water Use<br>(ETWU) <sup>d</sup> |
|-----------------------------------------------------|----------------------|-----------------------------------|-----------------------------------------------|--------------|-----------------------------|-------------|-----------------------------------------------------|
| Regular Landscape Areas                             |                      |                                   |                                               |              |                             |             |                                                     |
| Low Water-Use<br>Plants                             | 0.30                 | Drip                              | 0.81                                          | 0.37         | 955                         | 353         | 9,661                                               |
| Moderate Water- Use<br>Plants                       | 0.50                 | Drip                              | 0.81                                          | 0.62         | 416                         | 258         | 7,052                                               |
|                                                     |                      |                                   |                                               |              | (A)                         | (B)         |                                                     |
|                                                     |                      |                                   |                                               |              | Totals                      | 1,371       | 611                                                 |
|                                                     |                      |                                   |                                               |              |                             |             | 16,713                                              |
| Special Landscape Areas                             |                      |                                   |                                               |              |                             |             |                                                     |
|                                                     |                      |                                   |                                               |              |                             |             |                                                     |
|                                                     |                      |                                   |                                               |              |                             |             |                                                     |
|                                                     |                      |                                   |                                               |              | (C)                         | (D)         |                                                     |
|                                                     |                      |                                   |                                               |              | Totals                      | 0           | 0                                                   |
|                                                     |                      |                                   |                                               |              |                             |             | 16,713                                              |
|                                                     |                      |                                   |                                               |              |                             |             | 16,869                                              |
| Maximum Allowed Water Allowance (MAWA) <sup>e</sup> |                      |                                   |                                               |              |                             |             |                                                     |
| ETWU Total                                          |                      |                                   |                                               |              |                             |             |                                                     |
| 16,869                                              |                      |                                   |                                               |              |                             |             |                                                     |

Hydrozone #/Planting Description

E.g  
1.) front lawn  
2.) low water use plantings  
3.) medium water use planting

Planting Method

overhead spray  
or drip

Irrigation Efficiency

0.75 for spray head  
0.81 for drip

ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

MAWA (Annual Gallons Allowed) = (Eto) ( 0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas.

ETAF Calculations

Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

| Regular Landscape Areas |       |
|-------------------------|-------|
| Total ETAF x Area (B)   | 611   |
| Total Area (A)          | 1,371 |
| Average ETAF            | 0.45  |

| All Landscape Areas         |       |
|-----------------------------|-------|
| Total ETAF x Area (B+D)     | 611   |
| Total Area (A+C)            | 1,371 |
| Sitewide ETAF (B+D) ÷ (A+C) | 0.45  |

IRRIGATION NOTES

- THESE IRRIGATION DRAWINGS ARE DIAGRAMMATIC AND INDICATIVE OF THE WORK TO BE INSTALLED. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS IS FOR CLARITY ONLY AND ARE TO BE INSTALLED WITHIN PLANTING AREAS WHERE POSSIBLE. DUE TO THE SCALE OF THE DRAWINGS, IT IS NOT POSSIBLE TO INDICATE ALL OFFSETS, FITTINGS, SLEEVES, ETC., WHICH MAY BE REQUIRED. THE CONTRACTOR IS REQUIRED TO INVESTIGATE THE STRUCTURAL AND FINISHED CONDITIONS AFFECTING ALL OF THE CONTRACT WORK INCLUDING OBSTRUCTIONS, GRADE DIFFERENCES OR AREA DIMENSIONAL DIFFERENCES WHICH MAY NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IN THE EVENT OF FIELD DIFFERENCES, THE CONTRACTOR IS REQUIRED TO PLAN THE INSTALLATION. WORK ACCORDINGLY BY NOTIFICATION AND APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE AND ACCORDING TO THE CONTRACT SPECIFICATION. THE CONTRACTOR IS ALSO REQUIRED TO NOTIFY AND COORDINATE IRRIGATION CONTRACT WORK WITH ALL APPLICABLE CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE, CONDUIT OR SLEEVES THROUGH OR UNDER WALLS, ROADWAYS, PAVING, STRUCTURE, ETC., BEFORE CONSTRUCTION. IN THE EVENT THESE NOTIFICATIONS ARE NOT PERFORMED, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL REQUIRED REVISIONS.
- THE CONTRACTOR SHALL EXERCISE CARE IN LOCATING PIPING AS TO NOT CONFLICT WITH OTHER UTILITIES. DO NOT INSTALL IRRIGATION PIPING PARALLEL TO AND DIRECTLY OVER OTHER UTILITIES.
- THE INTENT OF THIS IRRIGATION SYSTEM IS TO PROVIDE THE MINIMUM AMOUNT OF WATER REQUIRED TO SUSTAIN GOOD PLANT HEALTH.
- IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR AND/OR OWNER TO PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE THE MINIMUM AMOUNT OF WATER NEEDED TO SUSTAIN GOOD PLANT HEALTH. THIS INCLUDES MAKING ADJUSTMENTS TO THE PROGRAM FOR SEASONAL WEATHER CHANGES, PLANT MATERIAL WATER REQUIREMENTS, MOUNDS AND SLOPES, SUN, SHADE, AND WIND EXPOSURES.
- AT THE END OF THE REQUIRED MAINTENANCE PERIOD OF THE CONTRACTOR, THE OWNER SHALL PROVIDE REGULAR MAINTENANCE OF THE IRRIGATION SYSTEM TO ENSURE THE EFFICIENT USE OF WATER. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO CHECKING, ADJUSTING, AND REPAIRING IRRIGATION EQUIPMENT AND CONTROL SYSTEM.
- THIS IRRIGATION SYSTEM INTERFACES WITH AN EXISTING IRRIGATION SYSTEM WHICH IS TO REMAIN IN SERVICE. THE EXISTING UNDERGROUND IRRIGATION EQUIPMENT AND OTHER UTILITIES HAVE NOT BEEN FIELD VERIFIED UNDER THE CONSTRUCTION DOCUMENT PHASE OF WORK. THE CONTRACTOR IS TO FIELD VERIFY THE LOCATION OF EXISTING IRRIGATION MAINLINE PIPING, LATERAL LINE PIPING, LOW VOLTAGE AND HIGH VOLTAGE WIRE, COMMUNICATION CABLE, AND VALVES BEFORE CONSTRUCTION IS STARTED. DAMAGE TO THE EXISTING IRRIGATION SYSTEM AND OTHER VARIOUS UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CURRENT OPERATION OF THE EXISTING IRRIGATION SYSTEM WHICH SERVICES AREAS OUTSIDE OF THE CONTRACT WORK AREA. DO NOT SHUT DOWN GATE VALVES, SEVER MAIN OR LATERAL PIPING, AND/OR SEVER WIRE WHICH ORIGINATES IN OR TRAVELS THROUGH THIS CONTRACT WORK AREA UNLESS SPECIFICALLY DIRECTED TO DO SO BY THE CONTRACT DOCUMENTS OR BY WRITTEN APPROVAL FROM THE ARCHITECT. LANDSCAPE STRESS OUTSIDE OF THIS CONTRACT AREA WILL REQUIRE FULL REPLACEMENT OF THE LANDSCAPE DAMAGED UNDER THIS CONTRACT WORK AT NO ADDITIONAL EXPENSE TO THE OWNER. IF THE CONTRACTOR IS NOT AGREEABLE TO THIS CONDITION THEN THE CONTRACTOR MUST STATE THIS IN THE BID PROPOSAL DOCUMENTS.
- 120 VOLT A.C. (2.5 AMP DEMAND) ELECTRICAL SERVICE TO IRRIGATION CONTROLLER LOCATION TO BE PROVIDED UNDER ELECTRICAL CONTRACT WORK. IRRIGATION CONTRACTOR TO MAKE FINAL CONNECTION FROM ELECTRICAL STUB-OUT TO CONTROLLER AND PROVIDE PROPER GROUNDING PER CONTROLLER MANUFACTURER'S INSTRUCTIONS.
- CONTROLLER SHALL HAVE ITS OWN GROUND ROD. THE GROUND ROD SHALL BE AN EIGHT FOOT LONG BY 5/8" DIAMETER U.L. APPROVED COPPER CLAD ROD. NO MORE THAN 6" OF THE GROUND ROD TO BE ABOVE GRADE. CONNECT #6 GAUGE WIRE WITH A U.L. APPROVED GROUND ROD CLAMP TO ROD AND BACK TO GROUND SCREW AT BASE OF CONTROLLER WITH APPROPRIATE CONNECTOR. THIS WIRE SHOULD BE AS SHORT AS POSSIBLE, AVOIDING ANY KINKS OR BENDING. GROUND ROD SHALL BE A MINIMUM OF EIGHT FEET (8') FROM IRRIGATION CONTROL WIRE BUNDLE.
- IRRIGATION CONTROLLER TO HAVE ITS OWN INDEPENDENT 24 VOLT COMMON GROUND WIRE.
- CONTRACTOR SHALL PROGRAM THE IRRIGATION CONTROLLER TO PROVIDE IRRIGATION TO ALL PLANTING WITHIN THE ALLOWED WATERING WINDOW OF TIME AS REQUIRED. THE CONTRACTOR SHALL CREATE CONTROLLER PROGRAMING THAT WILL NOT EXCEED THE MAXIMUM GALLONS PER MINUTE FLOW RATE STATED ON THE DRAWINGS, AND NOT EXCEED THE CAPACITY OF ANY MAINLINE PIPING.
- IRRIGATION CONTROL WIRES SHALL BE COPPER WITH U.L. APPROVAL FOR DIRECT BURIAL IN GROUND, SIZE #14-1. COMMON GROUND WIRE SHALL HAVE WHITE INSULATING JACKET. CONTROL WIRE SHALL HAVE INSULATING JACKET OF COLOR OTHER THAN WHITE. SPLICE SHALL BE MADE WITH 3M-IDBR/Y-6 SEAL PACKS.
- FLOW SENSOR CABLE SHALL BE A SOLID COPPER SHIELDED PAIR CABLE, SIZE #16. NO SPLICES ALLOWED.
- INSTALL SPARE CONTROL WIRE OF A DIFFERENT COLOR ALONG THE ENTIRE MAINLINE. LOOP 36" EXCESS WIRE INTO EACH SINGLE VALVE BOX AND INTO ONE VALVE BOX IN EACH GROUP OF VALVES. MINIMUM OF ONE SPARE WIRE PER CONTROLLER.
- SPLICING OF 24 VOLT WIRES IS NOT PERMITTED EXCEPT IN VALVE BOXES. SEAL WIRE SPLICES WITH 3M-IDBR/Y-6 SPLICE SEALING DEVICES OF SIZE COMPATIBLE WITH WIRE SIZE. LEAVE A 36" LONG, 1" DIAMETER COIL OF EXCESS WIRE AT EACH SPLICE AND A 36" LONG EXPANSION LOOP EVERY 100 FEET ALONG WIRE RUN. TAPE WIRES TOGETHER EVERY TEN FEET. TAPING WIRES IS NOT REQUIRED INSIDE SLEEVES.
- PLASTIC VALVE BOXES ARE TO BE BLACK IN COLOR WITH BOLT DOWN, NON-HINGED COVER MARKED "IRRIGATION". BOX BODY SHALL HAVE KNOCK OUTS. MANUFACTURER SHALL BE RAIN BIRD.
- INSTALL REMOTE CONTROL VALVE BOXES 12" FROM WALK, CURB, HEADER BOARD, BUILDING, OR LANDSCAPE FEATURE. AT MULTIPLE VALVE BOX GROUPS, EACH BOX SHALL BE AN EQUAL DISTANCE FROM THE WALK, CURB, ETC. AND EACH BOX SHALL BE 12" APART. SHORT SIDE OF RECTANGULAR VALVE BOXES SHALL BE PARALLEL TO WALK, CURB, ETC.
- VALVE LOCATIONS SHOWN ARE DIAGRAMMATIC. INSTALL IN GROUND COVER/SHRUB AREAS WHERE POSSIBLE.
- THE IRRIGATION CONTRACTOR SHALL FLUSH ALL SYSTEMS FOR OPTIMUM PERFORMANCE AND COVERAGE OF THE LANDSCAPE AREA. THIS SHALL INCLUDE ADJUSTING THE FLOW CONTROL AT EACH VALVE TO OBTAIN THE OPTIMUM OPERATING PRESSURE FOR EACH SYSTEM.
- LOCATE BUBBLERS ON UP-HILL SIDE OF PLANT OR TREE.
- INSTALL A FLO CONTROL (NDS) 1002 SERIES SPRING LOADED CHECK VALVE BELOW THOSE BUBBLERS WHERE LOW HEAD DRAINAGE WILL CAUSE EROSION AND/OR EXCESS WATER.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES, THE CONTRACTOR SHALL USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS. EXCAVATION IN AREAS WHERE TWO (2) INCH AND LARGER ROOTS OCCUR SHALL BE DONE BY HAND. TRENCHES ADJACENT TO TREE SHOULD BE CLOSED WITHIN TWENTY-FOUR (24) HOURS; AND WHERE THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO THE TREE SHALL BE KEPT SHADED WITH BURLAP OR CANVAS.
- IRRIGATION CONTRACTOR TO NOTIFY ALL LOCAL JURISDICTIONS FOR INSPECTION AND TESTING OF EXISTING BACKFLOW PREVENTION DEVICE. REPAIR OR REPLACE AS TEST RESULTS INDICATE.
- PRESSURE TEST PROCEDURE. THE CONTRACTOR SHALL:
  - NOTIFY ARCHITECT AT LEAST THREE (3) DAY IN ADVANCE OF TESTING.
  - PERFORM TESTING AT HIS OWN EXPENSE.
  - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE. NO FITTING SHALL BE COVERED.
  - APPLY THE FOLLOWING TESTS AFTER WELD PLASTIC PIPE JOINTS HAVE CURED AT LEAST 24 HOURS.
    - TEST LIVE (CONSTANT PRESSURE) AND QUICK COUPLER LINE HYDROSTATICALLY AT 125 PSI MINIMUM. LINES WILL BE APPROVED IF TEST PRESSURE IS MAINTAINED FOR SIX (6) HOURS. THE LINE WILL BE APPROVED OR NOT APPROVED AS SUCH RESULTS MAY INDICATE. THE CONTRACTOR SHALL MAKE TESTS AND REPAIRS AS NECESSARY UNTIL TEST CONDITIONS ARE MET.
    - TEST RCV CONTROLLED LATERAL LINES WITH WATER AT LINE PRESSURE AND VISUALLY INSPECT FOR LEAKS. RETEST AFTER CORRECTING DEFECTS.
- THE SPRINKLER SYSTEM DESIGN IS BASED ON THE MINIMUM OPERATING PRESSURE SHOWN ON THE IRRIGATION DRAWINGS. THE IRRIGATION CONTRACTOR SHALL VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. REPORT ANY DIFFERENCE BETWEEN THE WATER PRESSURE INDICATED ON THE DRAWINGS AND THE ACTUAL PRESSURE READING AT THE IRRIGATION POINT OF CONNECTION TO THE OWNER'S AUTHORIZED REPRESENTATIVE.
- IRRIGATION DEMAND: 16 GPM AT 50 PSI STATIC PRESSURE AT IRRIGATION POINT OF CONNECTION. FIELD VERIFY WATER PRESSURE PRIOR TO CONSTRUCTION. IF ACTUAL WATER PRESSURE DIFFERS FROM THE STATED PRESSURE CONTACT ARCHITECT FOR DIRECTION AND POSSIBLE REVISION.
- THE EXISTING MAINLINE SHOWN ON THE DRAWINGS IS DIAGRAMMATIC. CONTRACTOR TO VERIFY AND LOCATE EXISTING MAINLINE IN FIELD. ANY DEVIATION OF EXISTING MAINLINE LOCATION AS SHOWN ON THE DRAWINGS IS TO BE REPORTED TO ARCHITECT FOR REVIEW AND POSSIBLE REVISION.
- PIPE THREAD SEALANT COMPOUND SHALL BE RECTOR SEAL T+2, CHRISTY'S ULTRA SEAL, OR APPROVED EQUAL.
- SUB-SURFACE DRIP IRRIGATION AREAS MUST BE HAND WATERED TO INCREASE SOIL MOISTURE PRIOR TO PLANTING. AFTER PLANTING, THE SUB-SURFACE DRIP SYSTEMS MUST BE OPERATED ON A FREQUENT BASIS TO MAINTAIN SOIL MOISTURE CONTENT. DO NOT ALLOW SOIL TO DRY OUT. MAINTENANCE ROUTINE SHALL INCLUDE PROBING SOIL TO MONITOR MOISTURE CONTENT. USE CAUTION WHEN PROBING SOIL. DO NOT DAMAGE SUB-SURFACE DRIP TUBING.
- RECORD DRAWINGS:
  - THE CONTRACTOR SHALL MAINTAIN IN GOOD ORDER IN THE FIELD OFFICE ONE COMPLETE SET OF BLACK LINE PRINTS OF ALL SPRINKLER DRAWINGS WHICH FORM A PART OF THE CONTRACT, SHOWING ALL WATER LINES, HEADS, VALVES, CONTROLLERS AND STUB-OUTS. IN THE EVENT ANY WORK IS NOT INSTALLED AS INDICATED ON THE DRAWINGS, SUCH WORK SHALL BE CORRECTED AND DIMENSIONED ACCURATELY FROM THE BUILDING WALLS.
  - ALL UNDERGROUND STUB-OUTS FOR FUTURE CONNECTIONS AND VALVES SHALL BE LOCATED AND DIMENSIONED ACCURATELY FROM BUILDING WALLS ON ALL RECORD DRAWINGS.
  - UPON COMPLETION OF THE WORK, OBTAIN REPRODUCIBLE PRINTS FROM ARCHITECT AND NEATLY CORRECT THE PRINTS TO SHOW THE AS-BUILT CONDITIONS.
- FINE TUNE IRRIGATION SYSTEM TO PROVIDE COMPLETE AND UNIFORM COVERAGE OF THE LANDSCAPE WHILE AVOIDING RUNOFF OF WATER ONTO NON-IRRIGATED AREAS, PAVED AND OTHERWISE. THIS INCLUDES PROGRAMMING THE CONTROLLER RUN TIMES FOR OPTIMIZING SOIL INFILTRATION WITH OUT PUDDLING OR RUNOFF.
- WARRANTY:
  - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL NECESSARY PLANTING DUE TO THE SETTLEMENT OF IRRIGATION TRENCHES FOR ONE YEAR FOLLOWING COMPLETION AND ACCEPTANCE OF THE JOB.
  - THE CONTRACTOR SHALL ALSO WARRANTY ALL MATERIALS, EQUIPMENT AND WORKMANSHIP FURNISHED BY HIM TO BE FREE OF ALL DEFECTS OF WORKMANSHIP AND MATERIALS, AND SHALL AGREE TO REPLACE AT HIS EXPENSE, AT ANY TIME WITHIN ONE YEAR AFTER INSTALLATION IS ACCEPTED, ANY AND ALL DEFECTIVE PARTS THAT MAY BE FOUND.

IRRIGATION LEGEND

| SYMBOL                                          | MODEL NUMBER                                                   | DESCRIPTION                                                                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------|----------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| ●                                               | 1401                                                           | RAIN BIRD BUBBLER (SHRUB)                                                                                                                                                                                                                                                                                                                                            |
| ■                                               | 1401                                                           | RAIN BIRD BUBBLER (TREE)                                                                                                                                                                                                                                                                                                                                             |
| △                                               | LT-S                                                           | FLUSH VALVE (SEE DETAIL) – KBI SCHEDULE 80 PVC FULL PORT BALL VALVE (SLIP X SLIP) (LINE SIZE)                                                                                                                                                                                                                                                                        |
| ⚙                                               | ARV050                                                         | RAIN BIRD AIR RELEASE & VACUUM RELIEF VALVE                                                                                                                                                                                                                                                                                                                          |
| OPERIND – (SEE SUB-SURFACE DRIP LAYOUT DETAILS) |                                                                | RAIN BIRD DRIP SYSTEM OPERATION INDICATOR                                                                                                                                                                                                                                                                                                                            |
| ●                                               | PESB SERIES                                                    | RAIN BIRD REMOTE CONTROL VALVE                                                                                                                                                                                                                                                                                                                                       |
| ⊙                                               | XCZ-100-PRB-COM                                                | RAIN BIRD CONTROL ZONE KIT – 1" PESB VALVE AND 1" PRESSURE REGULATING (40 PSI) QUICK CHECK BASKET FILTER (200 MESH)                                                                                                                                                                                                                                                  |
| ⊕                                               | 980LF-1"/BFP                                                   | CHAMPION HOSE BIB WITH VACUUM BREAKER (LEAD FREE)                                                                                                                                                                                                                                                                                                                    |
| ◆                                               | 330RC                                                          | RAIN BIRD QUICK COUPLING VALVE                                                                                                                                                                                                                                                                                                                                       |
| ✂                                               | T-113                                                          | NIBCO GATE VALVE (LINE SIZE)                                                                                                                                                                                                                                                                                                                                         |
| Ⓜ                                               | IBV-101G-1"                                                    | HUNTER NORMALLY CLOSED MASTER CONTROL VALVE                                                                                                                                                                                                                                                                                                                          |
| ☑                                               | FSI-T10-Q01-1"/P7162D-A (PART OF CONTROLLER EQUIPMENT PACKAGE) | CREATIVE SENSOR TECHNOLOGY FLOW SENSOR WITH PAIGE SHIELDED COMMUNICATION CABLE (SEE CONTROLLER DESCRIPTION)                                                                                                                                                                                                                                                          |
| Ⓢ                                               | IC-1200-M                                                      | HUNTER I-CORE CONTROLLER IN A METAL WALL MOUNT CABINET                                                                                                                                                                                                                                                                                                               |
| ☀                                               | WSS-SEN                                                        | HUNTER WIRELESS SOLAR SYNC SENSOR                                                                                                                                                                                                                                                                                                                                    |
| ●                                               |                                                                | PRECIPITATION RATE                                                                                                                                                                                                                                                                                                                                                   |
| ●                                               |                                                                | CONTROLLER & STATION NUMBER                                                                                                                                                                                                                                                                                                                                          |
| ●                                               |                                                                | APPROXIMATE FLOW (GPM)                                                                                                                                                                                                                                                                                                                                               |
| ●                                               |                                                                | REMOTE CONTROL VALVE SIZE                                                                                                                                                                                                                                                                                                                                            |
| ●                                               |                                                                | PLANT TYPE/WATER REQUIREMENT/HYDROZONE<br>LH – LAWN/HIGH WATER<br>LM – LAWN/MODERATE WATER<br>LL – LAWN/LOW WATER<br>SH – SHRUB & GROUNDCOVER/HIGH WATER<br>SM – SHRUB & GROUNDCOVER/MODERATE WATER<br>SL – SHRUB & GROUNDCOVER/LOW WATER<br>TH – TREE/HIGH WATER<br>TM – TREE/MODERATE WATER<br>TL – TREE/LOW WATER                                                 |
| — — — — —                                       |                                                                | MAINLINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.                                                                                                                                                                                                                                 |
| — — — — —                                       |                                                                | LATERAL LINE: 1120-SCHEDULE 40 PVC PLASTIC PIPE WITH SCHEDULE 40 PVC SOLVENT-WELD FITTINGS. 12" COVER. 24" COVER UNDER VEHICULAR PAVING.                                                                                                                                                                                                                             |
| ---                                             |                                                                | SUB-SURFACE DRIP: RAIN BIRD XFS-CV SUB-SURFACE DRIPLINE (XFS-CV-09-12) WITH COPPER SHIELD TECHNOLOGY AND HEAVY DUTY CHECK VALVE. INSTALL AS DETAILED 12" O.C. SEE DRIP IRRIGATION DETAILS FOR TUBING LAYOUT AND INSTALLATION METHODS. BOUNDARIES DEFINE AREAS FOR DRIPLINE TO BE CONNECTED TO ASSOCIATED REMOTE CONTROL VALVES AS DEPICTED IN THE DRAWING. 4" COVER. |
| ---                                             |                                                                | SLEEVING: 1120-SCHEDULE 40 PVC PLASTIC PIPE. 18" COVER. 24" COVER UNDER VEHICULAR PAVING.                                                                                                                                                                                                                                                                            |

VALVE BOXES SHALL BE BLACK IN COLOR.

DICKSON & ASSOCIATES, INC.  
LANDSCAPE IRRIGATION

MARTY DICKSON, ASIC-PIG  
TEL(530) 547-5515 www.dicksoninc.net  
P.O. BOX 415  
PALO CEDRO, CALIFORNIA 96073  
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3486A MISSION STREET  
SAN FRANCISCO, CA 94110  
415.205.4049  
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PROJECT

CLIF FAMILY WINERY  
1334 Vidovich Lane  
St. Helena, CA 94574

ISSUE SET

BUILDING PERMIT

ISSUE DATE

04.29.2020

| REV. | DATE | ISSUE | BY |
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DRAWN BY: LMD  
CHECKED BY: MD

SCALE

$\frac{3}{16}" = 1'-0"$

SHEET TITLE

IRRIGATION LEGEND & NOTES

SHEET NUMBER

IR1.00

10/17/2019 10:00:00 AM 10/17/2019 10:00:00 AM 10/17/2019 10:00:00 AM 10/17/2019 10:00:00 AM 10/17/2019 10:00:00 AM 10/17/2019 10:00:00 AM 10/17/2019 10:00:00 AM 10/17/2019 10:00:00 AM 10/17/2019 10:00:00 AM 10/17/2019 10:00:00 AM

Page 60 of 187

Agenda Item #5.1



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## PROJECT

**CLIF FAMILY WINERY**  
1334 Vidovich Lane  
St. Helena, CA 94574

ISSUE SET

BUILDING PERMIT

ISSUE DATE

04.29.2020

REV DATE

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CONF

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SHEET TITLE

## ATTACHMENT PLAN

SHEET NUMBER

NUMBER

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ID

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ID

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## 11.10

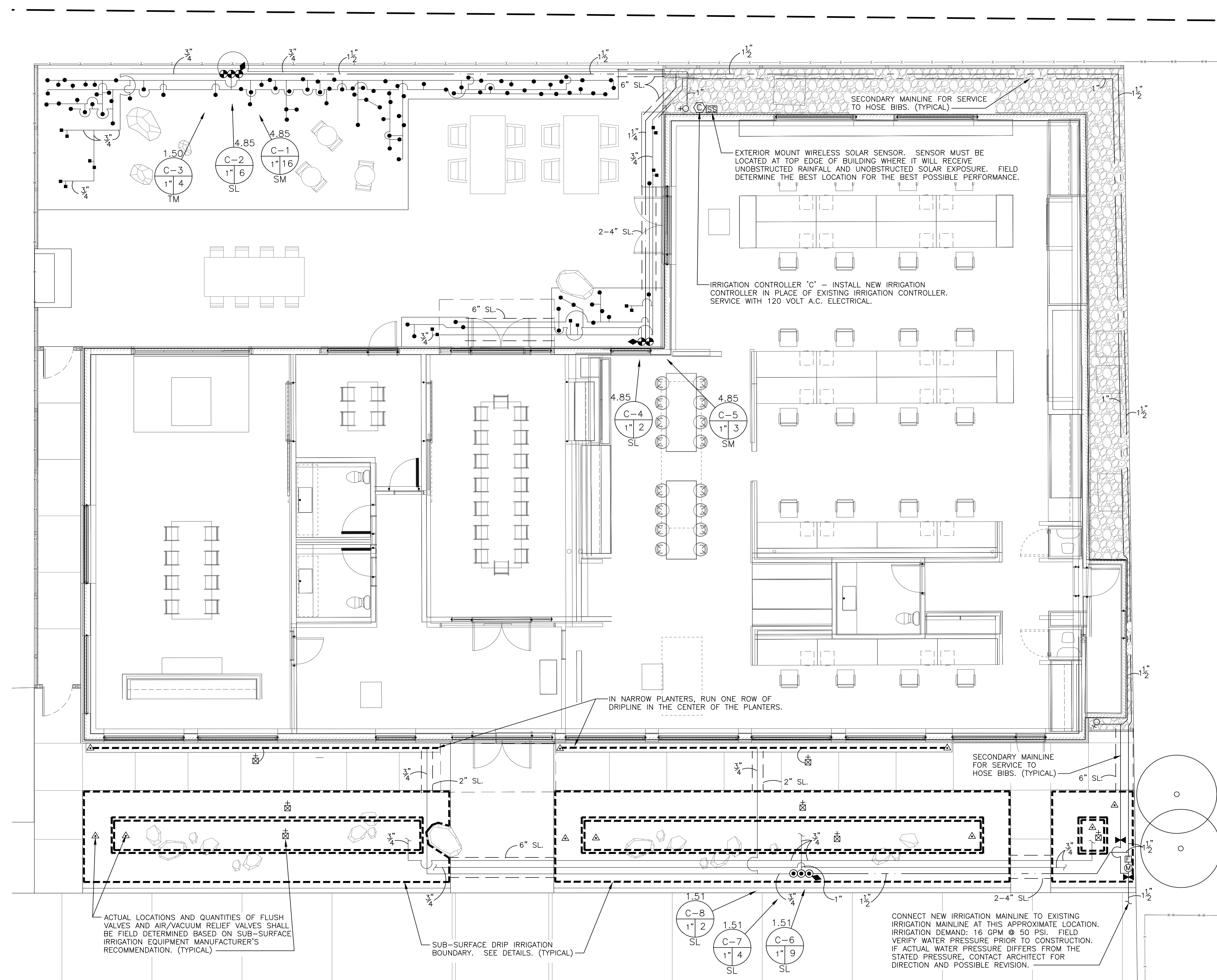
NOTE:  
SHRUB BUBBLER LOCATIONS AND QUANTITIES  
ARE APPROXIMATE. ACTUAL LOCATIONS AND  
QUANTITIES SHALL BE FIELD DETERMINED TO  
CONFORM WITH FINAL PLANTING.

| SHRUB BUBBLER<br>LATERAL PIPE SIZING |                   |
|--------------------------------------|-------------------|
| QUANTITY OF BUBBLERS                 | PIPE SIZE         |
| 1 – 16                               | $\frac{3}{4}$ "   |
| 17 – 32                              | 1"                |
| 33 – 60                              | 1 $\frac{1}{4}$ " |
| 61 – 100                             | 1 $\frac{1}{2}$ " |

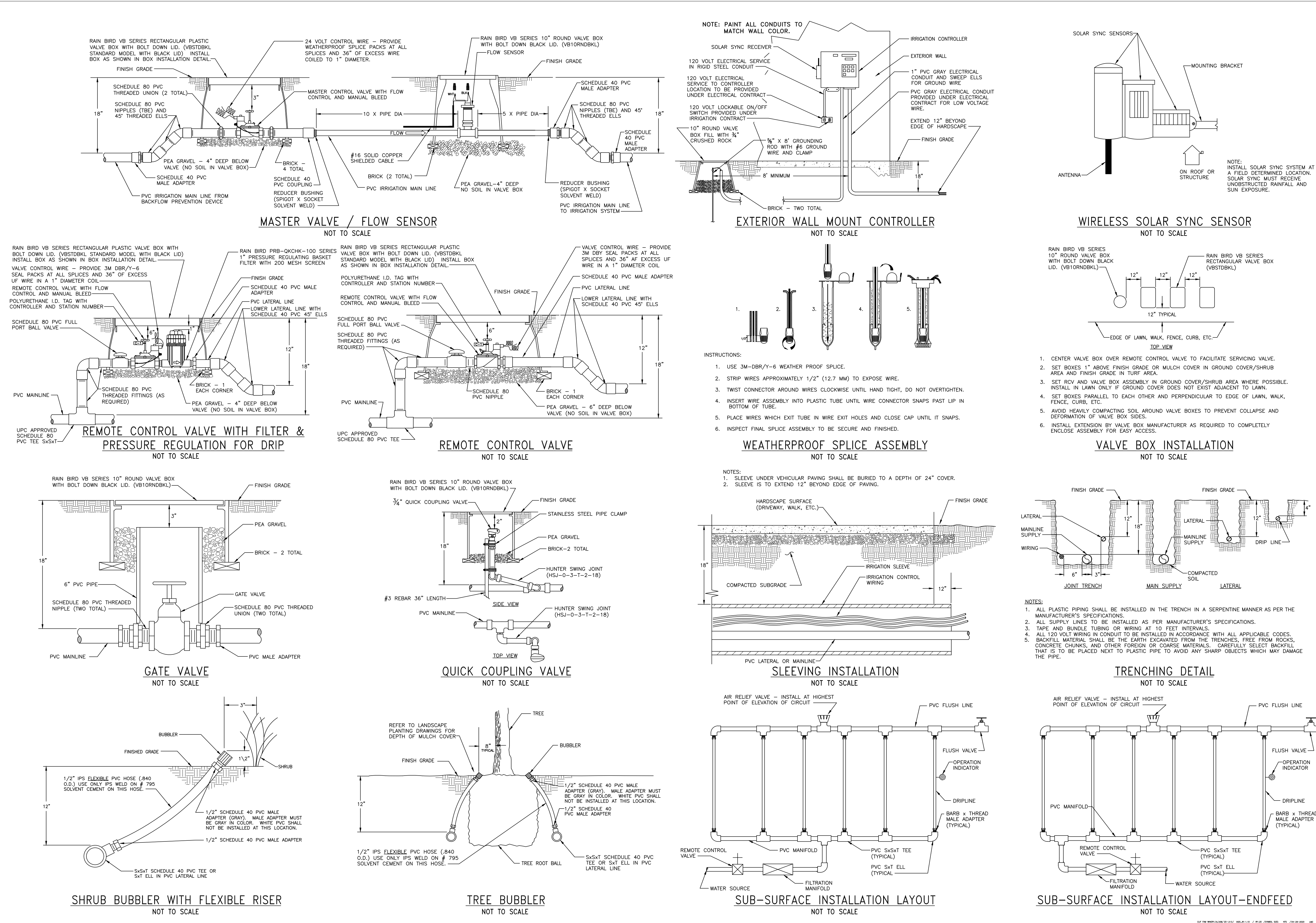
## COMMISSIONING AND MANAGEMENT OF SUB-SURFACE DRIP IRRIGATION SYSTEMS

1. PRIOR TO PLANTING, CONTRACTOR SHALL PREPARE SOIL FOR PLANTING BY HAND WATERING TO BRING SOIL MOISTURE CONTENT UP TO AN IDEAL GROWING CONDITION THROUGHOUT THE INTENDED ROOT ZONE. OPERATE SUB-SURFACE DRIP SYSTEM AS NECESSARY TO MAINTAIN MOISTURE LEVEL IN SOIL. DO NOT LET SOIL DRY OUT. MOISTURE DEPLETION SHOULD NOT EXCEED 20% DEPLETION (80% OF DESIRED MOISTURE CONTENT REMAINS). CONTRACTOR SHALL MONITOR MOISTURE CONTENT TO ENSURE DESIRED MOISTURE CONTENT IS MAINTAINED WITHOUT OVER-SATURATION. USE CARE TO NOT DAMAGE SUB-SURFACE DRIP TUBING WHEN PROBING SOIL FOR MOISTURE CONTENT TESTING.

2. INSTALL TUBING ACCORDING TO SPACING SPECIFIED IN THE DRAWINGS AND DETAILS. DRIP TUBING MUST REMAIN AS CLOSE AS POSSIBLE TO THE SPACING IDENTIFIED IN THE DRAWINGS. THE GRID OF EMITTERS ARE INTENDED TO IRRIGATE THE ENTIRE PLANTED AREA (NOT INDIVIDUAL PLANTS). LIKEWISE, DO NOT MOVE PLANTS FROM THEIR DESIGNED SPACING TO BE CLOSER TO AN EMITTER. WHEN PROPERLY MANAGED, THE DRIP SYSTEM WILL PROVIDE WATER TO THE ENTIRE PLANTED AREA, CREATING AN INVITING CONDITION FOR THE ROOTS TO GROW AND THE PLANTS TO THRIVE.







DICKSON & ASSOCIATES, INC.

LANDSCAPE IRRIGATION

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PROJECT

CLIF FAMILY WINERY

1334 Vidovich Lane

St. Helena, CA 94574

ISSUE SET

BUILDING PERMIT

ISSUE DATE

04.29.2020

REV. DATE

ISSUE

BY

DRAWN BY: LMD

CHECKED BY: MD

SCALE

1/8" = 1'-0"

SHEET TITLE

IRRIGATION DETAILS

SHEET NUMBER

IR1.20







**MH ARCHITECTS**

2325 3rd st. studio 426  
 san francisco, ca 94107  
 info@matthollis.com  
 matthollis.com  
 415 977 0194

**RECEIVED**

By Xgamero at 3:43 pm, Oct 28, 2020

1334 Vidovich Ave Renovation

10.23.20

**Design Application Written Statement**

The renovation of the building located at 1334 Vidovich Lane represents no change in commercial use to the existing building. The project scope will include a structural upgrade to exterior walls and roof, a structural upgrade to interior shear walls, a new interior organization, an upgrade to landscape, and an upgrade to the building's front parking and route to the front entrance.

The facade's surface will be reclad to fit St. Helena's country look and feel. Finish materials include board and batten vertical louvered wood siding, stucco, tile, and perforated corten steel. Dark grey aluminum planters native, drought tolerant plants will be integrated into the building exterior. All windows and doors will have bronze anodized aluminum frames.

No new floors will be added to the existing single-story building. The existing roof ridge height is 12'-9" above surrounding grade and proposed new building parapet height is 13'-10".

Area of the proposed renovation will be the same as the existing structure, 5092 square feet. Floor area may be broken down by type of use and building occupant load as follows:

| Space (Number)                                                                                                       | Room Name          | Area (sf) | Class | Occupant Load (Factor) | Occupant Load | Max. Distance to Exit Access Req'd. (ft)(c) | Distance to Exit Access Prov'd. (ft) | Min. Egress Width Req'd. (in)(d) | Egress Width Prov'd. (in) | Plumbing Load (Factor) | Plumbing Load |      |      |
|----------------------------------------------------------------------------------------------------------------------|--------------------|-----------|-------|------------------------|---------------|---------------------------------------------|--------------------------------------|----------------------------------|---------------------------|------------------------|---------------|------|------|
| 101                                                                                                                  | Testing Salon (e)  | 693.0     | B     | 100                    | 6.93          | 7                                           | 100                                  | 70                               | 1.4                       | 200                    | 3.2           | 3.2  |      |
| 102                                                                                                                  | Salon Workstation  | 72.7      | B     | 100                    | 0.73          | 1                                           | 100                                  | 58                               | 0.2                       | 200                    | 0.4           | 0.4  |      |
| 103                                                                                                                  | Lobby              | 278.5     | B     | 100                    | 2.79          | 3                                           | 100                                  | 31                               | 0.6                       | 200                    | 1.4           | 1.4  |      |
| 104                                                                                                                  | Corridor           | 68.0      | -     | -                      | -             | -                                           | -                                    | -                                | -                         | -                      | -             | -    |      |
| 105                                                                                                                  | Restroom           | 53.4      | -     | -                      | -             | -                                           | -                                    | -                                | -                         | -                      | -             | -    |      |
| 106                                                                                                                  | Restroom           | 52.3      | -     | -                      | -             | -                                           | -                                    | -                                | -                         | -                      | -             | -    |      |
| 107                                                                                                                  | Conference Room    | 161.5     | B     | 100                    | 1.62          | 2                                           | 100                                  | 59                               | 0.4                       | 200                    | 0.8           | 0.8  |      |
| 108                                                                                                                  | Conference Room    | 371.4     | B     | 100                    | 3.71          | 4                                           | 100                                  | 45                               | 0.6                       | 200                    | 1.9           | 1.9  |      |
| 109                                                                                                                  | Employee Breakroom | 656.9     | B     | 100                    | 6.57          | 7                                           | 100                                  | 68                               | 1.4                       | 200                    | 3.3           | 3.3  |      |
| 110                                                                                                                  | Office             | 1430.5    | B     | 100                    | 14.31         | 15                                          | 100                                  | 90                               | 3.0                       | 200                    | 7.2           | 7.2  |      |
| 111                                                                                                                  | Office             | 254.5     | B     | 100                    | 2.55          | 3                                           | 100                                  | 30                               | 0.6                       | 200                    | 1.3           | 1.3  |      |
| 112                                                                                                                  | Corridor           | 117.9     | -     | -                      | -             | -                                           | -                                    | -                                | -                         | -                      | -             | -    |      |
| 113                                                                                                                  | Restroom           | 53.2      | -     | -                      | -             | -                                           | -                                    | -                                | -                         | -                      | -             | -    |      |
| 114                                                                                                                  | IT Room / Storage  | 56.7      | S     | 300                    | 0.19          | 1                                           | 100                                  | 37                               | 0.2                       | 5000                   | 0.0           | 0.0  |      |
| 115                                                                                                                  | Storage Closet     | 11.2      | S     | 300                    | 0.04          | 1                                           | 100                                  | 24                               | 0.2                       | 5000                   | 0.0           | 0.0  |      |
| 116                                                                                                                  | Storage Closet     | 14.1      | S     | 300                    | 0.05          | 1                                           | 100                                  | 12                               | 0.2                       | 5000                   | 0.0           | 0.0  |      |
| 117                                                                                                                  | Storage Closet     | 11.3      | S     | 300                    | 0.04          | 1                                           | 100                                  | 22                               | 0.2                       | 5000                   | 0.0           | 0.0  |      |
| 118                                                                                                                  | Closet             | 10.3      | -     | -                      | -             | -                                           | -                                    | -                                | -                         | -                      | -             | -    |      |
| 119                                                                                                                  | Closet             | 10.6      | -     | -                      | -             | -                                           | -                                    | -                                | -                         | -                      | -             | -    |      |
| Total Area (sf)                                                                                                      |                    | 4,337     |       |                        |               |                                             |                                      |                                  |                           |                        |               |      |      |
| Total Building Area (gsf)                                                                                            |                    | 5,092     |       |                        |               |                                             |                                      |                                  |                           |                        |               |      |      |
| Total Egress Component Width                                                                                         |                    |           | 9.2   |                        |               |                                             |                                      |                                  |                           |                        | 60.0          | 19.3 | 20.0 |
| NOTES:                                                                                                               |                    |           |       |                        |               |                                             |                                      |                                  |                           |                        |               |      |      |
| a. 303.1.2 Meets Small Assembly Space requirements: 1) Occupancy < 50 People. 2) Area < 750sf.                       |                    |           |       |                        |               |                                             |                                      |                                  |                           |                        |               |      |      |
| b. Total Occupant Load < 49 occupants; therefore, one exit required. Two exits provided.                             |                    |           |       |                        |               |                                             |                                      |                                  |                           |                        |               |      |      |
| c. Building equipped with automatic sprinklers throughout.                                                           |                    |           |       |                        |               |                                             |                                      |                                  |                           |                        |               |      |      |
| d. Egress component width = 0.2xOL                                                                                   |                    |           |       |                        |               |                                             |                                      |                                  |                           |                        |               |      |      |
| e. Egress door must have a minimum opening width of 32 inches and open 90 degrees in the direction of egress travel. |                    |           |       |                        |               |                                             |                                      |                                  |                           |                        |               |      |      |





The building shall be accessed by Vidovich Lane. Number of parking spaces to be provided:

| Zoning District                          | Functions           | Area  | Parking Requirement Factor | Total Parking Required |
|------------------------------------------|---------------------|-------|----------------------------|------------------------|
| Service Commercial                       | Commercial & Office | 5,092 | 300                        | 15.97                  |
| Total Parking Required                   |                     |       |                            | 17                     |
| Total Parking Provided                   |                     |       |                            | 17                     |
| Total Accessible Parking Stalls Required |                     |       |                            | 1                      |
| Total Accessible Parking Stalls Provided |                     |       |                            | 2                      |

The current building is a painted concrete block, shallow-sloped roof structure without any architectural merit worth noting. The design intent of the proposed development is to improve the otherwise neglected commercial corridor of Vidovich Ave with a newly-clad building which will better match the agricultural setting of St. Helena and the larger Napa Valley. In a style which is both inviting and aesthetically pleasing, the proposed design will acknowledge the architectural context of the project surroundings and reference contemporary design.

|                                        |                                                                                     |          |
|----------------------------------------|-------------------------------------------------------------------------------------|----------|
| ARCHITECT:                             |                                                                                     | 10.23.20 |
| Matt Hollis<br>Principal MH Architects |  |          |



**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION PC2019-007**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA  
GRANTING APPROVAL OF A USE PERMIT TO ALLOW A 16-SEAT WINE TASTING  
ROOM FOR THE CLIFF BAR FAMILY WINERY & FARM LOCATED AT 1334  
VIDOVICH AVE. (File No. PL 18-080)**

**PROPERTY OWNER: Rifugio Holdings**

**APN: 009-180-040**

**Recitals**

1. On November 28, 2018, Cliff Bar Family Winery and Farm submitted an application for a Use Permit to establish a wine tasting room at 1334 Vidovich Avenue SC - Service Commercial in the District; and
2. On (date) a public notice of hearing before the Planning Commission was published in the St. Helena Star/Napa Valley Register and mailed to all property owners and occupants within 300 feet of the subject property; and
3. A staff report dated April 2, 2019 and incorporated herein by reference analyzed the projects consistency with the Use Permit Criteria enumerated in Section 17.168.050 of the Municipal Code, and
4. On April 2, 2019 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.
5. Now, therefore let it be found that, the Planning Commission approves the requested Use Permit on the following basis:

**Resolution**

- A. The project is categorically exempt from the requirements of CEQA pursuant to Section 15303 (c), which exempts New Construction or Conversion of Small Structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts
- B. Let it be further resolved that the Planning Commission has considered the findings identified in Municipal Code Section 17.168.050 to support the motion to approve the Use Permit given that the project has been found to demonstrate:

1284 and 1334 Vidovich Avenue  
Use Permit 2018-80  
April 2, 2019



- A. That the proposed use would not generate odors, fumes, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community;
  - B. That the proposed use would not generate levels of noise that adversely affect the health, safety or welfare of neighboring properties or uses;
  - C. That the proposed use would not generate traffic noise in excess of the normally acceptable range identified in the General Plan;
  - D. 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;
  - E. That the proposed use would provide adequate ingress and egress to and from the proposed location;
  - F. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local-serving economy;
  - G. 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;
  - H. That the proposed use would not be in conflict with the City's General Plan;
  - I. That the proposed use would not be injurious to public health, safety or welfare;
  - J. 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;
  - K. 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;
  - L. That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use.
- C. Now therefore be it further resolved that a Use Permit for the above described project is granted subject to compliance with all applicable provisions of the Zoning Code subject to each of the following conditions. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

#### **Conditions of Approval**

1. Permit shall be in conformance with all City ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.

1284 and 1334 Vidovich Avenue  
Use Permit 2018-80  
April 2, 2019

2. The Use Permit shall be vested within one (1) year from the date of approval. A building permit for the use allowed under this approval shall have been obtained within one (1) year from the effective date of the Use Permit decision or these approvals shall expire; provided however that the approved Use Permit may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.030, Extension of Permits and Approvals.
3. This permit is valid for this use only. New permits must be applied for any change in use. These permits will expire if the use is discontinued pursuant to then existing ordinances and regulations.
4. The Use Permit shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14 day period.
5. Any request for an extension of the Use Permit must be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
6. All required fees, including planning fees, development impact fees, building fees, retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of building permit.
7. 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 be clearly identified on all plans submitted for building permit approval, shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
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 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.

1284 and 1334 Vidovich Avenue  
Use Permit 2018-80  
April 2, 2019



10. Provided they are in general compliance with the approved Use Permit, minor modifications found to be in substantial conformance with the approved use may be approved by the Planning Director.
11. This Use Permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
12. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The owner/applicant is responsible for meeting with the Building Official / Fire Inspector to review compliance with Building and Fire Codes, including fire protection systems and the accessibility standards of Title 24.
13. Construction documents shall be in compliance with approved plans and exhibits.
14. A business license is required for any new business or relocation of an existing business.
15. All conditions of approval shall be clearly identified and included on all plans submitted for building permit review and issuance.
16. Where the SC – Service Commercial District adjoins agricultural districts, there exists a right-to-farm the adjoining property. There is a good faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.
17. Exterior lighting shall be directed or shielded to prevent glare onto the public roadway or adjacent properties.
18. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

**Fire Department Conditions of Approval**

19. The applicant shall be required to install an approved interior fire sprinkler system, unless waived by the Fire Chief.

**Building Department Conditions of Approval**

20. A building permit is required for all onsite demolition, construction and/or change of occupancy.
21. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. At this time the City of St. Helena utilizes the 2016 Title 24 codes.
22. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
23. The applicant shall provide a construction waste management plan with the building permit application.
24. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
25. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
26. Building Permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
27. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.
28. 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.

1284 and 1334 Vidovich Avenue  
Use Permit 2018-80  
April 2, 2019



29. Submittal of a sign permit is required for any proposed signage and must be received and approved prior to the issuance of any building permits to implement the approved use.

**Public Works Department Conditions**

30. 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.
31. 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.
32. An encroachment permit shall be required for any work performed in the public right of way.
33. The applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharged. The annual stormwater illicit discharge inspections are performed and invoiced by the Napa County Department of Environmental Management.
34. Any new and modified existing water laterals, meters and backflow prevention devices shall be required and constructed in accordance with the requirements of the City of St. Helena's Water Standards.
35. All wastewater lines of the proposed development must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Any new fixture units added to the existing building will require upgrade of the sewer lateral to the building, including a sewer cleanout at the property line.
36. 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.
37. 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, they 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

1284 and 1334 Vidovich Avenue  
Use Permit 2018-80  
April 2, 2019

into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.

38. Where applicable, deteriorating or broken curb, gutter and/or sidewalk along the project frontage shall be replaced per City specifications, extent to be determined by the Public Works Department.
39. Existing streets being cut by new services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
40. The applicant shall repair all public improvements that are damaged by the construction process in accordance with Caltrans Standards and Specifications and the City Water/Sewer/Street/Storm Drain/Sidewalk Standards.

**I HEREBY CERTIFY** that the foregoing 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 April 2, 2019 by the following roll call vote:

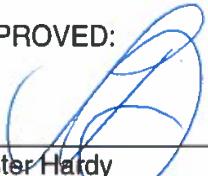
**AYES:** Commissioners Hale, Monnette, Ponte, Anderson and Hardy

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

APPROVED:

  
\_\_\_\_\_  
Lester Hardy  
Chair, Planning Commission

ATTEST:

  
\_\_\_\_\_  
Noah Housh,  
Planning and Community  
Improvement Director





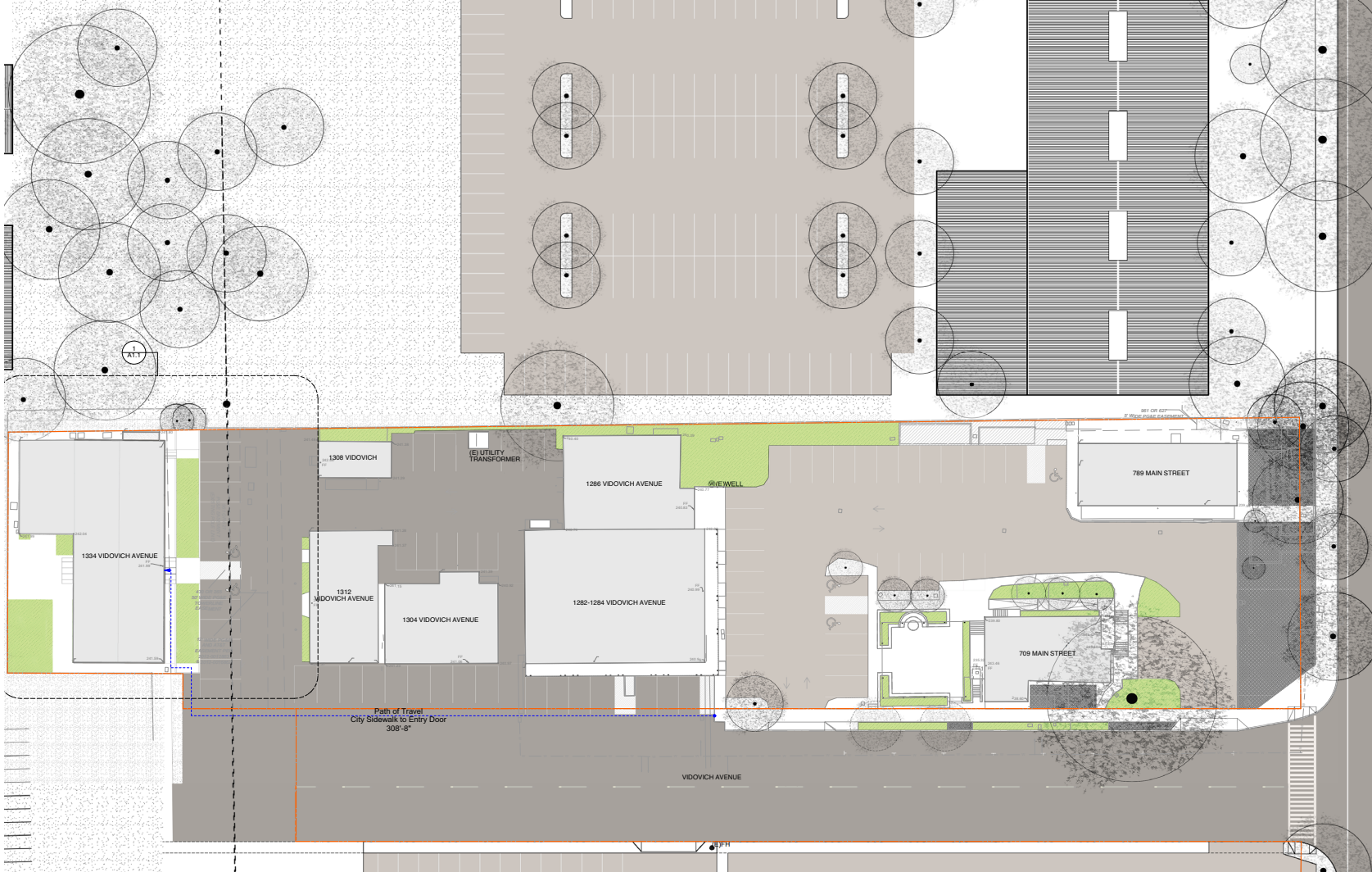
CLIF FAMILY



MH ARCHITECTS

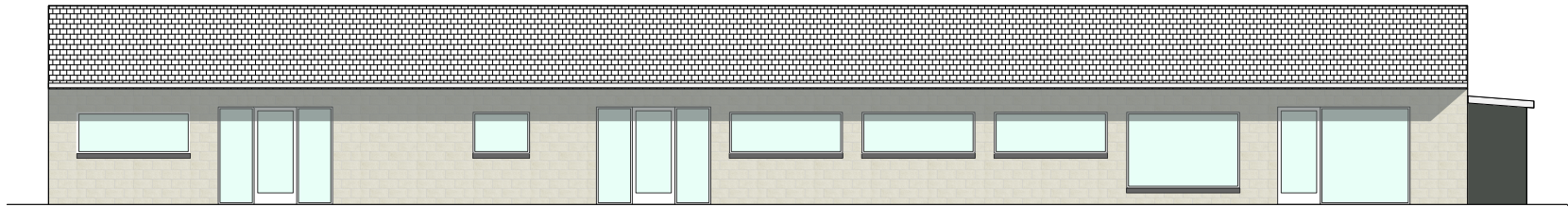


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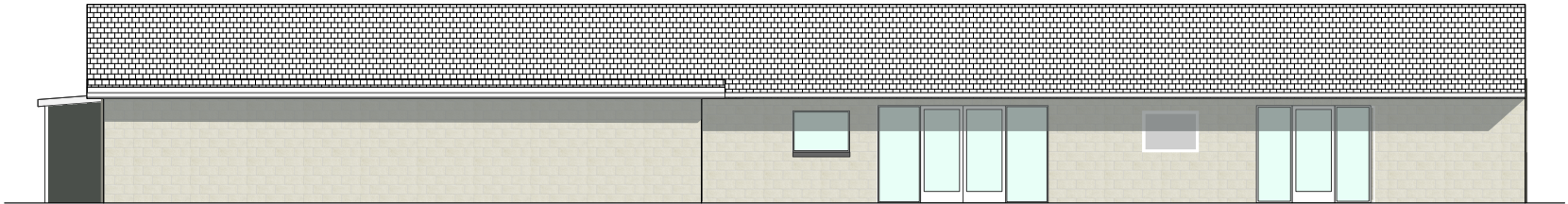


Site Plan





EXISTING EAST ELEVATION / DEMO PLAN  
Scale: 1/4" = 1'-0"



EXISTING WEST ELEVATION / DEMO PALN  
Scale: 1/4" = 1'-0"

## Existing Elevations



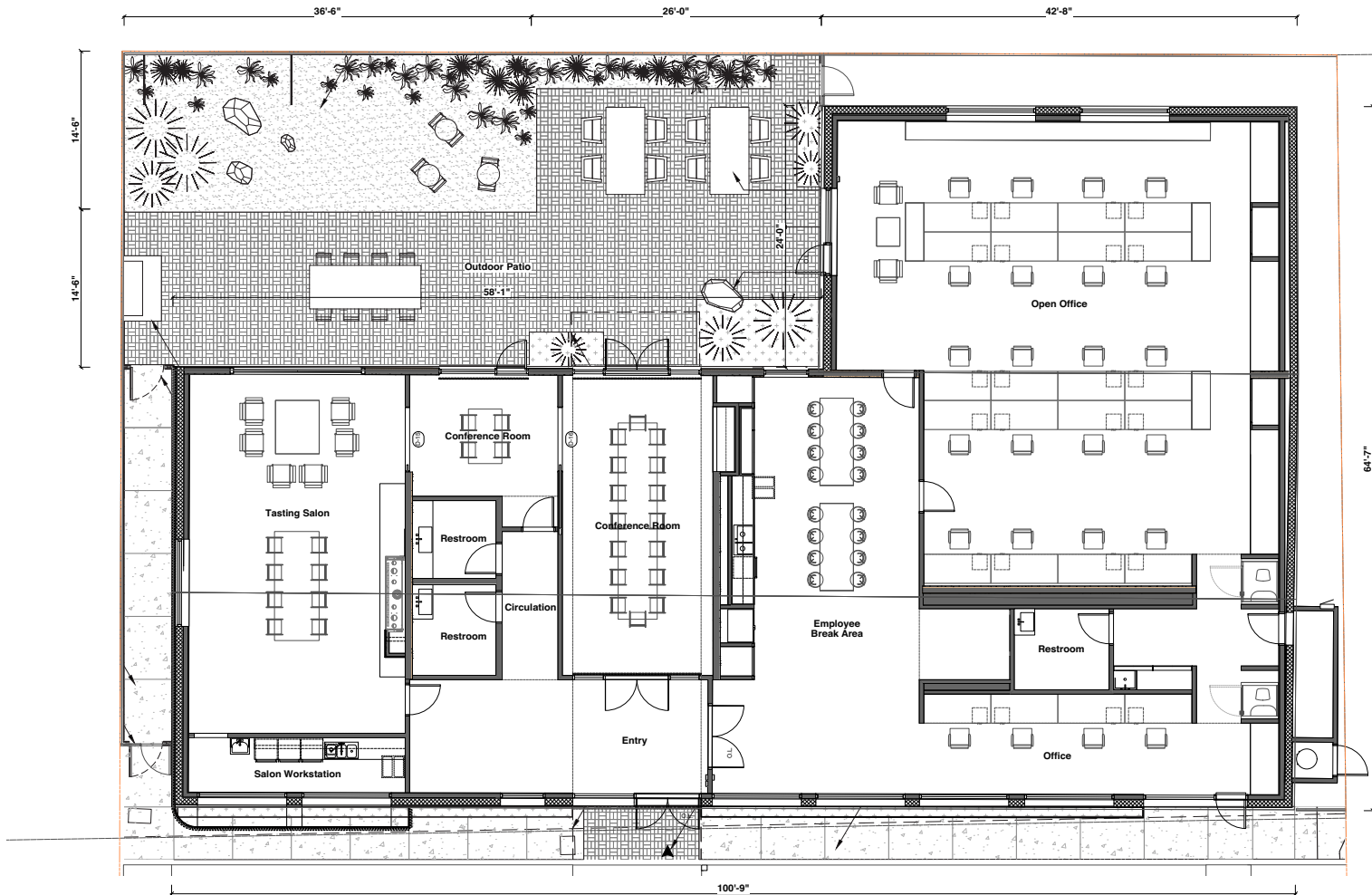
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MH ARCHITECTS







Interior Floor Plan

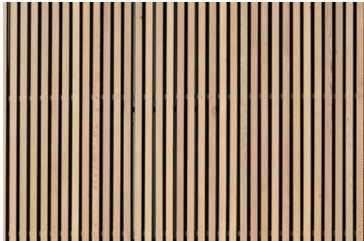


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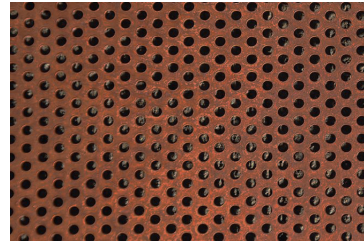
Louvered Wood Screen



Gray Stucco



Perforated Corten Steel



Tile



## Rendering & Materials



CLIF FAMILY







## PLANNING COMMISSION REPORT

Planning Commission Meeting of April 6, 2021

**FILE NUMBER:** PL20-046

**SUBJECT:** Request by Jack Herr (property owner) for adoption of a resolution granting design review approval in order to accommodate the construction of a single-family dwelling and accessory dwelling on an undeveloped property located at 777 Pratt Avenue in the 20-Acre Agriculture (A-20) zoning district.

**PREPARED BY:** Chantal Power

**REVIEWED BY:** Maya DeRosa, Planning & Building Director

**APPROVED BY:** Maya DeRosa, Planning & Building Director

**APPLICATION FILED:** 11/10/20

**ACCEPTED AS COMPLETE:** 03/10/21

**LOCATION OF PROPERTY:** 777 Pratt Avenue

**APN:** 009-030-060

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

**APPLICANT:** Jack Herr

**PHONE:** (415) 218-0203

### **BACKGROUND**

The subject property is located in the 20-acre Agriculture (A-20) district, which allows the development of agricultural and residential uses, and is intended to promote and implement the policies of the general plan to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. Within the A-20 district, lots that are less than two acres in area are subject to development regulations and floor area ratios required in the Low Density Residential One Acre Minimum (LR:1A) district.

### **PROJECT DESCRIPTION**

The applicant is seeking a design review approval to construct a 4,785 square foot, one-story, single family home consisting of four bedrooms, four bathrooms, a powder room, an open plan kitchen, dining room, and living room, a scullery, a wine room, a great room, and a 620 square foot attached garage, a 165 square foot outdoor kitchen/bathroom and changing room, an 80 square foot pump house, and a 995 square foot accessory dwelling unit containing two bedrooms, two bathrooms, and an open floor plan kitchen, dining area and sitting room. The applicant's proposal also features a large, 92 foot, landscaped front setback and a courtyard leading to the front entrance of the primary dwelling, which will provide significant relief from the street facing elevation. Additional features include a vineyard and garden, and a culinary garden in the south and north side yards respectively, and two loggias, a terrace, a pool and spa, and a bocce court in the rear yard.

As shown on the plans, the exterior of the primary and accessory dwellings would be finished with aged redwood vertical shiplap siding, stucco painted in neutral beige and brown tones, board formed concrete, bronze corrugated metal roofing, and black aluminum windows and French doors. The garage door will consist of black aluminum and frosted glass. The tallest point of the primary dwelling is proposed at 27-feet 7-inches with an additional 2 feet for the chimney stack. The accessory dwelling will not exceed 14-feet in height.

The property located at 777 Pratt Avenue has been granted two easements, a Viewshed Easement and Septic Reserve Area Easement, from the adjacent property bordering project site to the east and south. The Viewshed Easement encompasses an approximately 3-acre portion of parcels 009-030-049 and 009-030-048. The intent of the Viewshed Easement is to protect the Grantee's (project applicants') view across the existing vineyard to the east of said parcels by restricting the construction of any structures including trellises, swimming pools, roads, or parking areas, and prohibiting storage of equipment or planting of trees that would restrict the Grantees' view. The Septic Reserve Area Easement is located within the same area of land granted as the Viewshed Easement, for the intent of allowing the Grantee to install, operate and maintain (at Grantees' sole cost and expense) an approved residence sewage disposal system and one or more accompanying sewer pipelines and leaching lines for the proposed single family dwelling and accessory dwelling.

## **ANALYSIS**

### **CEQA**

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in Section 15300.2 of the CEQA Guidelines. The project site 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 Agriculture (AG). The AG land use designation includes agricultural and winery uses with restricted single family residential and public/quasi-public use. This designation applies to large areas of the valley floor that surround the city's urban core. With the exception of hillside areas designated Woodland and Watershed (WW), all lands located outside the Urban Limit Line are designated AG regardless of their size or actual use. The St. Helena General Plan Update 2040 and 2015-2023 Housing Element Goals, Policies, and Eight-Year Action Plan include the following policies that are relevant to the proposed project:

- LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.  
*The proposed development consists of one single family dwelling and one accessory dwelling. The design is contemporary, but incorporates rural elements including a corrugated metal roof, aged redwood siding and stucco painted in neutral tones. The project will also incorporate a large landscaped front setback (approximately 92 feet), a small vineyard and two gardens in keeping with the agricultural uses in the vicinity. Both units are single story and meet the size setback and floor area ratio (FAR) requirements established by the St. Helena Municipal Code (SHMC) and are consistent with other residential developments in the surrounding area.*
- LU2.3 - Protect residential neighborhood views of surrounding vineyards and mountains.  
*The property owner of 777 Pratt Avenue has been granted a Viewshed Easement from the adjacent property, which will restrict construction, storage, and planting of trees on the portion of the adjacent parcel to the east of the project site, preserving the applicant's view of the vineyards to the east. The Viewshed Easement will also preserve the view of these vineyards for other properties near the project site.*
- PF1.1 - Require that the approval of new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply.  
*The proposed single family dwelling and accessory dwelling will access water from an existing well on the site, eliminating the need to draw from the City's water supply.*
- CD3.1 - Limit building envelopes sizes and require adequate side and rear setbacks to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.  
*The proposed project meets the setback, height and size requirements established by the SHMC and is consistent with other residential properties in the vicinity. Additionally, the project has a proposed a thickly landscaped 92-*

*foot front setback, which will result in a non-imposing development from the street level. The Viewshed Easement granted to the property owner will protect against incursion into vineyard agricultural areas.*

- CD3.2 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.

*The project will feature a large, landscaped front setback with a gated courtyard leading to the front of the primary dwelling, and will incorporate a small vineyard and two gardens, as well as rustic architectural elements into the design of both dwellings, which will complement the surrounding rural character of the neighborhood.*

- HE1.5 - Encourage innovative housing types and designs.

*The project is unique in that the overall design is contemporary but incorporates several features reminiscent of a rural character including aged redwood shiplap siding, corrugated metal roofing, large, landscaped areas including a small vineyard and two gardens. The project will also feature several outdoor activity areas taking advantage of California's Mediterranean climate including two loggias, a pool and spa, and bocce court in the rear yard, and a large, fenced courtyard at the front entrance of the primary dwelling. The interior of the primary dwelling features a wine room and several common open spaces, celebrating Napa Valley's history of wine production.*

- HE2.4 - Promote second unit production.

*The project proposes an accessory dwelling consistent with State law and City regulations. The accessory dwelling is discretely located at the rear portion of the parcel and slightly offset from the residence on the neighboring property to the north.*

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

*The project proposes a unique contemporary rural design that will complement the surrounding neighborhood by preserving the rural character of the neighborhood and celebrating the region's and State's history of wine production.*

## **ZONING**

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of 20-Acre Agriculture (A-20), which allows the development of agricultural and residential districts, and is intended to promote and implement the policies of the general plan to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth.



Pursuant to SHMC Section 17.20.060(B), for lots less than two acres in area, development regulations and floor area ratio shall be the same as those for the LR:1A: low density residential one acre minimum zoning district. The following development standards apply:

- Height of principal building - 30 feet (27' 7" proposed)
- Height of accessory building - 15 feet (14 feet proposed)
- Front setback - 30 feet (92 feet proposed)
- Side yard setback - 30 feet/principal building, 4 feet ADU (31' - 32' proposed for principal, 8'4" proposed for ADU)
- Rear setback - 30 feet/principal building, 4 feet ADU ( 66' 7" proposed for principal, 4' 7" proposed for ADU)
- Lot coverage - 35 % (15.25 % proposed)
- Floor Area Ratio (F.A.R.) - 6,069 square feet with exceptions (6,645 square feet proposed)
  - a) The maximum floor area permitted, regardless of size, is 6,069 square feet. The maximum gross floor area may be increased by 400 square feet per parcel for construction of an accessory dwelling unit in compliance with Section 17.116.030 of the SHMC.
  - b) One covered parking space of 200 square feet in size is exempt from the FAR provisions.
  - c) Non-habitable accessory buildings less than 120 square feet in size.

## **WATER**

Chapter 13.12.030 of the SHMC requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (i.e. construction that would introduce any freestanding building that contains water-using fixtures, or any floor area remodeling that increases the number of independent living units), offset new water demand by an amount equal to the new demand placed on the city water system (i.e., it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

*Staff Response:* *Water will be provided to the site from an existing well and will not draw on the City's water supply.*

## **PARKING**

SHMC Section 17.124.030 "Minimum On-Site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space is required for an ADU if it meets certain requirements per state law. As described in SHMC Section 17.124.050(D), parking in tandem is permitted in residential districts when required parking is less than 3 spaces.

*Staff Response: As detailed in the attached plan set, the project includes a two to three car garage (620 square feet) and a large driveway which can easily accommodate additional off-street parking spaces. Therefore, the project as proposed meets all parking requirements.*

## **DESIGN REVIEW**

SHMC Section 17.76.040 requires design review approval for both permitted and conditional uses pursuant to SHMC Section 17.164. The purpose of design review is to, among other things, promote the qualities that bring value to the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC 17.164.030 (listed below) 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 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 material, textures, colors, and details of the 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 the requirements of the SHMC and is consistent with the General Plan Policies LU2.2, LU2.3, PF1.1, CD3.1, CD3.2, HE1.5, HE2.4, and HE2.6 as outlined above. The proposal is compatible with existing*



*development in the surrounding area and will complement the rural character of the neighborhood while celebrating the region's and State's history of agriculture and wine production. Additionally, the primary dwelling and accessory dwellings were designed to be compatible and respectful to the site and the surrounding environment. For these reasons, staff believes the the proposed project is consistent with the design review findings listed above. Per SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the Commission's disapproving a proposal solely on the basis of design.*

### **ISSUES**

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

### **CORRESPONDENCE**

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

### **STAFF RECOMMENDATION**

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and
2. Accept the required findings and approve a resolution granting design review approval for the proposed construction of a single family dwelling and an accessory dwelling on the property located at 777 Pratt Avenue.

### **ATTACHMENTS**

[PC2021-003 777 PRATT AVE DESIGN REVIEW Final 04.06.2021](#)

[Project Plans and Site Photos](#)

[Written Statement \(2\)](#)

[Easement Areas](#)

[Stormwater Control Plan](#)

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO.**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA  
APPROVING DESIGN REVIEW APPROVAL FOR SINGLE FAMILY DWELLING AND  
ACCESSORY DWELLING LOCATED AT  
777 PRATT AVENUE IN THE CITY OF ST. HELENA, CALIFORNIA**

**PROPERTY OWNER:** Jack Herr

**APN:** 009-030-060

**Recitals**

1. The property owner requests adoption of a resolution approving a design review in order to accommodate the construction of a single-family dwelling and accessory dwelling on an undeveloped property located at 777 Pratt Avenue in the 20-Acre Agriculture (A-20) zoning district.; and
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; and
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 April 6, 2021; and
4. Now, therefore let it be found that the Planning Commission approves the design review thereby authorizing the requests contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

**Resolution**

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.
- C. 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 single family dwelling and accessory dwelling in the Agriculture land use district , which allows agricultural and winery uses with restricted single family residential and public/quasi-public uses. Additionally, General Plan land use policies LU2.2, LU2.3, PF1.1, CD3.1, CD3.2, HE1.5, HE2.4 and HE2.6 are specifically relevant to the project.*

777 Pratt Avenue  
Resolution / Conditions of Approval  
April 6, 2021



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, which consist of other single family and accessory dwellings.*
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. A Viewshed Easement was granted to the property to preserve the view of the vineyards to the east.*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area.*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project has been designed to be compatible with the site and the surrounding area.*
6. *Compatibility with future construction both on and off the site in that the project consists of the construction of a single-family dwelling and accessory dwelling on a lot established for that use.*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project is a contemporary single-family dwelling and accessory dwelling that incorporate rural features such as corrugated metal roofing, and aged redwood shiplap siding.*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the home has been designed to be compatible with the site and its surroundings.*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the home and associated landscaping has been designed to be compatible with the site and its surroundings. The project features a large, landscaped front yard, two gardens and a small vineyard.*
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 Pratt Avenue.*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the residence and associated landscaping has been designed to be compatible with the site and its surroundings.*
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 home will be constructed of rustic building materials and will be compatible with surrounding the surrounding area.*

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 the residence and associated landscaping has been designed to 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**

- D. The Planning Commission approves a design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
  1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
  2. The design review shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
  3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
  4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
  5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
  6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:

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

777 Pratt Avenue  
Resolution / Conditions of Approval  
April 6, 2021



7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on April 6, 2021, except as modified herein.
13. Deer fencing is permitted on no more than 20% of the graded building envelope. No deer fencing is permitted outside the graded building envelope.
14. Pursuant to St. Helena Municipal Code Section 17.76.070, the commercial trash enclosure requirement is waived as a component of the design review approval.
15. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
16. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
17. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3)

other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

### **Public Works Department Conditions of Approval**

18. In accordance with St. Helena Municipal Code Section 13.04.240(C)4, as the City is currently in a Phase II Water Emergency and the proposed project would require a new water connection, no building permit may be issued until the end of the Phase II Water Emergency occurs. If the 12 month Design Review approval expires prior to the lifting of the emergency, the applicant may submit a written request to the Planning and Building Director within 30 days of the Design Review expiration to administratively request an extension of the Design Review approval for up to two years.
19. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, 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.
20. 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.
21. 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.
22. Prepare and implement a Stormwater Control Plan as required by the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual, dated July 14, 2014 or later.
23. Please complete and submit the Bay Area Stormwater Management Agencies Association (BASMAA) Stormwater Template and Checklist for small projects/single-family homes. Per the BASMAA Post-Construction Manual projects creating and/or replacing 2,500 square feet or more of impervious surface shall incorporate specified post-construction Low Impact Development (LID) devices and best management practices to reduce runoff and pollution. The

777 Pratt Avenue  
Resolution / Conditions of Approval  
April 6, 2021



BASMAA Post Construction Manual with Stormwater Control Plan Templates and Checklists are located on the City of St. Helena Public Works Department website: <http://www.cityofsthenana.org/publicworks/webform/forms-and-documents>.

24. If the overall project grading involves an area of disturbed surface soil that is great than or equal to one acre, the project property owner shall file a Notice of Intent (NOI) with the State Water Resources Control Board and prepare a Construction Storm Water Pollution Prevention Plan (SWPPP) prior to any construction activity.
25. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
26. If the proposed/new landscaping involves an area greater than 500 square feet or rehabilitation of more than 2,500 square feet, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO). WELO compliance shall be demonstrated for each parcel as part of each individual building permit submittal. The applicant shall submit the MWELO application at the time of the building permit submittal. The application is located here:  
[http://www.cityofsthenana.org/sites/default/files/fileattachments/public\\_works/page/2491/mwelo\\_ldp\\_cc.pdf](http://www.cityofsthenana.org/sites/default/files/fileattachments/public_works/page/2491/mwelo_ldp_cc.pdf)
27. Provide details of any and all proposed fencing, gates, and/or walls on all plans submitted for building permit review.
28. Prior to issuance of a building permit, the applicant shall conform to Napa County Department of Environmental Health's regulations, policies and guidelines for the design/construction of the proposed septic system. A separate sewage permit from Napa County is required.
29. Pursuant to St. Helena Municipal Code Section 13.16.060, if the applicant requires to rehabilitate or replace the onsite well, the property owner will be required to submit a permit application to the City and adhere to all monitoring requirements in addition to the required Napa County Department of Environmental Health permit.
30. New construction which require fire sprinklers shall install an appropriately-sized water system prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan. Deferred submittals are not accepted.
31. Construct a driveway approach per current City and ADA standards prior to Certificate of Occupancy.
32. The applicant shall incorporate water conservation practices into the proposed project. 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.

33. 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.
34. 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.
35. An encroachment permit shall be required for any work performed in the public right of way.

#### **Building Department Conditions of Approval**

36. A building permit is required for all onsite demolition, construction and/or change of occupancy.
37. 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 2019 Title 24 codes.
38. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
39. The applicant shall provide a construction waste management plan with the building permit application.
40. 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.
41. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
42. 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.
43. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

#### **Fire Department Conditions of Approval**

777 Pratt Avenue  
Resolution / Conditions of Approval  
April 6, 2021



44. 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.
45. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
46. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

**I HEREBY CERTIFY** that the foregoing design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 6, 2021 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

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John Ponte  
Chair, Planning Commission

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Maya DeRosa, AICP  
Planning and Building Director



# New Residence & A.D.U.

## General Notes:

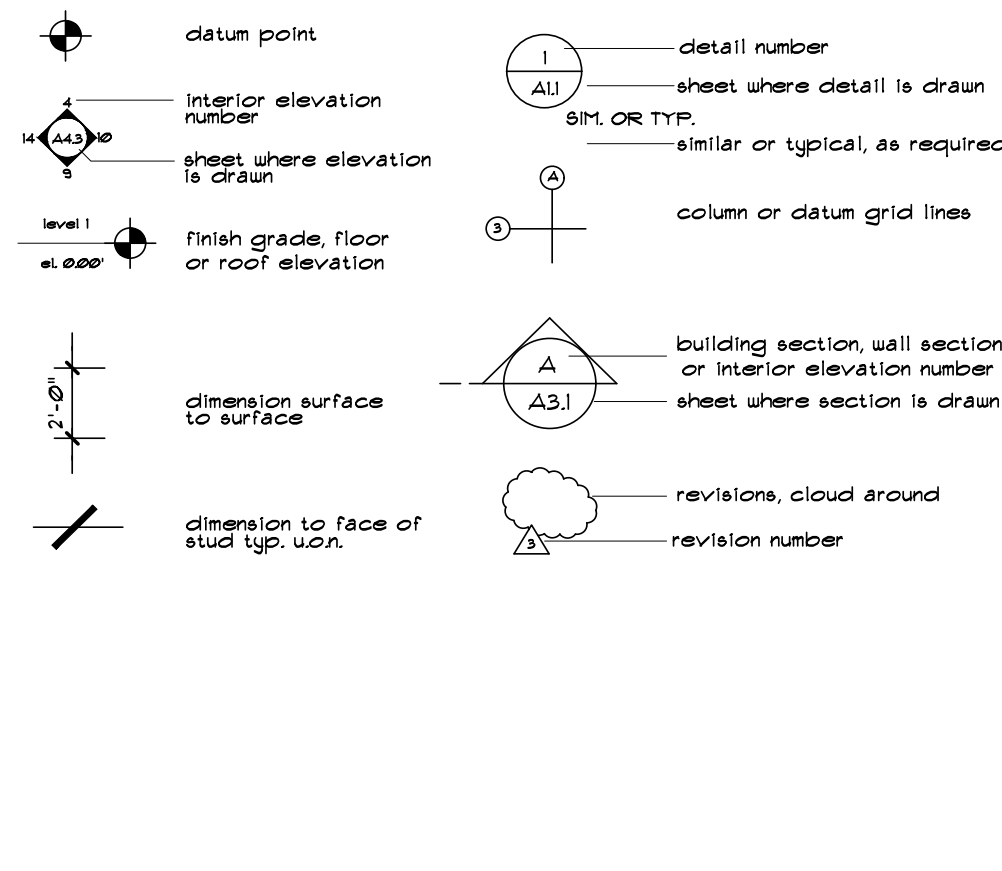
- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA BUILDING CODE WITH NAPA COUNTY AMENDMENTS, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRICAL CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA BUILDING ENERGY STANDARDS, 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN), 2016 CALIFORNIA FIRE CODE AND ANY OTHER APPLICABLE CODES AND REGULATIONS OF THIS JURISDICTION.
- ALL MATERIALS AND WORKMANSHIP TO MEET OR EXCEED THE BEST STANDARDS OF THE TRADE.
- DO NOT SCALE DRAWINGS. ON-SITE VERIFICATION OF DIMENSIONS, ELEVATIONS, AND OTHER CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT.
- PROTECTION OF OWNER'S PROPERTY AND ALL ADJACENT PROPERTIES AS WELL AS THE GENERAL PUBLIC ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE MAINTAINED AT ALL TIMES.
- ALL REFERENCES TO THE MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS SHOWN IN THESE PLANS ARE INTENDED TO BE FOR CONCEPTUAL DESIGN ONLY. SPECIALTY SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR DESIGN, SECURING PERMITS, INSTALLATION, AND PROPER OPERATION OF ALL SYSTEMS.
- THESE PLANS ARE NOT INTENDED TO SHOW THE METHOD AND MEANS OF EXECUTION OF THE WORK, THAT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO REVIEW AND FAMILIARIZE HIMSELF WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS, AND SITE CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION. IF ANY CONFLICT EXISTS BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS AND/OR ANY EXISTING SITE CONDITIONS, IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CONTACT THE ARCHITECT PRIOR TO EXECUTION.

## Typical Abbreviations:

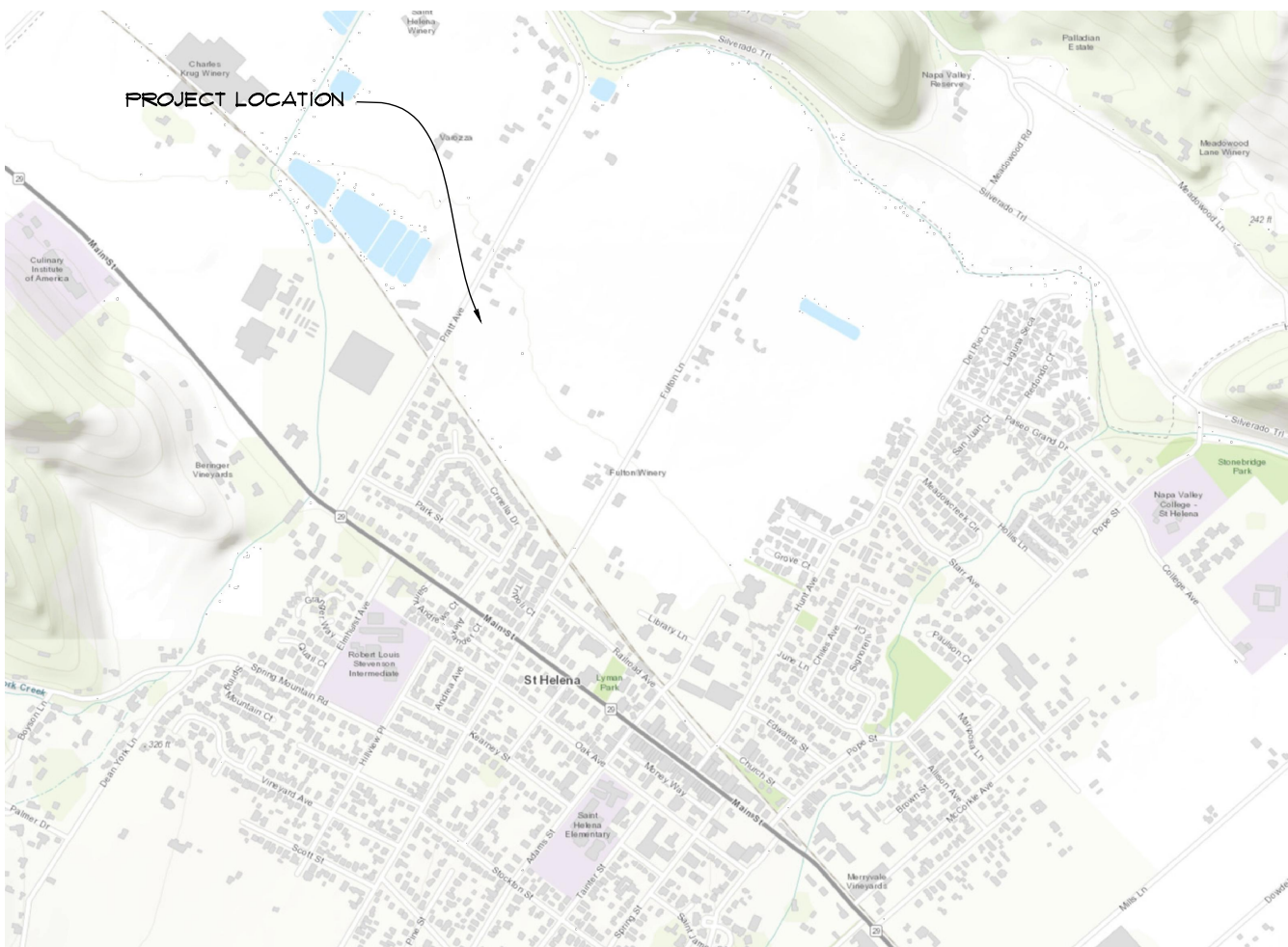
|          |                          |        |                            |
|----------|--------------------------|--------|----------------------------|
| * AB     | At                       | L.B.   | Lag Bolt                   |
| ALUM     | Anchor Bolt              | LLH    | Long Leg Horizontal        |
| ALT      | Aluminum                 | LV     | Long Leg Vertical          |
| ATR      | Alternate                | LT     | Light                      |
|          | Attached Rod             | LVL    | Laminated Veneer Lumber    |
| B.F.F.   | Below Finished Floor     | MAX    | Maximum                    |
| BLDG     | Building                 | MB     | Machine Bolt               |
| BLKG     | Blocking                 | MECH   | Mechanical                 |
| BT       | Beam                     | MFR    | Manufacturer               |
| C        | Centerline               | MIN    | Minimum                    |
| CALCS    | Calculations             | MISC   | Miscellaneous              |
| CANT     | Canilever                |        |                            |
| C.B.     | Carriage Bolt            | (N)    | New                        |
| C.C.     | Control Joint            | N.A.   | Not Applicable             |
| C.L.R.   | Column                   | N.C.   | Not in Contract            |
| CMU      | Concrete Masonry Unit    | NO.    | Number (1)                 |
| COL      | Column                   | N.T.S. | Not to Scale               |
| CONC     | Concrete                 |        |                            |
| CONN     | Connector                | O/     | Over (On)                  |
| CSK      | Countersink              | O.C.   | On Center                  |
| DBL      | Double                   | O.D.   | Outside Diameter           |
| DEJ.     | Doubeled Expansion Joint | OSB    | Oriented Strand Board      |
| DET      | Detail                   | PAR    | Parallel (    )            |
| D.F.     | Douglas Fir              | PERP   | Perpendicular ( ⊥ )        |
| DIA      | Diameter                 | P.D.F. | Power Driven Fastener      |
| DIM      | Dimension                | P      | Plate                      |
| DO       | Ditto                    | FLUID  | Fluidwood                  |
| DWS      | Drawing                  | P.S.I. | Pounds per Square Inch     |
|          |                          | P.S.L  | Parallel Strand Lumber     |
| (E)      | Existing                 | P.T.   | Pressure Treated           |
| EA       | Each                     |        |                            |
| EB.      | Expansion Bolt           | R      | Radius                     |
| EE       | Each End                 | REBAR  | Reinforcing Steel Bar      |
| EF.      | Each Face                | REF    | Reference                  |
| ELEV     | Elevation                | REIN   | Reinforcing                |
| EJ.      | Expansion Joint          | RET    | Return                     |
| EN.      | Edge Nail                | REQ'D  | Required                   |
| ES.      | Each Side                | R.O.   | Rough Opening              |
| EW.      | Each Way                 | RDWD   | Redwood                    |
| EXP      | Expansion                |        |                            |
| EQ       | Equal                    | S.A.D. | See Architectural Drawings |
| EXT      | Exterior                 | S.B.   | Solid Block                |
|          |                          | S.C.D. | See Civil Drawings         |
| FDN      | Foundation               | SH     | Sheet                      |
| FF       | Finish Floor             | SHG    | Sheathing                  |
| FIN      | Finish                   | SHM    | Similar                    |
| FLR      | Floor                    | SMD    | See Mechanical Drawings    |
| FN       | Field Nail               | SPEC9  | Specifications             |
| F.O.C.   | Face of Concrete         | SQ     | Square                     |
| F.O.M.   | Face of Masonry          | S.S.   | Select Structural          |
| F.O.S.   | Face of Stud             | STL    | Steel                      |
| FT       | Feet                     | SW     | Shear Wall                 |
| FTG      | Footing                  | SYM    | Symmetrical                |
|          |                          | S4S    | Surfaced all Four Sides    |
| GA       | Gauge                    | TC     | Top of Curb                |
| GALV     | Galvanized               | T.B    | Top & Bottom               |
| GLB      | Glu-Laminated Beam       | T.B    | Tongue & Groove            |
| GYP. BD. | Gypsum Board             | T.N.   | Toe Nail                   |
|          |                          | T.O.   | Top of                     |
| HD       | Shear Wall Holdown       | T.O.C. | Top of Concrete            |
| HDR      | Hanger                   | TS     | Tube Steel                 |
| HGRZ     | Horizontal               | T.U.   | Till-Up                    |
| H.S.     | High Strength            | TYP    | Typical                    |
| H.S.B.   | High Strength Bolt       |        |                            |
| HT       | Height                   | UBC    | Uniform Building Code      |
|          |                          | U.O.N. | Unless Otherwise Noted     |
| I.D.     | Inside Diameter          | VERT   | Vertical                   |
| INT      | Interior                 | V.B    | Vapor Barrier              |
| J.H.     | Joist Hanger             | V.I.F. | Verify in Field            |
| JST      | Joist                    |        |                            |
| JT       | Joint                    | W/     | With                       |
|          |                          | W.P.   | Waterproof                 |
| KD       | Kiln Dried               | WUF    | Welded Wire Fabric         |



## Symbols



## Location Map



## Index of Drawings:

|                                |                                                                                                                      |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------|
| TS                             | COVER SHEET: INDEX OF DRAWINGS, PROJECT INFO, TESTS & INSPECTIONS, ABBREVIATIONS, PROJECT DIRECTORY & BUILDING AREAS |
| <b>ARCHITECTURAL DRAWINGS:</b> |                                                                                                                      |
| A0-0                           | EXISTING SITE PLAN AND PHOTOS                                                                                        |
| A0-1                           | SITE PLAN                                                                                                            |
| A1-1                           | OVERALL FLOOR PLAN - MAIN RESIDENCE                                                                                  |
| A1-2                           | PARTIAL FLOOR PLAN - MAIN RESIDENCE NORTH                                                                            |
| A1-3                           | PARTIAL FLOOR PLAN - MAIN RESIDENCE SOUTH                                                                            |
| A1-4                           | FLOOR PLAN - A.D.U.                                                                                                  |
| A2-1                           | MAIN RESIDENCE EXTERIOR ELEVATIONS                                                                                   |
| A2-2                           | MAIN RESIDENCE EXTERIOR ELEVATIONS                                                                                   |
| A2-3                           | A.D.U. EXTERIOR ELEVATIONS / BUILDING SECTIONS                                                                       |
| A3-1                           | MAIN RESIDENCE BUILDING SECTIONS                                                                                     |
| A3-2                           | MAIN RESIDENCE BUILDING SECTIONS                                                                                     |
| A4-1                           | ROOF PLANS                                                                                                           |
| CM-1                           | COLORS AND MATERIALS                                                                                                 |
| <b>CIVIL DRAWINGS:</b>         |                                                                                                                      |
| C-1-0                          | COVER SHEET                                                                                                          |
| C-2-0                          | HSCP & GRADING PLAN                                                                                                  |
| C-3-0                          | UTILITY PLAN                                                                                                         |
| <b>LANDSCAPE PLANS:</b>        |                                                                                                                      |
| L-1                            | LANDSCAPE LAYOUT/GRADING PLAN                                                                                        |
| L-1-1                          | LANDSCAPE DETAILS                                                                                                    |
| L-2-0                          | LANDSCAPE PLANTING PLAN                                                                                              |
| L-2-1                          | PLANTING NOTES & DETAILS                                                                                             |
| L-3-0                          | LANDSCAPE IRRIGATION PLAN                                                                                            |
| L-3-1                          | IRRIGATION SPECIFICATIONS                                                                                            |
| L-3-2                          | IRRIGATION NOTES & DETAILS                                                                                           |
| L-4-0                          | LANDSCAPE LIGHTING PLAN                                                                                              |
| L-4-1                          | LANDSCAPE LIGHTING SPECIFICATION SHEETS                                                                              |
| <b>SURVEY:</b>                 |                                                                                                                      |
| SHEET 1 OF 1                   | MAP OF TOPOGRAPHY                                                                                                    |

## Project Directory

|                                                                                                                                              |                                                                                                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner &amp; Applicant</b>                                                                                                                 | <b>Architect</b>                                                                                                                                         |
| JACK HERR<br>BOOTH VENTURES, LLC<br>8 BRITTON AVE<br>BELLEVILLE, CA 94320<br>T: (415)<br>E:                                                  | JOSEPH FARRELL<br>JOSEPH P. FARRELL ARCHITECTURE<br>1 COMMERCIAL BLVD., SUITE 106<br>NOVATO, CA 94949<br>T: (415) 884-2860<br>E: JFARRELL@FARRELLARC.COM |
| <b>Civil and Septic Engineer</b>                                                                                                             | <b>Landscape Architect</b>                                                                                                                               |
| JOEL DICKERSON<br>MADRONE ENGINEERING<br>1425 MAIN ST., SUITE 302<br>ST. HELENA, CA 94514<br>T: (707) 302-6280<br>E: JOEL@MADRONEENGINEERING | CHRISTIAN B. HEDBERG<br>CHRISTIAN BARRETT LANDSCAPE ARCHITECTURE<br><br>NAPA CA<br>T: (707) 312-0021<br>E: CB@CHRISTIANBARRETTLA.COM                     |
| <b>Land Surveyor</b>                                                                                                                         |                                                                                                                                                          |
| ALBION SURVEYS, INC.<br>113 HUNT AVENUE<br>ST. HELENA, CA 94514<br>T: (707) 963-1211                                                         |                                                                                                                                                          |

## Project Description

PROJECT PROPOSES TO CONSTRUCT NEW SINGLE STORY, SINGLE FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND A DETACHED ACCESSORY DWELLING UNIT. THE NEW HOME WILL BE SET ON AN ELEVATED BUILDING PAD IN ORDER TO GET IMPROVED VIEWS OVER THE VINEYARDS AND FEATURE STRONG INTEGRATED INTERIOR/EXTERIOR SPACES. THE HOME WILL HAVE CONTEMPORARY STYLING WITH EXTERIORS THAT INCLUDE NATURAL, HONEST MATERIALS (WOOD, STONE, STEEL & PLASTER). THE PROJECT WILL FEATURE A MAIN HOUSE AND ACCESSORY DWELLING UNIT WITH LANDSCAPING AND OTHER APPURTENANT IMPROVEMENTS. THE PROPOSED SWIMMING POOL AND SPA WITH BE UNDER SEPARATE PERMIT BY OTHERS.

THE PROPOSED LANDSCAPE WILL CONSIST PREDOMINANTLY OF CALIFORNIA NATIVE LOW-MEDIUM WATER USE PLANTINGS. ALL PROPOSED LANDSCAPING WILL BE IN COMPLIANCE WITH THE WELO PROVISIONS AS CONFIRMED BY THE DIRECTOR OF PUBLIC WORKS. THE ENTRY COURTYARD WILL BE BORDERED WITH A 6 FT. TALL PLASTER VENEERED WALL WITH TUBE STEEL AND WOOD GATES.

## Project Info

|                       |                                                                                                                                        |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS:              | 171 PRATT AVE, ST. HELENA, CA                                                                                                          |
| LATITUDE/LONGITUDE:   | 38° 30' 52" N / 122° 21' 59" W                                                                                                         |
| AP#:                  | 009-030-060-000                                                                                                                        |
| LOT AREA:             | 1 ACRES                                                                                                                                |
| PROJECT SIZE:         | A-20 AGRICULTURAL                                                                                                                      |
| ZONING:               | R-3 / U                                                                                                                                |
| OCCUPANCY GROUP:      | V-B                                                                                                                                    |
| CONSTRUCTION TYPE:    | NO FIRE HAZARD SEVERITY                                                                                                                |
| FIRE HAZARD SEVERITY: | REQUIRED                                                                                                                               |
| FIRE SPRINKLERS:      | NO                                                                                                                                     |
| WUI                   | N/A                                                                                                                                    |
| FLOOD ZONE:           |                                                                                                                                        |
| CODES:                | 2019 CRC, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CALIF ENERGY EFFICIENCY, 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE.                   |
| WORK DESCRIPTION:     | PROPOSED PROJECT IS THE CONSTRUCTION OF A NEW RESIDENCE AND AN ACCESSORY DWELLING UNIT. (POOL/SPA IS UNDER SEPARATE PERMIT BY OTHERS.) |

| REVISIONS                 | DATE    | BY |
|---------------------------|---------|----|
| BUILDING PERMIT SUBMITTAL | 9-12-20 | JF |
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**Joseph Farrell**  
ARCHITECTURE  
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Novato, CA 94949  
Voice (415) 884-2860

**New Residence**  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California  
AP#: 009-030-060-000

Cover Sheet

|                                 |            |
|---------------------------------|------------|
| DATE:                           | 10-29-2020 |
| SCALE:                          | N/A        |
| DRAWN:                          | JF/STC     |
| JOB NO.                         | 2011       |
| SHEET NO:                       |            |
| <b>TS</b>                       |            |
| 777 Pratt Ave<br>St. Helena, CA |            |

Preliminary Not for Construction





12 - View NW from center



11 - View E from across Pratt



10 - View S along Pratt



11 - View N along Pratt



8 - View N from center



6 - 715 Pratt Avenue



4 - View NE from center



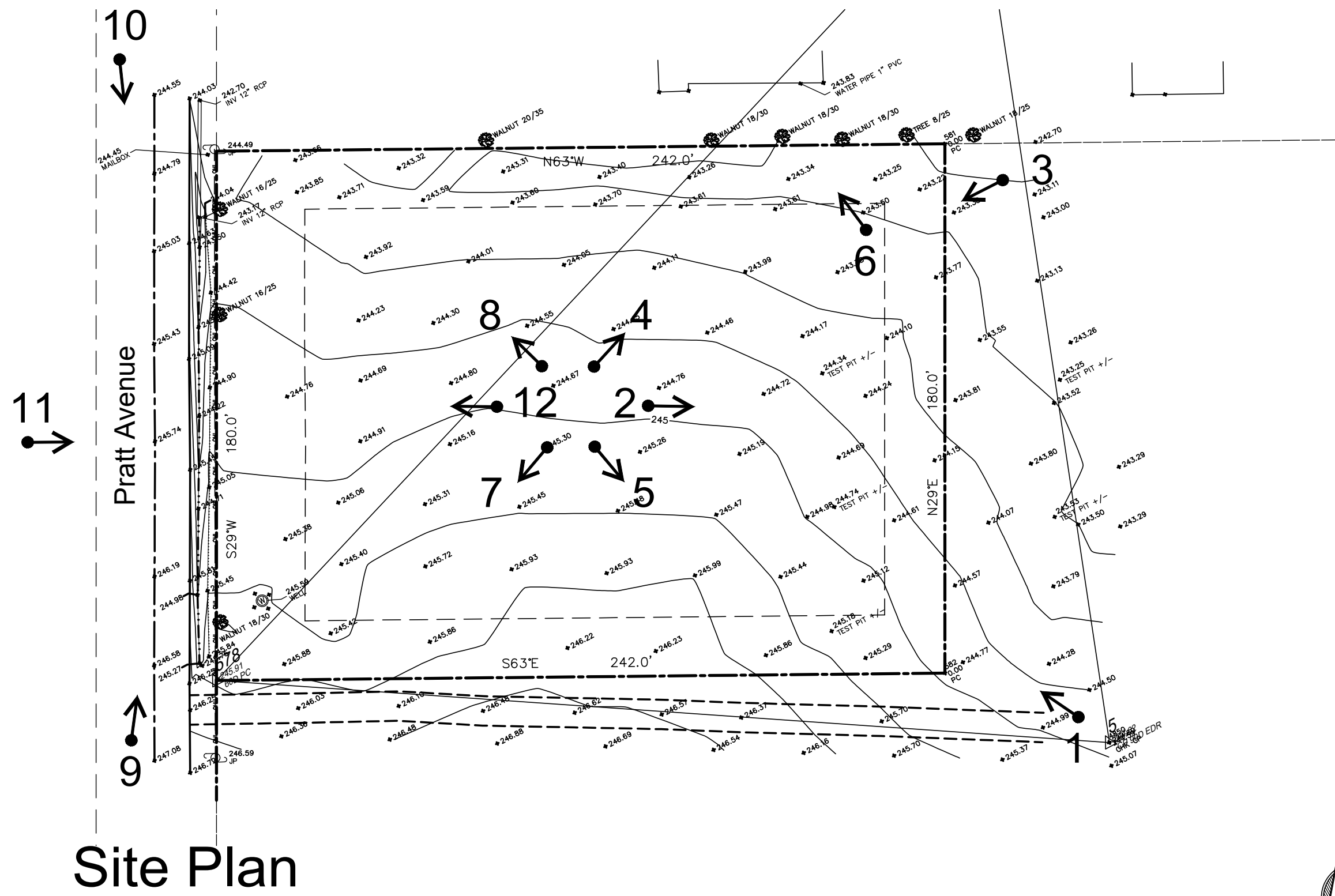
3 - View SW from NE corner



2 - View East from center



1 - View NW from SE corner



Site Plan

SCALE: 1/32" = 1'-0"



| REVISIONS                 |  |  | DATE    | BY |
|---------------------------|--|--|---------|----|
| BUILDING PERMIT SUBMITTAL |  |  | 8-12-20 | JF |
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New Residence  
Booth Ventures LLC  
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St. Helena, California  
AP#: 009-030-060-000

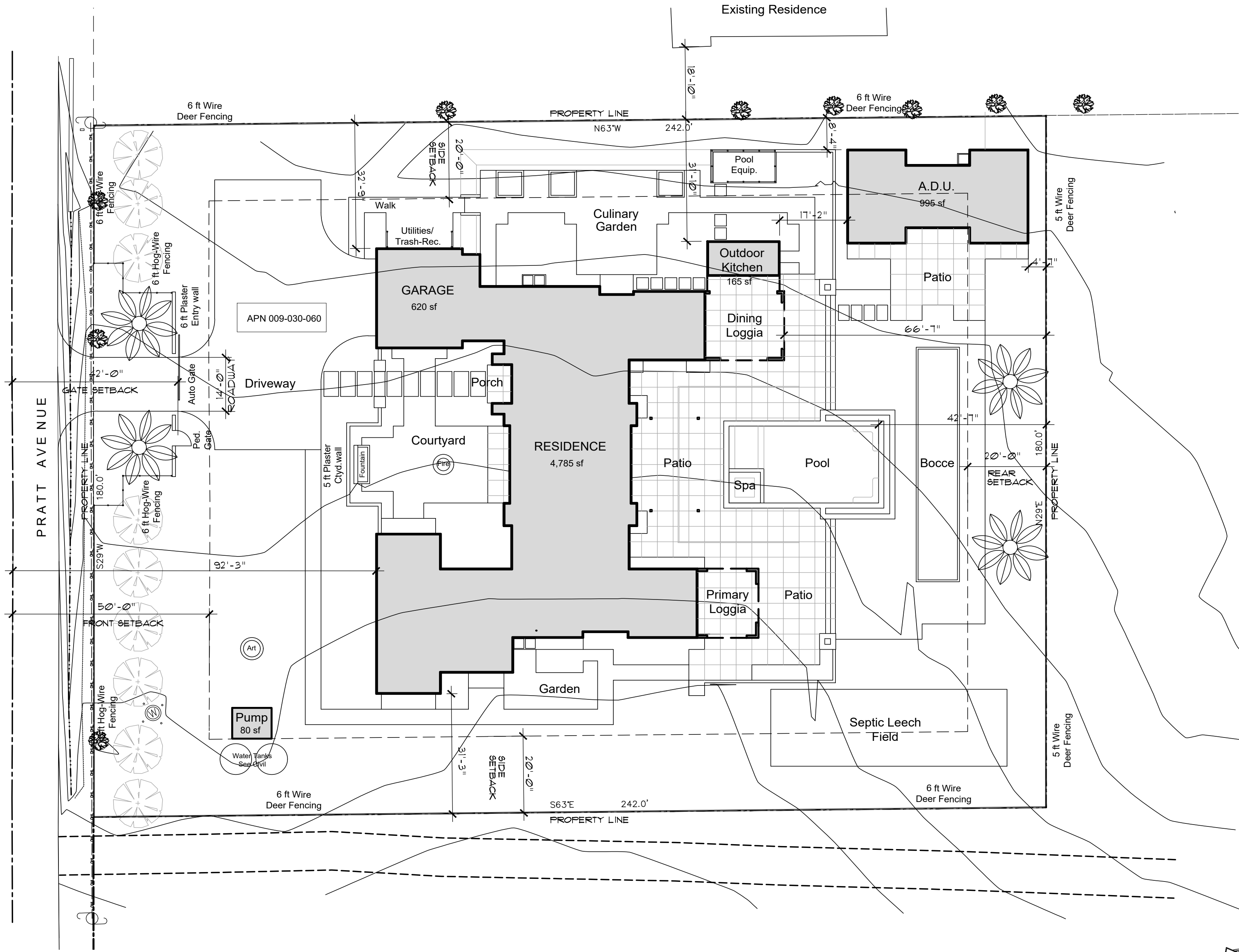
Existing  
Site Plan  
& Photos

REVIEW THE DRAWINGS CAREFULLY.  
DO NOT SCALE THE DRAWINGS. ANY DISCREPANCY  
BETWEEN THE DIMENSIONS AND NOTES SHALL BE  
RESOLVED BY THE ARCHITECT. IT IS THE RESPONSIBILITY OF  
THE CLIENT TO OBTAIN ALL NECESSARY PERMITS.  
DATE: 10-29-2020  
SCALE: 1/32" = 1'-0"  
DRAWN: JF  
JOB NO. 2011  
SHEET NO:  
**A0.0**  
777 Pratt Ave  
St. Helena, CA

Preliminary Not for Construction



Site Plan



SCALE: 1/16" = 1'-0"



Pool Safety Notes:

THE POOL AREA SHALL BE ISOLATED FROM PUBLIC ACCESS BY FENCE/ENCLOSURE THAT MEETS ALL OF THE FOLLOWING REQUIREMENTS:

ANY ACCESS GATES THROUGH THE ENCLOSURE OPEN AWAY FROM THE SWIMMING POOL, AND ARE SELF-CLOSING WITH A SELF-LATCHING DEVICE PLACED NO LOWER THAN 60 INCHES ABOUT THE GROUND.

A MINIMUM HEIGHT OF 60 INCHES.

A MAXIMUM VERTICAL CLEARANCE FROM THE GROUND TO THE BOTTOM OF THE ENCLOSURE OF TWO (2) INCHES.

GAPS OR VOIDS, IF ANY, DO NOT ALLOW PASSAGE OF A SPHERE EQUAL TO OR GREATER THAN FOUR (4) INCHES IN DIAMETER.

AN OUTSIDE SURFACE FREE OF PROTRUSIONS, CAVITIES, OR OTHER PHYSICAL CHARACTERISTICS THAT WOULD SERVE AS HAND-FOOTHOLDS THAT COULD ENABLE A CHILD THE AGE OF 5 TO CLIMB OVER.

THE POOL SHALL BE EQUIPPED WITH AN APPROVED SAFETY POOL COVER THAT MEETS ALL REQUIREMENTS OF THE ASTM SPECIFICATION F 1346.

Site Plan Notes:

- ALL MATERIALS AND WORKMANSHIP TO CONFORM TO THESE PLANS, THE 2019 CALIFORNIA RESIDENTIAL CODE, 2019 CALIFORNIA PLUMBING CODE, 2019 CALIFORNIA MECHANICAL CODE, 2019 CALIFORNIA ELECTRICAL CODE, 2019 CALIFORNIA ENERGY CODE, 2019 CALIFORNIA BUILDING ENERGY STANDARDS, 2019 CALIFORNIA GREEN BUILDING STANDARDS (CALGreen), 2019 CALIFORNIA BUILDING CODE, AND ANY OTHER APPLICABLE CODES AND REGULATIONS OF THIS JURISDICTION.
- SEE CIVIL DRAWINGS BY MADRONE ENGINEERING FOR SITE GRADING, DRAINAGE, SEPTIC SYSTEM, UTILITIES AND DRIVEWAY IMPROVEMENTS.
- CONTRACTOR TO FIELD VERIFY LOCATIONS OF ALL UTILITIES, UNDERGROUND OR OTHERWISE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
- CONTRACTOR TO FIELD VERIFY DIMENSIONS AND LOCATIONS OF ALL PROPERTY LINES, SETBACKS, EASEMENTS, AND BUILDING LOCATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- ALL TRENCHES 5' OR GREATER IN DEPTH SHALL BE SHORED AND BRACED ACCORDING TO STATE LAW.
- SEE LANDSCAPE DRAWINGS BY CHRISTIAN BARRETT LANDSCAPE ARCHITECTURE FOR LANDSCAPE, SITE HARDSCAPE, LANDSCAPE FEATURES AND IRRIGATION.
- GRADE PERIMETER OF BUILDING STRUCTURE TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET (5% MIN). IMPERVIOUS SURFACES SHALL SLOPE A MINIMUM 2% AWAY FROM THE STRUCTURE FOR THE FIRST 10 FEET AT UNCOVERED PATIOS. SEE CIVIL GRADING AND DRAINAGE PLANS SHEET C10-C21 FOR ADDITIONAL INFO.
- ALL ROOF DRAINAGE DOWNSPOUT LEADERS SHALL BE CONNECTED TO TIGHT-LINE SUBSURFACE STORM DRAIN SYSTEM PER CIVIL ENGINEERING PLANS BY MADRONE ENGINEERING.

Project Info

|                                                          |                        |                         |
|----------------------------------------------------------|------------------------|-------------------------|
| ADDRESS:                                                 | 111 PRATT ROAD         | ST. HELENA              |
| APN:                                                     | 009-030-060            |                         |
| LOT AREA:                                                | 1 ACRE (43,560 SF)     |                         |
| ZONING:                                                  | A-20 LESS THAN 2 ACRES |                         |
| OCCUPANCY GROUP:                                         | R-3-U                  |                         |
| BUILDING HEIGHT LIMIT:                                   | 30 LF                  |                         |
| MAX. F.A.R.:                                             | 6,069 SF               |                         |
| DEVELOPMENT STANDARDS:                                   | RESIDENCE              | ACCESSORY DWELLING UNIT |
| SETBACKS:                                                | ALLOWED                | PROPOSED                |
| FRONT (CL OF RD.)                                        | 20'-0"                 | 32'-3"                  |
| SIDE-LEFT                                                | 20'-0"                 | 31'-10"                 |
| SIDE-RIGHT                                               | 20'-0"                 | 31'-3"                  |
| REAR                                                     | 20'-0"                 | 66'-1"                  |
| BUILDING HEIGHTS:                                        | 30'-0"                 | 29'-10"                 |
| MAXIMUM F.A.R.                                           | 6,069 SF               | 6,045 SF                |
| (400 SF ALLOWANCE FOR ADU + 200 SF ALLOWANCE FOR GARAGE) | 6,069 SF               | 6,045 SF                |
| TOTAL F.A.R.                                             | 6,069 SF               | 6,045 SF                |
| PARKING                                                  | 2 SPACES               | 6 SPACES                |
|                                                          |                        | 1 SPACE                 |
|                                                          |                        | 2 SPACES                |

|                   |          |
|-------------------|----------|
| Total Floor Area: | 6,645 sf |
| Main Residence:   | 4,785 sf |
| Garage:           | 620 sf   |
| A.D.U.:           | 995 sf   |
| Outdoor Kitchen:  | 165 sf   |
| Pump House:       | 80 sf    |

|                       |          |
|-----------------------|----------|
| Allowable Floor Area: | 6,669 sf |
| F.A.R.:               | 6,069 sf |
| Garage Allowance:     | 200 sf   |
| ADU Allowance:        | 400 sf   |

| REVISIONS                 | DATE    | BY |
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| BUILDING PERMIT SUBMITTAL | 9-12-20 | JF |
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ARCHITECTURE

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Voice (415) 884-2860

New Residence  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California

AP#: 009-030-060-000

Proposed  
Site Plan

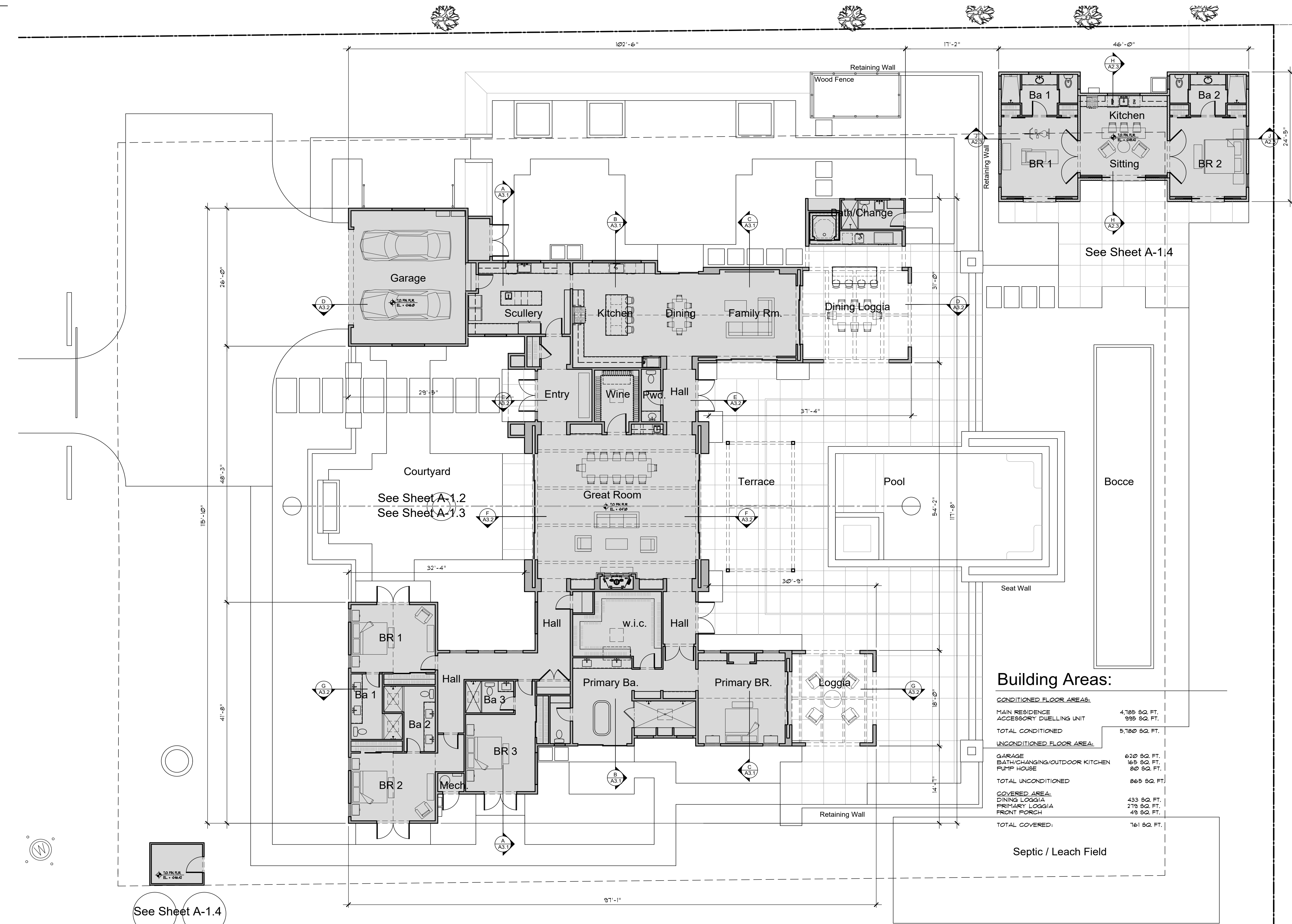
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JOSEPH P. FARRELL, ARCHITECT.

DATE: 03-05-21  
SCALE: 1"=16'  
DRAWN: JF/STC  
JOB NO. 2011  
SHEET NO:

A0.1  
777 Pratt Ave  
St. Helena, CA

Preliminary Not for Construction





Overall Floor Plans

| REVISIONS                 | DATE    | BY |
|---------------------------|---------|----|
| BUILDING PERMIT SUBMITTAL | 8-12-20 | JF |
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**New Residence**  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California  
AP#: 009-030-060-000

Main House Floor Plan

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DATE: 03-05-21  
SCALE: 1/8" = 1'-0"  
DRAWN: JF/STC  
JOB NO. 2011  
SHEET NO:

**A1.1**  
777 Pratt Ave  
St. Helena, CA

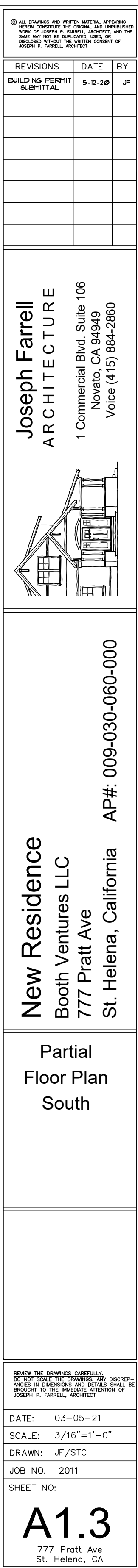
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SCALE: 1/8" = 1'-0"











REVISIONS

DATE

BY

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New Residence  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California

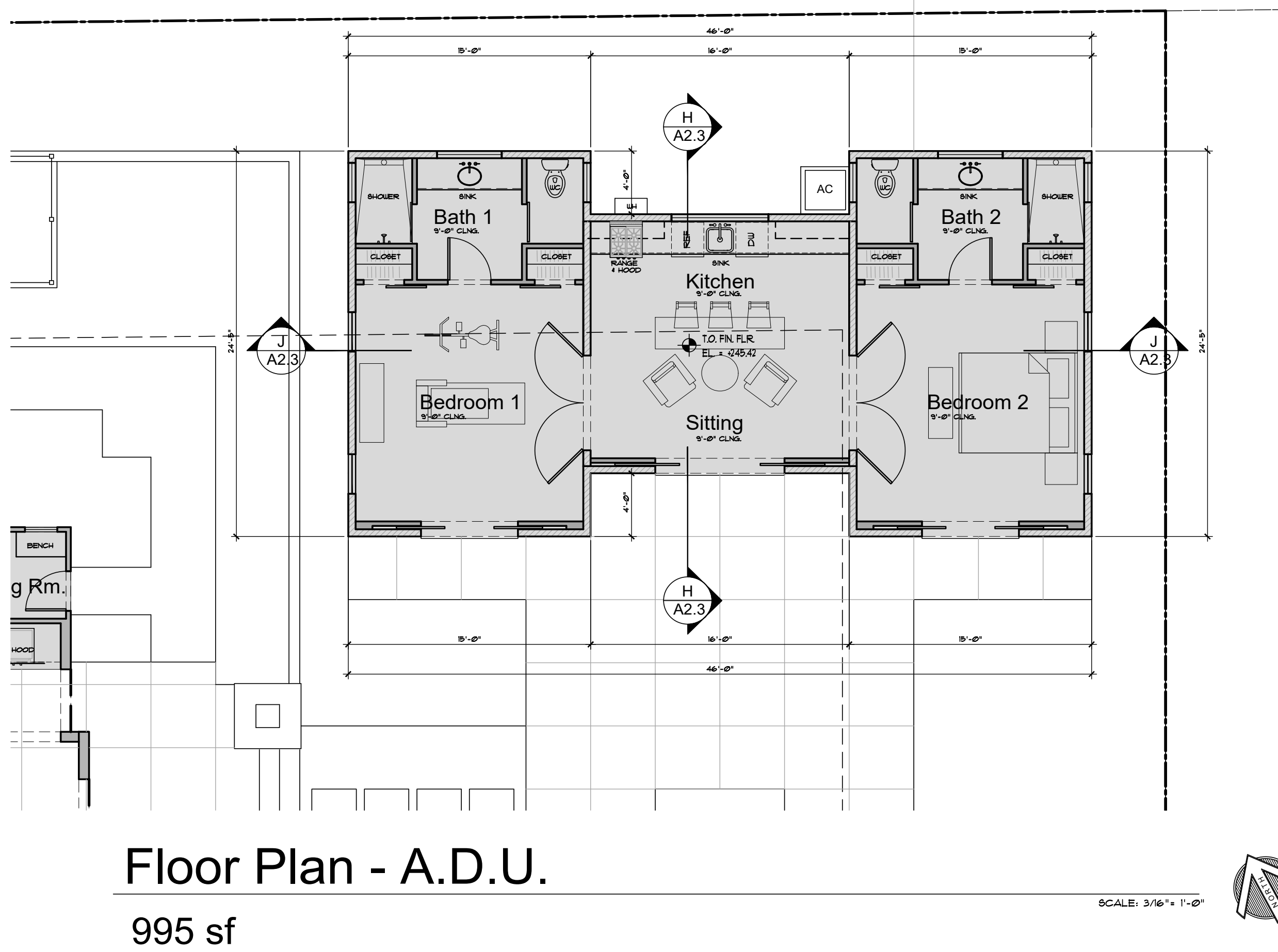
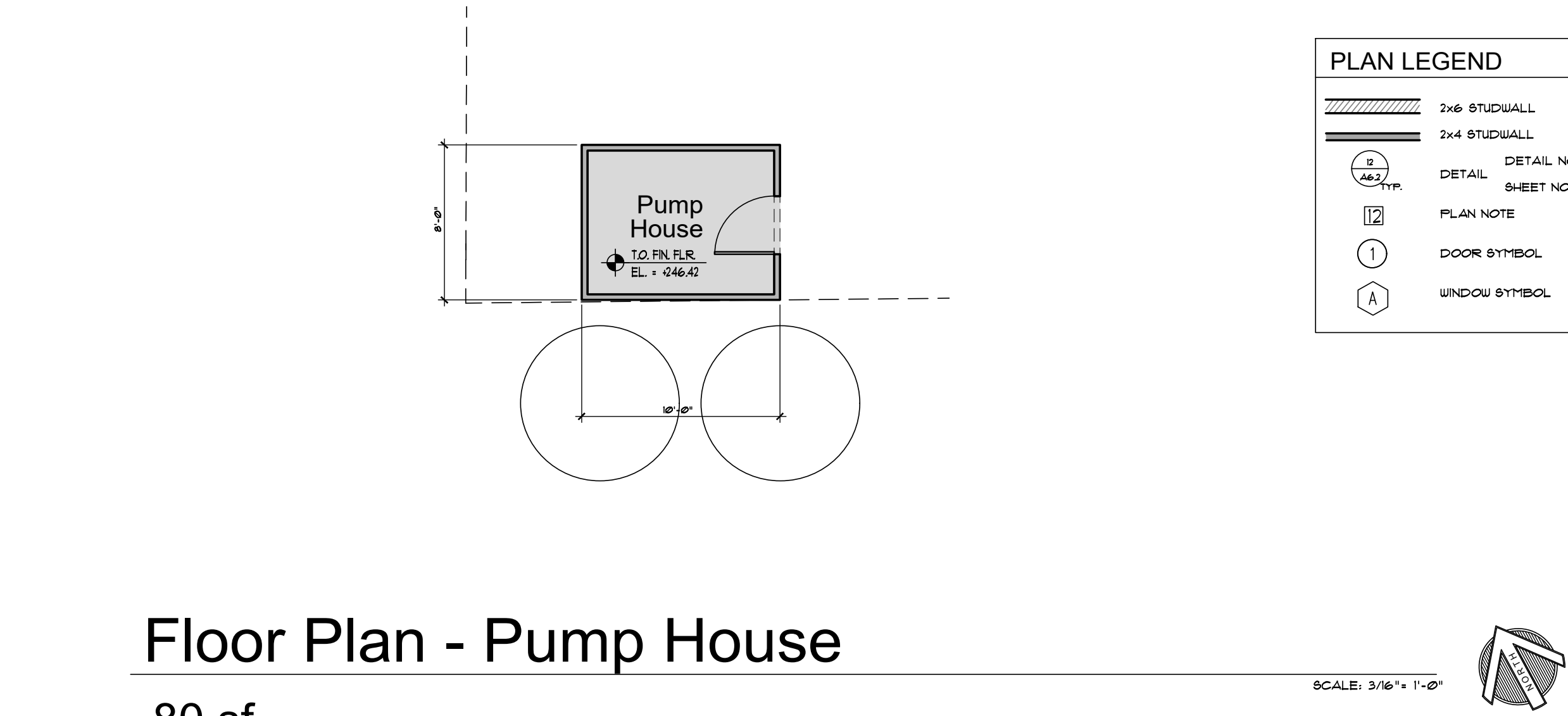
AP#: 009-030-060-000

Guest House  
Floor Plan

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JOSEPH P. FARRELL, ARCHITECT

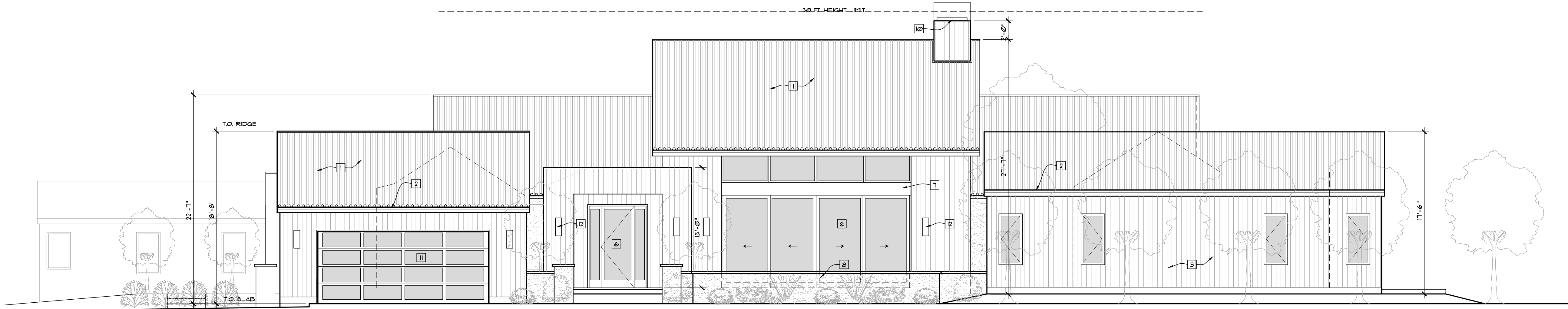
DATE: 10-29-2020  
SCALE: 3/16" = 1'-0"  
DRAWN: JF/STC  
JOB NO. 2011  
SHEET NO:

A1.4  
777 Pratt Ave  
St. Helena, CA



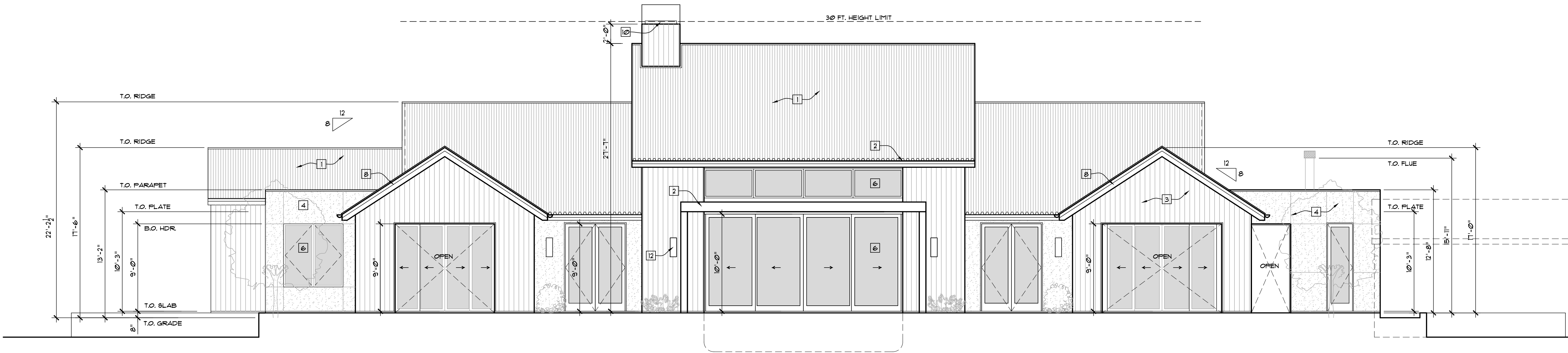
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Front Elevation (East)

SCALE: 3/16" = 1'-0"



Rear Elevation (West)

SCALE: 3/16" = 1'-0"

Elevation Notes:

1. ROOF: CORRUGATED METAL ROOFING (NON-REFLECTIVE) OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PAINTED G.S.M. 6" HALF-ROUND GUTTERS OVER 2X8 FASCIA BOARD WITH LEAF GUARDS AND PAINTED G.S.M. 2 1/2" DIA. DOWNSPUTS.
3. SIDING: VERTICAL ROUGH SAUN 1" THICK T&G REDWOOD WOOD SIDING OVER APPROVED BLDG. PAPERS OVER STRUCTURAL PLYWOOD, S&S.D.
4. SIDING: STUCCO W/ METAL LATH OVER APPROVED 2 LAYERS OF BUILDING PAPERS OVER STRUCTURAL PLYWOOD, S&S.D.
5. 3X8 CEDAR BARGE BOARD.
6. WINDOWS & PATIO DOORS: DOUBLE-GLAZED, METAL CLAD/WOOD UNITS WITH NON-REFLECTIVE GLASS. SEE WINDOW & DOOR NOTES, SHEET A13 FOR ADDITIONAL INFO.
7. 2X REDWOOD WINDOW/DOOR TRIM.
8. BOARD-FORMED CONCRETE SITE WALL-TYPICAL.
9. PAINTED STEEL TRELLIS STRUCTURE WITH REDWOOD SLATS AND REDWOOD GLAD COLUMNS.
10. DIRECT VENT FIREPLACE EXHAUST VENT TERMINATION AT ROOF. INSTALL PER MANUFACTURER'S SPECIFICATION.
11. METAL SECTIONAL GARAGE DOOR GLAZED LITES W/ FROSTED GLASS.
12. EXTERIOR LIGHT FIXTURE AS SELECTED BY OWNER.

| REVISIONS                 | DATE    | BY |
|---------------------------|---------|----|
| BUILDING PERMIT SUBMITTAL | 9-12-20 | JF |
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New Residence  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California  
AP#: 009-030-060-000

Main House  
Exterior  
Elevations

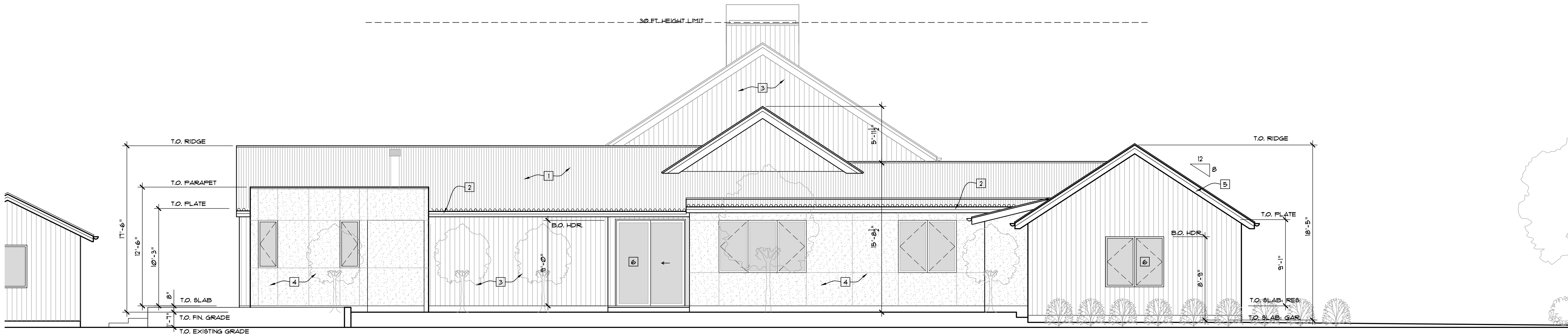
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RESOLVED TO THE FAVOR OF THE ARCHITECT.  
JOSEPH P. FARRELL, ARCHITECT

DATE: 10-29-2020  
SCALE: 3/16" = 1'-0"  
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JOB NO. 2011  
SHEET NO:

**A2.1**  
777 Pratt Ave  
St. Helena, CA

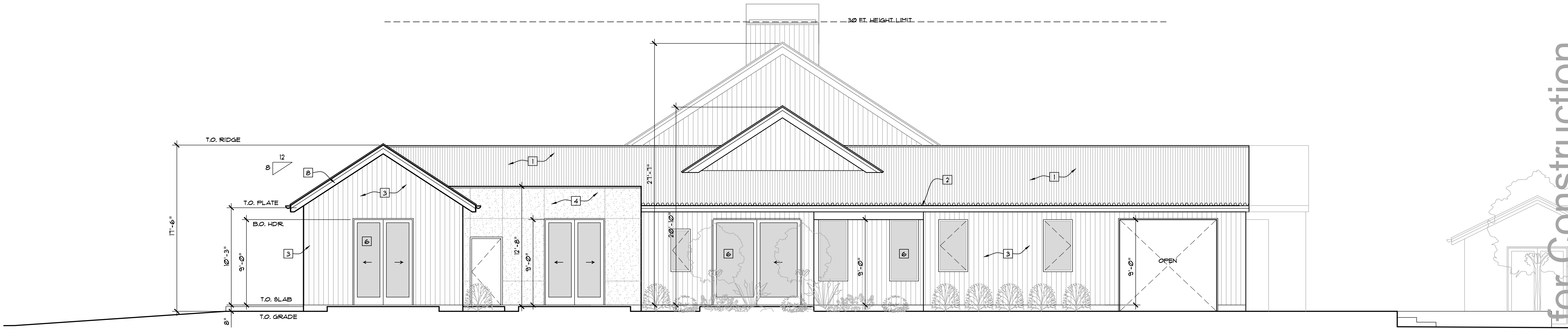
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Side Elevation (North)

SCALE: 3/16" = 1'-0"



Side Elevation (South)

SCALE: 3/16" = 1'-0"

Elevation Notes:

1. ROOF: CORRUGATED METAL ROOFING (NON-REFLECTIVE) OVER APPROVED UNDERLAYMENT OVER FLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PAINTED G&M, 6" HALF-ROUND GUTTERS OVER 2X8 FASCIA BOARD WITH LEAF GUARDS AND PAINTED G&M, 2 1/4" DIA. DOWNSPUTS.
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9. PAINTED STEEL TRELLIS STRUCTURE WITH REDWOOD SLATS AND REDWOOD CLAD COLUMNS.
10. DIRECT VENT FIREPLACE EXHAUST VENT TERMINATION AT ROOF. INSTALL PER MANUFACTURER'S SPECIFICATION.
11. METAL SECTIONAL GARAGE DOOR GLAZED LITES W/ FROSTED GLASS.
12. EXTERIOR LIGHT FIXTURE AS SELECTED BY OWNER.

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| REVISIONS                 | DATE    | BY |
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| BUILDING PERMIT SUBMITTAL | 9-12-20 | JF |
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Joseph Farrell  
ARCHITECTURE  
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Voice (415) 884-2860

New Residence  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California  
AP#: 009-030-060-000

Main House  
Exterior  
Elevations

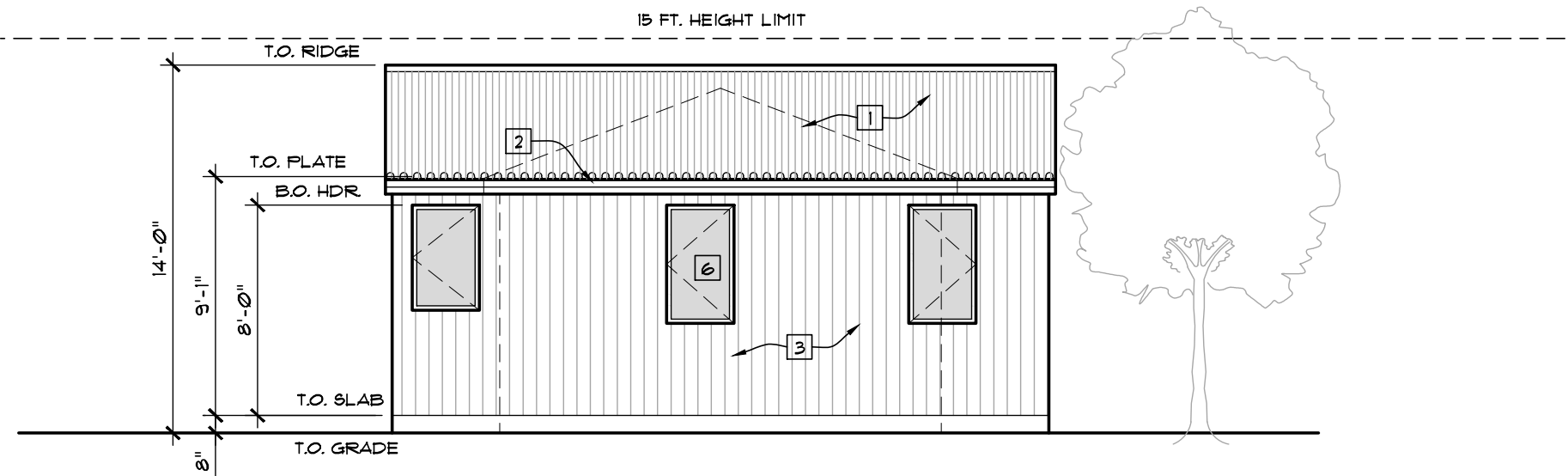
OWNER: THE BOOTH VENTURES, LLC  
DO NOT SCALE THE DRAWING. ANY DIMENSIONS SHOWN ON THE DRAWING ARE TO BE TAKEN FROM THE DIMENSIONS LISTED ON THE DRAWING.

DATE: 10-29-2020  
SCALE: 3/16" = 1'-0"  
DRAWN: STC  
JOB NO. 2011  
SHEET NO:

A2.2  
777 Pratt Ave  
St. Helena, CA

Preliminary Not for Construction

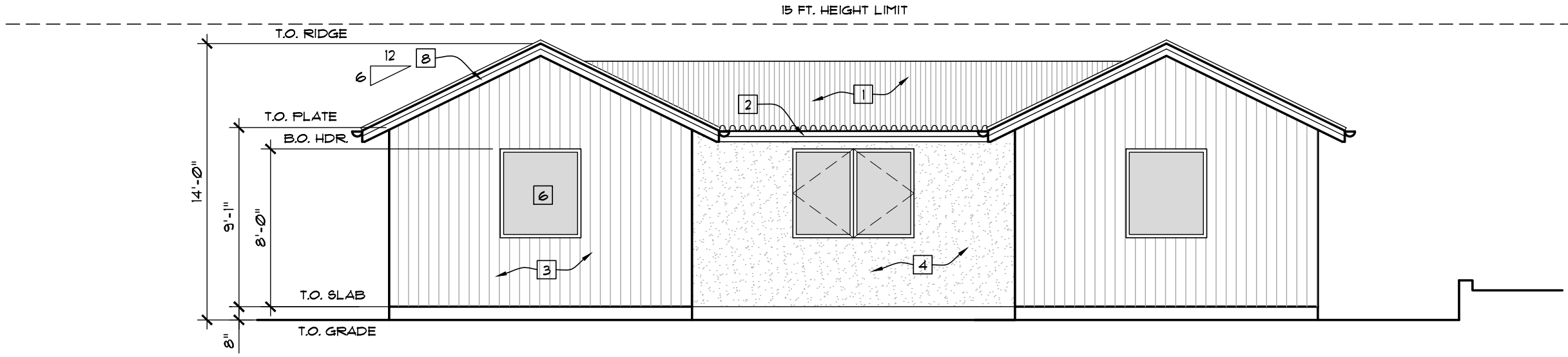




East Elevation - A.D.U.

West Elevation - Opposite Hand

SCALE: 3/16" = 1'-0"

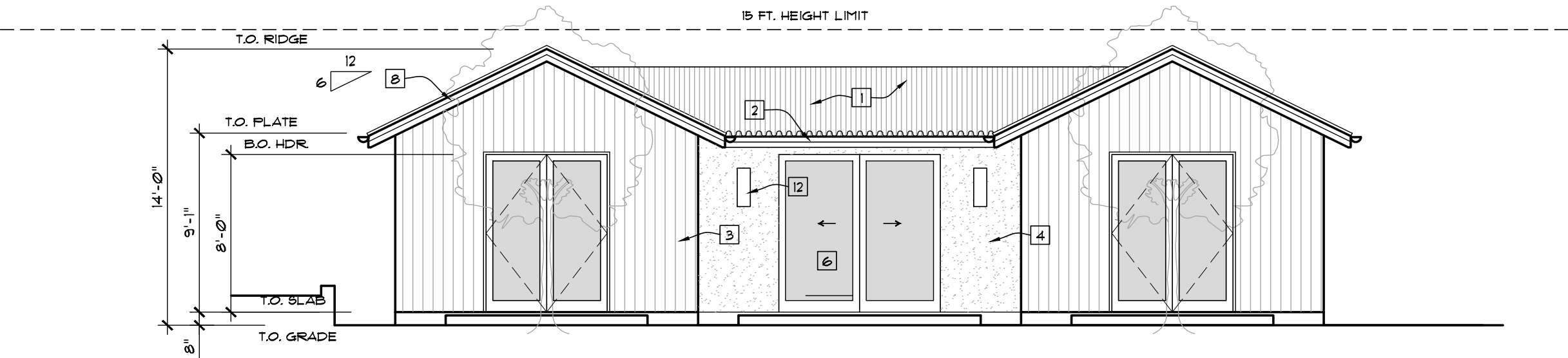


North Elevation - A.D.U.

SCALE: 3/16" = 1'-0"

Elevation Notes:

1. ROOF: CORRUGATED METAL ROOFING (NON-REFLECTIVE) OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. PAINTED 5.5M, 6" HALF-ROUND GUTTERS OVER 2X8 FASCIA BOARD WITH LEAF GUARDS AND PAINTED 5.5M, 2 1/2" DIA. DOWNSPOUTS.
3. SIDING: VERTICAL ROUGH SAUN 1" THICK TAG REDWOOD WOOD SIDING OVER APPROVED BLDG. PAPERS OVER STRUCTURAL PLYWOOD, S.S.D.
4. SIDING: STUCCO W/ METAL LATH OVER APPROVED 2 LAYERS OF BUILDING PAPERS OVER STRUCTURAL PLYWOOD, S.S.D.
5. 3X8 CEDAR BARGE BOARD.
6. WINDOWS & PATIO DOORS: DOUBLE-GLAZED, METAL CLAD WOOD UNITS WITH NON-REFLECTIVE GLASS. SEE WINDOW & DOOR NOTES, SHEET A1.3 FOR ADDITIONAL INFO.
7. 2X REDWOOD WINDOW/DOOR TRIM.
8. BOARD-FORMED CONCRETE SITE WALL-TYPICAL.
9. PAINTED STEEL TRELLIS STRUCTURE WITH REDWOOD SLATS AND REDWOOD CLAD COLUMNS.
10. DIRECT VENT FIREPLACE EXHAUST VENT TERMINATION AT ROOF. INSTALL PER MANUFACTURER'S SPECIFICATION.
11. METAL SECTIONAL GARAGE DOOR GLAZED LITES W/ FROSTED GLASS.
12. EXTERIOR LIGHT FIXTURE AS SELECTED BY OWNER.

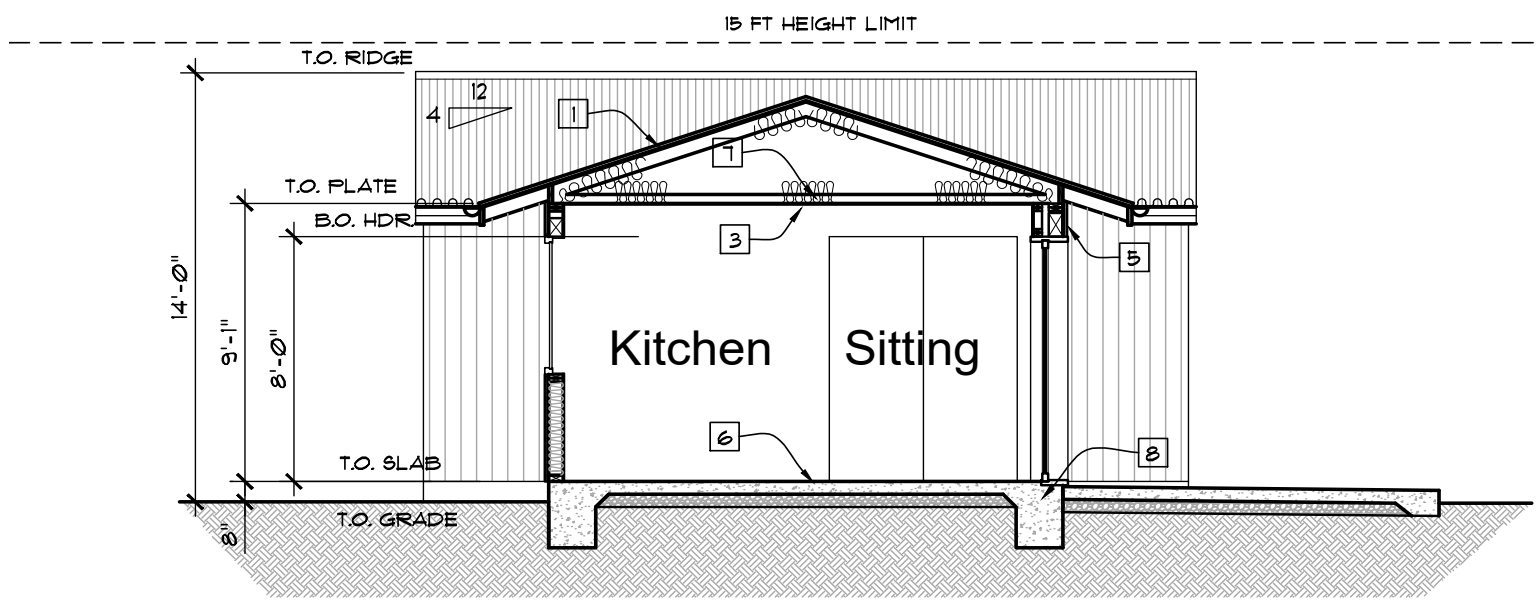


South Elevation - A.D.U.

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

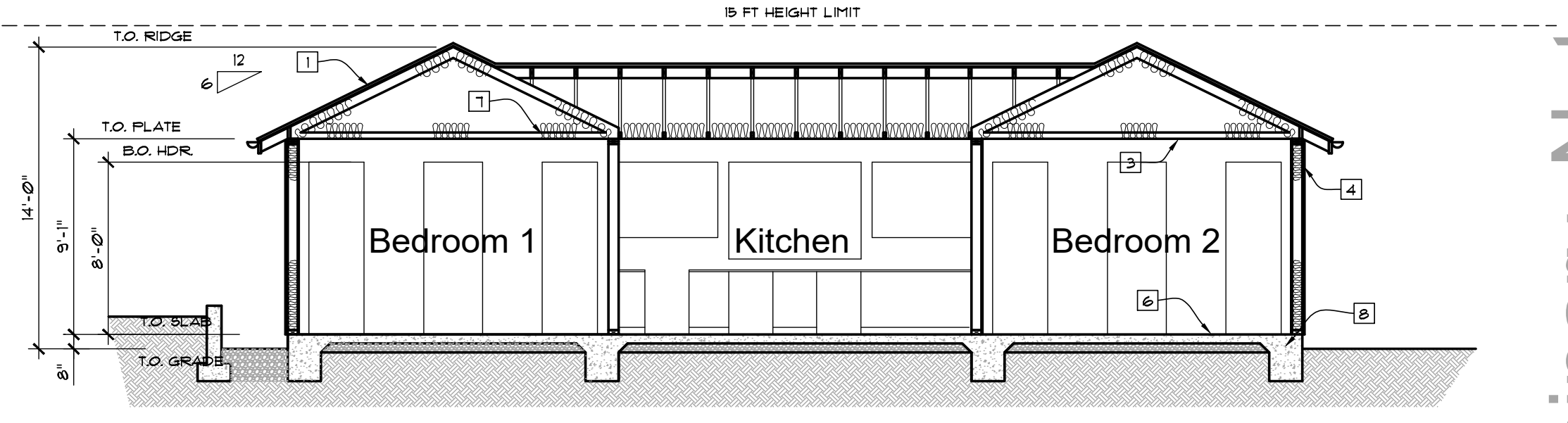
Building Section Notes:

1. ROOF: CLASS A CORRUGATED METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ROOF: SINGLE PLY T.P.O. ROOFING (25 YEAR WARRANTY MIN) OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. CEILING: 5/8" GYPSUM BOARD APPLIED TO UNDERSIDE OF TRUSS BOTTOM CHORDS/CEILING JOISTS, TYP. U.O.N. (GREAT ROOM, KITCHEN/FAMILY RM & ENTRY-1X6 WOOD W/ WOOD FALSE RAFTERS)
4. EXTERIOR WALLS: 1X ROUGH-SAUN WOOD SIDING OVER APPROVED BUILDING PAPERS OVER STRUCTURAL PLYWOOD OVER 2X6 RAFTERS, TYP. U.O.N.
5. EXTERIOR WALLS: STUCCO W/ METAL LATH OVER APPROVED 2 LAYERS OF BUILDING PAPERS OVER STRUCTURAL PLYWOOD, S.S.D.
6. FLOOR: FINISH FLOOR PER PLAN OVER REINFORCED CONCRETE SLAB, TYPICAL U.O.N.
7. INSULATION: PROVIDE GLASS-FIBER BATT INSULATION AS FOLLOWS: R-21 AT 2X6 EXTERIOR WOOD FRAMED WALLS, R-13 AT 2X4 EXTERIOR WOOD FRAMED WALLS, R-19 AT RAISED FLOORS AND R-30 AT DROP CEILINGS, R-30 AT VAULTED CEILINGS (VENTILATED), TYPICAL U.O.N. PROVIDE R-30 MIN. SPRAY-APPLIED URETHANE INSULATION AT UNDERSIDE OF ROOF SHEATHING AT UNVENTILATED RAFTER SPACES (GREAT ROOM, BONUS ROOM AND FLAT ROOF SECTIONS), TYPICAL U.O.N.
8. FOUNDATION: REINFORCED CONCRETE SPREAD FOOTING/SLAB ON GRADE. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



Section H - A.D.U.

SCALE: 3/16" = 1'-0"



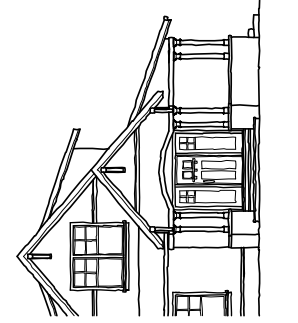
Section J - A.D.U.

SCALE: 3/16" = 1'-0"

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| REVISIONS                 | DATE    | BY |
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| BUILDING PERMIT SUBMITTAL | 8-15-20 | JF |
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New Residence  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California  
AP#: 009-030-060-000

Proposed  
A.D.U. Exterior  
Elevations  
and Sections

SEVEN THE DRAWINGS CAREFULLY.  
DO NOT SCALE THE DRAWINGS. ANY DISCREPANCIES IN DIMENSIONS AND DETAILS SHALL BE  
RESOLVED BY THE IMMEDIATE ACTION OF  
JOSEPH P. FARRELL, ARCHITECT.

DATE: 10-29-2020  
SCALE: 3/16" = 1'-0"  
DRAWN: STC  
JOB NO. 2011  
SHEET NO:

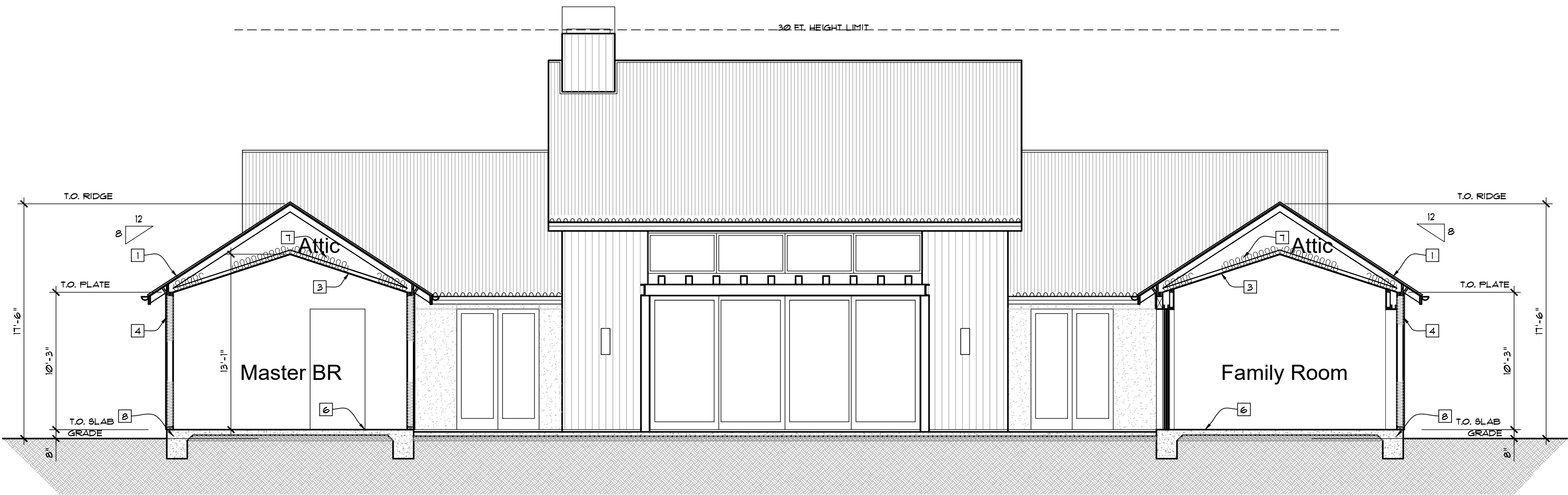
A2.3  
777 Pratt Ave  
St. Helena, CA

Preliminary Not for Construction



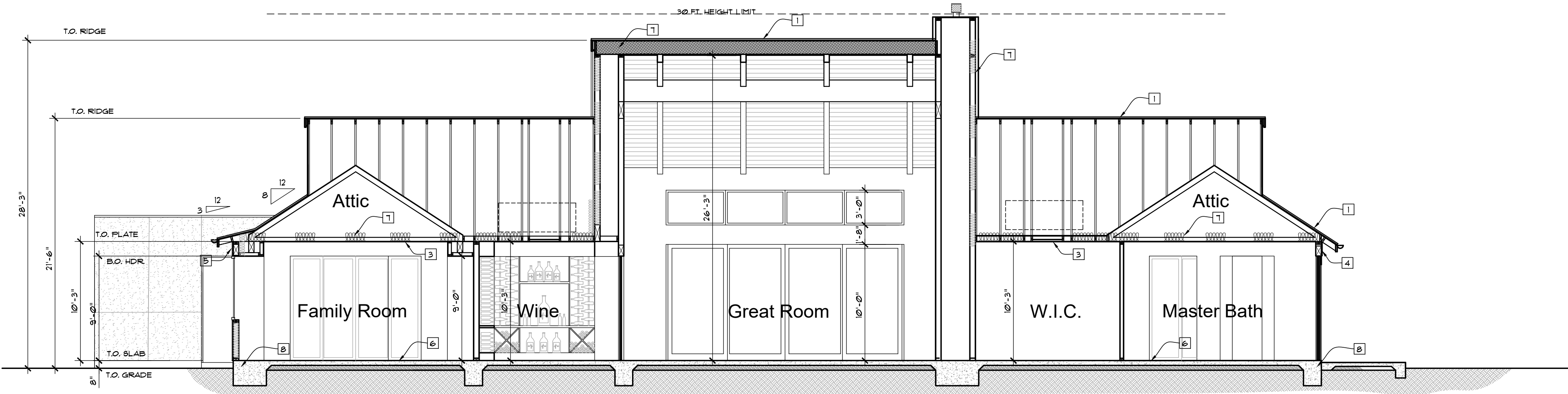
Building Section Notes:

1. ROOF: CLASS A CORRUGATED METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X6 RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
2. ROOF: SINGLE PLY T.P.O. ROOFING (25 YEAR WARRANTY MIN) OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 2X6 RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. CEILING: 5/8" GYPSUM BOARD APPLIED TO UNDERSIDE OF TRUSS BOTTOM CHORDS/CEILING JOISTS, TYP. U.O.N. (GREAT ROOM, HBR, KITCHEN/FAMILY RM & ENTRY-DX6 WOOD W/ WOOD FALSE RAFTERS).
4. EXTERIOR WALLS: 1X ROUGH-SAWN WOOD SIDING OVER APPROVED BUILDING PAPERS OVER STRUCTURAL PLYWOOD OVER 2X6 RAFTERS, TYP. U.O.N.
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6. FLOOR: FINISH FLOOR PER PLAN OVER REINFORCED CONCRETE SLAB, TYPICAL U.O.N.
7. INSULATION: PROVIDE GLASS-FIBER BATT INSULATION AS FOLLOWS: R-21 AT 2X6 EXTERIOR WOOD FRAMED WALLS, R-19 AT 2X4 EXTERIOR WOOD FRAMED WALLS, R-19 AT RAISED FLOORS AND R-30 AT DROP CEILINGS, R-30 AT VAULTED CEILINGS (VENTILATED), TYPICAL U.O.N. PROVIDE R-30 MIN. SPRAY-APPLIED URETHANE INSULATION AT UNDERSIDE OF ROOF SHEATHING AT UNVENTILATED RAFTER SPACES (GREAT ROOM, BONUS ROOM AND FLAT ROOF SECTIONS), TYPICAL U.O.N.
8. FOUNDATION: REINFORCED CONCRETE SPREAD FOOTING/SLAB ON GRADE. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



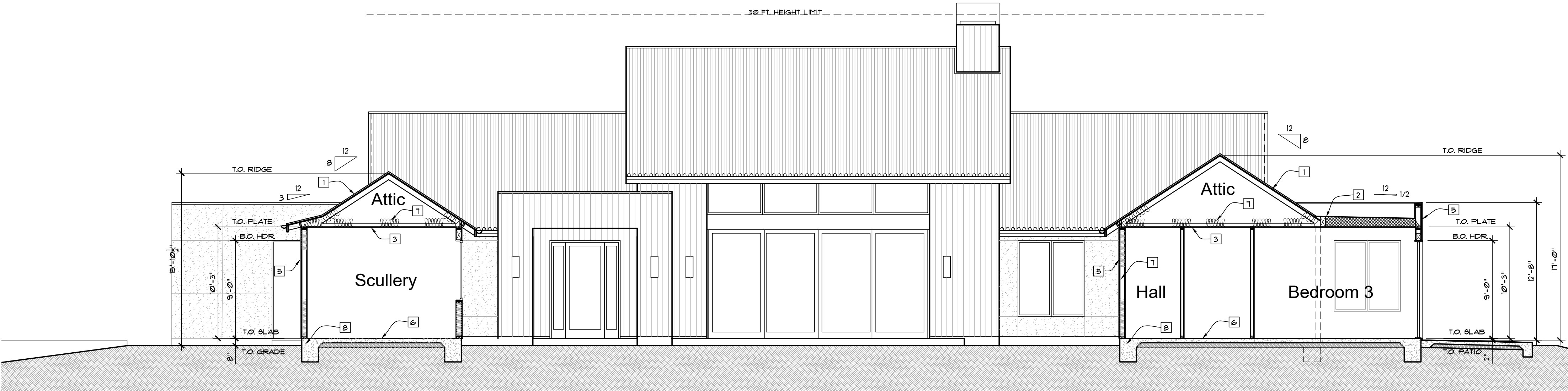
Section C: Cross Section

SCALE: 3/16" = 1'-0"



Section B: Longitudinal Section

SCALE: 3/16" = 1'-0"



Section A: Cross Section

SCALE: 3/16" = 1'-0"

| REVISIONS                 |  |  | DATE    | BY |
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| BUILDING PERMIT SUBMITTAL |  |  | 8-12-20 | JF |
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Joseph Farrell  
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New Residence  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California  
AP#: 009-030-060-000

Proposed  
Building  
Sections

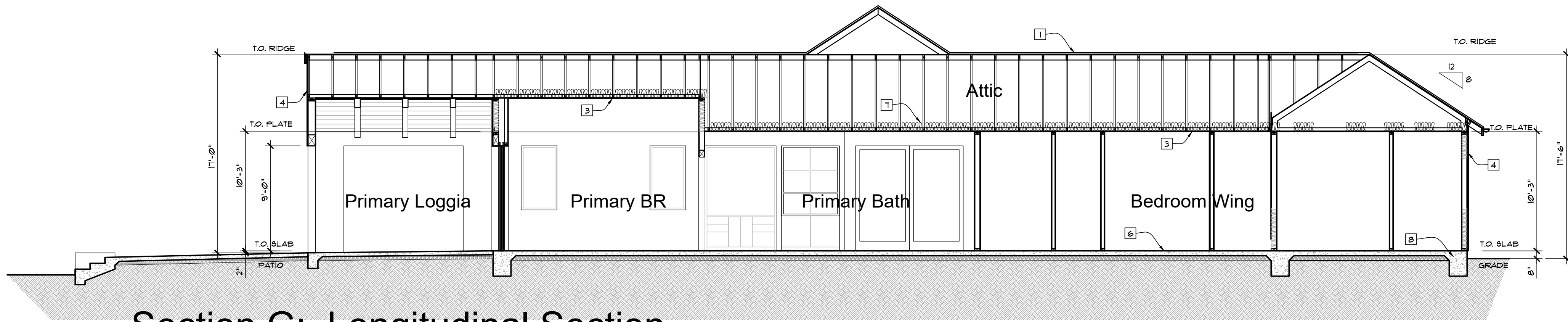
REVIEW THE SEPARATE CORRELATION  
DO NOT SCALE THE DRAWING. ANY DISCREPANCY  
BETWEEN THE DIMENSIONS AND DETAILS SHALL BE  
RESOLVED TO THE INTENT OF THE DESIGN OF  
JOSEPH P. FARRELL, ARCHITECT

DATE: 10-29-2020  
SCALE: 3/16" = 1'-0"  
DRAWN: STC  
JOB NO. 2011  
SHEET NO:

A3.1  
777 Pratt Ave  
St. Helena, CA

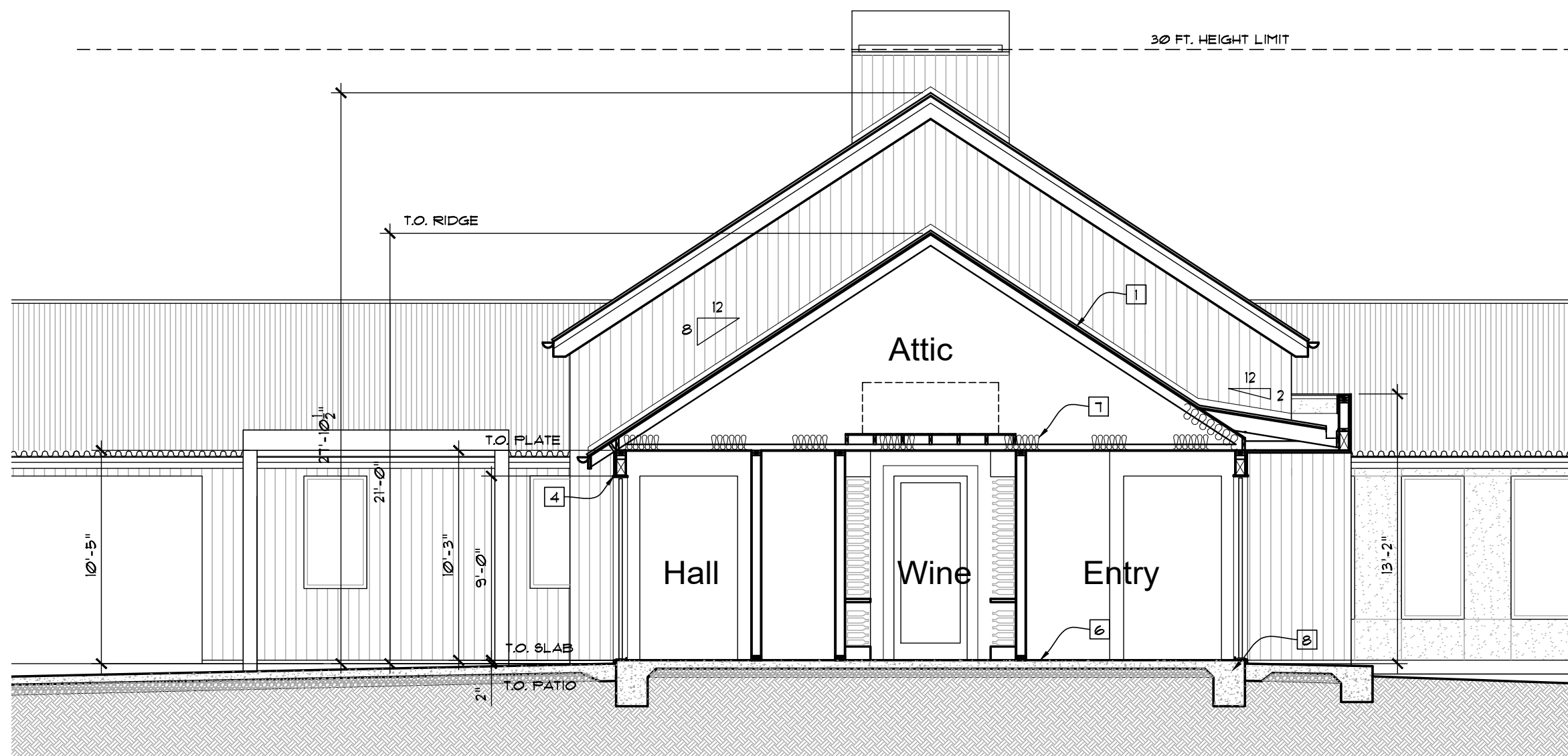
Preliminary Not for Construction





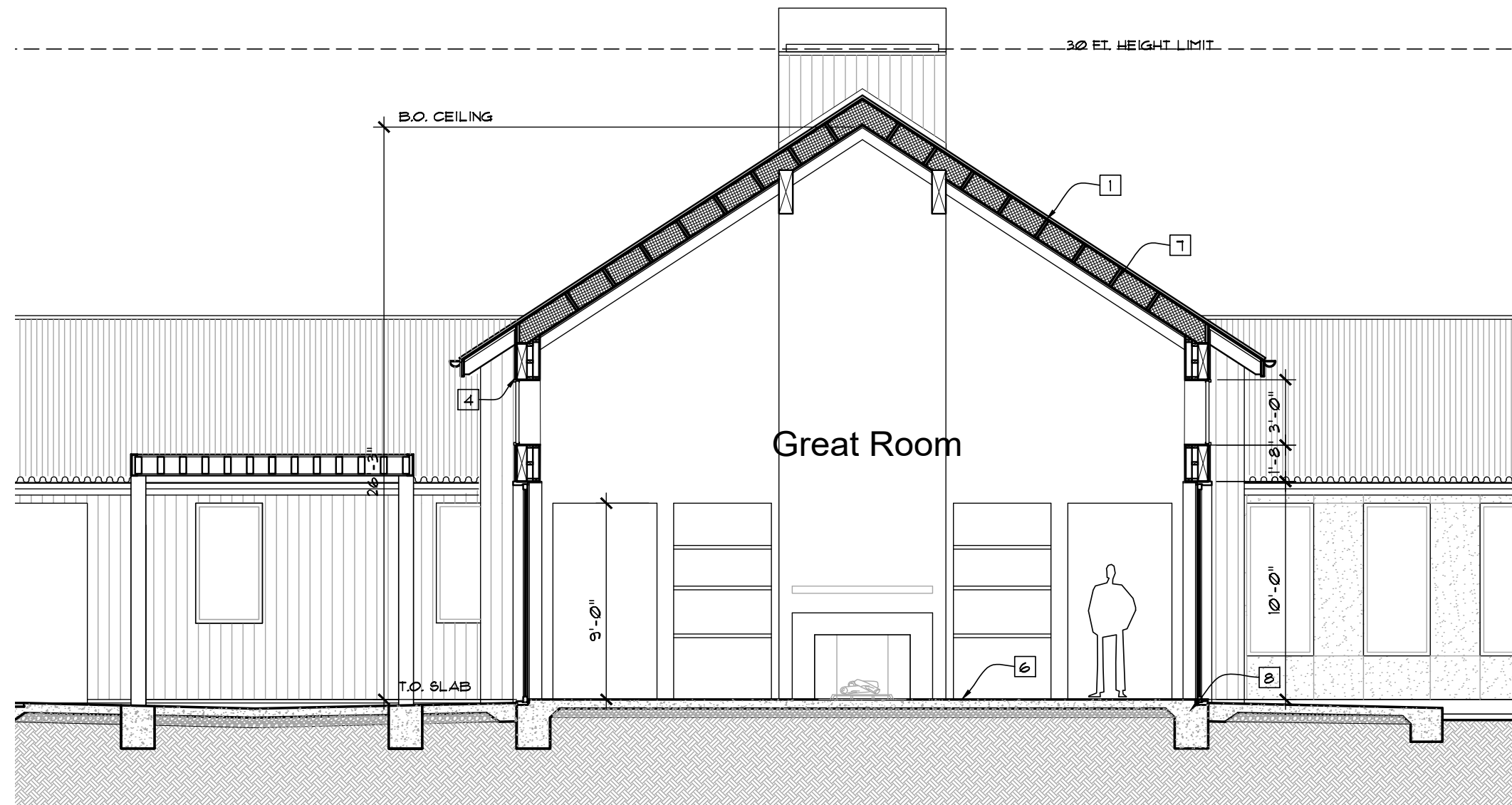
Section G: Longitudinal Section

SCALE: 3/16" = 1'-0"



Section E: Cross Section

SCALE: 3/16" = 1'-0"



Section F: Cross Section

SCALE: 3/16" = 1'-0"

Building Section Notes:

1. ROOF: CLASS A CORRUGATED METAL ROOFING OVER APPROVED UNDERLAYMENT OVER PLYWOOD SHEATHING OVER 1X RAFTERS/ROOF TRUSSES @ 24" O.C. PER ROOF FRAMING PLAN. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
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8. FOUNDATION: REINFORCED CONCRETE SPREAD FOOTING/SLAB ON GRADE. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.



Section D: Longitudinal Section

SCALE: 3/16" = 1'-0"

| REVISIONS                 | DATE    | BY |
|---------------------------|---------|----|
| BUILDING PERMIT SUBMITTAL | 8-12-20 | JF |
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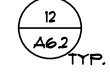
New Residence  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California  
AP#: 009-030-060-000

Proposed  
Building  
Sections

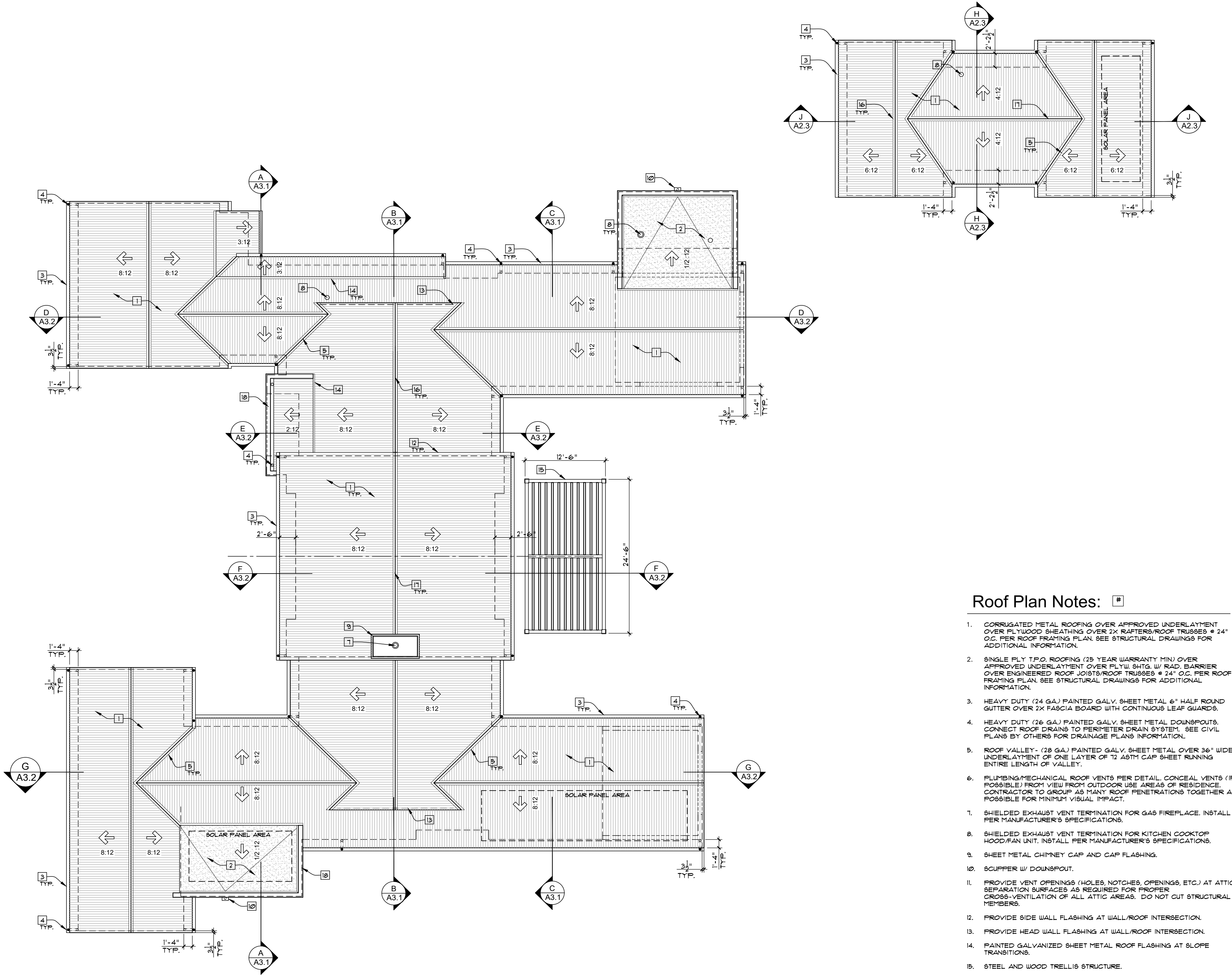
DATE: 10-29-2020  
SCALE: 3/16" = 1'-0"  
DRAWN: STC  
JOB NO. 2011  
SHEET NO:  
**A3.2**  
777 Pratt Ave  
St. Helena, CA

Preliminary Not for Construction

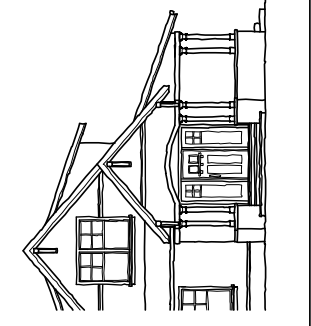


| PLAN LEGEND                                                                         |            |                         |
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|  | DETAIL     | DETAIL NO.<br>SHEET NO. |
|  | PLAN NOTE  |                         |
|  | RIDGE VENT |                         |

## Roof Plans



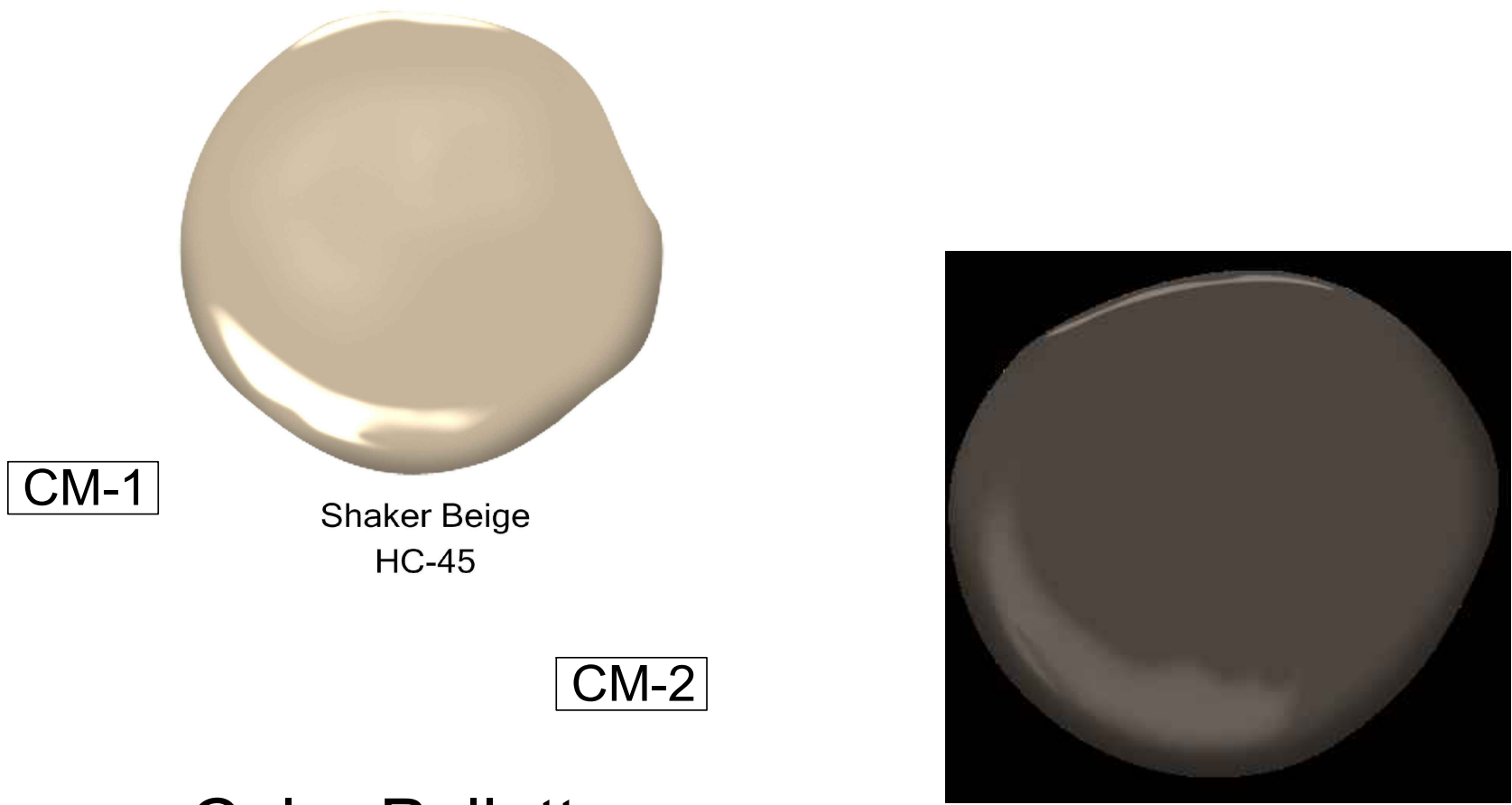
Preliminary Not for Construction

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| REVISIONS                                                                                                                                                                                                                                                                              | DATE         | BY |
| BUILDING PERMIT SUBMITTAL                                                                                                                                                                                                                                                              | 9-12-20      | JF |
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| Joseph Farrell<br>ARCHITECTURE<br>1 Commercial Blvd, Suite 106<br>Novato, CA 94949<br>Voice (415) 884-2860                                                                                                                                                                             |              |    |
|                                                                                                                                                                                                     |              |    |
| New Residence<br>Booth Ventures LLC<br>777 Pratt Ave<br>St. Helena, California<br>AP#: 009-030-060-000                                                                                                                                                                                 |              |    |
| Proposed<br>Roof Plan                                                                                                                                                                                                                                                                  |              |    |
| <small>SEEK THE SHOWN CORRELATION.<br/>DO NOT SCALE THE DRAWING. ANY DIMENSIONS<br/>SHOWN IN THE DRAWING SHALL BE TAKEN<br/>FROM THE DRAWING. THE DRAWING IS THE PROPERTY OF<br/>JOSEPH P. FARRELL ARCHITECT.</small>                                                                  |              |    |
| DATE:                                                                                                                                                                                                                                                                                  | 10-29-2020   |    |
| SCALE:                                                                                                                                                                                                                                                                                 | 1/8" = 1'-0" |    |
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| A4.1<br>777 Pratt Ave<br>St. Helena, CA                                                                                                                                                                                                                                                |              |    |



# New Residence & Guest House

## Colors and Materials



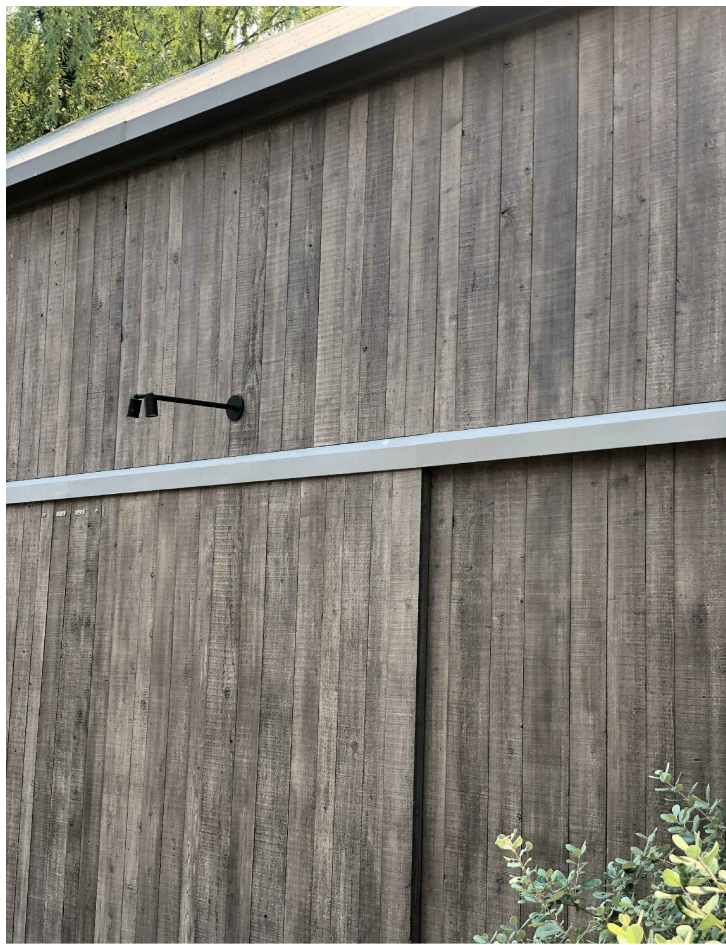
### Color Palette

- CM-1 Exterior Stucco Siding: Benjamin Moore - Shaker Beige
- CM-2 Exterior Trim/Eaves/Gutters: Benjamin Moore - Night Horizon



### Roof

- CM-7 Corrugated Metal  
AEP Span or Equal - Dark Bronze



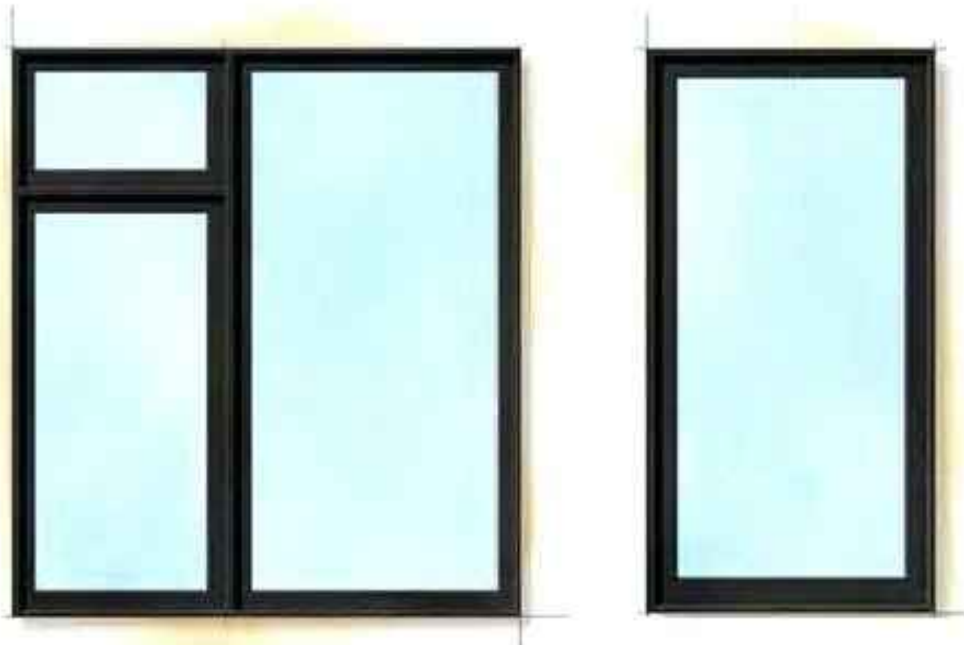
### Siding - Vertical

- CM-3 Shiplap Channel Groove Siding- Aged Redwood



### Exterior Lighting

- CM-5 Exterior Sconce: RH-Braxton - Large- Zinc



### Windows / French Doors:

- CM-8 Fleetwood 450-T Series - Aluminum: Black



### Site Walls

- CM-4 Board Formed Concrete



### Garage Door:

- CM-6 Clopay- Aluminum and Glass - Black



### Trellis

- CM-9 Wood Columns-Steel Beams - Wood Purlins/Slats

| REVISIONS                 | DATE    | BY |
|---------------------------|---------|----|
| BUILDING PERMIT SUBMITTAL | 9-12-20 | JR |
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New Residence  
Booth Ventures LLC  
777 Pratt Ave  
St. Helena, California  
AP#: 009-030-060-000

Colors and  
Materials

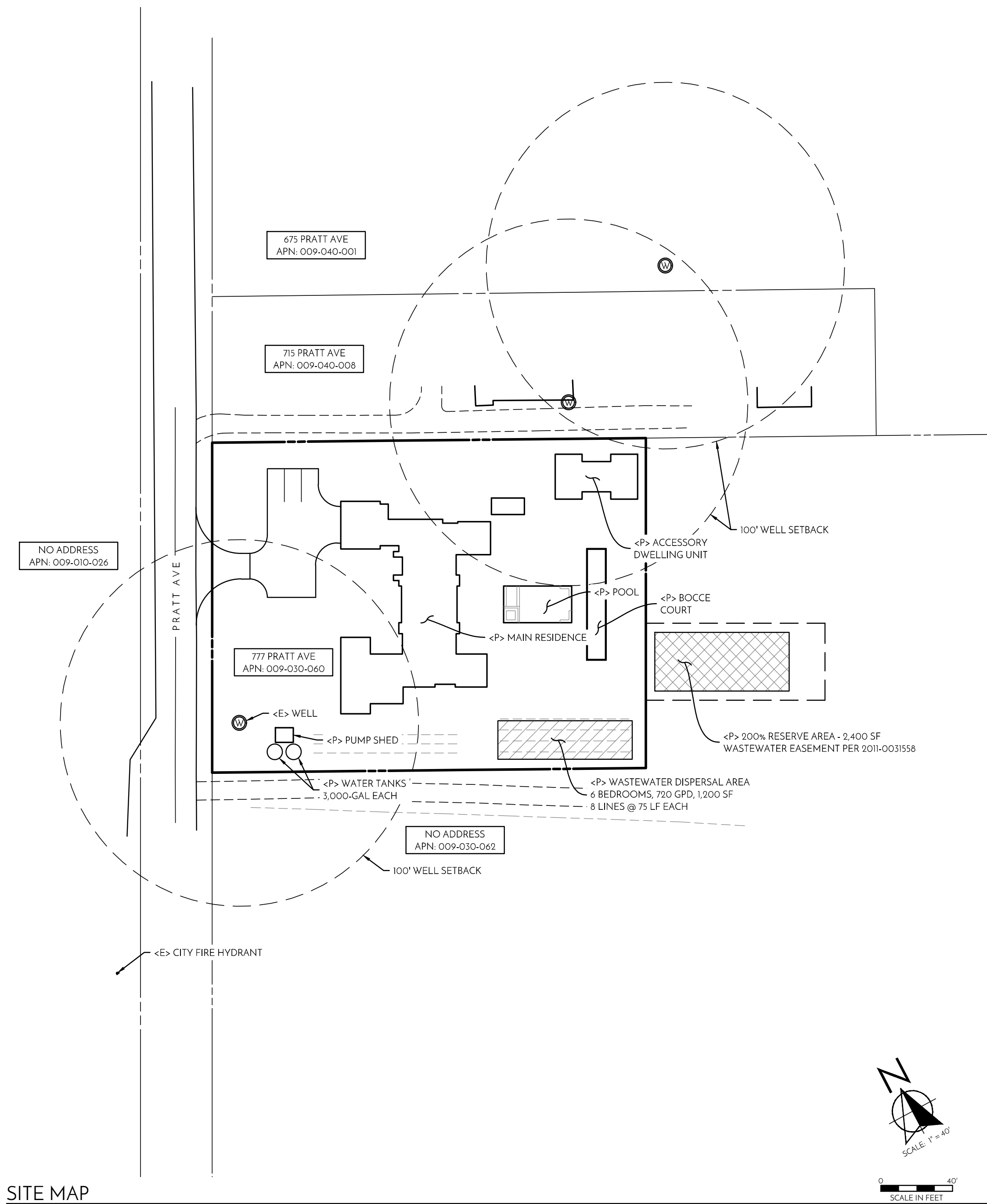
REVIEW THE DRAWINGS CAREFULLY.  
DO NOT SCALE THE DRAWINGS. ANY DISCREPANCY  
BETWEEN A DIMENSION AND TEXT SHALL BE  
GIVEN TO THE DRAWING ATTENTION OF  
JOSEPH P. FARRELL, ARCHITECT

DATE: 10-29-2020  
SCALE: N/A  
DRAWN: STC  
JOB NO. 2011  
SHEET NO:

CM-1  
777 Pratt Ave  
St. Helena, CA

Preliminary Not for Construction





SITE MAP

| ABBREVIATIONS |                               |      |                                |
|---------------|-------------------------------|------|--------------------------------|
| AB            | AGGREGATE BASE                | FI   | FIRE HYDRANT                   |
| AC            | ASPHALT CONCRETE              | FIHM | FLOOD INSURANCE RATE MAP       |
| AD            | AREA DRAIN                    | FL   | FLOW LINE                      |
| BC            | BEGIN CURVE                   | FM   | FORCE MAIN                     |
| BFE           | BASE FLOOD ELEVATION PER FIRM | FS   | FINISHED SURFACE               |
| BN            | BEGIN CURB RETURN             | GR   | GRAVEL                         |
| BVC           | BEGIN VERTICAL CURVE          | HP   | HIGH POINT                     |
| BS            | BOTTOM OF STAIRS              | IN   | INVEST                         |
| BSW           | BACK OF SIDEWALK              | IP   | IRON PIPE                      |
| CB            | CATCH BASIN                   | IR   | IRRIGATION                     |
| C&G           | CURB AND GUTTER               | IP   | JOINT POLE                     |
| CMU           | CONCRETE MASONRY UNIT         | LF   | LINEAL FEET/FOOT               |
| CP            | CONCRETE PIPE                 | LP   | LOW POINT                      |
| CL            | CENTERLINE                    | MH   | MANHOLE                        |
| CO            | CLEANOUT                      | MGN  | MONUMENT                       |
| COMM          | COMMUNICATION                 | NI   | NEW                            |
| CV            | CHECK VALVE                   | OC   | ON CENTER                      |
| CW            | COLD WATER                    | OG   | ORIGINAL GROUND                |
| DCV           | DOUBLE CHECK VALVE            | OH   | OVERHEAD                       |
| DG            | DECOMPOSED GRANITE            | OH   | OVERHEAD LINE                  |
| DIP           | DUCTILE IRON PIPE             | CHL  | CHIMNEY                        |
| DS            | DOWNSPOUT                     | PP   | PROPOSED                       |
| DWG           | DOMESTIC WASTE DRAINING       | PCC  | PORLAND CEMENT CONCRETE        |
| EC            | END OF CURVE                  | PD   | PRESSURE DISTRIBUTION          |
| ED            | EAST                          | PG&E | PACIFIC GAS AND ELECTRIC       |
| ES            | EXISTING                      | PI   | POINT OF INTERSECTION          |
| EGR           | EDGE OF GRAVEL                | PVI  | POST INDICATOR VALVE           |
| EG            | EXISTING GROUND               | PVL  | PROPERTY LINE                  |
| EGR           | EDGE OF GRAVEL                | PVC  | POINT OF REVERSE CURVE         |
| EP            | EDGE OF PAVEMENT              | PSI  | POUNDS PER SQUARE INCH         |
| EVC           | END VERTICAL CURVE            | PUE  | PUBLIC UTILITY EASEMENT        |
| FCC           | FIRE DEPT. CONNECTION         | PV   | POLYVINYL CHLORIDE             |
| FG            | FINISHED GRADE                | PVI  | POINT OF VERTICAL INTERSECTION |
|               |                               | PW   | PROCESS WASTE                  |

| SYMBOL LEGEND |                          |  |                               |
|---------------|--------------------------|--|-------------------------------|
|               | UTILITY POLE             |  | SEWER MANHOLE/RISE WITH ID #  |
|               | SIGN                     |  | STORM DRAIN MANHOLE WITH ID # |
|               | WELL                     |  | WATER VALVE                   |
|               | STREET LIGHT             |  | WATER METER & DCV             |
|               | TREE                     |  | FDC/PPV 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/SIDE BANK GRADEBREAK |  | GRADE SWALE                   |
|               | PROPERTY LINE            |  | OVERLAND RELEASE ROUTE        |
|               | CENTERLINE               |  |                               |

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW APPROVAL FOR A NEW MAIN RESIDENCE, ACCESSORY DWELLING UNIT, POOL, DRIVEWAY, AND ALL REQUIRED INFRASTRUCTURE.

SURVEY NOTES

1. 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.
2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF MAY 2011 PERFORMED BY ALBION SURVEYS, INC.
3. THIS SURVEY IS ON AN ASSUMED DATUM. THE DIRECTION OF NORTH IS BASED ON 38 RS 81, NCR.
4. SITE BENCHMARK DESCRIPTION: NOT APPLICABLE.
5. MADRONE ENGINEERING ASSUMES NO LIABILITY, REAL OR ALLEGED, REGARDING THE ACCURACY OF THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS.
6. CONTRACTOR SHALL PROTECT EXISTING SURVEY MONUMENTS OR REPLACE THEM AT HIS OWN EXPENSE.

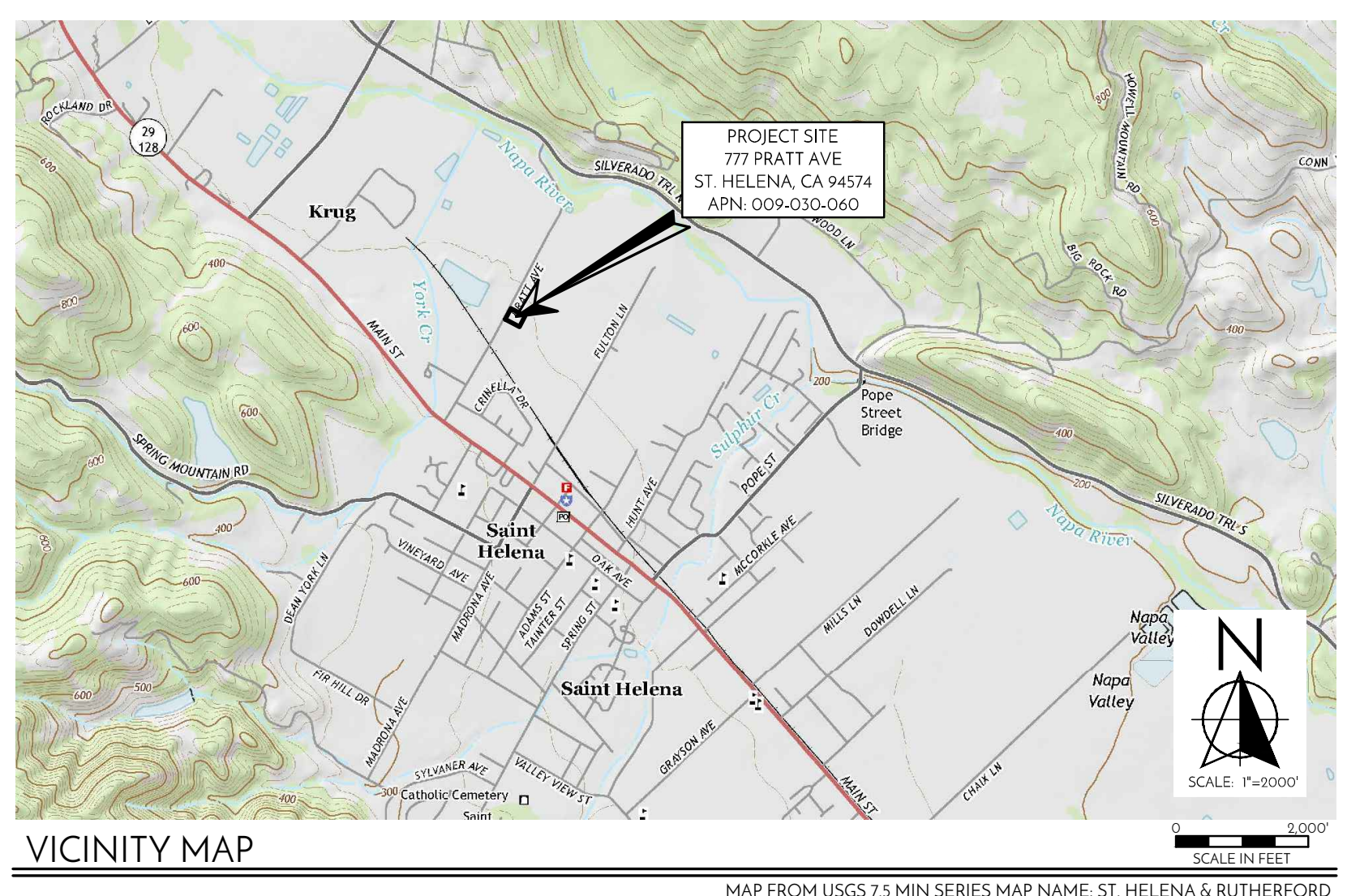
ESTIMATED EARTHWORK QUANTITIES

1. THE EARTHWORK QUANTITIES LISTED BELOW ARE ESTIMATES ONLY AND MAY VARY DUE TO SOIL TYPE, COMPACTION AND BULKING FACTORS, GRADING PRACTICES, AND COMPACTION VALUES.
2. THE UNADJUSTED QUANTITIES HAVE BEEN DERIVED USING A VOLUMETRIC ANALYSIS BETWEEN THE EXISTING AND PROPOSED FINISHED GRADE ELEVATIONS.
3. 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.
4. 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.
5. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

| ESTIMATED PROJECT EARTHWORK |                            |                          |
|-----------------------------|----------------------------|--------------------------|
|                             | UNADJUSTED QUANTITIES (CY) | ADJUSTED QUANTITIES (CY) |
| CUT                         | 160                        | 260                      |
| FILL                        | 1700                       | 1940                     |
| ESTIMATED NET EARTHWORK     |                            | 980 (IMPORT)             |

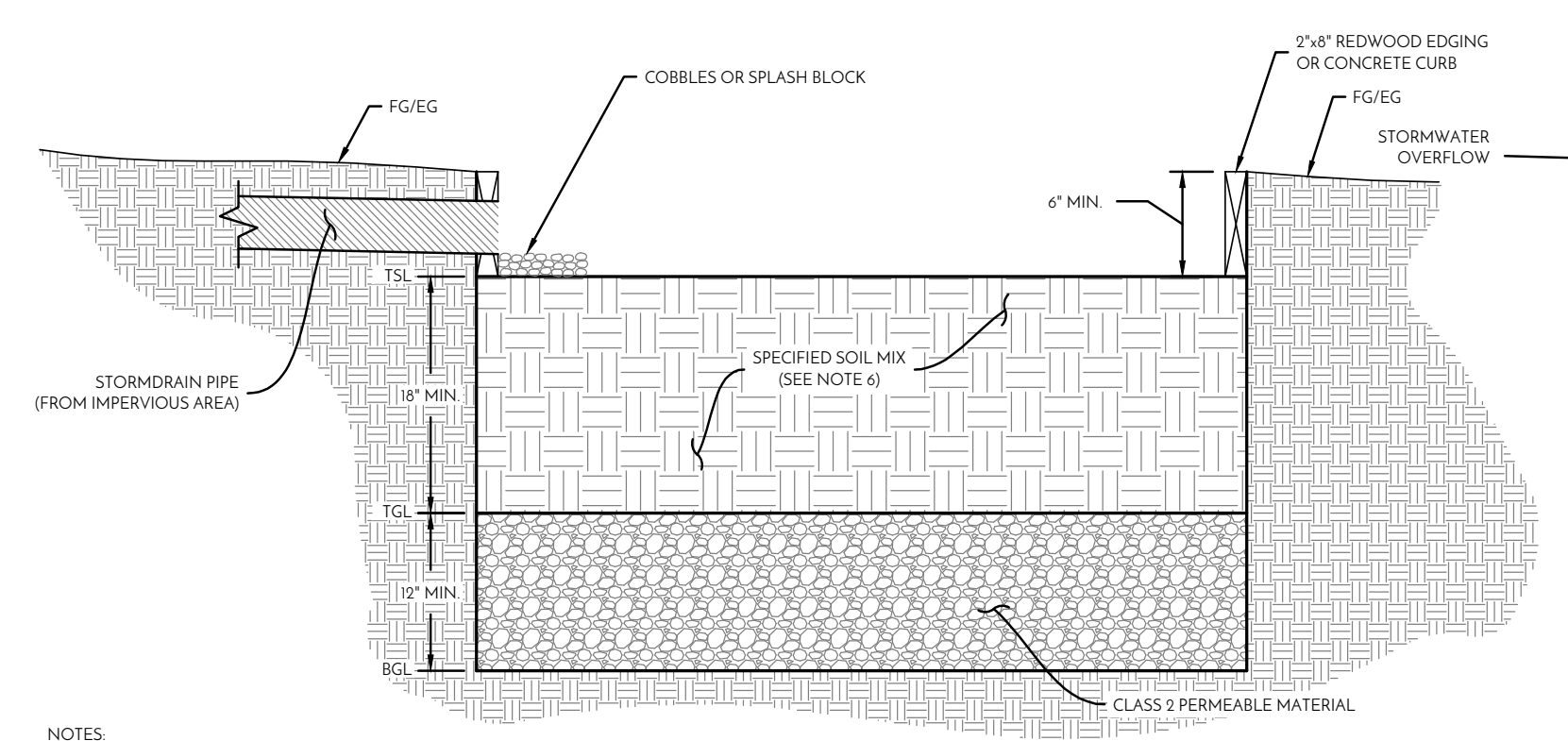
THE APPROXIMATE AREA OF DISTURBED SOIL IS 32,670 SF (0.75 AC)

CIVIL IMPROVEMENT PLANS FOR:  
BOOTH VENTURES  
777 PRATT AVE  
ST. HELENA, CA 94574



VICINITY MAP

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



- NOTES
1. FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
  2. 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.
  3. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
  4. MAINTAIN BGL, TGL, TSL AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS.
  5. CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
  6. REQUIRED SOIL MIX: 60% 70% 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

| SHEET INDEX |                          | PROJECT INFORMATION |                                                                                                                    |
|-------------|--------------------------|---------------------|--------------------------------------------------------------------------------------------------------------------|
| C1.0        | COVER SHEET              | OWNER:              | BOOTH VENTURES                                                                                                     |
| C2.0        | HARDSCAPE + GRADING PLAN | ARCHITECT:          | JOSEPH FARRELL ARCHITECTURE                                                                                        |
| C3.0        | UTILITY PLAN             |                     | 8 BRITTON AVE<br>BELVEDERE, CA 94920                                                                               |
|             |                          | SITE ADDRESS:       | 777 PRATT AVE<br>ST. HELENA, CA 94574                                                                              |
|             |                          | ASSESSOR PARCEL #:  | 009-030-060                                                                                                        |
|             |                          | PARCEL SIZE:        | ±1.0 ACRES                                                                                                         |
|             |                          | COUNTY ZONING:      | A-20                                                                                                               |
|             |                          | SURVEYOR:           | ALBION SURVEYS, INC<br>113 HUNT AVE<br>ST. HELENA, CA 94574<br>JON WEBB, PLS<br>707/963-1217                       |
|             |                          | CIVIL ENGINEER:     | MADRONE ENGINEERING<br>1485 MAIN STREET, SUITE 302<br>ST. HELENA, CA 94574<br>JOEL DICKERSON, P.E.<br>707/302-6280 |

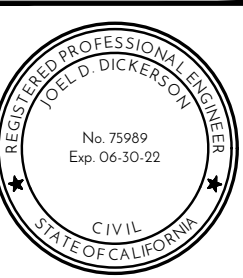
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THESE DOCUMENTS ARE PRELIMINARY AND NOT FOR CONSTRUCTION. THEY ARE THE PROPERTY OF MADRONE ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY UNAUTHORIZED REPRODUCTION OR TRANSMISSION OF THESE DOCUMENTS IS PROHIBITED. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE COVERAGE. THE USER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL LIABILITY INSURANCE. THE USER SHALL ALSO BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PROFESSIONAL LIABILITY INSURANCE.

madrone  
ENGINEERING  
1485 Main Street, Suite 302  
St. Helena, California 94574  
Tel: 707.302.6280

CIVIL IMPROVEMENT PLANS  
COVER SHEET

BOOTH VENTURES  
777 PRATT AVE  
ST. HELENA, CA 94574  
APN: 009-030-060  
PROJECT: 20.037



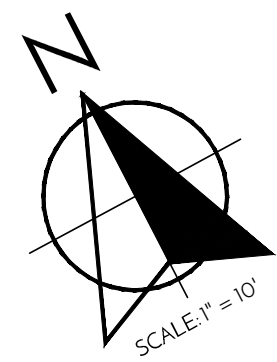
EVERY PERSON PLANNING TO DIG  
CALL US AT 1-800-875-8282 TO OBTAIN A  
DIGGING PERMIT.

FOR HIGH PRESURIZATION  
SEE WWW.USNORTH.ORG

DATE: 03/05/21  
ISSUE: DESIGN REVIEW

SHEET: C1.0

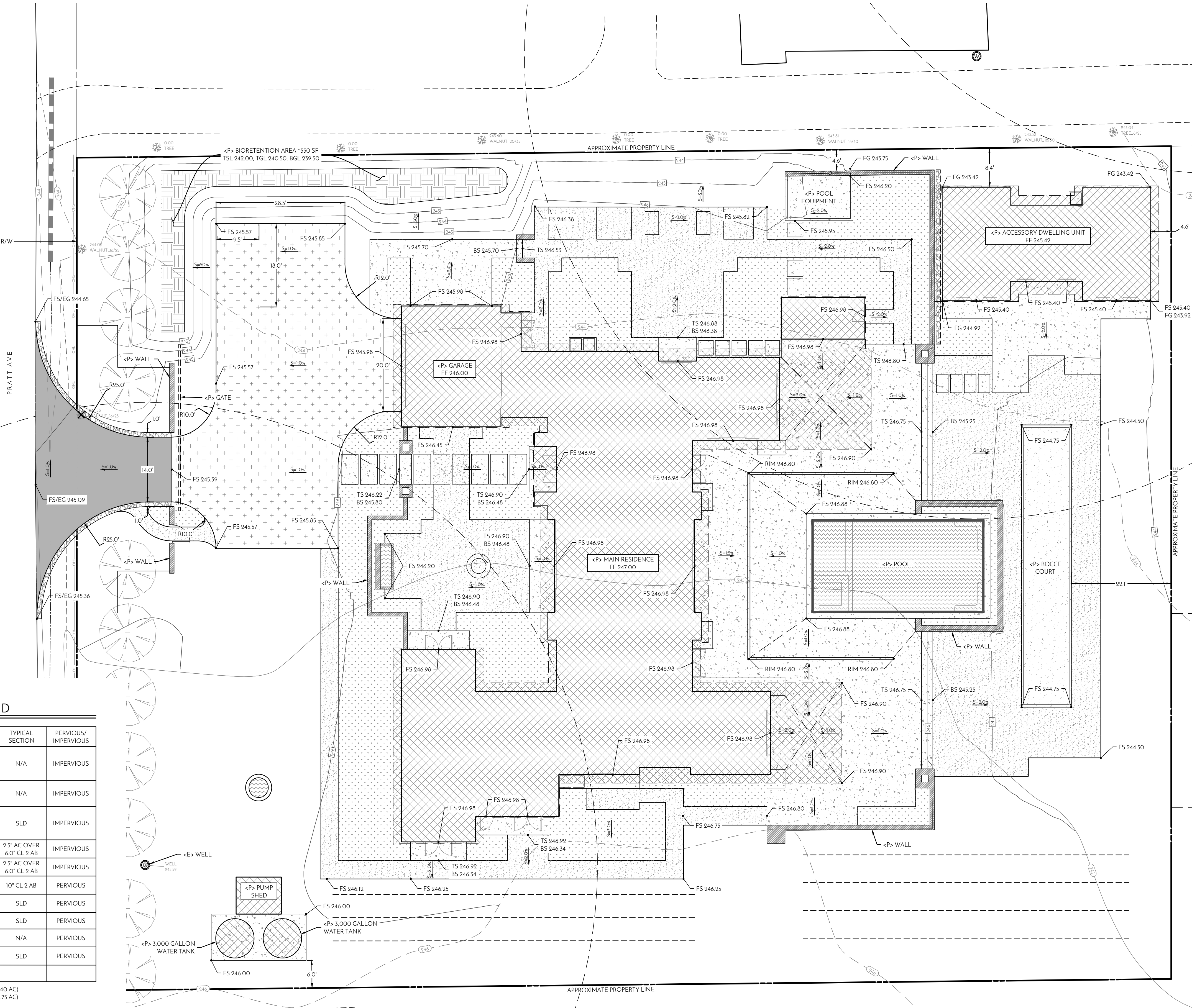




| HARDSCAPE LEGEND           |                        |           |                           |                      |
|----------------------------|------------------------|-----------|---------------------------|----------------------|
| TYPE OF IMPERVIOUS SURFACE | AREA DESCRIPTIONS      | AREA (SF) | TYPICAL SECTION           | PERVIOUS/ IMPERVIOUS |
|                            | BUILDINGS              | 6,600     | N/A                       | IMPERVIOUS           |
|                            | WALLS                  | 350       | N/A                       | IMPERVIOUS           |
|                            | CONCRETE               | 5680      | SLD                       | IMPERVIOUS           |
|                            | ASPHALT CONCRETE       | 700       | 2.5" AC OVER 6.0" CL 2 AB | IMPERVIOUS           |
|                            | CHIP SEAL OVER ASPHALT | 2,500     | 2.5" AC OVER 6.0" CL 2 AB | IMPERVIOUS           |
|                            | GRAVEL                 | 90        | 10" CL 2 AB               | PERVIOUS             |
|                            | DECOMPOSED GRANITE     | 4,950     | SLD                       | PERVIOUS             |
|                            | PLANTING               | 0         | SLD                       | PERVIOUS             |
|                            | LAWN                   | 0         | N/A                       | PERVIOUS             |
|                            | POOL/ WATER FEATURE    | 800       | SLD                       | PERVIOUS             |
|                            | TOTAL                  | 23,870    |                           |                      |

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA: 17,230 SF (0.40 AC)  
TOTAL DISTURBED SOIL AREA: 32,670 SF (0.75 AC)

HARDSCAPE & GRADING PLAN



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THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DESIGN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



CIVIL IMPROVEMENT PLANS  
HSCP + GRADING PLAN

BOOTH VENTURES  
777 PRATT AVE  
ST. HELENA, CA 94574  
APN: 009-030-060  
PROJECT: 2007



DATE: 03/05/21  
ISSUE: DESIGN REVIEW

SHEET:

C2.0

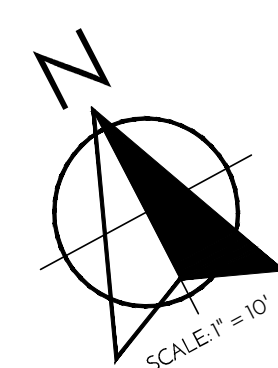


1. ALIGNMENT AND LOCATION OF EXISTING UTILITY LINES HAVE BEEN APPROXIMATED BASED ON THE SURVEY.
2. UTILITY CONTRACTOR WILL VERIFY THE EXACT LOCATION OF EXISTING ON-SITE UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITY INFRASTRUCTURE. UTILITY CONTRACTOR WILL REPLACE DAMAGED UTILITIES IN KIND AND TYPE.

1. ALL UNDERGROUND FIRE WATER LINES SHALL BE INSTALLED IN COMPLIANCE WITH THE 2019 NFPA 24.
2. BURIED FIRE WATER LINES SHALL HAVE A MINIMUM 24" OF COVER (36" OF COVER UNDER DRIVEWAYS AND ROADS).

1. PROPOSED STORM DRAIN PIPING SHALL OUTLET ON THE PARCEL AS SHOWN ON THESE PLANS
2. DOWNSPOUTS SHALL BE CONNECTED TO SOLID STORM DRAIN PIPING PER DETAIL X ON SHEET CXX.
3. STORMWATER SHALL BE DIRECTED TO LANDSCAPING OR BIORETENTION FACILITIES AS SHOWN ON THESE PLANS AND IN COMPLIANCE WITH THE REQUIREMENTS OF THE BASMAA POST-CONSTRUCTION MANUAL.

1. DOMESTIC WASTEWATER GENERATED ON SITE WILL BE ROUTED TO A SEPTIC TANK AND TREATMENT SYSTEM BEFORE BEING DISPERSED ON SITE VIA SUBSURFACE DRIP.



*NOT FOR CONSTRUCTION*

**OWNERSHIP OF DOCUMENTS**—PLANS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF MARSHALL ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF MARSHALL ENGINEERING. MARSHALL ENGINEERING WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY MARSHALL ENGINEERING. MARSHALL ENGINEERING SHALL BE RESPONSIBLE TO VARY THAT THE DRAWING REPRESENTS THE LATEST INFORMATION RELATIVE TO THE PROJECT.



## CIVIL IMPROVEMENT PLANS

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## UTILITY PLAN

**BOOTH VENTURES**  
777 PRATT AVE  
ST. HELENA, CA 94574  
APN: 009-030-060  
PROJECT: 20.017



EVERY PERSON PLANNING TO DIG  
CALL 800-4-A-DIG PRIOR TO EXCAVATION

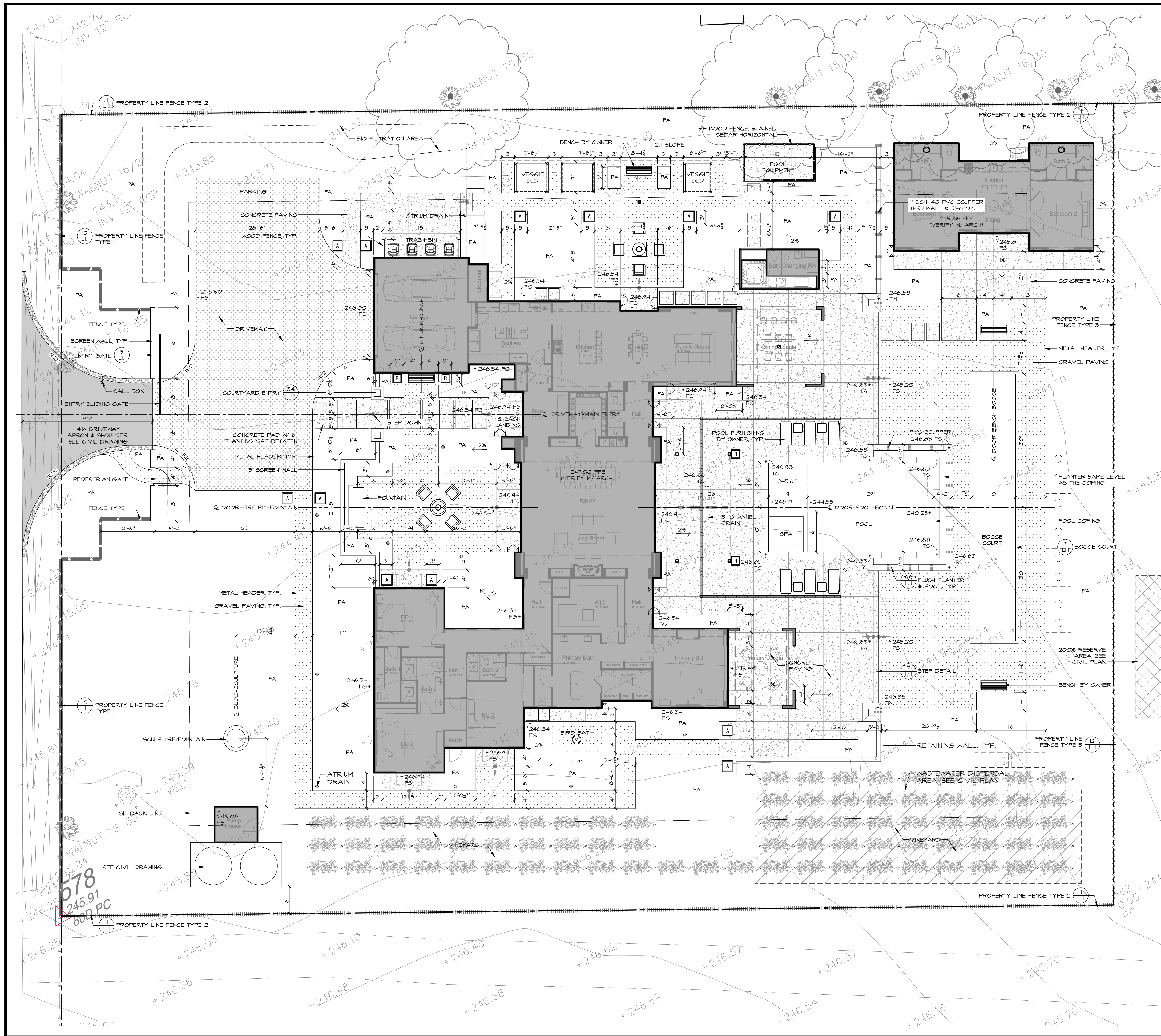


|          |               |
|----------|---------------|
| DATE:    | ISSUE:        |
| 03/05/21 | DESIGN REVIEW |

HEET:

C3.0





- SITE PLAN LEGEND**
- |  |                                             |
|--|---------------------------------------------|
|  | INDICATED EXPLANATION OR MEANING            |
|  | CHIPSEAL DRIVEWAY                           |
|  | CONCRETE PAVING & CONCRETE PAD              |
|  | GRAVEL PAVING                               |
|  | ALIGN                                       |
|  | RAIN 4' STEEL EDGE                          |
|  | PA                                          |
|  | 6' STEP DOWN                                |
|  | DETAIL REFERENCE NUMBER                     |
|  | SHEET NUMBER                                |
|  | PROPOSED ATRIUM GRATE/DRAIN, SEE CIVIL PLAN |
|  | PROPOSED 6' GRATE/DRAIN, SEE CIVIL PLAN     |

- FIBERGLASS PLANTER**  
AVAILABLE THROUGH: TOURNESOL SITEWORKS 800.542.2282  
SERIES: WILSHIRE COLLECTION FIBERGLASS PLANTER  
TYPE: SQUARE PLANTERS WITHOUT TOE KICK
- |  |                                                    |
|--|----------------------------------------------------|
|  | TYPE 'A' PLANTER:<br>#WR-3000F, 30"L x 30"W x 21"H |
|  | TYPE 'B' PLANTER:<br>#WR-2000F, 20"L x 20"W x 20"H |
|  | TYPE 'C' PLANTER:<br>#WR-3600F, 36"L x 36"W x 30"H |
- PRE-FABRICATED FIRE PIT**  
AVAILABLE THROUGH: BROWN JORDAN FIRES 800.488.4447  
PROVIDE NATURAL GAS STUB-OUT FOR CONNECTION
- |  |                                                  |
|--|--------------------------------------------------|
|  | MODEL: SOLSTICE FIRE PIT TABLE<br>COLOR: NATURAL |
|  | MODEL: KOVE FIRE PIT TABLE<br>COLOR: GRAPHITE    |

- GENERAL NOTES**
- CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE, AN PERFORMANCE BOND IN THE AMOUNT OF THE COST OF THE CONSTRUCTION.
  - THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY CBLA OF DISCREPANCIES.
  - CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE TV, AND GAS PRIOR TO STARTING CONSTRUCTION.
  - VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ON-SITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
  - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY CBLA.
  - ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE DESIGNER'S INITIAL OR SIGNATURE. CBH DESIGN SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
  - ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD CBLA HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCE, AND ACCEPTABLE STANDARDS.
  - THESE DRAWINGS ARE THE PROPERTY OF CBLA AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.
  - CBLA SHALL HAVE NO CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
  - CBLA ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIALS SPECIFIED.

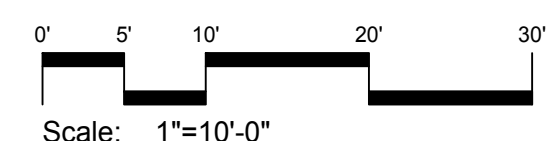
**NOTE**  
SEE CIVIL ENGINEERING FOR GRADING AND DRAINAGE

**CHRISTIAN BARRETT INC.**  
2174 ECLIPSE AVE. NAPA, CA 94558  
(707) 257-0001

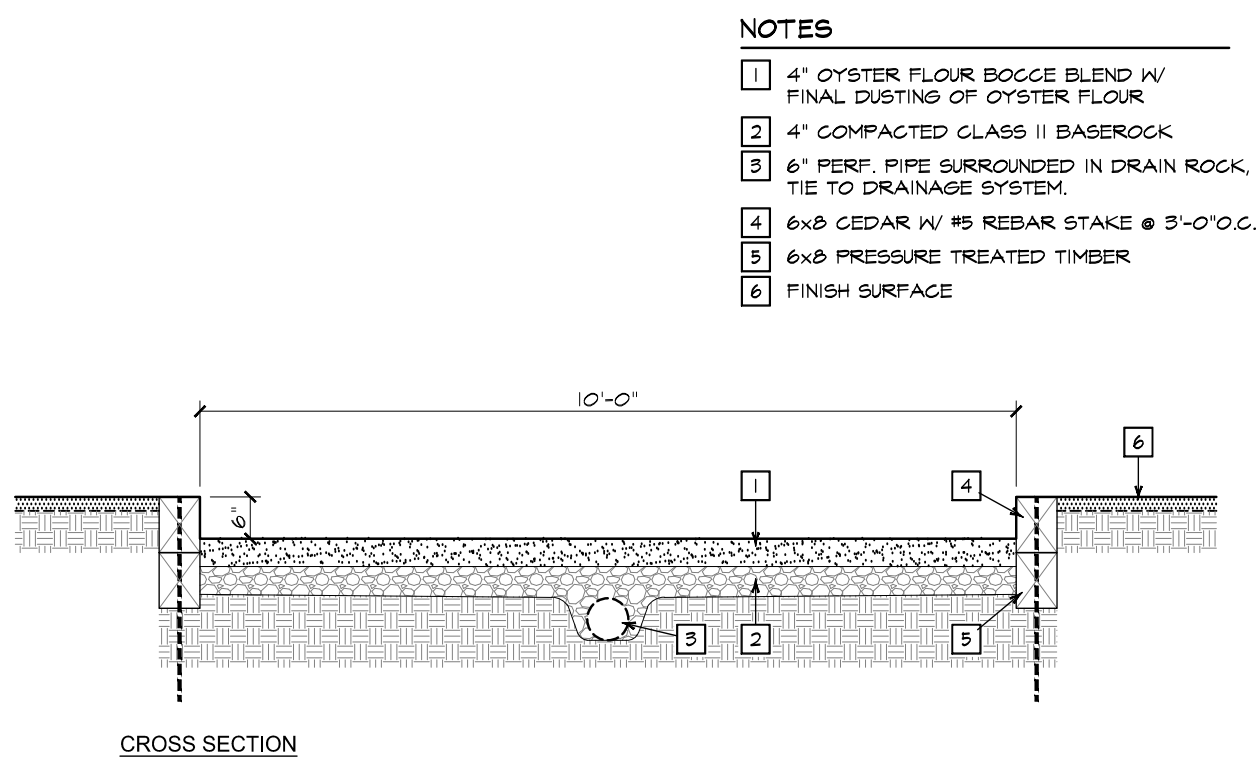
**LANDSCAPE LAYOUT/ GRADING PLAN**

**BOOTHE VENTURES**  
777 PRATT AVE  
ST. HELENA, CA.

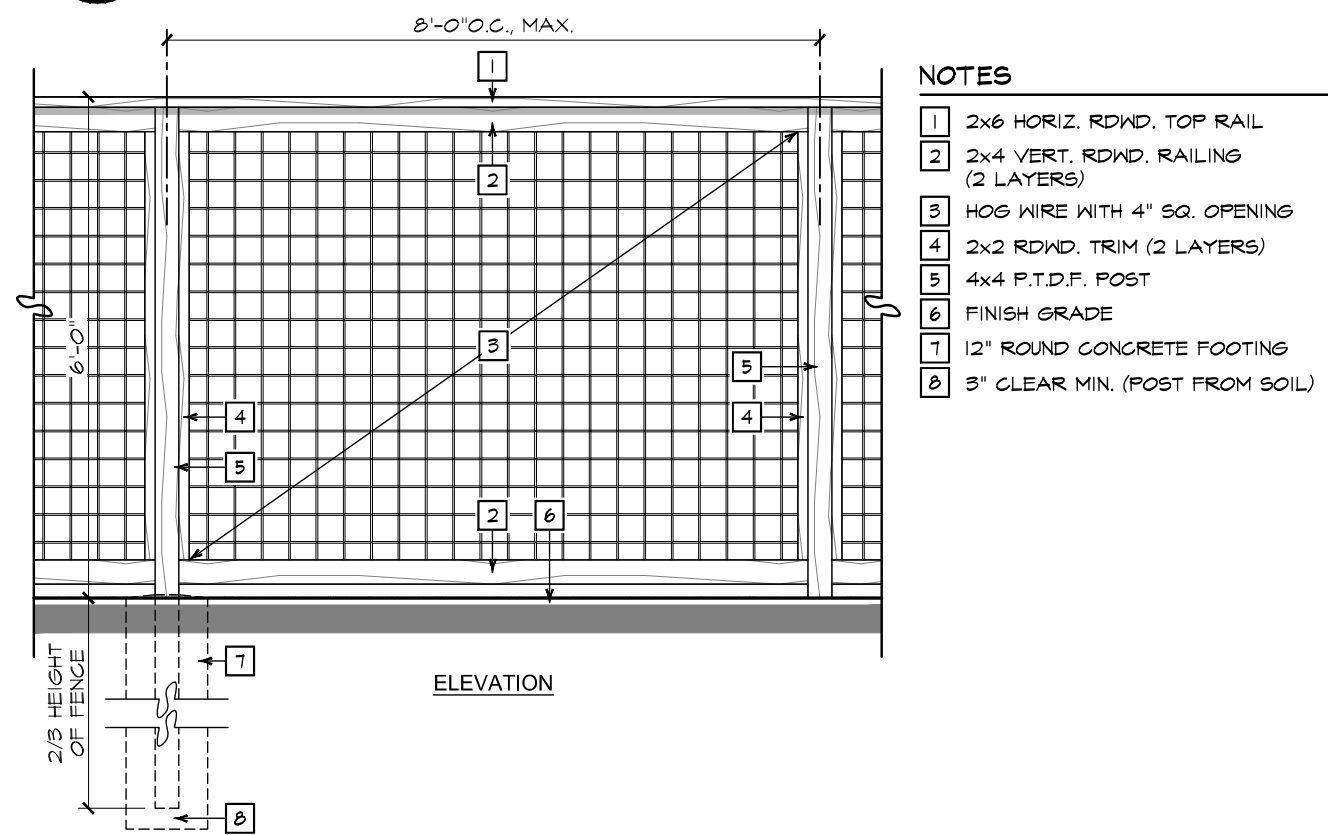
Date: 8/26/2020  
Scale: as noted  
Drawn: CBH  
Job: BOOTHE  
Print Date: 3/19/2021  
Sheet: **L1.0**



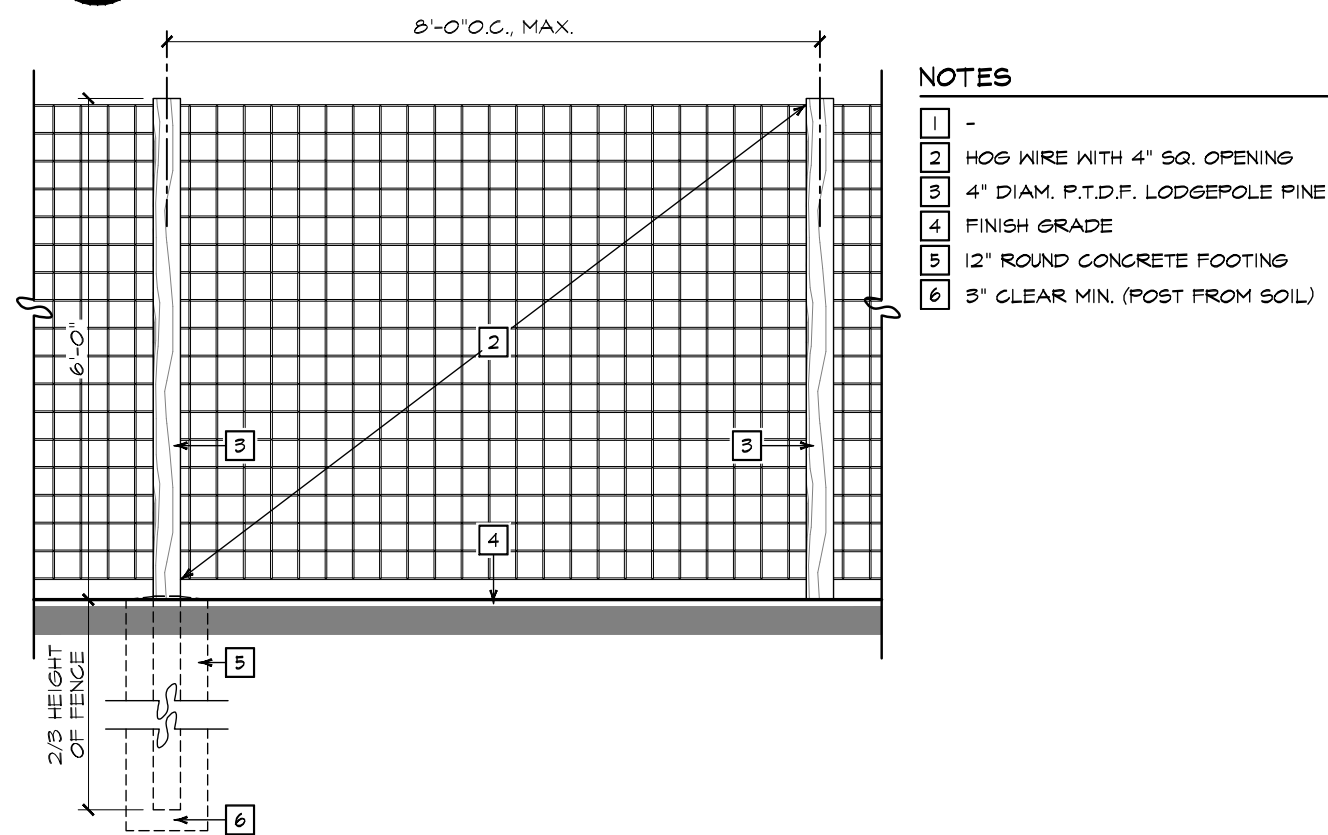




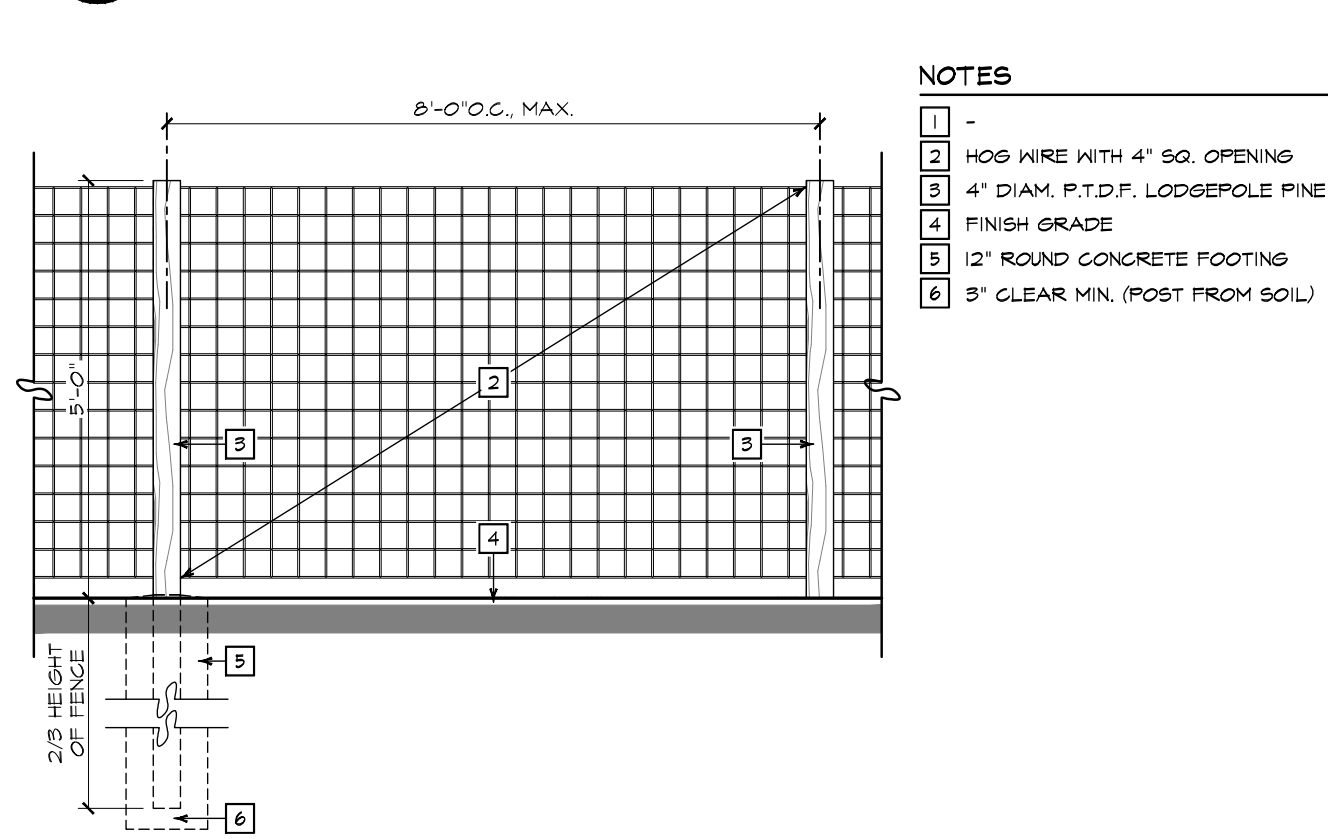
9 BOCCE COURT - CROSS SECTION DETAIL  
1/2"=1'-0"



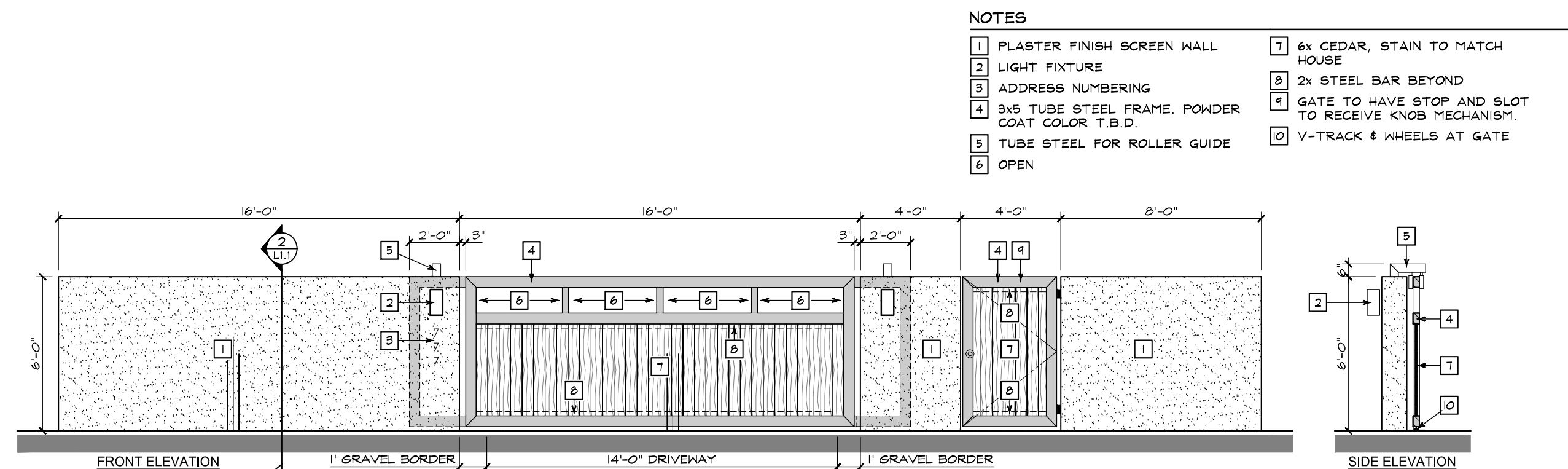
10 FENCE TYPE 1 (6'H Black & Framed Hog Wire)  
1/2"=1'-0"



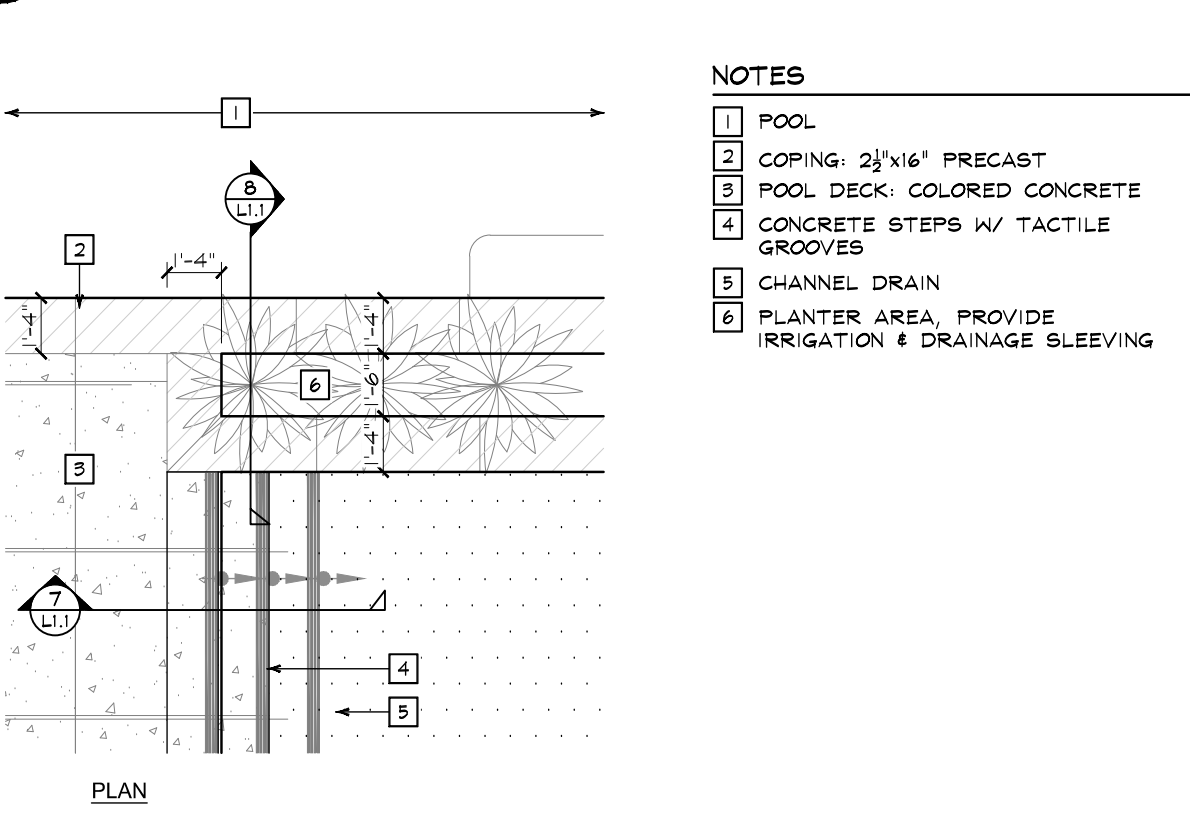
11 FENCE TYPE 2 (6'H Wire Deer Fencing & Posts)  
1/2"=1'-0"



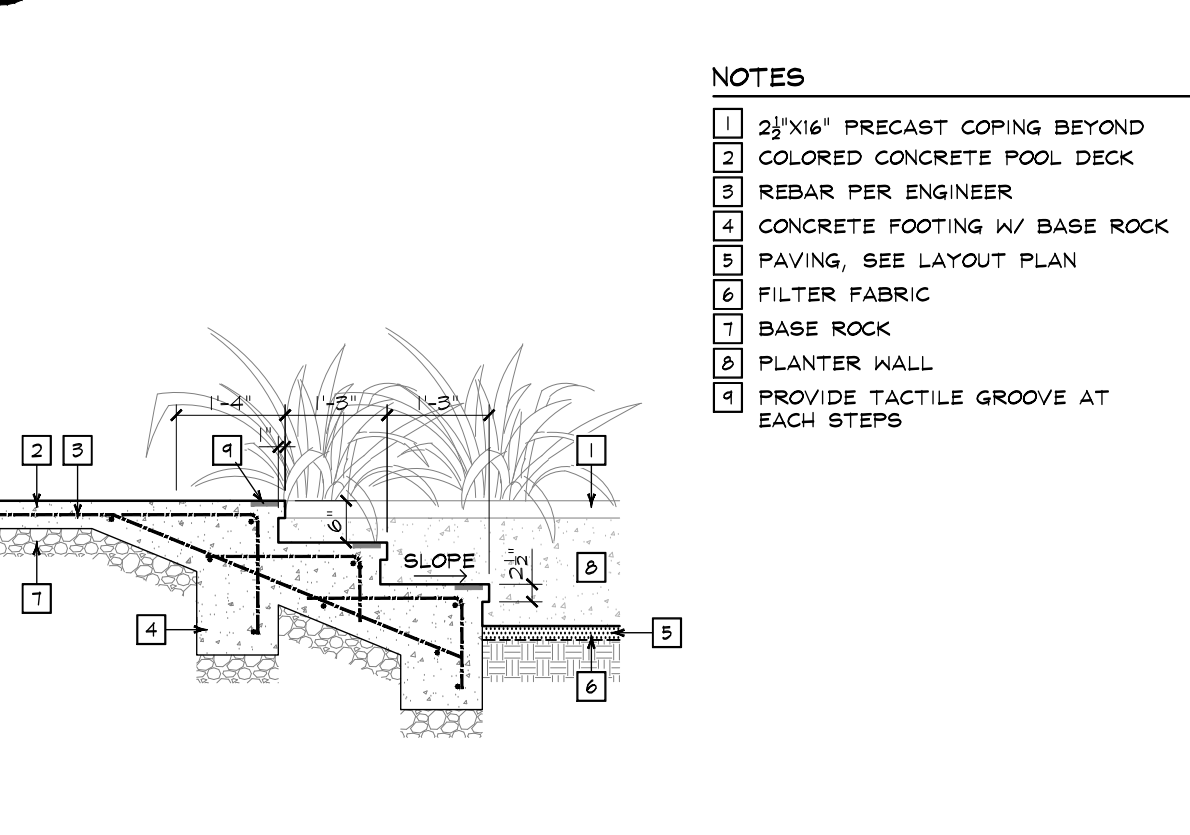
12 FENCE TYPE 3 (5'H Wire Deer Fencing & Posts)  
1/2"=1'-0"



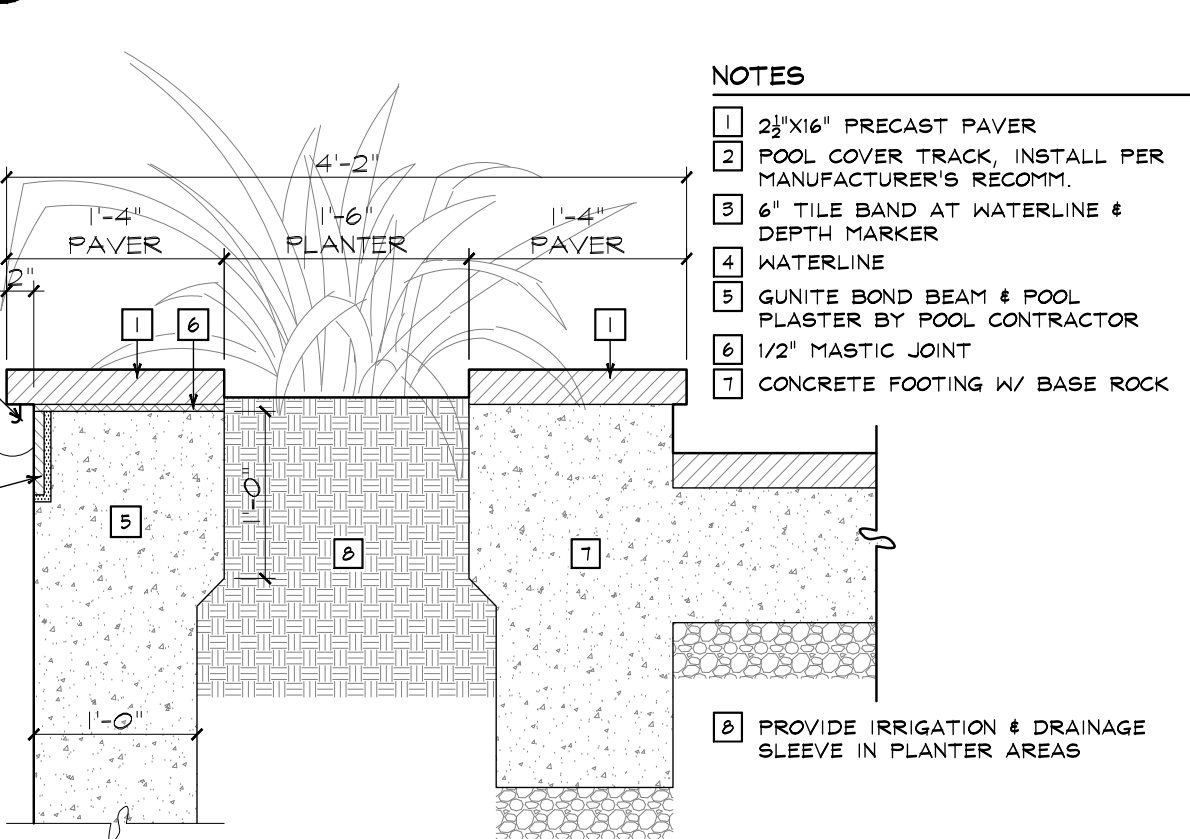
5 ENTRY GATE - ELEVATIONS  
1/4"=1'-0"



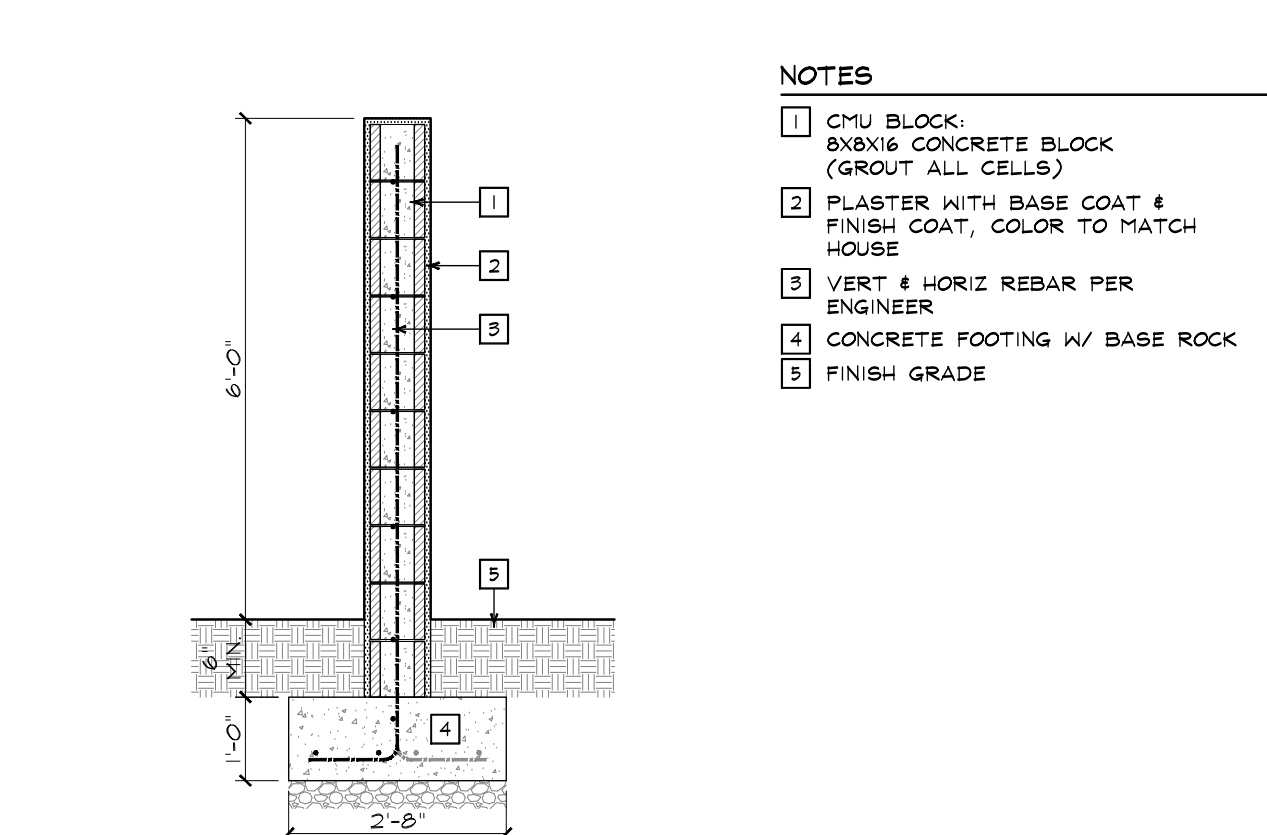
6 FLUSH PLANTER @ POOL  
1/4"=1'-0"



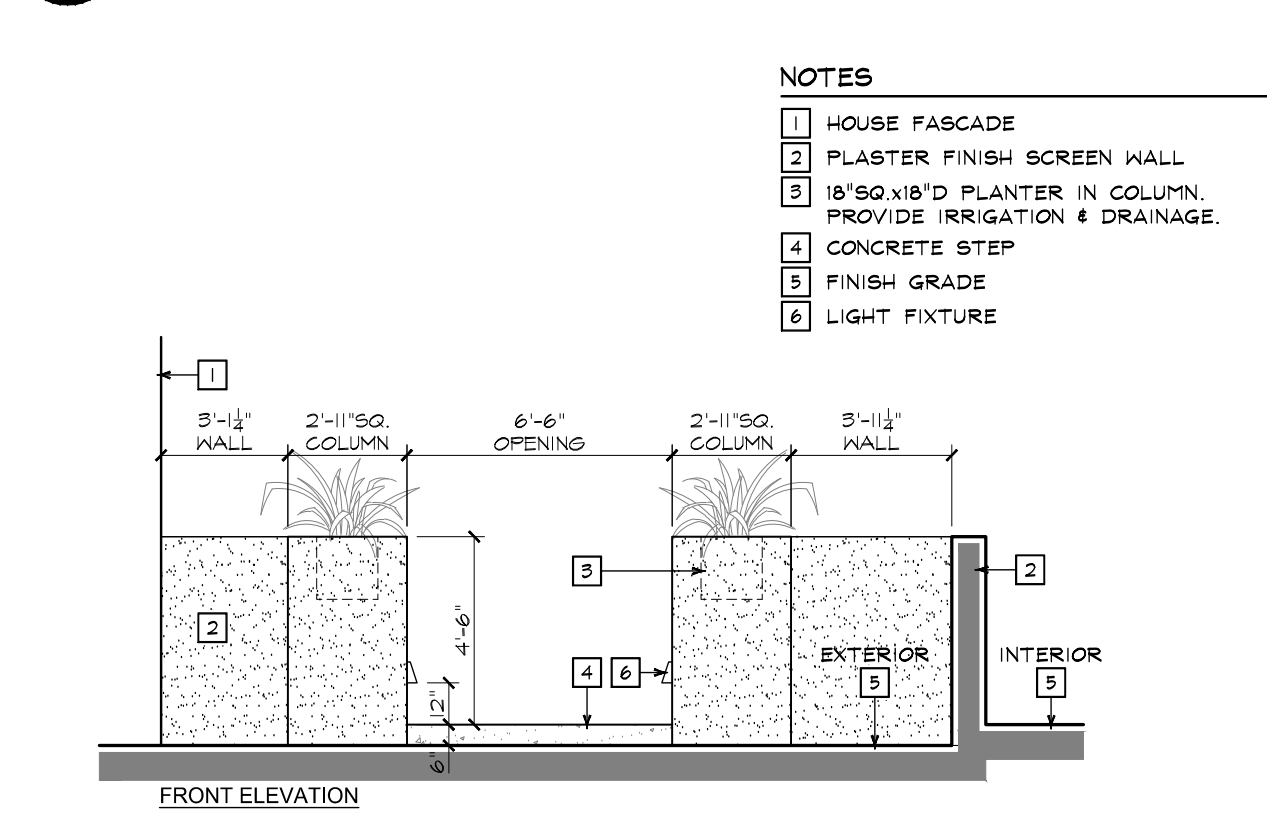
7 STEP DETAIL  
1/2"=1'-0"



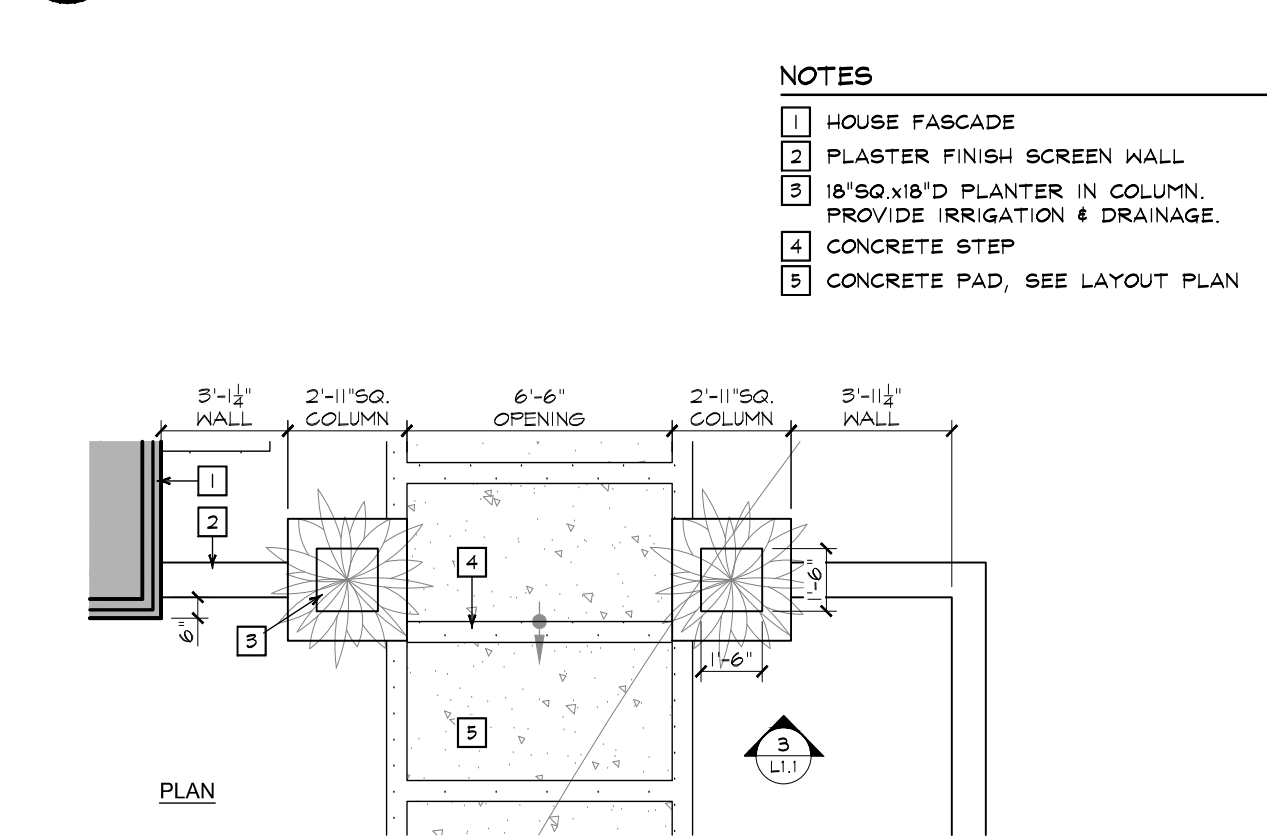
8 FLUSH PLANTER - SECTION  
1"=1'-0"



2 SCREEN WALL DETAIL  
1/2"=1'-0"



3 COURTYARD ENTRY - ELEVATION  
1/4"=1'-0"



4 COURTYARD ENTRY - PLAN  
1/4"=1'-0"

CHRISTIAN BARRETT INC.  
2174 ECLIPSE AVE. NAPA, CA 94558  
707.253.0001

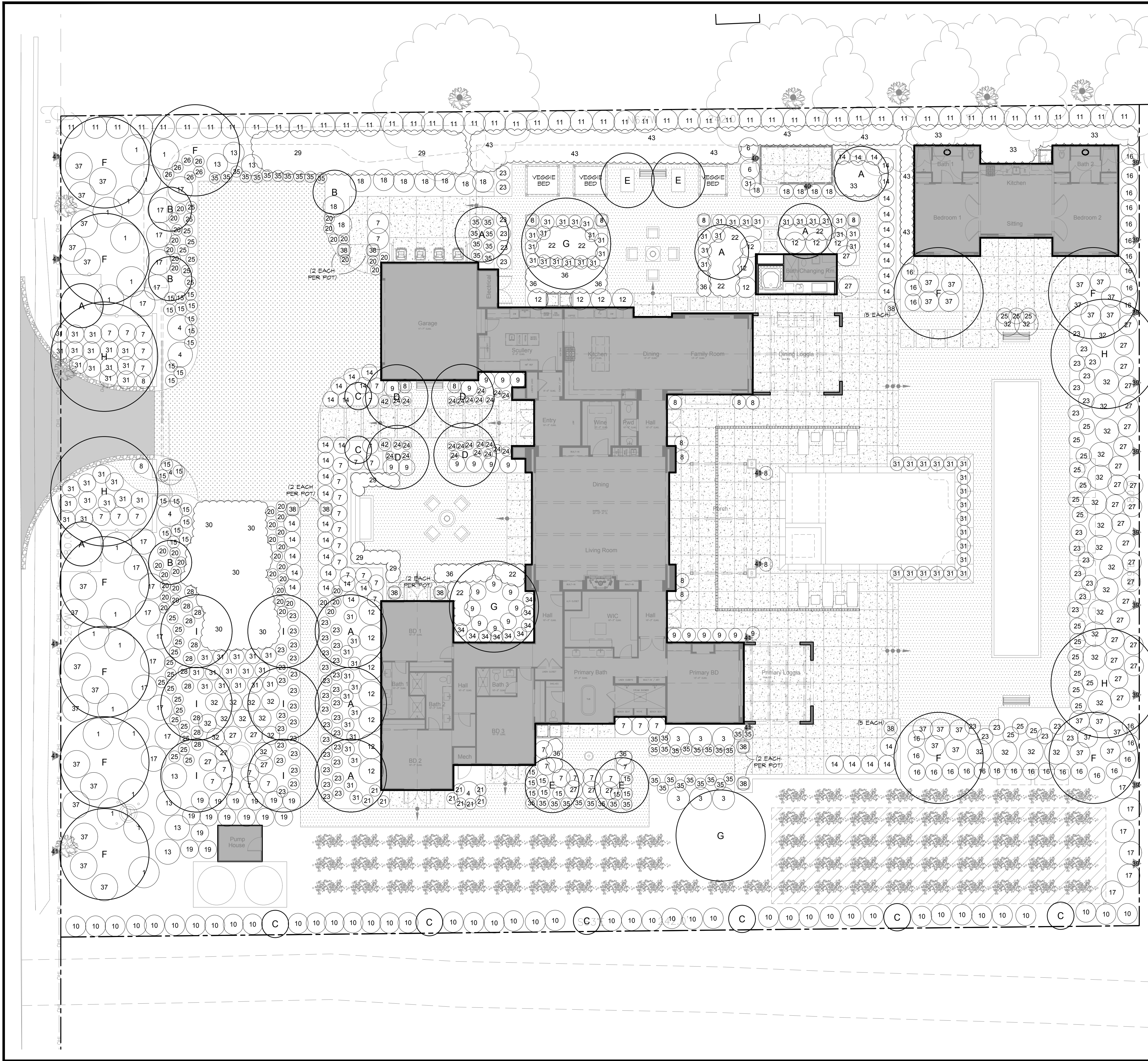
NO. DATE ISSUES AND REVISIONS BY

LANDSCAPE DETAILS

BOOTHE VENTURES  
777 PRATT AVE  
ST. HELENA, CA.

Date: 8/26/2020  
Scale: -  
Drawn: CBH  
Job: BOOTHE  
Print Date: 3/22/2021  
Sheet: L1.1  
Of: 1 Sheets



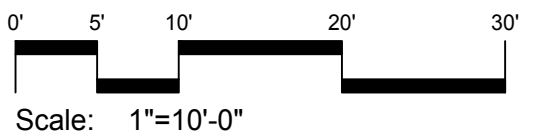


| TREE PLANTING LIST |       |        |                         |                            |             |          |
|--------------------|-------|--------|-------------------------|----------------------------|-------------|----------|
| SYM.               | Count | SIZE   | BOTANICAL               | COMMON                     | COMMENT     | W.U.     |
| A                  | 4     | 24"BOX | ARECATUS U. COMPACTA    | DWARF STRAWBERRY TREE      | -           | LOW      |
| B                  | 4     | 24"BOX | GERG/S OCCIDENTALIS     | WESTERN REDBUD             | -           | VERY LOW |
| C                  | 8     | 24"BOX | CUPRESSUS S. TINY TOWER | TINY TOWER ITALIAN CUPRESS | -           | LOW      |
| D                  | 4     | 24"BOX | LASERSTROEMIA X NATCHEZ | NATCHEZ GRAPE MYRTLE       | -           | LOW      |
| E                  | 4     | 24"BOX | LASERSTROEMIA X PURPLE  | PURPLE GRAPE MYRTLE        | -           | LOW      |
| F                  | 11    |        | OLEA EUROPAEA           | OLIVE                      | FIELD GROWN | VERY LOW |
| G                  | 3     | 36"BOX | OLEA E. 'SHAN HILL'     | SHAN HILL OLIVE            | -           | VERY LOW |
| H                  | 4     |        | PHOENIX CANARIENSIS     | CANARY ISLAND DATE PALM    | 18" BTH     | LOW      |
| I                  | 6     | 24"BOX | PISTACIA CHINENSIS      | CHINESE PISTACHE           | -           | LOW      |

| SHRUBS, GROUND COVERS AND VINE PLANTING LIST |       |       |                                   |                                    |                    |          |
|----------------------------------------------|-------|-------|-----------------------------------|------------------------------------|--------------------|----------|
| SYM.                                         | Count | SIZE  | BOTANICAL                         | COMMON                             | COMMENT            | W.U.     |
| 1                                            | 14    | 5 GAL | ARCTOSTAPHYLOS D. HOWARD MCMINI   | HOWARD MCMINI MANZANITA            | -                  | LOW      |
| 3                                            | 6     | 5 GAL | CISTUS X PURPUREUS                | ORCHID ROCKROSE                    | -                  | LOW      |
| 4                                            | 5     | 5 GAL | COTINUS C. 'ANGOT'                | GOLDEN SPIRIT SMOKE TREE           | -                  | LOW      |
| 6                                            | 2     | 5 GAL | LASERSTROEMIA I. MONED            | CHICA RED DWARF GRAPE MYRTLE       | -                  | LOW      |
| 7                                            | 43    | 5 GAL | LAURUS N. 'MONEM'                 | EMERALD HAZE SHEET BAY             | -                  | LOW      |
| 8                                            | 17    | 5 GAL | OLEA E. 'LITTLE OLLIE'            | LITTLE OLLIE OLIVE                 | -                  | VERY LOW |
| 9                                            | 25    | 5 GAL | PITTOSPORUM T. 'WHEELER'S DWARF'  | WHEELER'S DWARF TOBIRA             | -                  | LOW      |
| 10                                           | 44    | 5 GAL | PRUNUS C. 'COMPACTA'              | DWARF CAROLINA LAUREL CHERRY       | -                  | LOW      |
| 11                                           | 44    | 5 GAL | RHAMNUS A. 'JOHN EDWARDS'         | JOHN EDWARDS ITALIAN BUCKTHORN     | -                  | LOW      |
| 12                                           | 18    | 5 GAL | DAPHNE X 'DARJOUR'                | PERFUME PRINCESS DAPHNE            | -                  | LOW      |
| 13                                           | 1     | 5 GAL | ROMNEYA COULTERI                  | MATILUA POPPY                      | -                  | VERY LOW |
| 14                                           | 36    | 5 GAL | RHAPHIOLEPIS U. 'MINOR'           | DWARF YEDDA HAWTHORN               | -                  | LOW      |
| 15                                           | 34    | 5 GAL | SALVIA CHAMAEDRYOIDES             | GERMANDER SAGE                     | -                  | LOW      |
| 16                                           | 31    | 5 GAL | SALVIA S. 'FURMAN'S RED'          | FURMAN'S RED AUTUMN SAGE           | -                  | LOW      |
| 17                                           | 22    | 5 GAL | SALVIA L. 'SANTA BARBARA'         | SANTA BARBARA MEXICAN BUSH SAGE    | -                  | LOW      |
| 18                                           | 14    | 5 GAL | TEUCRIUM F. 'AZUREUM'             | AZURE BUSH GERMANDER               | -                  | LOW      |
| 19                                           | 15    | 5 GAL | MESTRINGIA F. 'MORNING LIGHT'     | MORNING LIGHT COAST ROSEMARY       | -                  | LOW      |
| 20                                           | 33    | 1 GAL | EUPHORBIA H. 'BONFIRE'            | BONFIRE CUSHION SPURGE             | -                  | LOW      |
| 21                                           | 4     | 1 GAL | EUPHORBIA M. 'ASCOT'              | ASCOT RAINBOW SPURGE               | -                  | LOW      |
| 22                                           | 1     | 1 GAL | IRIS DOUGLASIANA                  | DOUGLAS IRIS                       | SPACING @ 24" O.C. | LOW      |
| 23                                           | 12    | 5 GAL | LAVANDULA A. 'HIDCOTE BLUE'       | HIDCOTE BLUE LAVENDER              | -                  | LOW      |
| 24                                           | 24    | 5 GAL | LAVANDULA S. 'BLUEBERRY RUFFLES'  | BLUEBERRY RUFFLES SPANISH LAVENDER | -                  | LOW      |
| 25                                           | 44    | 1 GAL | MIMULUS A. 'MINERDA'              | CURIOUS RED MONKEY FLOWER          | -                  | VERY LOW |
| 26                                           | 6     | 1 GAL | MIMULUS A. 'JELLY BEAN GOLD'      | JELLY BEAN GOLD MONKEY FLOWER      | -                  | VERY LOW |
| 27                                           | 34    | 5 GAL | PEROVSKIA A. 'CRAZY BLUE'         | CRAZY BLUE RUSSIAN SAGE            | -                  | LOW      |
| 28                                           | 11    | 1 GAL | SANTOLINA VIRENS                  | GREEN SANTOLINA                    | SPACING @ 36" O.C. | LOW      |
| 29                                           | 1     | 5 GAL | CHONDROPETALUM TECTORUM           | SMALL CAPE RUSH                    | SPACING @ 36" O.C. | LOW      |
| 30                                           | 5     | 5 GAL | HELIOTRICHON SEMPERVIRENS         | BLUE OAT GRASS                     | SPACING @ 36" O.C. | LOW      |
| 31                                           | 104   | 5 GAL | LOMANDRA L. 'BREEZE'              | BREEZE DWARF MAT RUSH              | -                  | LOW      |
| 32                                           | 32    | 5 GAL | MULLENBERGIA C. 'LENCA'           | REGAL MIST PINK MULY GRASS         | -                  | LOW      |
| 33                                           | 1     | 1 GAL | COTONEASTER D. 'LOWFAST'          | LOWFAST BEARBERRY COTONEASTER      | SPACING @ 36" O.C. | LOW      |
| 34                                           | 4     | 5 GAL | HELLEBORUS ARGUSTIFOLIUS          | CORSICAN HELLEBORE                 | -                  | LOW      |
| 35                                           | 32    | 1 GAL | ROSMARINUS D. 'HARTINGTON CARPET' | HARTINGTON CARPET ROSEMARY         | -                  | LOW      |
| 36                                           | 1     | 1 GAL | SATUREIA DOUGLASII                | YERBA BUENA                        | SPACING @ 18" O.C. | LOW      |
| 37                                           | 38    | 5 GAL | LANTANA S. 'MONRUI'               | PURPLE LOTION TRAILING LANTANA     | -                  | LOW      |
| 38                                           | 36    | 1 GAL | SEDUM S. 'DRAGON'S BLOOD'         | DRAGON'S BLOOD SEDUM               | -                  | LOW      |
| 39                                           | 10    | 5 GAL | ROSA BANKSIAE                     | LADY BANK'S ROSE                   | -                  | LOW      |
| 40                                           | 2     | 5 GAL | PARTHENOCISSUS TRICARPATA         | BOSTON IVY                         | -                  | LOW      |
| 41                                           | 4     | 5 GAL | ROSA JOSEPH'S COAT                | JOSEPH'S COAT ROSE                 | -                  | LOW      |
| 42                                           | 2     | 5 GAL | AGAVE A. 'FOX TAIL'               | FOX TAIL AGAVE                     | -                  | LOW      |
| 43                                           | 1     | 1 GAL | MYOPORUM PARVIFOLIUM              | GREeping MYOPORUM                  | SPACING @ 60" O.C. | LOW      |

PLANTING NOTES

1. CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER FOR LOCATION OF UNDERGROUND UTILITIES.
2. PLANT LIST IS FOR CONVENIENCE OF CONTRACTOR. PLAN IS TO PREVAIL AND LANDSCAPE ARCHITECT AND OWNER TO MAKE FINAL ADJUSTMENTS AS NECESSARY.
3. CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREA.
4. IRRIGATION TO BE COORDINATED WITH PLANTING PLAN.
5. ALL PROPOSED PLANTING AREAS SHALL BE CLEARED OF ANY WEEDS AND DEBRIS PRIOR TO SOIL PREPARATION. IN CASE OF PERENNIOUS PERENNIAL WEEDS, PULL ALL WEEDS BY HAND.
6. NO SOIL PREPARATION SHALL TAKE PLACE IN AREAS WHERE SOIL IS CONTAMINATED WITH CEMENT/PLASTER/PAINT OR OTHER CONSTRUCTION DEBRIS. ALL CONTAMINATED SOIL SHALL BE REMOVED AND REPLACED WITH SANDY LOAM CAPABLE OF SUSTAINING HEALTHY PLANT LIFE.
7. ALL PLANTS SHALL BE AMENDED WITH SONOMA ORGANIC HI-TEST COMPOST. TILL INTO TOP 12" OF NATIVE SOIL. PLANTING BACKFILL TO BE 50% NATIVE MIX SOIL AND 50% ORGANIC HI-TEST COMPOST. IN AREAS WHERE TOPSOIL IS NEEDED USE FEATHER LITE AMENDED SOIL & HI-TEST COMPOST BY SONOMA COMPOST COMPANY. (T01578-5454)
8. PLANT MATERIAL MAY BE SUBJECT TO CHANGE AS PER OWNER OR LANDSCAPE ARCHITECT'S DISCRETION.
9. ANY CLARIFICATION OR QUESTIONS ON PLANS, SPECIFICATIONS AND DETAILS SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT IMMEDIATELY BEFORE PROCEEDING WITH WORK.
10. ALL PLANTER AREAS TO BE TOP DRESSED WITH SHREDDED ARBOR MULCH AT A DEPTH OF 2"-3".
11. ALL TREES SHALL BE PLANTED IN DEEP ROOT BOXES. (TYP.) IF WITHIN 6FT. OF WALL, WALK, PATIO, PARKING CURB ETC.
12. STANDARD TREES 156 AND SMALLER TO BE STAKED WITH 2-2" DIA. X 8' LODGEPOLE FINE TREE STAKES AND 2 TREE TIES. MULTI STEM TREES 24" AND LARGER TO BE GUYED WITH 3 WIRE/TURNBUCKLE/STAKE ASSEMBLIES PER TREE.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL NEW PLANTINGS FOR THE DURATION OF SIX MONTHS. THE GUARANTEE PERIOD SHALL BEGIN AFTER THE FINAL INSPECTION AND APPROVAL. CONTRACTOR TO PROVIDE A 60 DAY ESTABLISHED MAINTENANCE PERIOD FROM THAT DATE.



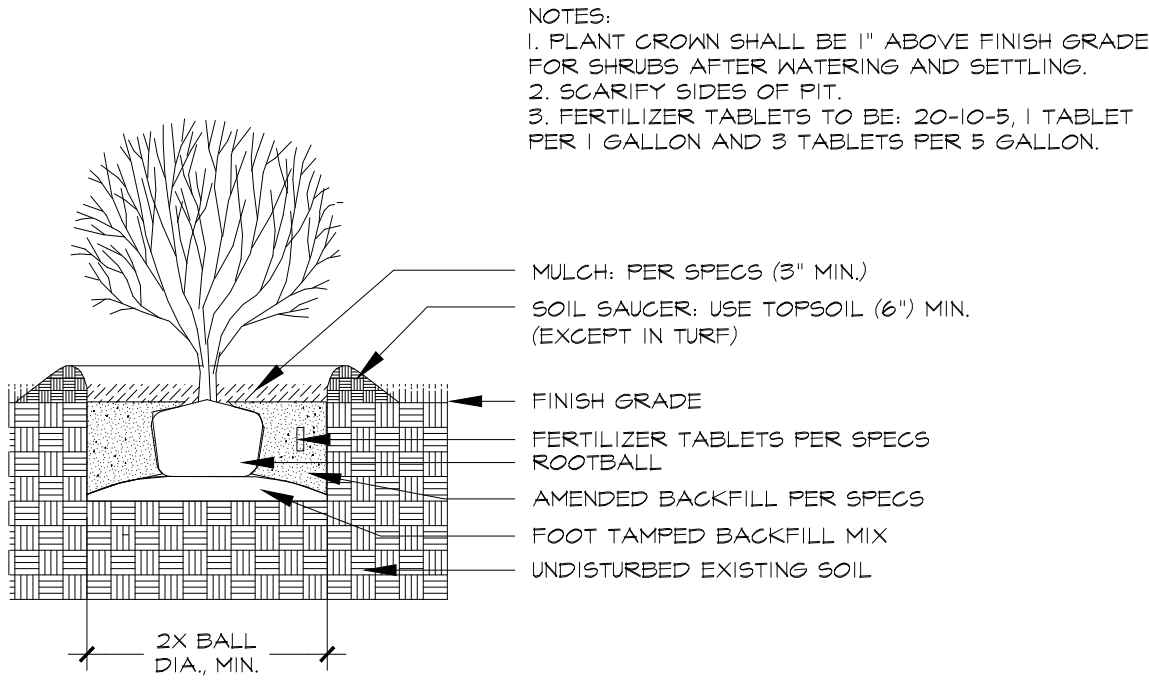
CHRISTIAN BARRETT INC.  
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2174 ECLIPSE AVE. NAPA, CA 94558  
(707) 255-0001

NO. DATE ISSUES AND REVISIONS BY

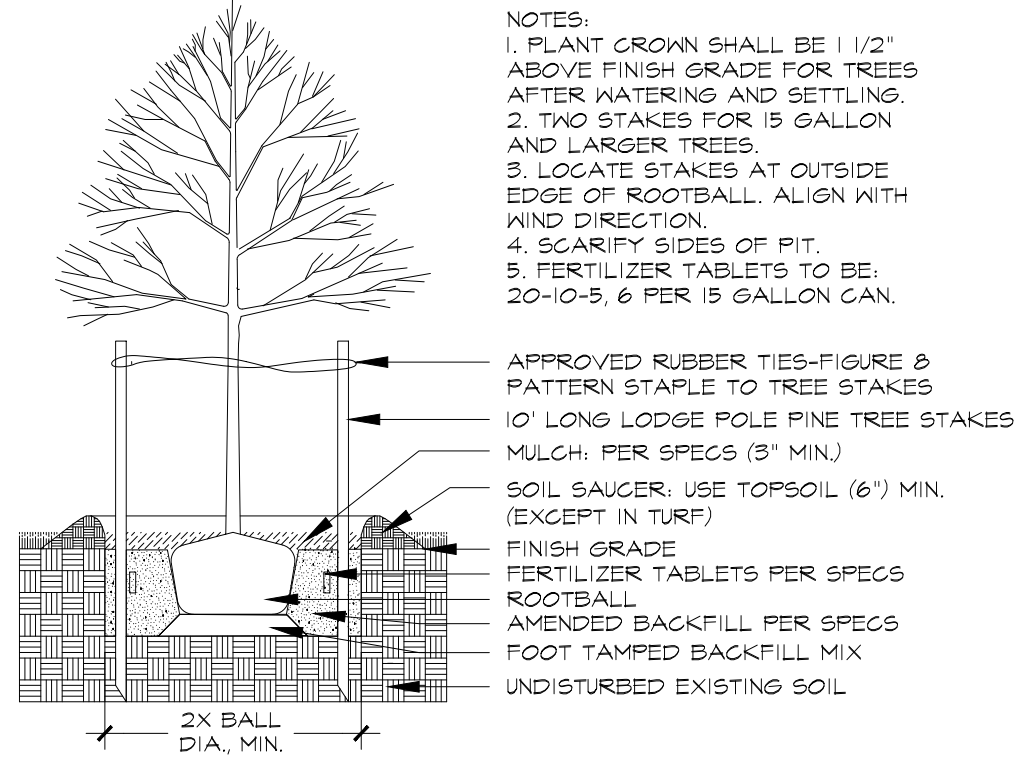
LANDSCAPE PLANTING PLAN

BOOTHE VENTURES  
777 PRATT AVE  
ST. HELENA, CA.  
Date: 8/26/2020  
Scale: as noted  
Drawn: CBH  
Job: BOOTHE  
Print Date: 3/9/2021  
Sheet: L2.0  
Of: Sheets





## 9 SHRUB PLANTING DETAIL



## 10 TREE PLANTING DETAIL

### PLANT SPACING DIAGRAM

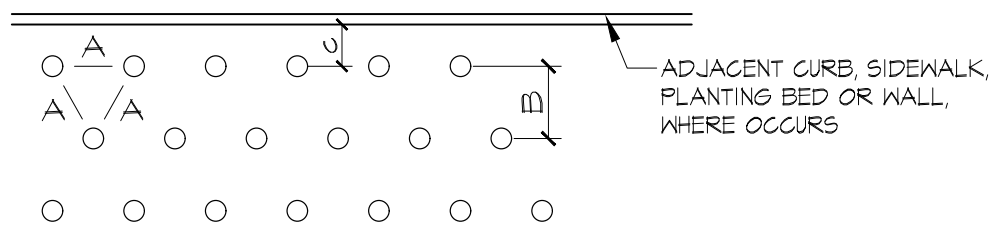


DIAGRAM FOR USE WHEN PLANTS ARE SPACED EQUIDISTANT FROM EACH OTHER AS IN ALL GROUND COVER PLANTINGS AND MASSED SHRUB PLANTINGS.

### PLANT QUANTITY DIAGRAM

| PLANT QUANTITY DIAGRAM |             |             |                           |
|------------------------|-------------|-------------|---------------------------|
| SPACING 'A'            | SPACING 'B' | SPACING 'C' | NO. OF PLANTS/SQUARE FOOT |
| 6' O.C.                | 5.20'       | 2.60'       | 4.60                      |
| 8' O.C.                | 6.93'       | 3.47'       | 2.60                      |
| 9' O.C.                | 7.79'       | 3.90'       | 1.78                      |
| 10' O.C.               | 8.66'       | 4.33'       | 1.66                      |
| 12' O.C.               | 10.40'      | 5.20'       | 1.15                      |
| 15' O.C.               | 13.00'      | 6.50'       | 0.74                      |
| 18' O.C.               | 15.60'      | 7.80'       | 0.51                      |
| 24' O.C.               | 20.80'      | 10.40'      | 0.29                      |
| 30' O.C.               | 26.00'      | 13.00'      | 0.18                      |
| 36' O.C.               | 30.00'      | 15.00'      | 0.12                      |
| 48' O.C.               | 40.00'      | 20.00'      | 0.07                      |
| 72' O.C.               | 62.33'      | 31.18'      | 0.04                      |

### PLANTING NOTES

1. THE CONTRACTOR IS REQUIRED TO SUBMIT PLANT QUANTITIES AND UNIT PRICES FOR ALL PLANT MATERIALS AS A PART OF THE BID.
2. ASSUME 15 GALLON PLANT FOR ANY UNLABELLED OR UN-SIZED TREE, 5 GALLON PLANT FOR ANY UNLABELLED OR UN-SIZED SHRUB, AND 4" POTS @ 12" O.C. (NOT FLATS) FOR ANY UNLABELLED GROUND COVER. ALL PLANTING BEDS, EXCEPT FOR LAWNS, ARE TO RECEIVE GROUND COVER PLANT INSTALLATION IN ADDITION TO THE SHRUBS AND TREES SHOWN ON THE PLANS.
3. THE PLANTING AREAS SHALL BE RIPPED TO A DEPTH OF 8" TO REDUCE COMPACTION. THE NATIVE SUB-GRADE SOIL SHALL BE TREATED WITH 100 LBS OF GYPSUM/1000 S.F. AND LEACHED TO IMPROVE DRAINAGE AND REDUCE THE SOIL INTERFACE BARRIER. CONTRACTOR SHALL COORDINATE THIS SITE WORK WITH OTHER TRADES. THIS IS SUBJECT TO THE FINAL RECOMMENDATIONS OF THE SOILS TEST (SEE BELOW) AND REVIEW BY THE LANDSCAPE ARCHITECT AND THE OWNER.
4. ALL PLANTING AREAS ARE TO RECEIVE SUPER HUMUS COMPOST BY BFI (408.945-2844 WWW.BFI.COM) AT THE RATE OF 6 CUBIC YARDS/1000 S.F., EVENLY TILLED 6" DEEP INTO THE SOIL TO FINISH GRADE. ALL PLANTING AREAS SHALL HAVE 6-20-20 COMMERCIAL FERTILIZER AT 25 LBS/1000 S.F. EVENLY DISTRIBUTED INTO THE SOIL. THIS IS SUBJECT TO THE FINAL RECOMMENDATIONS AND REVIEW OF THE SOILS TEST (SEE BELOW) BY THE LANDSCAPE ARCHITECT AND THE OWNER.
5. PLANTING PITS ARE TO BE BACKFILLED WITH A MIXTURE OF 50% NATIVE SOIL AND 50% AMENDED NATIVE SOIL.
6. THE GENERAL CONTRACTOR IS TO PROVIDE AN AGRICULTURE SUITABILITIES ANALYSIS FOR ON-SITE ROUGH GRADED IMPORTED TOPSOIL. RECOMMENDATIONS FOR AMENDMENTS CONTAINED IN THIS ANALYSIS ARE TO BE CARRIED OUT BEFORE PLANTING OCCURS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF WHEN NECESSARY. SEE SPECIFICATIONS FOR TESTING PROCEDURE.
7. ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH PLANTING WORK AND UNDER SUPERVISIONS OF A QUALIFIED PLANTING FOREMAN.
8. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY THE LANDSCAPE ARCHITECT BEFORE THE MAINTENANCE PERIOD BEGINS.
9. ALL TREES ARE TO BE STAKED AS SHOWN IN THE STAKING DIAGRAMS.
10. ALL TREE STAKES SHALL BE CUT ABOVE TREE TIES AFTER STAKES HAVE BEEN INSTALLED TO THE DEPTH INDICATED IN THE STAKING DIAGRAMS. SINGLE STAKE ALL CONIFERS PER TREE STAKING DIAGRAM.
11. PLANT LOCATIONS ARE TO BE ADJUSTED IN THE FIELD AS NECESSARY TO SCREEN UTILITIES BUT NOT TO BLOCK WINDOWS NOR IMPEDE ACCESS. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR ADJUSTMENTS IN TREE LOCATIONS AFTER PLANTING AT NO COST TO THE OWNER. ALL PLANTING LOCATED ADJUSTMENTS TO SIGNS SHALL BE FIELD ADJUSTED SO AS NOT TO INTERFERE WITH VISIBILITY OF THE SIGNS.
12. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO MAKE SUBSTITUTIONS, ADDITIONS, AND DELETIONS IN THE PLANTING AS FELT NECESSARY WHILE WORK IS IN PROGRESS. SUCH CHANGES ARE TO BE ACCOMPANIED BY EQUITABLE ADJUSTMENTS IN THE CONTRACT PRICE IF/WHEN NECESSARY AND SUBJECT TO THE OWNER'S APPROVAL.
13. THE CONTRACTOR IS TO SECURE ALL VINES TO WALLS AND COLUMNS WITH APPROVED FASTENERS, ALLOWING FOR TWO (2) YEARS GROWTH. SUBMIT SAMPLE OF FASTENERS TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ORDERING.
14. ALL PLANTING AREAS, INCLUDING POTS, SHALL BE TOP DRESSED WITH A 3" LAYER OF PRO-CHIP DECORATIVE MULCH IN BLACK BY BFI ORGANICS, 408.945-2844. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO ORDERING. HOLD ALL MULCH SIX (6) INCHES FROM TREE TRUNKS WHERE MULCH IS APPLIED OVER THE ROOTBALL OF TREE.
15. ALL STREET TREES TO BE INSTALLED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF NAPA, CA.
16. SEASONAL COLOR IS TO BE CURRENT AND LOCALLY AVAILABLE. PLANT MATERIAL IS TO BE SELECTED BY THE LANDSCAPE ARCHITECT FROM A LIST OF CURRENTLY AVAILABLE STOCK PROVIDED BY THE LANDSCAPE CONTRACTOR PRIOR TO INSTALLATION. SEASONAL COLOR TO BE 4" POTS AT 12" O.C. UNLESS NOTED OTHERWISE.
17. TREES SHALL BE PLANTED TO ANTICIPATE SETTLEMENT.
18. PLANT MATERIAL REQUIRING IRON SUPPLEMENTS SHALL HAVE CHELATED IRON FOLIAR FEEDING APPLICATIONS PER MANUFACTURER'S SPECIFICATIONS. SEE SPECIFICATIONS FOR MATERIALS.
19. ALL TREES NOTED WITH 'DEEP ROOT' AND THOSE PLANTED WITHIN 5'-0" OF CONCRETE PAVING, CURBS, AND WALLS SHALL HAVE DEEP ROOT BARRIERS INSTALLED PER MANUFACTURER'S SPECIFICATIONS. SEE SPECIFICATIONS FOR MATERIALS. (PER COA EP-24)
20. GROUND COVER SHALL BE PLANTED AS SHOWN ON THE PLAN, INCLUDING UNDER SHRUBS AND IN TREE WATERING BASINS.
21. THE LANDSCAPE CONTRACTOR SHALL ARRANGE WITH A NURSERY TO SECURE PLANT MATERIAL NOTED ON THE DRAWINGS AND HAVE THOSE PLANTS AVAILABLE FOR REVIEW BY THE OWNER AND LANDSCAPE ARCHITECT WITHIN THIRTY (30) DAYS OF AWARD OF CONTRACT. THE CONTRACTOR SHALL PURCHASE THE MATERIAL AND HAVE IT SEGREGATED AND GROWN FOR THE JOB UPON APPROVAL OF THE PLANT MATERIAL. THE DEPOSIT NECESSARY FOR SUCH CONTRACT GROWING IS TO BE BORN BY THE CONTRACTOR.
22. THE LANDSCAPE CONTRACTOR SHALL ASSUME, FOR THE PURPOSE OF THIS BID, THAT ALL PLANTING BEDS SHALL BE PLANTED WITH 5 GALLON SHRUBS AT 50" O.C.
23. THE PROJECT HAS BEEN DESIGNED TO MAKE EFFICIENT USE OF DROUGHT TOLERANT PLANT MATERIALS. DEEP ROOTING SHALL BE ENCOURAGED BY DEEP WATERING PLANT MATERIAL AS A PART OF NORMAL LANDSCAPE MAINTENANCE. THE IRRIGATION FOR ALL PLANTING SHALL BE LIMITED TO THE AMOUNT REQUIRED TO MAINTAIN ADEQUATE PLANT HEALTH AND GROWTH. WATERING USAGE SHOULD BE DECREASED AS PLANTS MATURE AND BECOME ESTABLISHED. THE IRRIGATION CONTROLLER SHALL BE ADJUSTED AS NECESSARY TO REFLECT CHANGES IN WEATHER AND PLANT REQUIREMENTS. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND BRING ANY CONFLICTS WITH PLANT MATERIAL LOCATIONS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR A DECISION BEFORE PROCEEDING WITH THE WORK. ANY UTILITIES SHOWN ON THE LANDSCAPE DRAWINGS ARE FOR REFERENCE AND COORDINATION PURPOSES ONLY. SEE CIVIL DRAWINGS.
25. THE DESIGN INTENT OF THE PLANTING PLAN IS TO ESTABLISH AN IMMEDIATE AND ATTRACTIVE MATURE LANDSCAPE APPEARANCE. FUTURE PLANT GROWTH WILL NECESSITATE TRIMMING, SHAPING AND, IN SOME CASES, REMOVAL OF TREES AND SHRUBS AS AN ON-GOING MAINTENANCE PROCEDURE.
26. ALL TREE CANOPIES OVER ACCESSIBLE PATHS OF TRAVEL TO BE MAINTAINED AT 80" CLEAR ABOVE SURFACE OF WALKWAY.
27. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN AND SHALL THEREAFTER BE MAINTAINED IN A NEAT, CLEAN, AND HEALTHFUL CONDITION. TREES SHALL BE ALLOWED TO GROW TO THE FULL GENETIC HEIGHT AND HABIT (TREES SHALL NOT BE TOPPED). TREES SHALL BE MAINTAINED USING STANDARD ARBORICULTURE PRACTICES. (PER COA AT-5)

CHRISTIAN BARNETT INC.  
LANDSCAPE ARCHITECT  
2174 ECLIPSE AVE, NAPA, CA 94958  
(707) 255-0001

NO. DATE ISSUES AND REVISIONS BY

PLANTING NOTES & DETAILS

BOOTHE VENTURES  
777 PRATT AVE  
ST. HELENA, CA.

Date  
8/26/2020

Scale

Drawn  
CBH

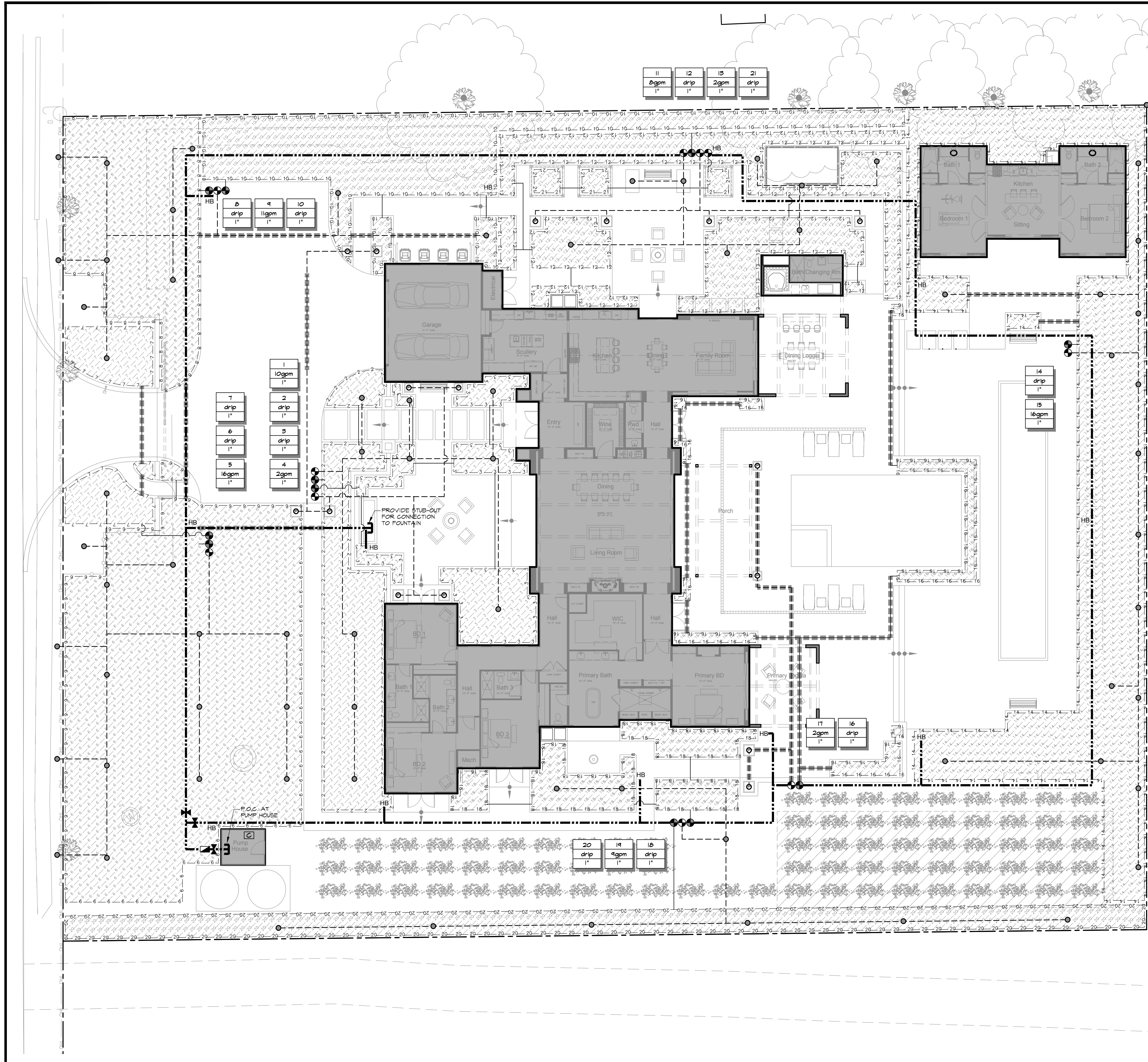
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Print Date  
3/9/2021

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IRRIGATION SYMBOL LEGEND

- Symbol Indicated meaning or explanation
- HUNTER PGC - SERIES 12 STATION 1/4" WATER SENSE SMART WATER & SOLAR SYNC
  - FEBCO 805Y BACKFLOW PREVENTER WITH PRESSURE REGULATOR AT 40 P.S.I. AS NEEDED
  - BRASS GATE VALVE (SIZE TO MATCH MAINLINE)
  - DRIP ZONE KIT REMOTE CONTROL VALVE HUNTER HICZ-101
  - REMOTE CONTROL VALVE HUNTER HICZ-075-ASV
  - HUNTER HPCB-50 (0.5 GPM) PRESSURE COMPENSATING DRIP BUBBLER, INSTALL TWO BUBBLERS PER TREE
  - HUNTER HPCB-50 (0.5 GPM) PRESSURE COMPENSATING DRIP BUBBLER, INSTALL ONE BUBBLER PER POT
  - HOSE BIBB
  - CONTROLLER VALVE SEQUENCE MAX GPM REQUIRED VALVE SIZE
  - SCHEDULE 40 PVC MAINLINE (1-1/2")
  - PVC CLASS 200 LATERAL LINE, MINIMUM SIZE AS FOLLOWS:
    - 1/2" 0 TO 6 GPM
    - 3/4" 7 TO 15 GPM
    - 1" 16 TO 25 GPM
    - 1 1/4" 26 TO 40 GPM
  - PVC CLASS 200 LATERAL LINE (DRIP BUBBLER CIRCUIT)
  - SUB-SURFACE DRIP IRRIGATION: NETSPRINKING CV 0.26 GPH EMITTERS @ 18" EMITTER SPACING WITH 20" ROW SPACING
  - SLEEVING (2 1/2" LARGER THAN PIPE SIZE)

IRRIGATION NOTES

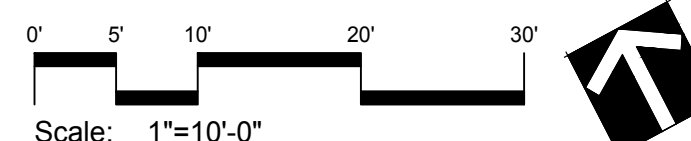
- CONTRACTOR TO BE RESPONSIBLE FOR COORDINATION WITH OWNER ON LOCATION OF EXISTING UNDERGROUND UTILITY, AND IRRIGATION LOCATIONS.
- CONTRACTOR TO BE RESPONSIBLE FOR FULL IRRIGATION COVERAGE OF ALL PLANTED AREAS (LAWN TREES, SHRUBS, AND GROUND COVER).
- IRRIGATION PLAN TO BE COORDINATED WITH PLANTING PLAN.
- ALL VALVES TO BE GROUPED IN MANIFOLD BOXES (AMETEC OR EQ. PLASTIC)
- IN CASE OF DISCREPANCY, CONTACT LANDSCAPE ARCHITECT IMMEDIATELY, BEFORE PROCEEDING WITH WORK.
- PRESSURE AT MAIN WATER SUPPLY TO BE VERIFIED BEFORE PROCEEDING. PRESSURE TEST NEW IRRIGATION MAIN FOR 24 HOURS BEFORE BACK FILL COVERING. A PRESSURE REGULATOR MAY BE NECESSARY FOR OPTIMUM SYSTEM PERFORMANCE.
- NEW SYSTEMS TO BE TIED INTO THE AUTOMATIC CLOCK AND POWER PROVIDED FOR A 120V WALL MOUNT WATERPROOF CLOCK.
- ALL IRRIGATION LINES TO BE DRAWN DIAGMATICALLY AND SHOULD BE LOCATED IN COMMON TRENCHES WHERE POSSIBLE.
- VERY LOCATION OF EXISTING IRRIGATION SYSTEM IN THE FIELD.
- SLEEVE UNDER PAVING (CLASS 200 PVC MIN.)
- ALL IRRIGATION EQUIPMENTS ARE DRAWN DIAGMATICALLY AND SHOULD BE PLACED IN PLANTING AREAS.

WATER EFFICIENT LANDSCAPE WORKSHEET

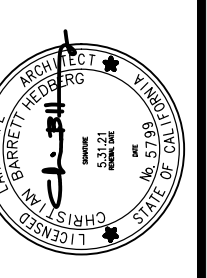
| Reference                                                                   |           |                   |                   |                            |             |                              |                       |                                  |                 |
|-----------------------------------------------------------------------------|-----------|-------------------|-------------------|----------------------------|-------------|------------------------------|-----------------------|----------------------------------|-----------------|
| Evapotranspiration (Eto): 44.1                                              |           |                   |                   |                            |             |                              |                       |                                  |                 |
| Hydrozone # / Planting Description                                          | Water use | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (E/PF) | Landscape Area (LA) (sq.ft.) | ETAF x Area (gallons) | Estimated Total Water Use (ETWU) |                 |
| Regular Landscape Areas                                                     |           |                   |                   |                            |             |                              |                       |                                  |                 |
| 1 Low water plantings                                                       | Low       | 0.2               | Spray             | 0.75                       | 0.27        | 30                           | 8                     | 219                              |                 |
| 2 Low water plantings                                                       | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 1074                         | 265                   | 7,251                            |                 |
| 3 Low water plantings                                                       | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 674                          | 166                   | 4,550                            |                 |
| 4 Low water plantings                                                       | Low       | 0.2               | Spray             | 0.75                       | 0.27        | 24                           | 6                     | 175                              |                 |
| 5 Low water plantings                                                       | Low       | 0.2               | Spray             | 0.75                       | 0.27        | 48                           | 13                    | 350                              |                 |
| 6 Low water plantings                                                       | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 3865                         | 954                   | 26,093                           |                 |
| 7 Low water plantings                                                       | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 581                          | 143                   | 3,922                            |                 |
| 8 Low water plantings                                                       | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 1432                         | 355                   | 9,701                            |                 |
| 9 Low water plantings                                                       | Low       | 0.2               | Spray             | 0.75                       | 0.27        | 33                           | 9                     | 241                              |                 |
| 10 Low water plantings                                                      | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 1763                         | 435                   | 11,992                           |                 |
| 11 Low water plantings                                                      | Low       | 0.2               | Spray             | 0.75                       | 0.27        | 15                           | 4                     | 109                              |                 |
| 12 Low water plantings                                                      | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 1482                         | 366                   | 10,003                           |                 |
| 13 Low water plantings                                                      | Low       | 0.2               | Spray             | 0.75                       | 0.27        | 12                           | 3                     | 87                               |                 |
| 14 Low water plantings                                                      | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 3293                         | 813                   | 22,231                           |                 |
| 15 Low water plantings                                                      | Low       | 0.2               | Spray             | 0.75                       | 0.27        | 48                           | 13                    | 350                              |                 |
| 16 Low water plantings                                                      | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 216                          | 53                    | 1,450                            |                 |
| 17 Low water plantings                                                      | Low       | 0.2               | Spray             | 0.75                       | 0.27        | 12                           | 3                     | 87                               |                 |
| 18 Low water plantings                                                      | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 704                          | 174                   | 4,753                            |                 |
| 19 Low water plantings                                                      | Low       | 0.2               | Spray             | 0.75                       | 0.27        | 27                           | 7                     | 197                              |                 |
| 20 Low water plantings                                                      | Low       | 0.2               | Drip              | 0.81                       | 0.25        | 1445                         | 357                   | 9,753                            |                 |
| TOTALS                                                                      |           |                   |                   |                            |             | 16,673                       | 4,149                 | 113,438                          |                 |
| No Special Landscape Areas                                                  |           |                   |                   |                            |             |                              |                       |                                  |                 |
| ESTIMATED TOTAL WATER USE (ETWU) (Eto)(0.62)(PF x LA)(IE)                   |           |                   |                   |                            |             |                              |                       | ETWU:                            | 113,438 gallons |
| MAXIMUM APPLIED WATER ALLOWANCE (MAWA) (Eto)(0.62)((0.45 x LA)+(0.55 x LA)) |           |                   |                   |                            |             |                              |                       | MAWA:                            | 206,476 gallons |
| ETAF Calculations                                                           |           |                   |                   |                            |             |                              |                       |                                  |                 |
| Regular Landscape Areas                                                     |           |                   |                   |                            |             |                              |                       |                                  |                 |
| Total ETAF x Area                                                           |           | 4,149             |                   |                            |             |                              |                       |                                  |                 |
| Total Area                                                                  |           | 16,783            |                   |                            |             |                              |                       |                                  |                 |
| Average ETAF                                                                |           | 0.25              |                   |                            |             |                              |                       |                                  |                 |
| All Landscape Areas                                                         |           |                   |                   |                            |             |                              |                       |                                  |                 |
| Total ETAF x Area                                                           |           | 4,149             |                   |                            |             |                              |                       |                                  |                 |
| Total Area                                                                  |           | 16,783            |                   |                            |             |                              |                       |                                  |                 |
| Sitewide ETAF                                                               |           | 0.25              |                   |                            |             |                              |                       |                                  |                 |

MIKELO COMPLIANCE STATEMENT:

I HAVE COMPLIED WITH THE CRITERIA IN MIKELO AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.



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LANDSCAPE ARCHITECT  
2714 ECLIPSE AVE. NAPA, CA 94558  
(707) 253-0001



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LANDSCAPE IRRIGATION PLAN

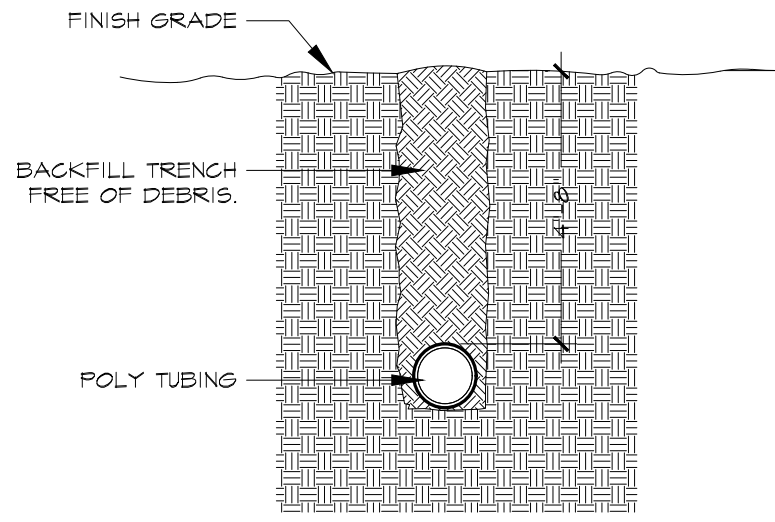
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777 PRATT AVE  
ST. HELENA, CA.

Date: 8/26/2020  
Scale: as noted  
Drawn by: CBH  
Job: BOOTHE  
Print Date: 3/9/2021  
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Of: 3 Sheets

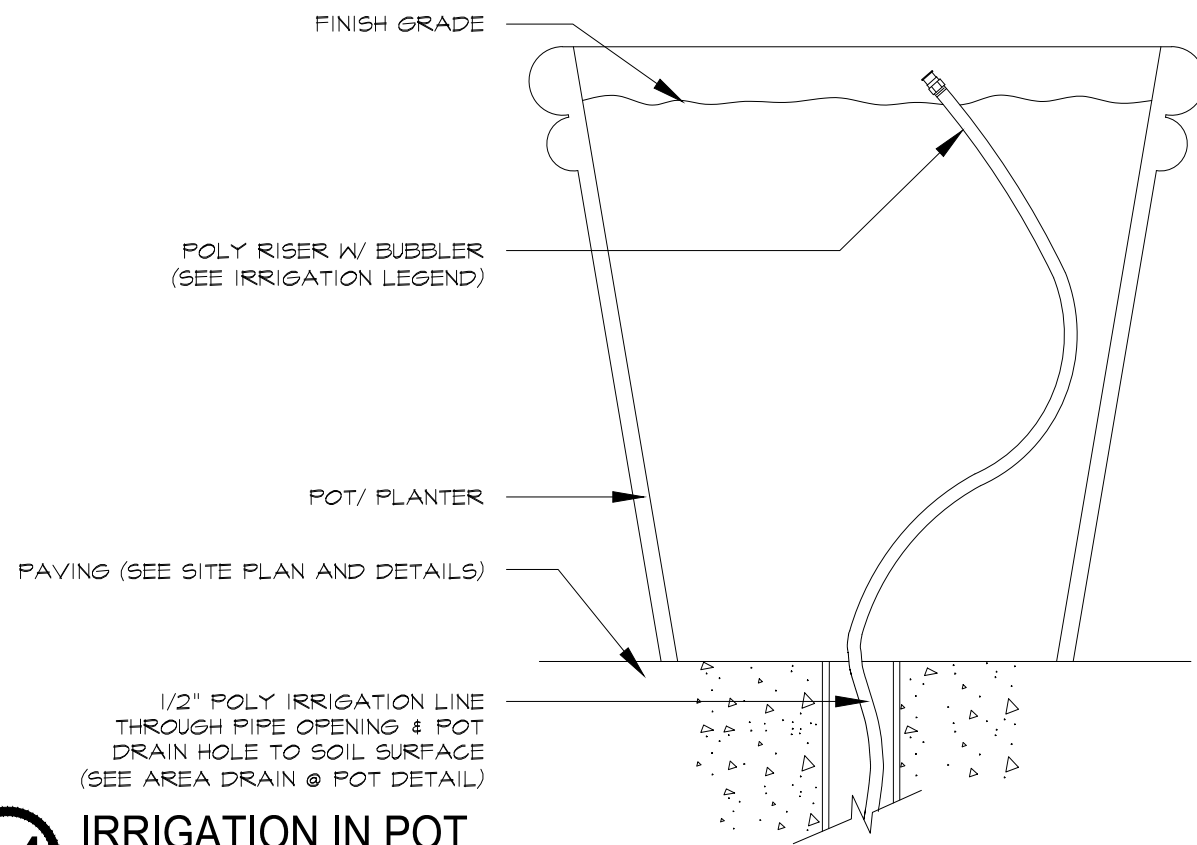




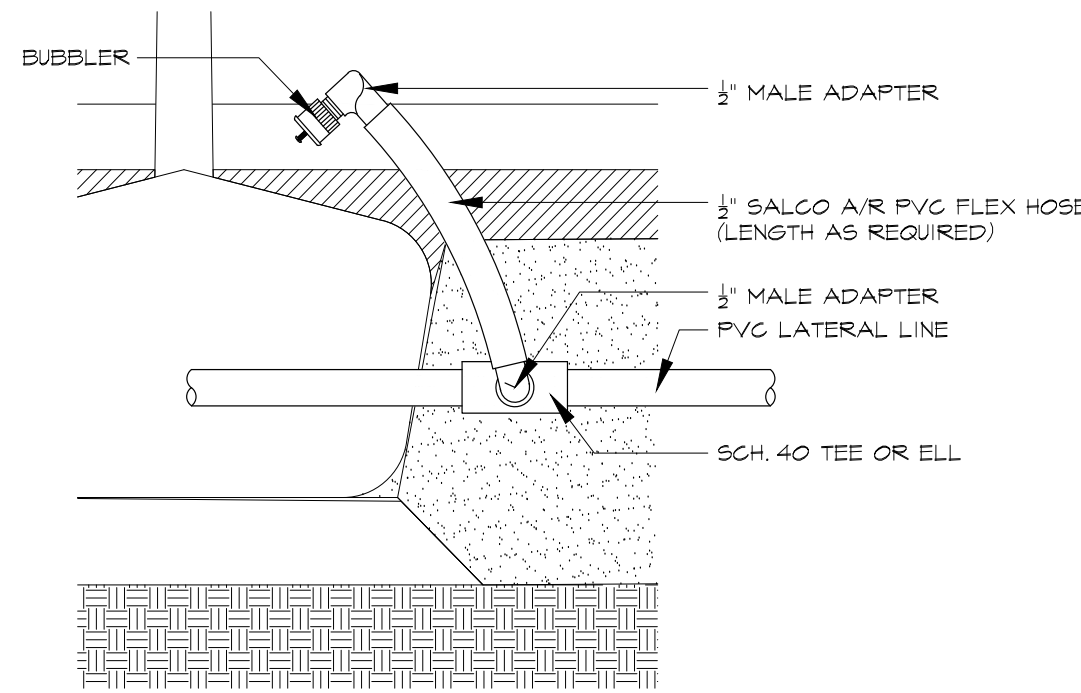




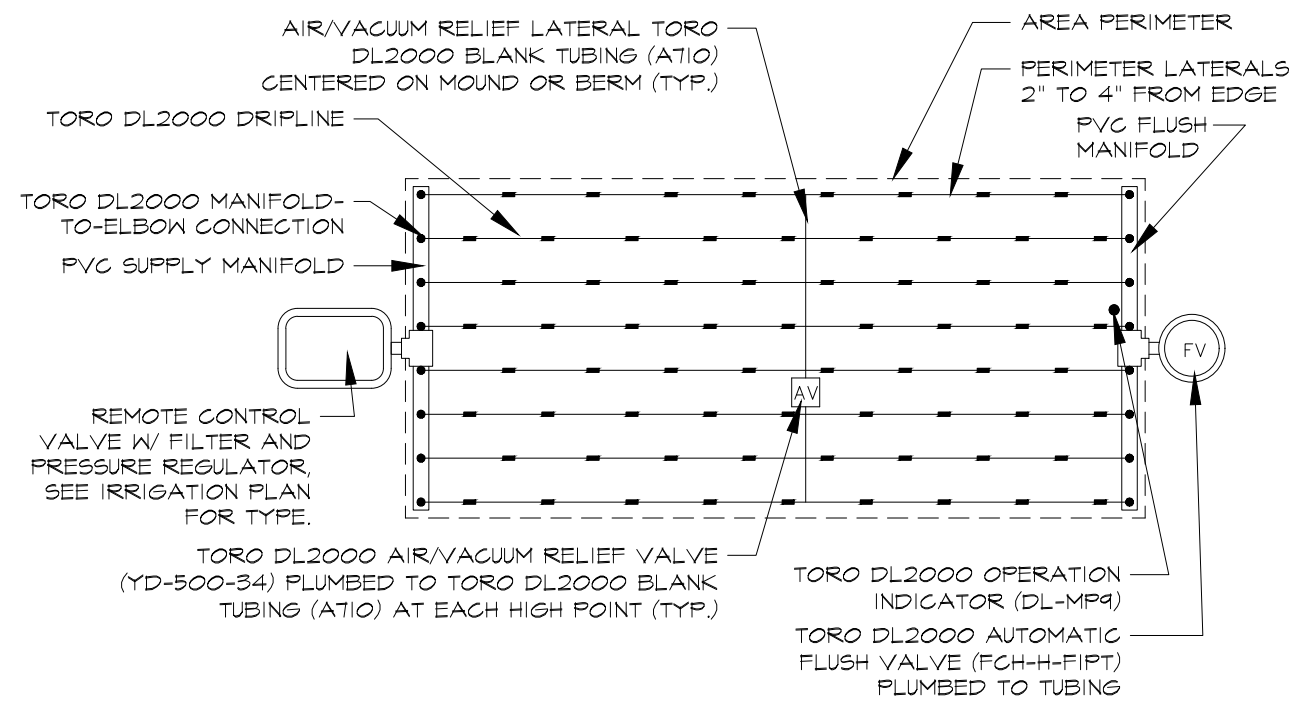
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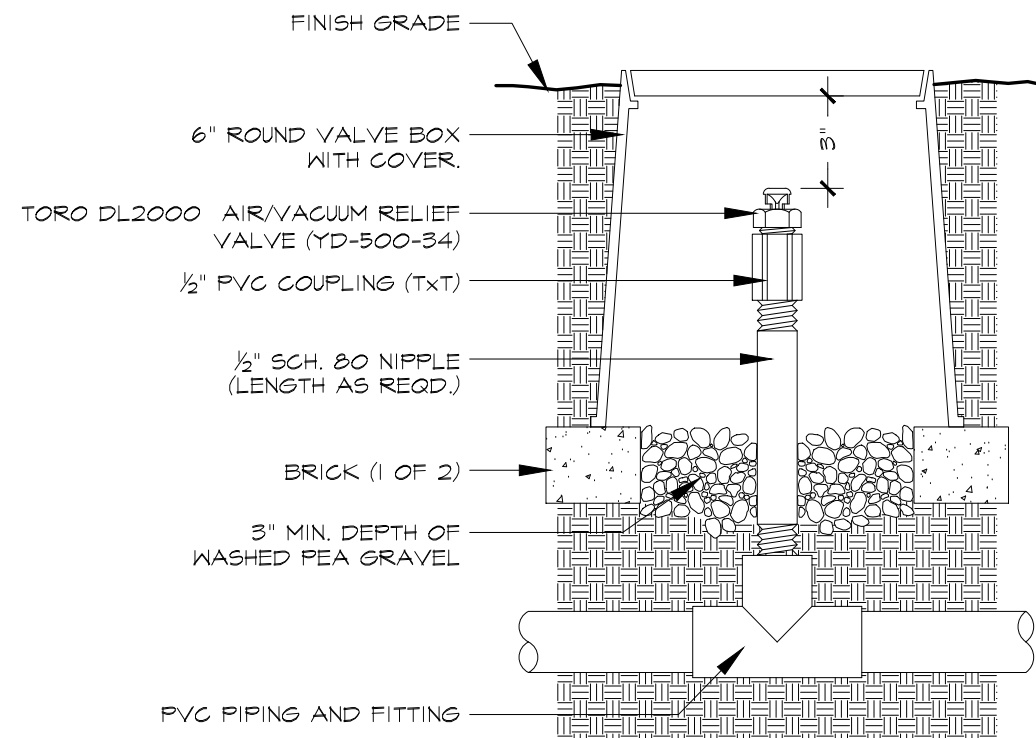
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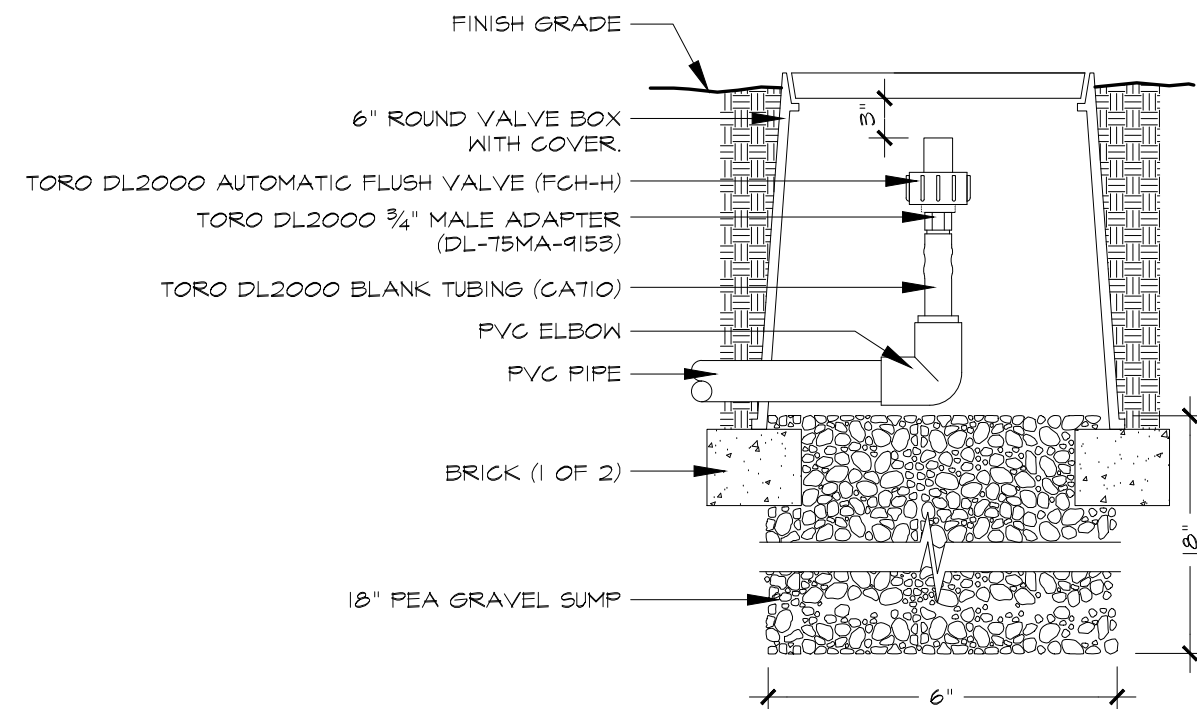
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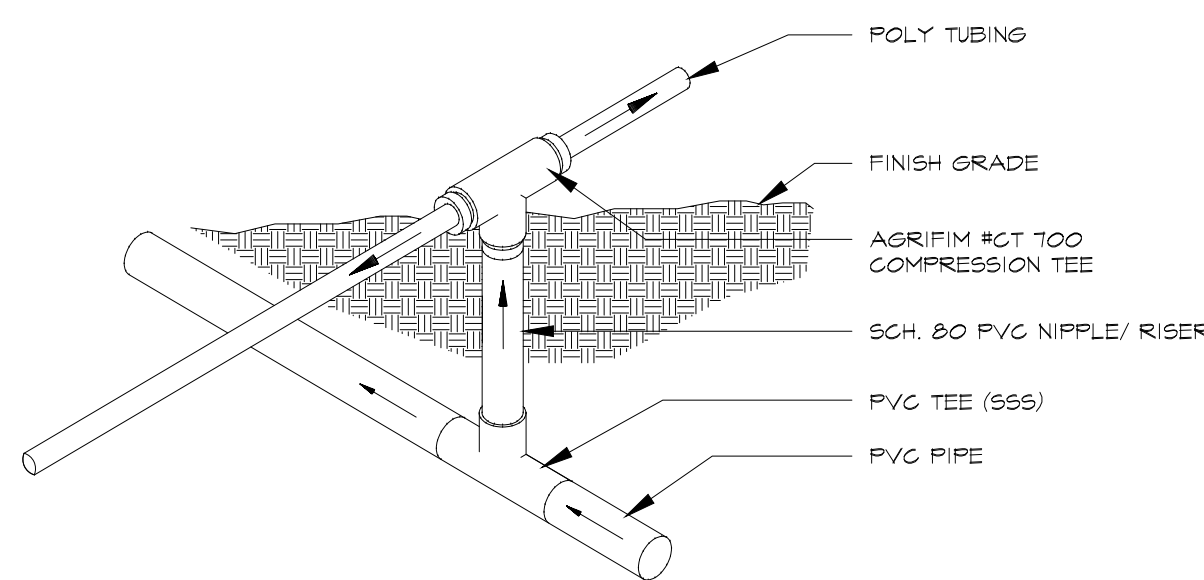
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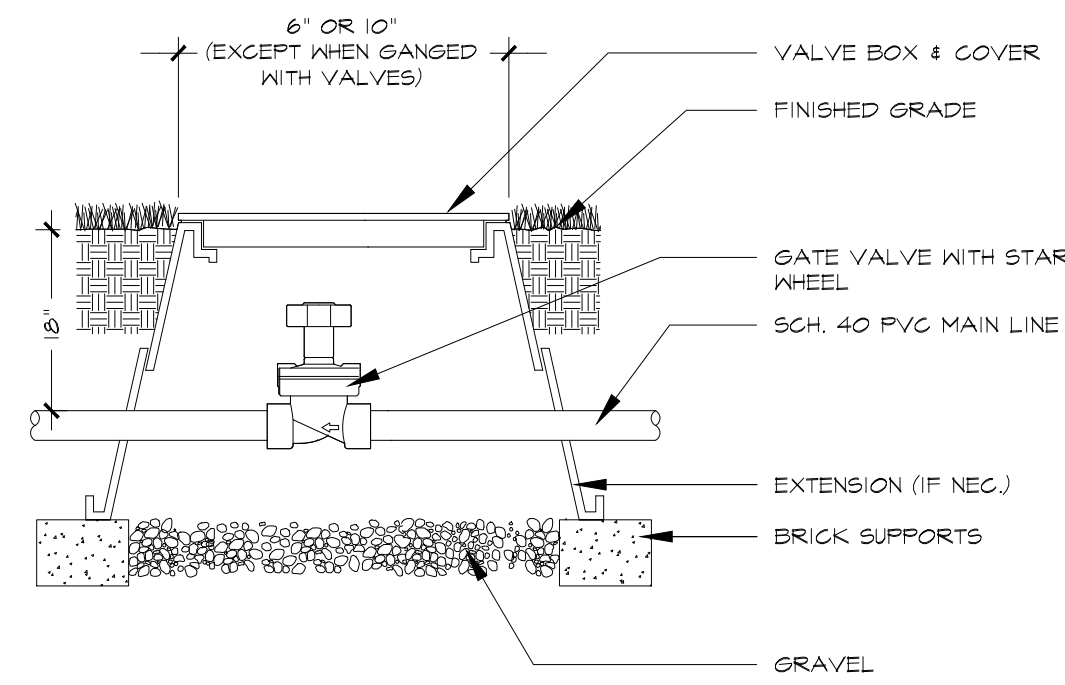
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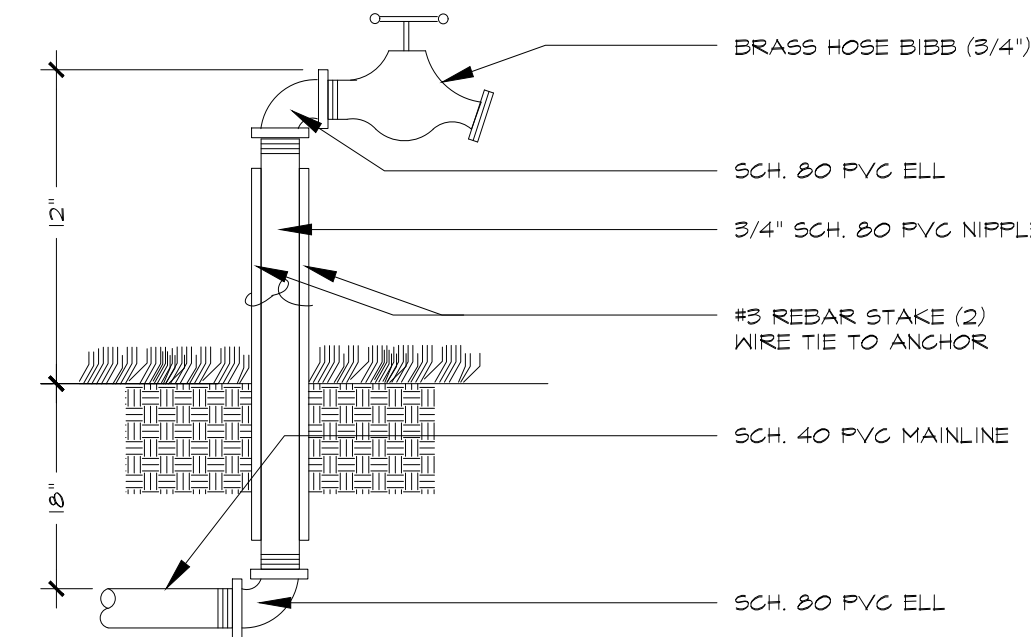
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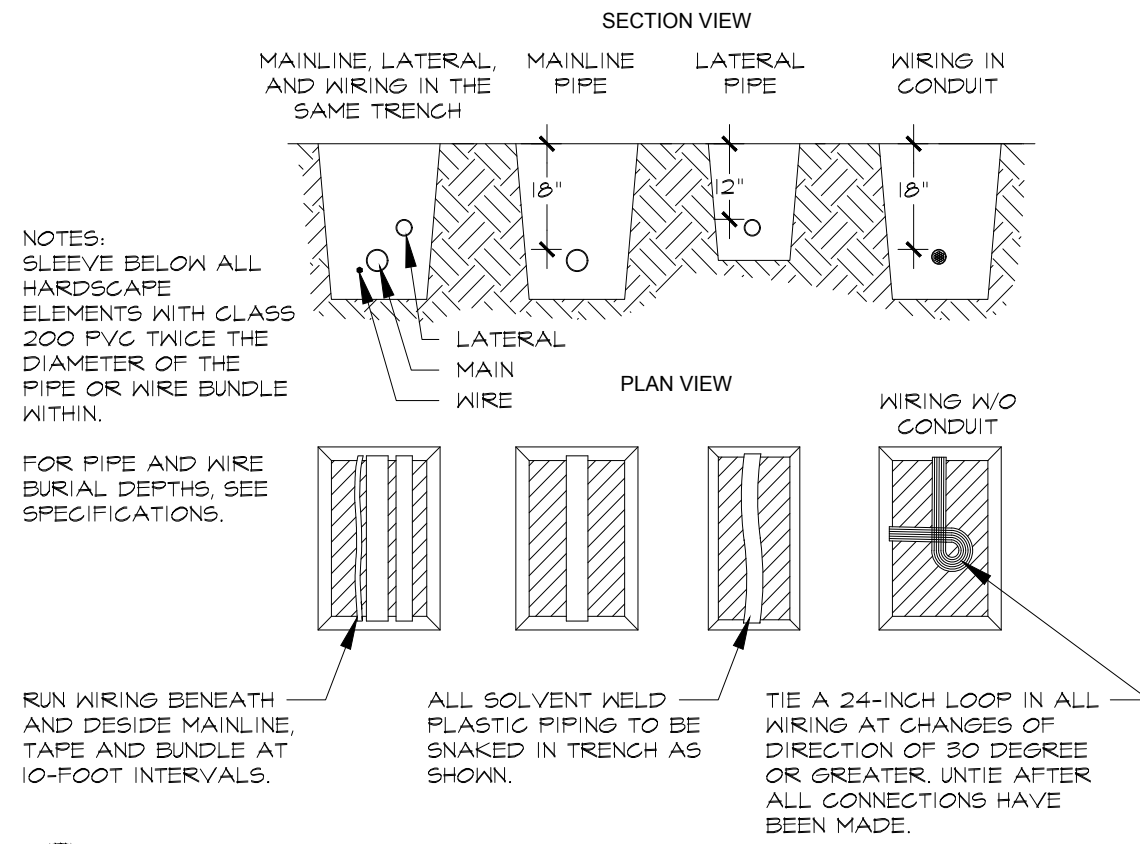
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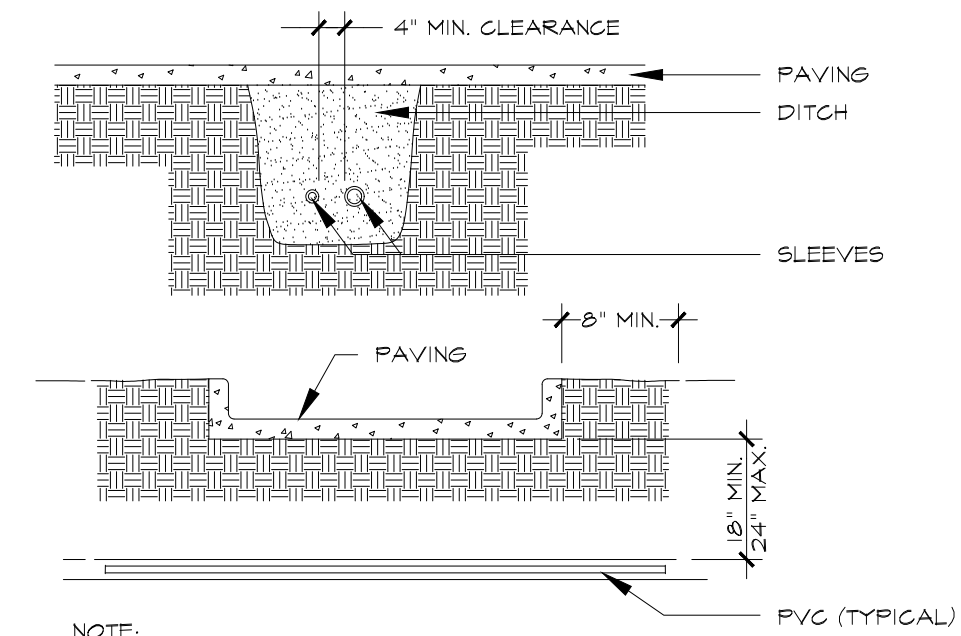
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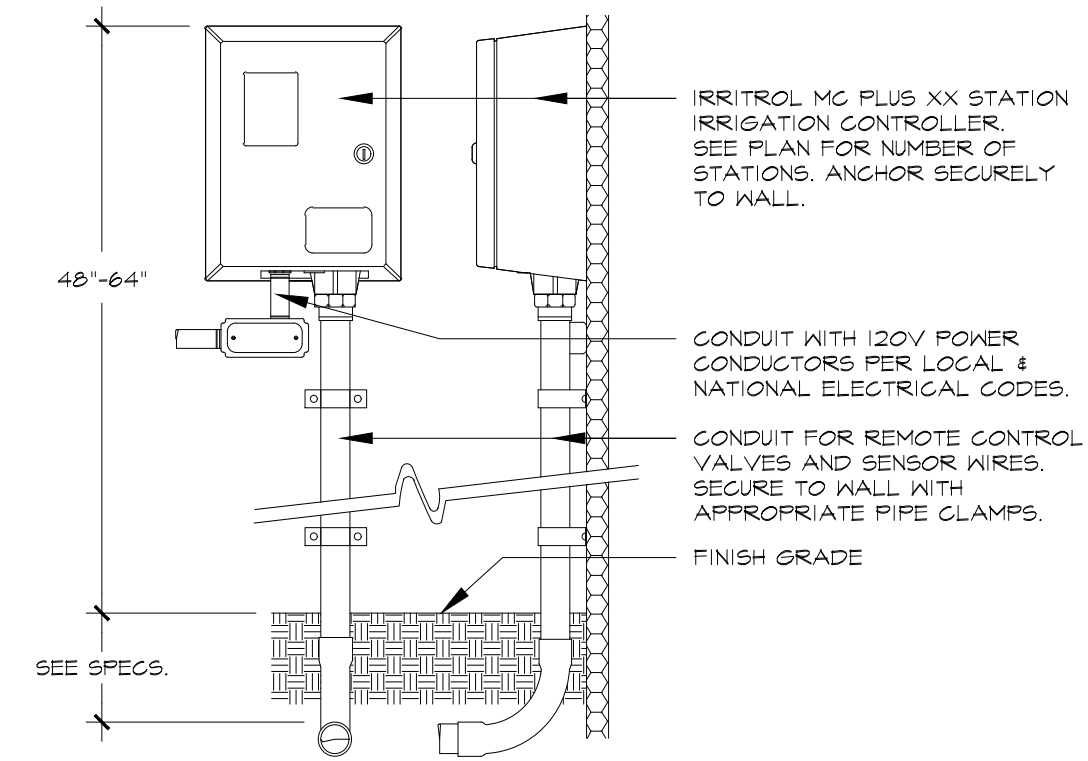
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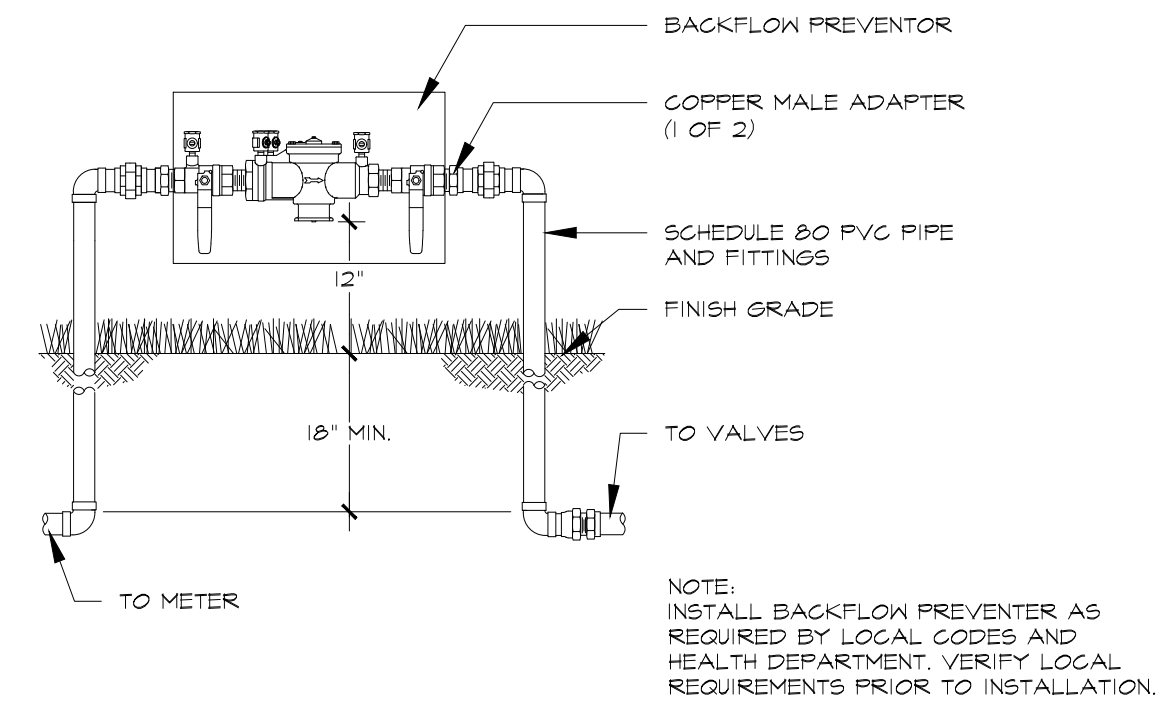
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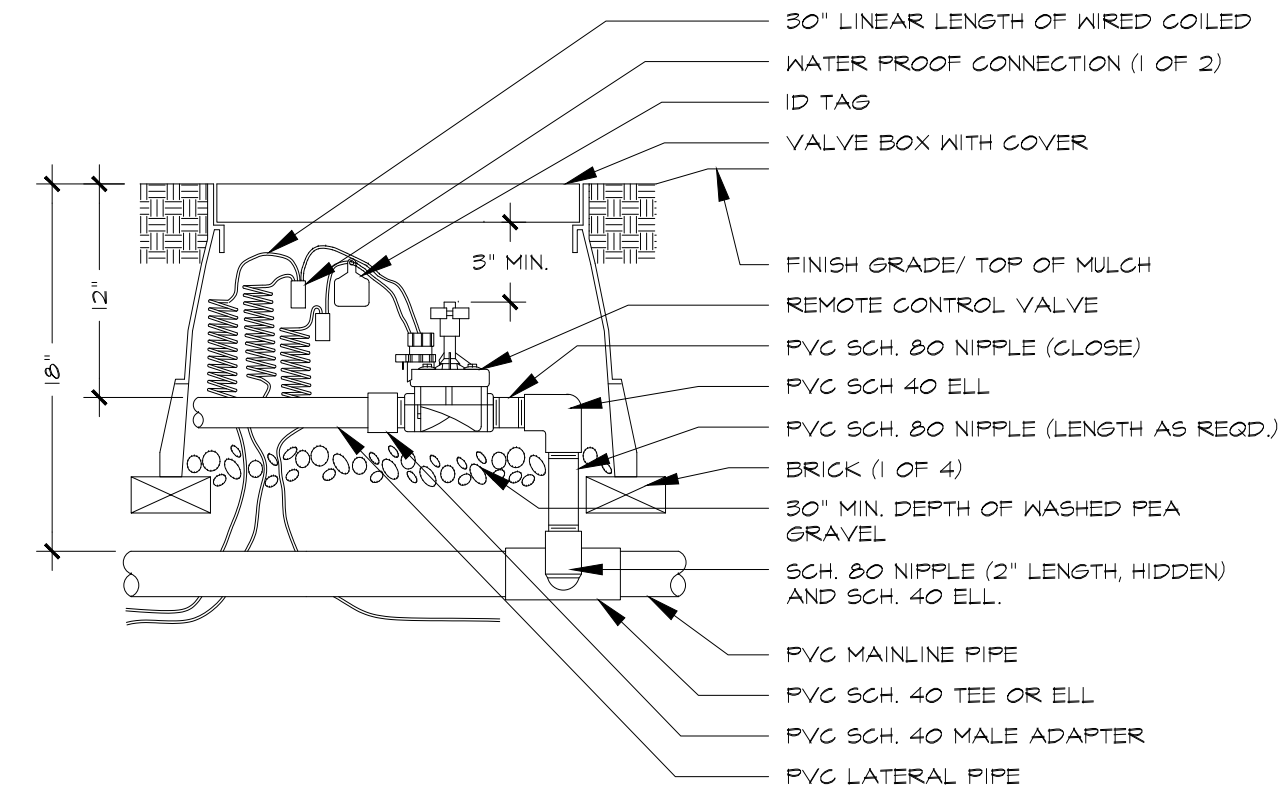
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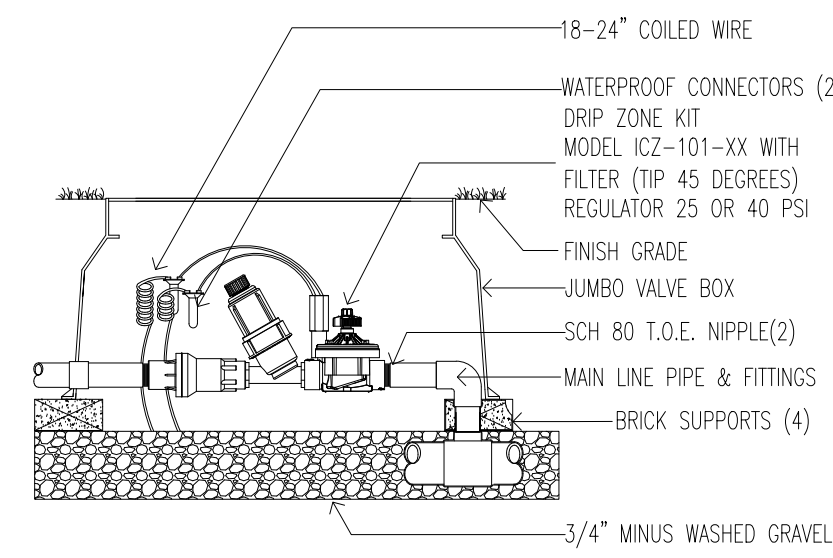
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2 BACKFLOW PREVENTER DETAIL  
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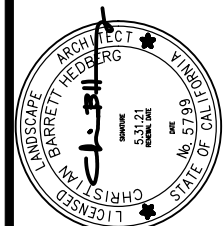


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4 DRIP CONTROL ZONE  
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707.253.0001



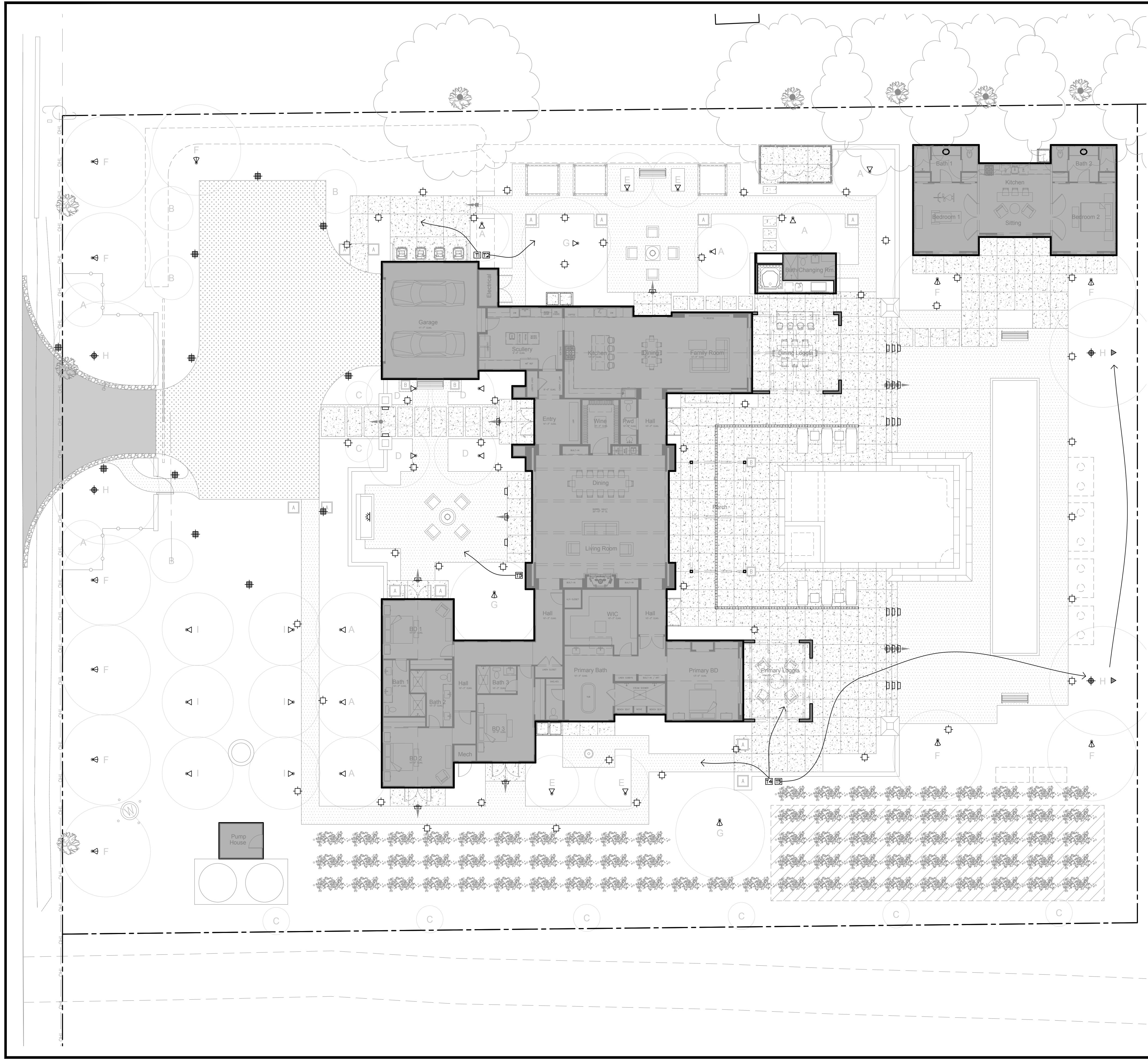
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IRRIGATION NOTES & DETAILS

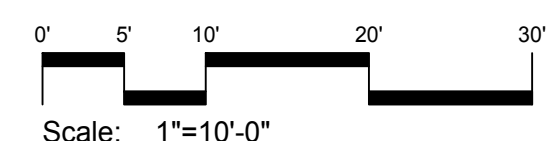
BOOTHE VENTURES  
777 PRATT AVE  
ST. HELENA, CA.

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| Drawn      | CBH       |
| Job        | BOOTHE    |
| Print Date | 3/9/2021  |
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| Of         | Sheets    |





- LIGHTING LEGEND**
- | SYMBOL | INDICATED EXPLANATION OR MEANING               |
|--------|------------------------------------------------|
| ⬮      | FX LUMINAIRE #M-PK-3LED-FB, LED PATH LIGHTS    |
| ⬮      | FX LUMINAIRE #M-PZ-1LED-FB, LED PATH LIGHTS    |
| ⬮      | FX LUMINAIRE #K6-4LED-FB, LED WELL LIGHTS      |
| ⬮      | FX LUMINAIRE #NF-3LED-L5-FB, LED UP LIGHTS     |
| ⬮      | FX LUMINAIRE #QZ-1LED-FB, LED UP LIGHTS        |
| ⬮      | FX LUMINAIRE #NF-4LED-FB, LED UP LIGHTS        |
| ⬮      | FX LUMINAIRE #PD-2LED-BZ, LED WALL LIGHTS      |
| ⬮      | FX LUMINAIRE #LL-3LED-B5, LED SPECIALTY LIGHTS |
| ⬮      | FX LUMINAIRE #PX-400-TPC-M                     |
| ⬮      | FX LUMINAIRE #PX-300-M (SWITCH)                |
| ⬮      | FX LUMINAIRE #EX-150-M (SWITCH)                |
| ⬮      | FX LUMINAIRE #PX-400-M (SWITCH)                |
| ⬮      | FX LUMINAIRE #EX-150-M (SWITCH)                |



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LANDSCAPE LIGHTING PLAN

BOOTHE VENTURES  
777 PRATT AVE  
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| Date       | 8/26/2020 |
| Scale      | as noted  |
| Drawn      | CBH       |
| Job        | BOOTHE    |
| Print Date | 3/9/2021  |
| Sheet      | L4.0      |
| Of         | Sheets    |

Agenda Item #5.2.



**10** FX LUMINAIRE - PX SPEC. SHEET

6 FX LUMINAIRE - PD LED LIGHT SPEC. SHEET

2 FX LUMINAIRE - LL LED LIGHT SPEC. SHEET

7 FX LUMINAIRE - QZ LED LIGHT SPEC. SHEET

### 3 FX LUMINAIRE - M-PK LED LIGHT SPEC. SHEET

4 FX LUMINAIRE - M-PZ LED LIGHT SPEC. SHEET



**RECEIVED**  
By Xgamero at 2:53 pm, Nov 10, 2020

## PROJECT DESCRIPTION

Date: November 3, 2020

---

**New Residence and Accessory Dwelling Unit:**  
**777 Pratt Avenue St. Helena**  
Booth Ventures, LLC

The proposed project is the construction of a new single story, single family residence with an attached garage and an Accessory Dwelling Unit on an existing vacant parcel. The existing parcel is a flat site with no vegetation surrounded by vineyard properties on Pratt Avenue in St. Helena. The new residence has been oriented in an East-West orientation to take advantage of vineyard views and provide privacy to neighbors to the North and South.

The new residence will be constructed on a raised building pad a few feet above the existing grade to take advantage of views to the vineyards. The projects' outdoor spaces have been designed to take advantage of the southeast exposure in the rear yard and to provide a private courtyard on the Pratt Avenue side of the residence. This project will be fully landscaped and screened from street view using predominately low-medium water-use California native plants and will feature a wood and steel gated entrance at the center of the parcel's street frontage. An outdoor pool and spa (under separate permit) is proposed in the rear yard as well as a bocce court.

The overall aesthetic of the project is contemporary styling with natural honest materials consisting of wood, stone, steel/metal and plaster. The finishes will present a neutral color palette consistent with the surrounding agricultural setting.

The proposed building areas and information are as follows:

|                                             |              |
|---------------------------------------------|--------------|
| Main Residence (Conditioned) -              | 4,785 sq.ft. |
| Garage (Unconditioned)                      | 620 sq.ft.   |
| Accessory Dwelling Unit (Conditioned)       | 995 sq.ft.   |
| Outdoor Grill/Changing Room (Unconditioned) | 165 sq.ft.   |
| Pump House (Unconditioned)                  | 80 sq.ft.    |
| Outdoor Dining Loggia (Covered)             | 433 sq.ft.   |
| Primary Loggia (Covered)                    | 279 sq.ft.   |
| Front Porch (Covered)                       | 49 sq.ft.    |

The height to the ridge line of the main residence will be 27'-7" and the height to the A.D.U. will be 14'-0".

The maximum Floor to Area Ratio for this project site is 6,069 square feet with a 200 square foot garage allowance and a 400 square foot ADU allowance for a total F.A.R. of 6,669 square feet. The proposed F.A.R. is 6,645 square feet.





2 covered parking spaces are proposed in the new garage with 6 off-street parking spaces proposed for use by guests and the Accessory Dwelling Unit.

On behalf of our client, Booth Ventures LLC, we submit this project for your consideration.

Best Regards,

Joseph Farrell, Architect

file: <https://d.docs.live.net/28ff8c8a13e39861/Documents/0-Projects/2011-Booth/City Correspondances/Project Description.docx>

END OF DOCUMENT

EXHIBIT "D"

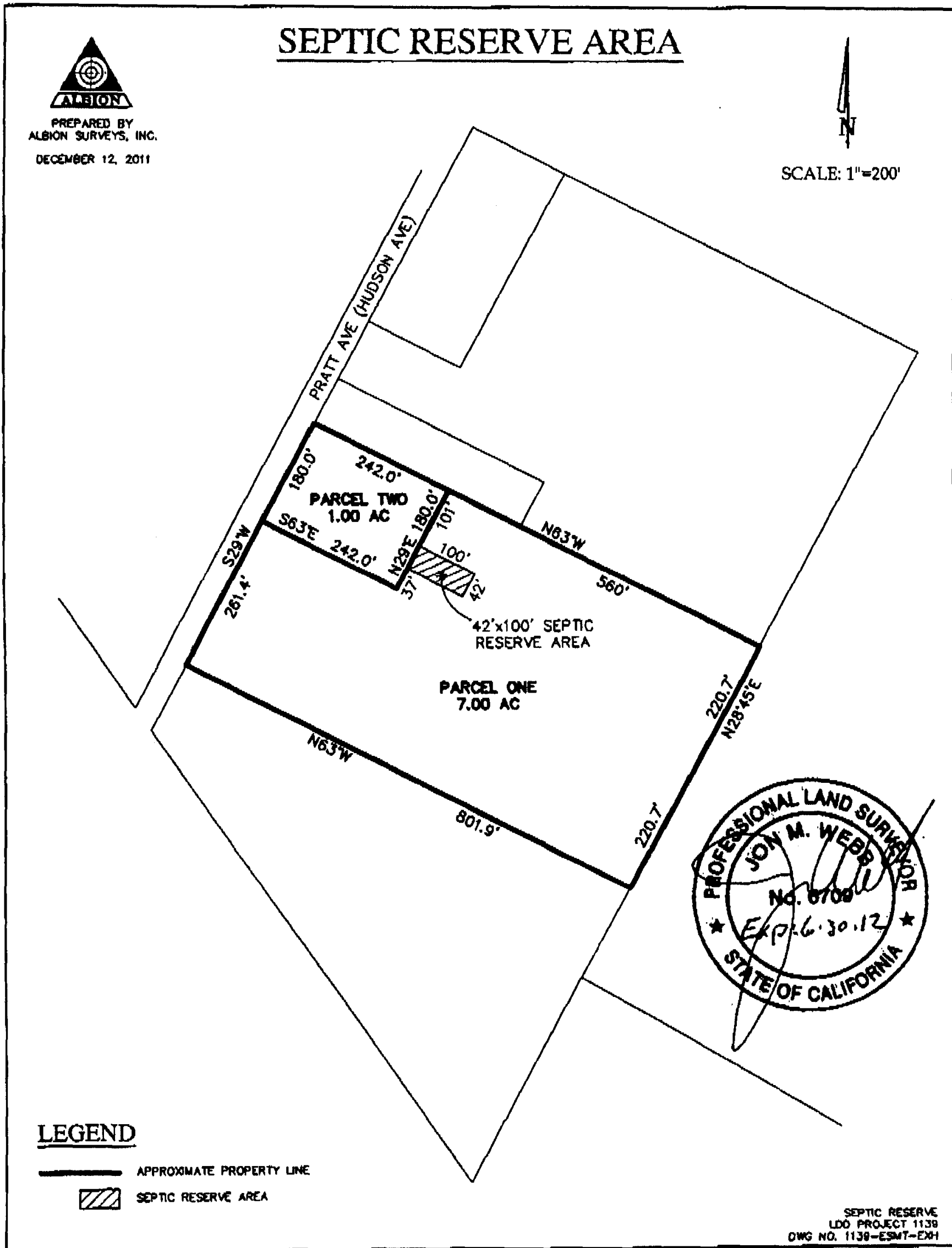


EXHIBIT "D"



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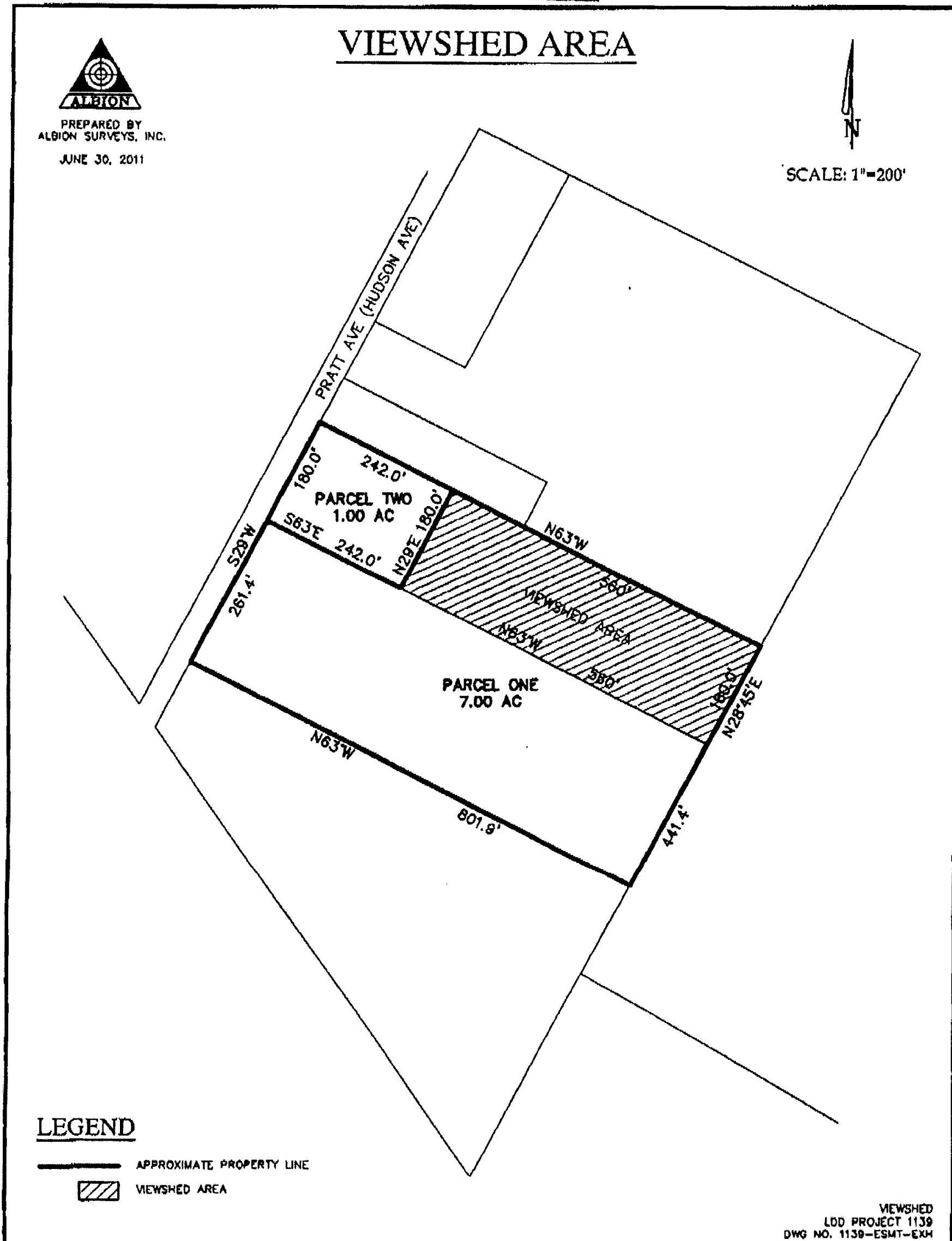


EXHIBIT " D "



# STORMWATER CONTROL PLAN

SMALL/SINGLE-FAMILY HOME PROJECT

BOOTH VENTURES  
777 PRATT AVE, ST. HELENA, CA 94574  
APN: 009-030-060

OCTOBER 30, 2020



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



20.017  
777 Pratt Ave



TABLE OF CONTENTS

I. INTRODUCTION & GENERAL REQUIREMENTS ..... 3

    A. REPORT OVERVIEW ..... 3

    B. PROJECT DESCRIPTION ..... 3

II. PROJECT DATA FORM ..... 4

III. RUNOFF REDUCTION OPTION CHECKLISTS ..... 5

    A. OPTION 1: DISPERSE RUNOFF TO VEGETATED AREAS ..... 5

    B. OPTION 2: PERVIOUS PAVEMENT ..... 5

    C. OPTION 3: CISTERNS OR RAIN BARRELS ..... 6

    D. OPTION 4: BIORETENTION FACILITY OR PLANTER BOX ..... 6

IV. CONCLUSION..... 7

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777 Pratt Ave



## I. Introduction & General Requirements

### A. Report Overview

Madrone Engineering has prepared this report to assist the 777 Pratt Ave 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 SF, but part of a single-family residence project the project is required to submit a complete Storm Water Control Plan for Small/Single-Family Home Projects. This report follows the Bay Area Stormwater Management Agencies Association guidelines found in Appendix C (Small/Single-Family Home Projects) of the Post-Construction Manual.

### B. Project Description

This project is requesting design review approval for a new main residence, accessory dwelling unit, pool, and driveway at 777 Pratt Ave, St. Helena, CA (APN 009-030-060).

The project location is on the valley floor, with ground slopes very flat ranging from 1% to 3%. Stormwater is currently transported via sheet flow from south to north, towards the Napa River which is approximately 2,750 feet to the northeast. There is a small existing ditch along the south side of Pratt Ave, and the proposed driveway entrance will include a culvert for this ditch.



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## II. Project Data Form

|                                                             |                                                                                                                                                                                                                                                                  |
|-------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name/Number                                         | 777 Pratt Ave                                                                                                                                                                                                                                                    |
| Application Submittal Date                                  | October 30, 2020                                                                                                                                                                                                                                                 |
| Project Location (street address + APN)                     | 777 Pratt Ave<br>St. Helena, CA 94574<br>APN: 009-030-060                                                                                                                                                                                                        |
| Name of Owner or Developer                                  | Booth Ventures, LLC                                                                                                                                                                                                                                              |
| Project Type and Description                                | Single-Family Home Project (> 5,000 square feet)<br>New main residence, accessory dwelling unit, and paved driveway/parking area.                                                                                                                                |
| Total Project Site Area (acres)                             | 1.0 acre (entire parcel)                                                                                                                                                                                                                                         |
| Total New or Replaced Impervious Surface Area (square feet) | 17,230 square feet                                                                                                                                                                                                                                               |
| Total Pre-Project Impervious Surface Area                   | 0 square feet                                                                                                                                                                                                                                                    |
| Total Post-Project Impervious Surface Area                  | ~17,230 square feet                                                                                                                                                                                                                                              |
| Runoff Reduction Measures Selected (check one or more)      | <input checked="" type="checkbox"/> 1. Disperse runoff to vegetated area<br><input type="checkbox"/> 2. Pervious Pavement<br><input type="checkbox"/> 3. Cisterns or Rain Barrels<br><input checked="" type="checkbox"/> 4. Bioretention Facility or Planter Box |

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### III. Runoff Reduction Option Checklists

The guidelines in Appendix C of the BASMAA Post-Construction Manual provide four options for reducing storm water runoff:

1. Disperse Runoff to Vegetated Areas
2. Pervious Pavement
3. Cisterns or Rain Barrels
4. Bioretention Facility or Planter Box

Storm water runoff from this project will be routed to vegetated areas (Option 1) and/or directed to bioretention facilities (Option 4). See below for specific details showing the implementation of the selected options.

#### A. Option 1: Disperse Runoff to Vegetated Areas

On the site plan, show:

- ☒ Each impervious area from which runoff will be directed, and its square footage.
- ☒ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ☒ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.

Confirm the following standard specifications are met:

- ☒ Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area.
- ☒ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- ☒ Paved areas are sloped so drainage is routed to the receiving pervious area.
- ☒ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- ☒ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- ☒ Any drain inlets within the vegetated area are at least 3 inches above surrounding grade.

#### B. Option 2: Pervious Pavement

On the site plan, show:

- ☐ Location, extent and types of pervious pavements.

Confirm the following standard specifications are met:

- ☐ No erodible areas drain on to permeable pavement.
- ☐ Subgrade compaction is minimal.
- ☐ Reservoir base course is of open-graded crushed stone. Base depth is adequate to retain rainfall (3 inches is adequate) and support design loads (more depth may be required).



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- ☐ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course.
- ☐ Subgrade is uniform and slopes are not so steep that subgrade is prone to erosion.
- ☐ Rigid edge is provided to retain granular pavements and unit pavers.
- ☐ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines.
- ☐ Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations.
- ☐ Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

#### C. Option 3: Cisterns or Rain Barrels

On the site plan, show:

- ☐ Impervious areas tributary to each cistern or rain barrel.
- ☐ Location of each cistern or rain barrel.

Confirm the following standard specifications are met:

- ☐ Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
- ☐ Gutters tributary to rain barrels are screened with a leaf guard or maximum 1/2-inch to 1/4-inch-minimum corrosion-resistant metallic hardware fabric.
- ☐ Water collected will be used for irrigation only.
- ☐ Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
- ☐ Large openings are secured to prevent entry by children.
- ☐ Rain barrels and gutters are to be cleaned annually.
- ☐ The local mosquito and vector control district is informed of the installation. The district will be provided additional information and/or rights of entry if they request.

#### D. Option 4: Bioretention Facility or Planter Box

On the site plan, show:

- ☒ Impervious areas tributary to the planter box.
- ☒ Location and footprint of planter box.

Confirm the following standard specifications are met:

- ☒ Reservoir depth is 4"-6" minimum.
- ☒ 18" depth soil mix with minimum long-term infiltration rate of 5"/hour. See <http://www.cccleanwater.org/c3-guidebook.html> for a list of soil mix suppliers.
- ☒ Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
- ☒ "Class 2 perm" drainage layer 12" deep.
- ☒ No filter fabric.

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- ☐ Perforated pipe (PVC SDR 35 or approved equivalent) underdrain with outlet located flush or nearly flush with planter bottom.
- ☐ Connection with sufficient head to storm drain or discharge point.
- ☐ Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4" and a watertight cap.
- ☐ Overflow outlet connected to a downstream storm drain or approved discharge point.
- ☒ Planter is set level.
- ☒ Emergency spillage will be safely conveyed overland.
- ☒ Plantings are suitable to the climate, exposure, and a well-drained soil.
- ☒ Irrigation system with connection to water supply, on a separate zone.

#### IV. Conclusion

This report demonstrates that the project design is in compliance with current stormwater regulations and follows the recommendations of Appendix C of the BASMAA Post-Construction Manual for a Small/Single-Family Home Project.



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# APPENDICES

**APPENDIX A:** VICINITY MAP

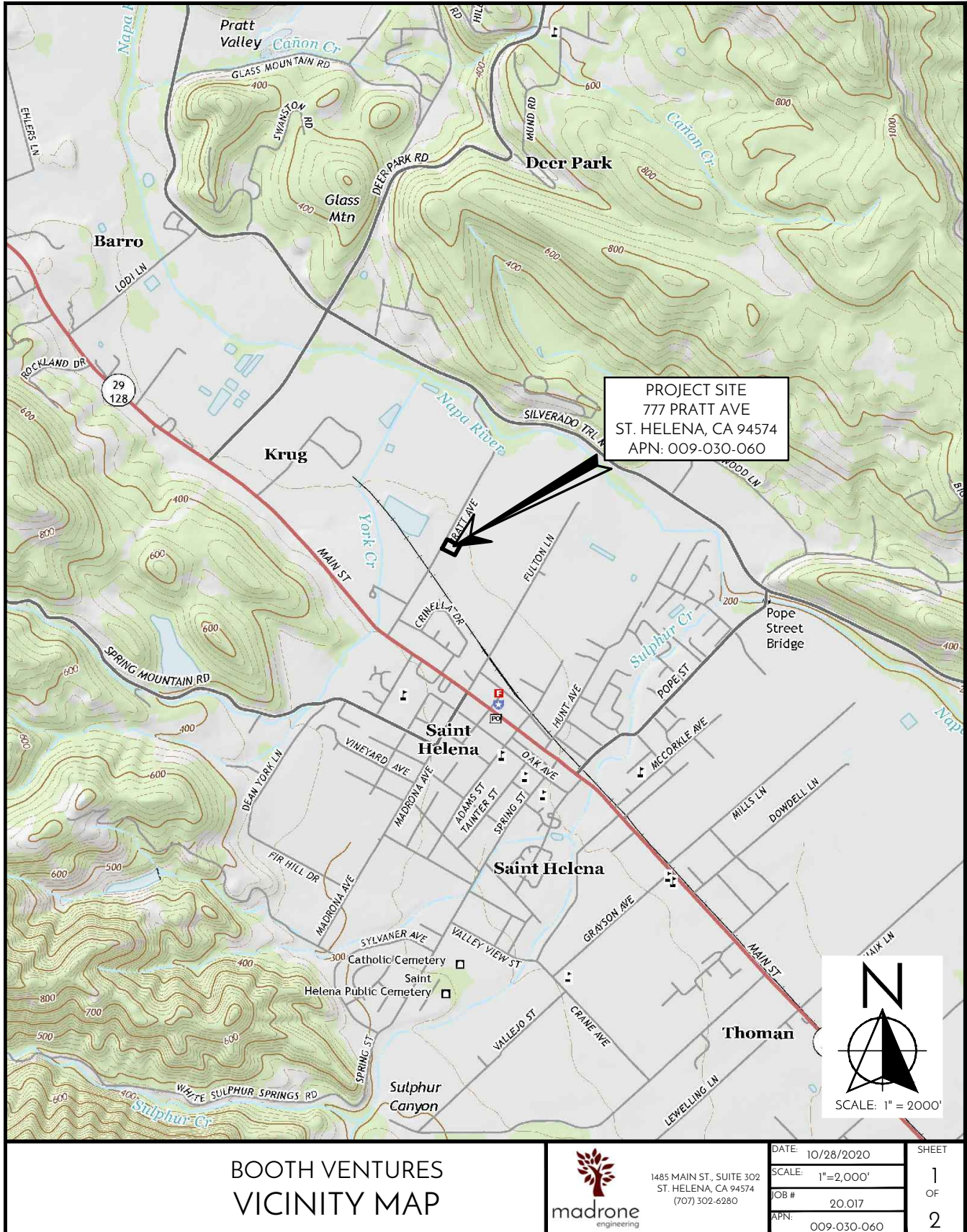
**APPENDIX B:** STORMWATER SKETCH

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# APPENDIX A VICINITY MAP



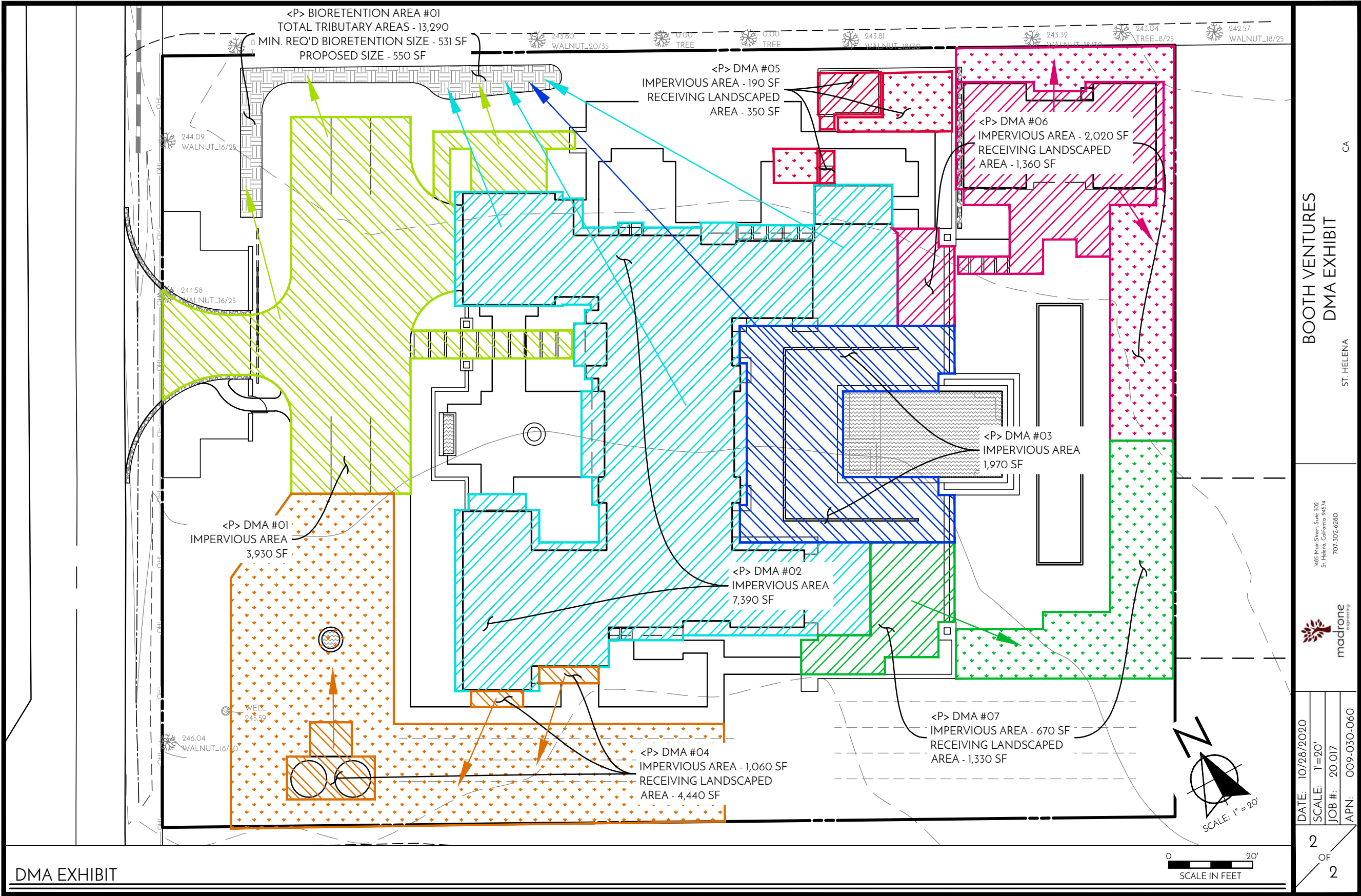


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# APPENDIX B STORMWATER SKETCH











## PLANNING COMMISSION REPORT

Planning Commission Meeting of April 6, 2021

**FILE NUMBER:** PL20-050

**SUBJECT:** Request by Patrick Rue of Erosion Wine Co. to grant a use permit approval to establish a small brewery operation, "Erosion Brewery", at an existing wine storage and distribution warehouse located at 995 Vintage Avenue, #108 in the Industrial zoning district.

**PREPARED BY:** Chantal Power

**REVIEWED BY:** Maya DeRosa, Planning & Building Director

**APPROVED BY:** Maya DeRosa, Planning & Building Director

**APPLICATION FILED:** 12/15/20

**ACCEPTED AS COMPLETE:** 03/01/21

**LOCATION OF PROPERTY:** 995 Vintage Avenue, #108

**APN:** 009-580-039

**GENERAL PLAN/ZONING:** Industrial

**APPLICANT:** Patrick Rue

**PHONE:** (714) 400-6092

### **BACKGROUND**

The subject property is located in the Industrial (I) district, which provides for industrial parks, warehouses, light manufacturing, auto and farm-related equipment sales and repairs, viticulture and winery support services and similar and compatible uses. Manufacturing, packaging and processing uses are permitted in the I district subject to the approval of a use permit when conducted entirely within an enclosed building.

### **PROJECT DESCRIPTION**

The project applicant, Patrick Rue, is requesting approval of a use permit to allow for a brewery element to the existing wine storage and distribution use within a 2,750 square foot tenant space in a 12,375 square foot multi-tenant industrial building. The brewery

will produce 108.5 gallons (3.5 BBL) per batch. The applicant proposes to outsource brew with (unfermented beer) from outside breweries to bring to the project site in order to complete the fermentation and packaging process.

The existing wine storage and distribution operation currently occupies less than half of the 2,750 square foot tenant space. 450 square feet is dedicated office space, and the proposed brewery operation would add approximately 300 square feet. No tasting room or other use that may increase traffic to the site is proposed in connection with the requested use permit. Hours of operation will be 5:00 a.m. to 5:00 p.m. Monday through Friday. A maximum of five employees will maintain current and proposed operations (office, warehouse, and brewing).

## **ANALYSIS**

### **CEQA**

The project is categorically exempt from the requirements of CEQA pursuant to Section 15301, Existing Facilities, which exempts projects consisting of the operation, repair, maintenance, permitting, licensing, or minor alteration of existing public or private facilities involving negligible or no expansion of the existing or former use. The project involves the addition of a very small brewing operation in an existing warehouse. No alterations to the existing tenant space are proposed and no uses are proposed that would significantly increase traffic to the site.

### **GENERAL PLAN**

The subject property has a general plan land use designation of Industrial (I). The I land use designation includes industrial parks, warehouses, light manufacturing, and auto and farm-related uses. Industrial areas are located south of Mills Lane and east of State Route 29, along Sulphur Creek between State Route 29 and Valleyview Street; and east of State Route 29, south of Mills Lane. The St. Helena General Plan Update 2040 and 2015-2023 Housing Element Goals, Policies, and Eight Year Action Plan include the following policies that are relevant to the proposed project:

- LU4.2 Support the development of industries that are consistent with viticulture and winery support services and similar, compatible uses. Support the role of the City as an agriculturally-based service center for the surrounding area, including Calistoga, Angwin, Deer Park, Meadowood, Madronne Knoll, Rutherford, and the unincorporated area south of St. Helena.  
*The project proposes to add a small brewing operation to an existing wine storage and distribution facility. Approval of the project would support a small, local winery support service business, and is similar and compatible to the existing operations.*
- ES1.2 Identify and expand economic sectors in which the City has competitive advantages, and capitalize on these strengths in order to diversify local economic activities and strengthen St. Helena's role as an agriculturally-based service center for the surrounding area.



*Located in the Napa Valley, St. Helena has a competitive advantage in viticulture and winery support services because the proximity to prime farmland and vineyards. The project site is located off of State Route 29, a primary transportation corridor in the Napa Valley, which the brewing operation would capitalize on. Additionally, it is likely that the brewing operation would partner with local restaurants and local farms, further strengthening and diversifying the local economy.*

- ES2.2 - Ensure a diverse mix of uses that avoids an over-representation of any particular use. Remove the cap on the number of hotel and motel rooms and restaurant seats but continue to limit vacation rentals.

*St. Helena is widely known for its viticulture and winery operations, but does not have an overconcentration of breweries. The project diversifies the existing operations and capitalizes on the fact that St. Helena currently only has two existing breweries.*

- PF1.1 - Require that the approval of new development be contingent upon the ability of the City to provide water without exceeding the safe annual yield of its water supply system.

*The proposed brewery is a small operation that would utilize approximately 4,876 net gallons of water per year, which is well under the 1,950 acre-foot threshold established under the General Plan Public Facilities and Services element implementing action PF1.J.*

- CR5.1 - Ensure an adequate balance of parking demand and supply. Closely manage and track parking supply within the downtown area by developing a parking management program and implementing a "park-once" strategy.

*The project is not located in the downtown area, so a parking management program is not necessary, but the project site has adequate on-site parking supply to meet the demand created by the minor expansion of the existing business operations within the multi-tenant facility.*

## **ZONING**

The project site is located in the I district, which permits manufacturing, packaging and processing uses subject to the approval of a use permit when conducted entirely within an enclosed building. No development is proposed in connection with the request to add the brewing operations to the existing wine storage and distribution facility.

## **PARKING**

Pursuant to Section 17.60.070(H)(1 and 2) of the SHMC, the project requires a total of 5 parking spaces. The tenant space contains a 450 square foot office and 2,300 square feet of general industrial uses (warehousing, production, and distribution). Offices require 1 parking space per 300 square feet of tenant space and general industrial uses require 1 parking space per 650 square feet of tenant space, equaling a total of 1.5

parking spaces for the office, and 3.5 parking spaces for the additional general industrial use for a total of 5 required parking spaces for the proposed use.

The existing parking break down by tenant of the project site is as follows:

- "Wine Country Cases" utilizes 1 parking space
- "Upvalley Electric" utilizes 3 parking spaces (typically 1 during the day and 3 overnight)
- "Team Built Construction" utilizes 8 parking spaces (typically 3 during the day and 8 overnight)
- "Alila" utilizes 1 parking space "Community Core Fitness" utilizes 8 parking spaces during class hours (5:00 a.m. to 9:45 a.m. and 4:30 p.m. to 6:45 p.m.)
- "Servin-Lopez Vineyard Management" utilizes 1 parking space
- "Bob Leighton" utilizes 1 parking space
- Erosion Wine Co./Erosion Brewery will utilize 3-5 parking spaces during hours of operation

In total 28 of the 33 available on-site parking spaces will be in use at any given time. Erosion Wine Co./Erosion Brewery has anticipated a maximum of 5 employees, but will more likely use only 3 employees.

#### **WATER**

Although brewing is a somewhat water intensive use, the proposed operation is very small and would not create a strain on the City's water supply. The project proposes approximately 56 batches per year (1 batch per week) and estimates 303 gallons of water per batch, totaling 16,993 gallons of water per year. The applicant will mitigate water use by 7,145 gallons per year by replacing the existing sink and toilet, netting a total of 9,848 gallons used per year. By comparison, the average single family residence typically uses approximately 100 - 200 gallons of water per day. The water use mitigation will reduce the brewery operation daily water usage to less than 40 gallons per day, far less than the average single family home.

#### **USE PERMIT**

Manufacturing, packaging and processing uses conducted entirely within an enclosed building, requires the approval of a use permit within the I district. Pursuant to Section 17.168.050 of the SHMC, 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.

*The proposed use consists of a very small brewing operation (one 108.5 gallon batch per week) conducted entirely within an enclosed building in the Industrial district, surrounded by other industrial uses. Any odor, fumes, dust, light, glare, radiation or refuse generated by the operation would be insignificant and not injurious to the surrounding community.*



2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

*The proposed brewery operation would be very small and conducted entirely within an enclosed building within the Industrial district surrounded by other industrial uses. Any noise generated by the operation would be insignificant and would not adversely affect the health, safety, or welfare of neighboring properties or uses.*

3. That the proposed use would not generate traffic noise in excess of the normally acceptable range identified in the general plan.

*The proposed use will not increase traffic to the project site, which is located within a multi-tenant industrial building. Therefore, traffic noise would not be generated 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.

*The proposed small brewery operation is located within an existing multi-tenant industrial building that is already served by a full range of services, and would not create demand that is in excess of what is normal for similar uses including the other uses within the existing building. Additionally, water use will be off set through mitigation efforts that will reduce water usage to a level less than what would be typical for a single family home.*

5. That the proposed use would provide adequate ingress and egress to and from the proposed location.

*No new construction is proposed in connection with the proposed brewery operation and adequate ingress and egress to the site is already provided.*

6. That allowing the proposed use would not conflict with the City's goal of maintaining the economic viability of a local serving economy.

*The proposed brewery operation will contribute to, rather than conflict with the City's goal of maintaining the economic viability of a local serving economy and will provide additional opportunity for growth for a small, local business.*

7. That the proposed use would not be compatible with the surrounding land uses and would not conflict with the purpose established for the district within which it would be located.

*The proposed brewery operation is located in the Industrial district which allows for manufacturing, packaging and processing when conducted entirely within an*

*enclosed building and subject to the approval of a use permit. The project site is surrounded by other industrial uses and would not be in conflict.*

8. That the proposed use would not be in conflict with the City's general plan.

*The industrial land use district includes industrial parks, warehouses, light manufacturing, and auto and farm-related uses. The proposed brewery operation is consistent with these permitted uses. Additionally, general plan land use policies LU4.2, ES1.2, ES2.2, PF1.1, and CR5.1 are specifically relevant to the project.*

9. That the proposed use would not be injurious to the public health, safety, or welfare.

*The proposed brewery operation is consistent with the regulations and guidelines of the SHMC, the City of St. Helena General Plan, and is categorically exempt from the requirements of CEQA. Therefore, the proposed use would not be injurious to the public health, safety, or welfare.*

10. That granting the use permit would set precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the general plan.

*The brewery operation is consistent with general plan vision for the industrial land use district and does not set a negative precedent. Similar uses of similar size within the appropriately zoned district would not be detrimental to the City and would not be in conflict with the general plan.*

11. That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long term parking needs of employees and business owners and customers is available.

*The proposed use requires 5 parking spaces pursuant to the requirements of the SHMC and 5 parking spaces have been dedicated to the applicant's tenant space within the multi-tenant industrial property. Additionally, the project site also has five additional parking spaces that are not currently in use.*

12. That the capacity of surrounding streets are adequate to serve the automobile and delivery truck traffic generated by the proposed use.

*The surrounding streets were designed to accommodate the industrial uses permitted by the land use and zoning district. The proposed use is a very small brewery operation that will not increase automobile traffic to the site, and will only increase delivery truck traffic by a very insignificant amount.*

## **ISSUES**



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

**CORRESPONDENCE**

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

**STAFF RECOMMENDATION**

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

1. Determine that the project is exempt from CEQA pursuant to Section 15301; and
2. Accept the require findings and approve a resolution granting conditional use permit approval for the proposed brewery operation located at an existing wine storage and distribution facility at 995 Vintage Avenue, # 108.

**ATTACHMENTS**

[PC2021-004 995 VINTAGE AVE\\_ USE PERMIT\\_Final04.06.2021](#)

[Project Plans, Equipment, and Site Photos](#)

[Project Description and Parking Letters](#)

[Water Use and Mitigation](#)

**CITY OF ST. HELENA PLANNING COMMISSION**

**RESOLUTION NO.**

**RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF ST. HELENA  
APPROVING USE PERMIT TO ESTABLISH A SMALL BREWERY OPERATION AT AN  
EXISTING WINE STORAGE AND DISTRIBUTION FACILITY LOCATED AT  
995 VINTAGE AVENUE, #108 IN THE CITY OF ST. HELENA, CALIFORNIA**

**PROPERTY OWNER:** PD Properties LLC c/o Dan Pina      **APN:** 009-392-043

**PROJECT APPLICANT:** Rubenstein's LLC c/o Patrick Rue

**Recitals**

1. The project applicant requests adoption of a resolution approving a use permit in order to establish a small brewery operation, "Erosion Brewery", at an existing wine storage and distribution warehouse located at 995 Vintage Avenue, #108 in the Industrial (I) zoning district.; and
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; and
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 April 6, 2021; and
4. Now, therefore let it be found that the Planning Commission approves the use permit thereby authorizing the requests contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

**Resolution**

- A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.
- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15301 which exempts the additions and minor alterations to existing structures.
- C. In accordance with SHMC Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:
  1. *That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community. The proposed use consists of a very small brewing operation (one 108.5 gallon batch per week) conducted entirely within an enclosed building in the Industrial district,*

995 Vintage Ave  
Resolution / Conditions of Approval  
April 6, 2021



*surrounded by other industrial uses. Any odor, fumes, dust, light, glare, radiation or refuse generated by the operation would be insignificant and not injurious to the surrounding community.*

2. *That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses. The proposed brewery operation would be very small and conducted entirely within an enclosed building within the Industrial district surrounded by other industrial uses. Any noise generated by the operation would be insignificant and would not adversely affect the health, safety, or welfare of neighboring properties or uses.*
3. *That the proposed use would not generate traffic noise in excess of the normally acceptable range identified in the General Plan. The proposed brewery operation would be very small and conducted entirely within an enclosed building within the Industrial district surrounded by other industrial uses. One 108.5 gallon batch per week is not likely to increase traffic to a level that would produce traffic noise in excess of what is normally acceptable in the Industrial district and would not adversely affect the health, safety, or welfare of neighboring properties or uses.*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection. The proposed small brewery operation is located within an existing multi-tenant industrial building that is already served by a full range of services, and would not create demand that is in excess of what is normal for similar uses including the other uses within the existing building. Additionally, water use will be off set through mitigation efforts that will reduce water usage to a level less than what would be typical for a single family home.*
5. *That the proposed uses would provide adequate ingress and egress to and from the proposed location in that ingress and egress to the project site. No new construction is proposed in connection with the proposed brewery operation and adequate ingress and egress to the site is already provided.*
6. *That allowing the proposed uses would not conflict with the City's goal of maintaining the economic viability of a local serving economy. The proposed brewery operation will contribute to, rather than conflict with the City's goal of maintaining the economic viability of a local serving economy and will provide additional opportunity for growth for a small, local business.*
7. *That the proposed uses would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located. The proposed brewery operation is located in the Industrial district which allows for manufacturing, packaging and processing when conducted entirely within an enclosed building and subject to the approval of a use permit. The project site is surrounded by other industrial uses and would not be in conflict.*
8. *That the proposed uses would not be in conflict with the City's General Plan. The industrial land use district includes industrial parks, warehouses, light manufacturing, and auto and farm-related uses. The proposed brewery operation is*

*consistent with these permitted uses. Additionally, General Plan land use policies LU4.2, ES1.2, ES2.2, PF1.1, and CR5.1 are specifically relevant to the project.*

9. *That the proposed uses would not be injurious to public health, safety, or welfare. The proposed brewery operation is consistent with the regulations and guidelines of the SHMC, the City of St. Helena General Plan, and is categorically exempt from the requirements of CEQA. Therefore, the proposed use would not be injurious to the 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. The brewery operation is consistent with General Plan vision for the industrial land use district and does not set a negative precedent. Similar uses of similar size within the appropriately zoned district would not be detrimental to the City and would not be in conflict with the General Plan.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long-term parking needs of employees and business owners and customers is available. The proposed use requires 5 parking spaces pursuant to the requirements of the SHMC and 5 parking spaces have been dedicated to the applicant's tenant space within the multi-tenant industrial property. Additionally, the project site also has five additional parking spaces that are not currently in use.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use. The surrounding streets were designed to accommodate the industrial uses permitted by the land use and zoning district. The proposed use is a very small brewery operation that will not increase automobile traffic to the site, and will only increase delivery truck traffic by a very insignificant amount.*

#### **Planning Department Conditions of Approval**

- D. The Planning Commission approves a use permit for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
  1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
  2. The use permit shall be vested within one (1) year from the date of final action. A building permit for the use allowed under this approval shall have been applied for within one (1) year from the effective date of this action or the approval shall expire, provided however that the approval may be extended for up to two (2) one-year periods pursuant to the St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
  3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.

995 Vintage Ave  
Resolution / Conditions of Approval  
April 6, 2021



4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
5. All required fees, including planning fees, development impact fees, and toilet retrofit fees, shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
6. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
7. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
8. This use permit approval is conditioned upon the plan set provided as part of PL20-050 approved by the Planning Commission on April 6, 2021. Minor modifications may be approved by the Planning Director but all other changes will be subject to approval of an amended use permit.
9. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
11. Installation of equipment shall be in compliance with plans submitted and reviewed by the Planning Commission on April 6, 2021, except as modified herein.
12. Low flow (water restricting) plumbing devices shall be installed.
13. The number of employees shall be limited to five (5).
14. Per the applicant's project description, a maximum of 108.5 gallons per batch per week is allowed with the use permit.
15. Any changes to the operations affecting the conditions of approval shall require the filing and approval of an amended use permit.

995 Vintage Ave  
Resolution / Conditions of Approval  
April 6, 2021

**Public Works Department Conditions of Approval**

16. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
17. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
18. An encroachment permit shall be required for any work performed in the public right of way.
19. The applicant shall be required to submit to the requirements for annual inspections of food/beverage service establishments and businesses that handle hazardous wastes for illicit stormwater discharges as required by the State National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharged. The annual stormwater illicit discharge inspections are performed and invoiced by the City Public Works Department.
20. All wastewater lines of the proposed use must be connected to the St. Helena sewer system and designed in accordance with the City sewer system standards. Wastewater shall not contain beer production byproducts.
21. 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.
22. Apply for and obtain a Wastewater Discharge Permit from the Department of Public Works as specified in St Helena Municipal Code Section 13.24.50. The permit conditions will require:
  - a. Wastewater is required to achieve the following discharge limits for the following constituents and characteristics:

| Constituent or Characteristic | Maximum Allowable Concentration (mg/L) |
|-------------------------------|----------------------------------------|
| pH                            | 6.0 < pH < 9.0                         |
| BOD                           | 250                                    |
| TSS                           | 250                                    |
| FOG                           | 40                                     |



- b. All residual solid “by product” produced from the brewing process shall be captured and disposed of prior to discharge. An acceptable disposal location for the by product shall be secured by the applicant and information provided to the City prior to approval of the building permit.
- c. Wastewater with a pH less than 6.0 or greater than 9.0 shall be held in an onsite tank. This wastewater shall only be released after receiving approval to discharge from the wastewater treatment plant operator. Release of said wastewater shall then be limited to the periods from of 6:00 am to 9:00 am and from 5:00 pm to 8:00 pm. The flow rate of the release or discharge shall then not exceed 10 gpm.
- d. At the owner’s expense, sampling and discharge water quality analysis shall be performed once a year for the above listed constituents and/or characteristics after brewing operations by a California-certified laboratory under chain of custody documents. Such reports shall be submitted to the City by the following month.
- e. The owner shall notify the City and take immediate corrective action upon receipt of any laboratory report or other information indicating that the concentration of any constituent listed in the table above exceeded the maximum concentration. Failure to take immediate corrective actions may result in enforcement actions as provided under the St. Helena Municipal Code or other applicable law.
- f. The City shall have the right to randomly sample and test the discharge for the above listed constituents. Owner agrees to reimburse the City for the cost of such testing. The sampling manhole shall be accessible at all times. The City shall have the right to inspect all parts of the system at anytime during normal business hours.

**Building Department Conditions of Approval**

- 23. A building permit is required for all onsite demolition, construction and/or change of occupancy.
- 24. 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 2019 Title 24 codes.
- 25. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
- 26. The applicant shall provide a construction waste management plan with the building permit application.
- 27. The plans for construction shall include a checklist for compliance with the California Green Buildings Standards Code, mandatory measures. Provide a

995 Vintage Ave  
Resolution / Conditions of Approval  
April 6, 2021

reference on the checklist indicating where the mandatory measures can be found on the plans.

28. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
29. 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.
30. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

**Fire Department Conditions of Approval**

31. 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.

**I HEREBY CERTIFY** that the foregoing use permit application was duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on April 6, 2021 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

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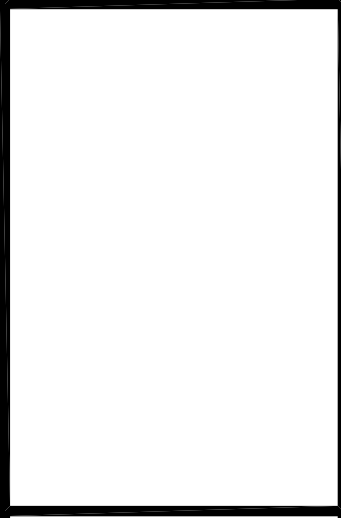
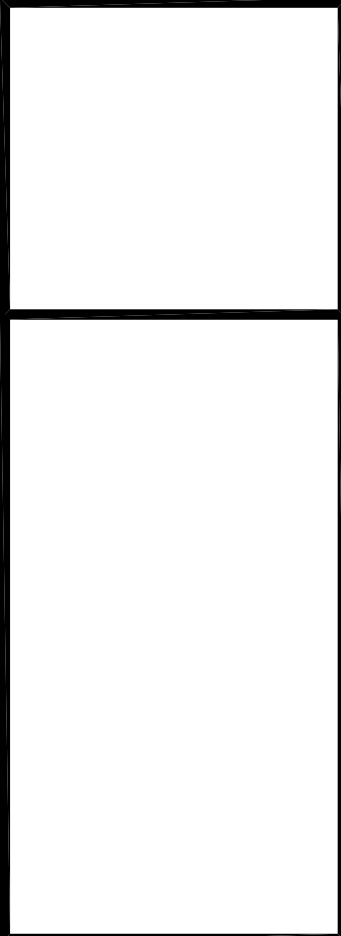
John Ponte  
Chair, Planning Commission

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Maya DeRosa, AICP  
Planning and Building Director



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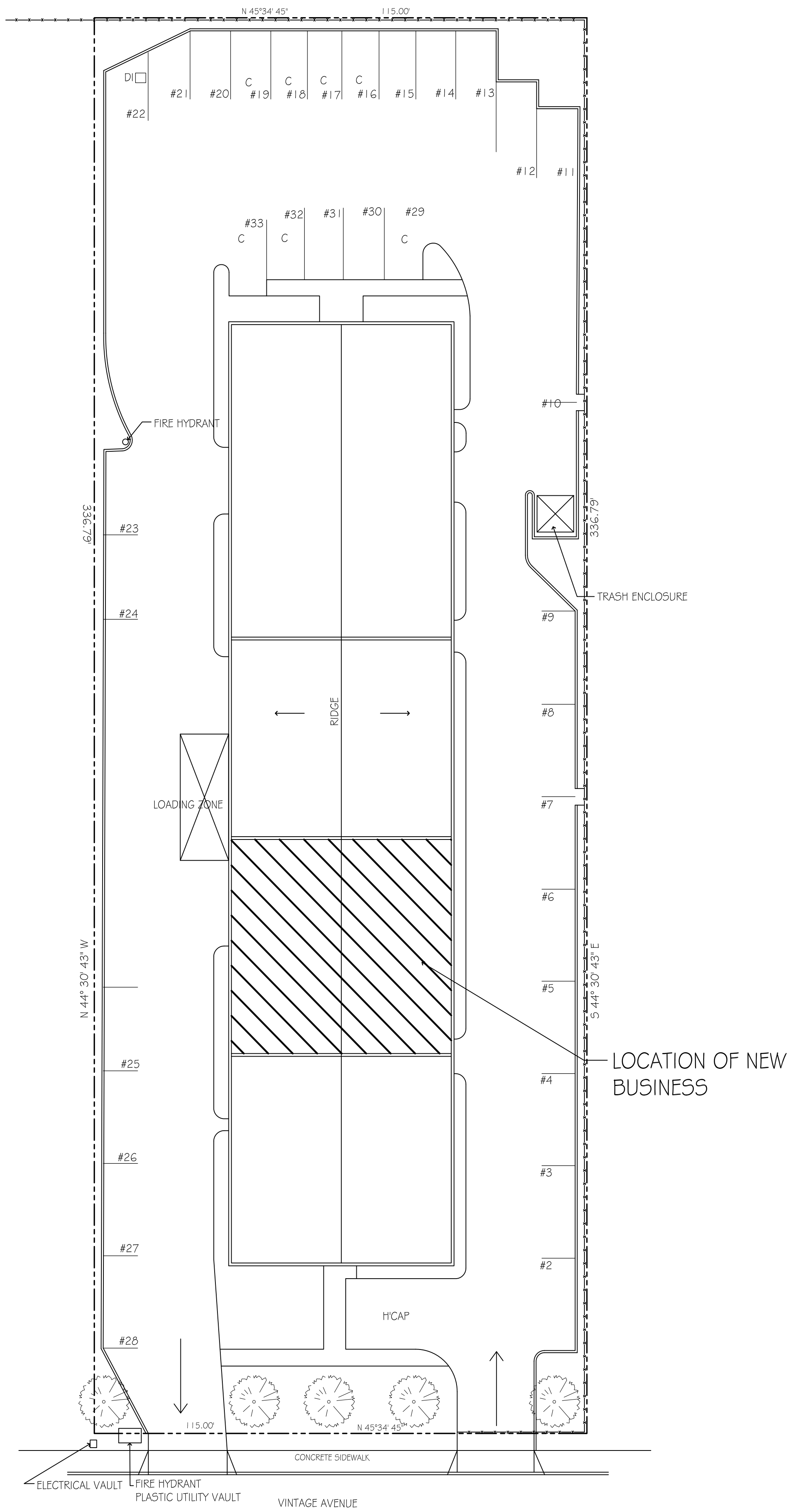


Architectural Drafting:  
n2k CAD Services  
319 12th Street  
Petaluma, CA 94452  
info@n2kCAD.com

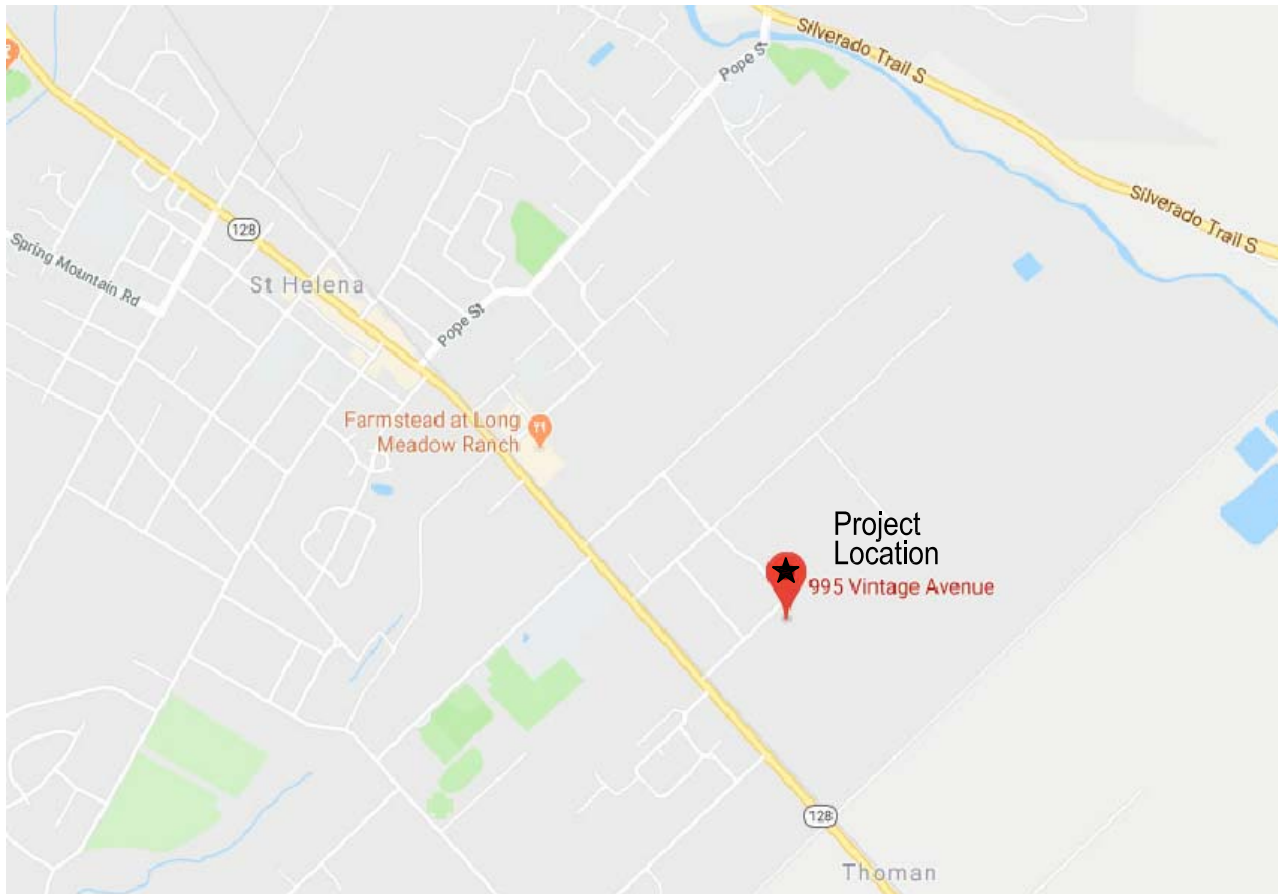
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Suite 108  
St. Helena, CA 94574

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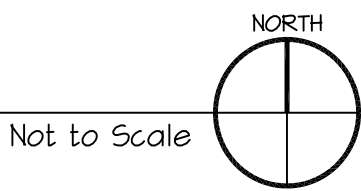
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**SITE & ROOF PLAN**  
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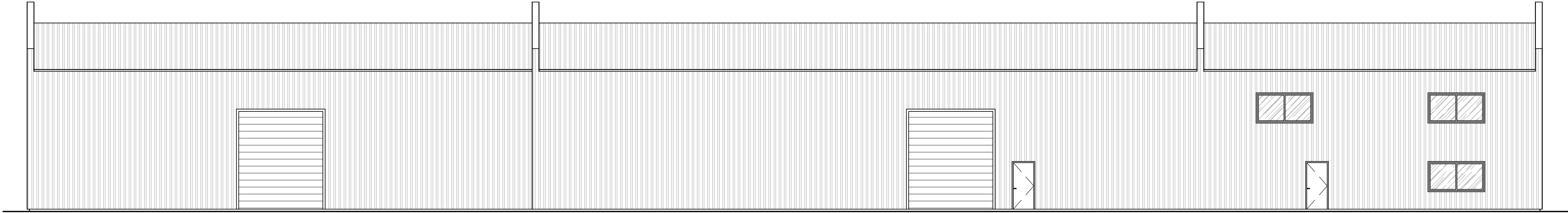


Vicinity Map



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By Xgamero at 4:26 pm, Dec 15, 2020

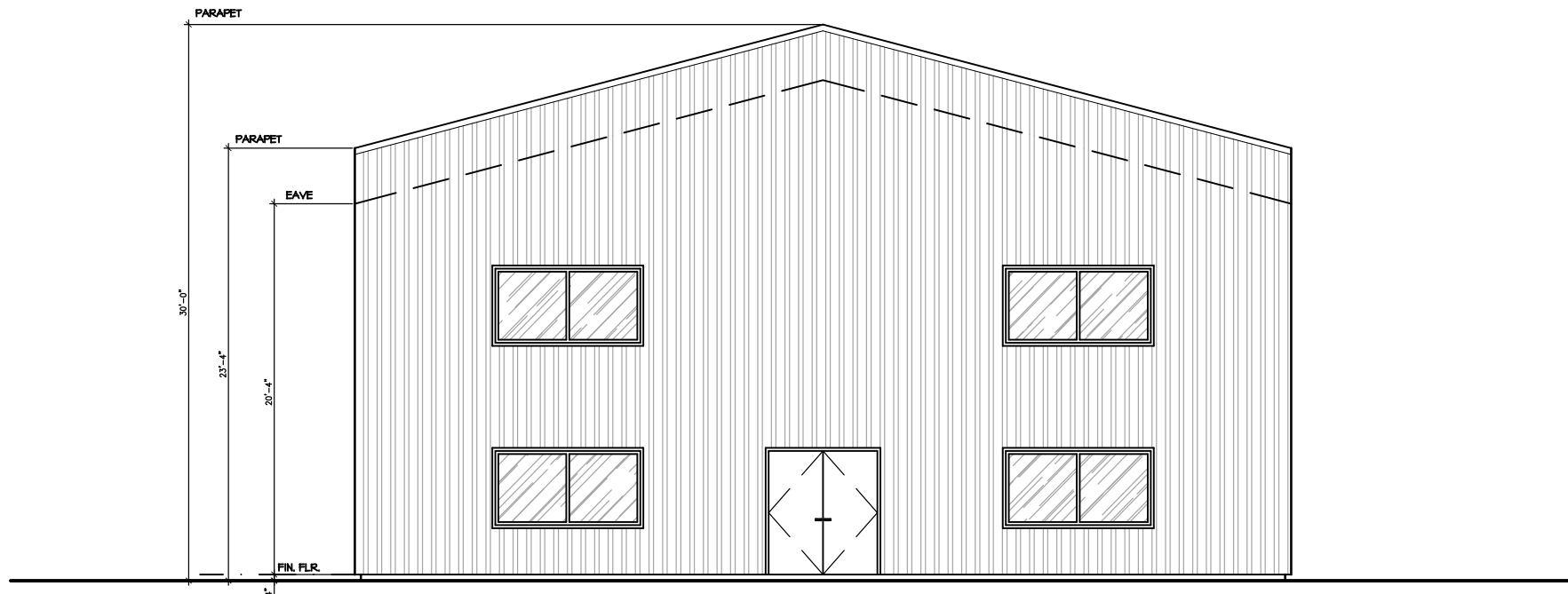




EXISTING EAST ELEVATION

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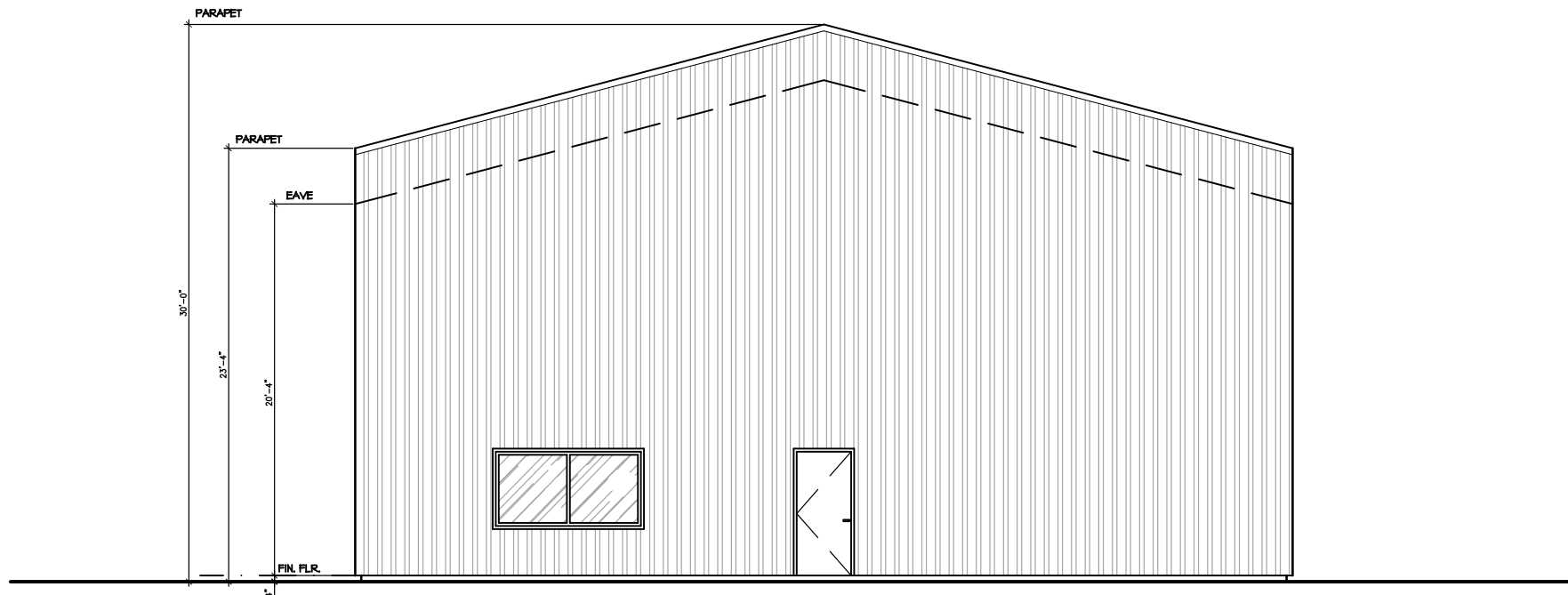
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EXISTING NORTH ELEVATION

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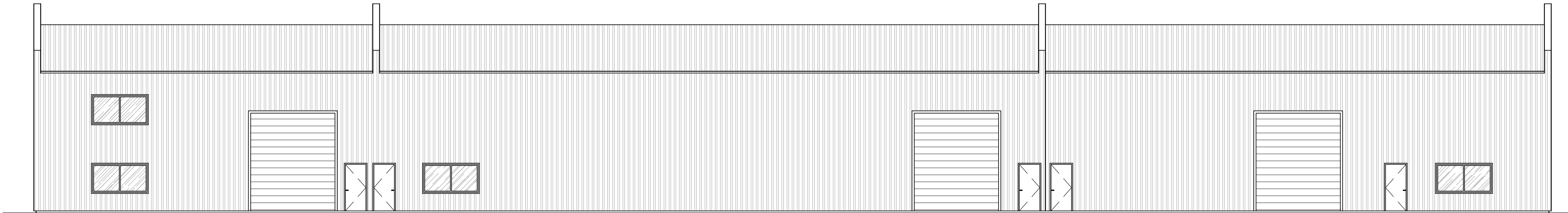
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EXISTING SOUTH ELEVATION

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EXISTING WEST ELEVATION

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

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By Xgamero at 4:26 pm, Dec 15, 2020

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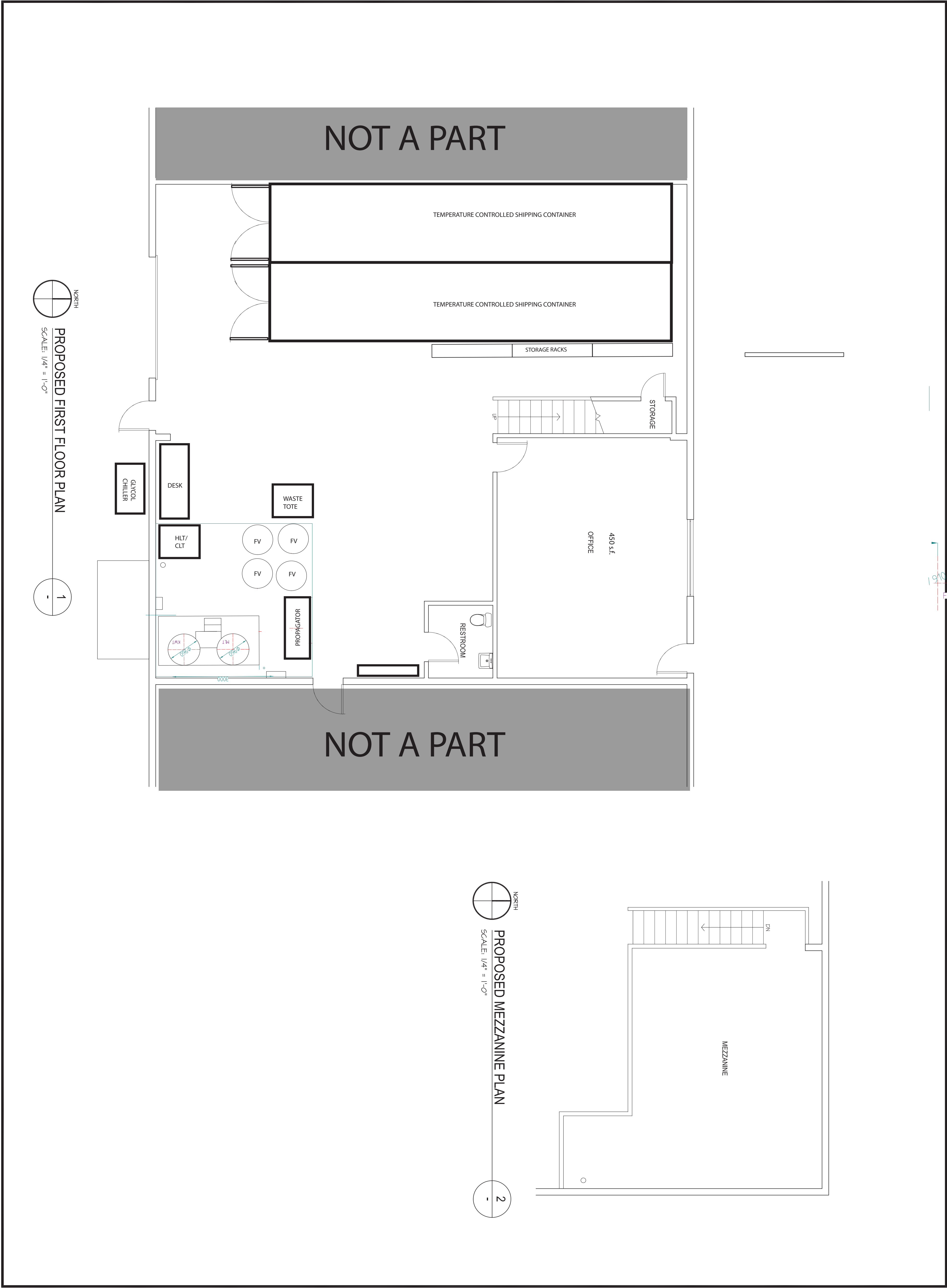
Architectural Drafting:  
n2k CAD Services  
319 12th Street  
Petaluma, CA 94452  
info@n2kCAD.com

995 Vintage Ave.  
Suite 108  
St. Helena, CA 94574

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|----------------------------------------------------------------------------------------------------------|-------------------------------------------------------|---------------------------------------------------------------------------------------------|
| Architectural Drafting:<br>308 CAD Services<br>308 CAD Services<br>Petaluma, CA 94452<br>info@308CAD.com | 995 Vintage Ave.<br>Suite 100<br>St. Helena, CA 94574 | DRAWN<br>NJK<br>ISSUED<br>REVIEW<br>DATE<br>December 15, 2020<br>SCALE<br>AS NOTED<br>SHEET |
| A2.2                                                                                                     |                                                       |                                                                                             |

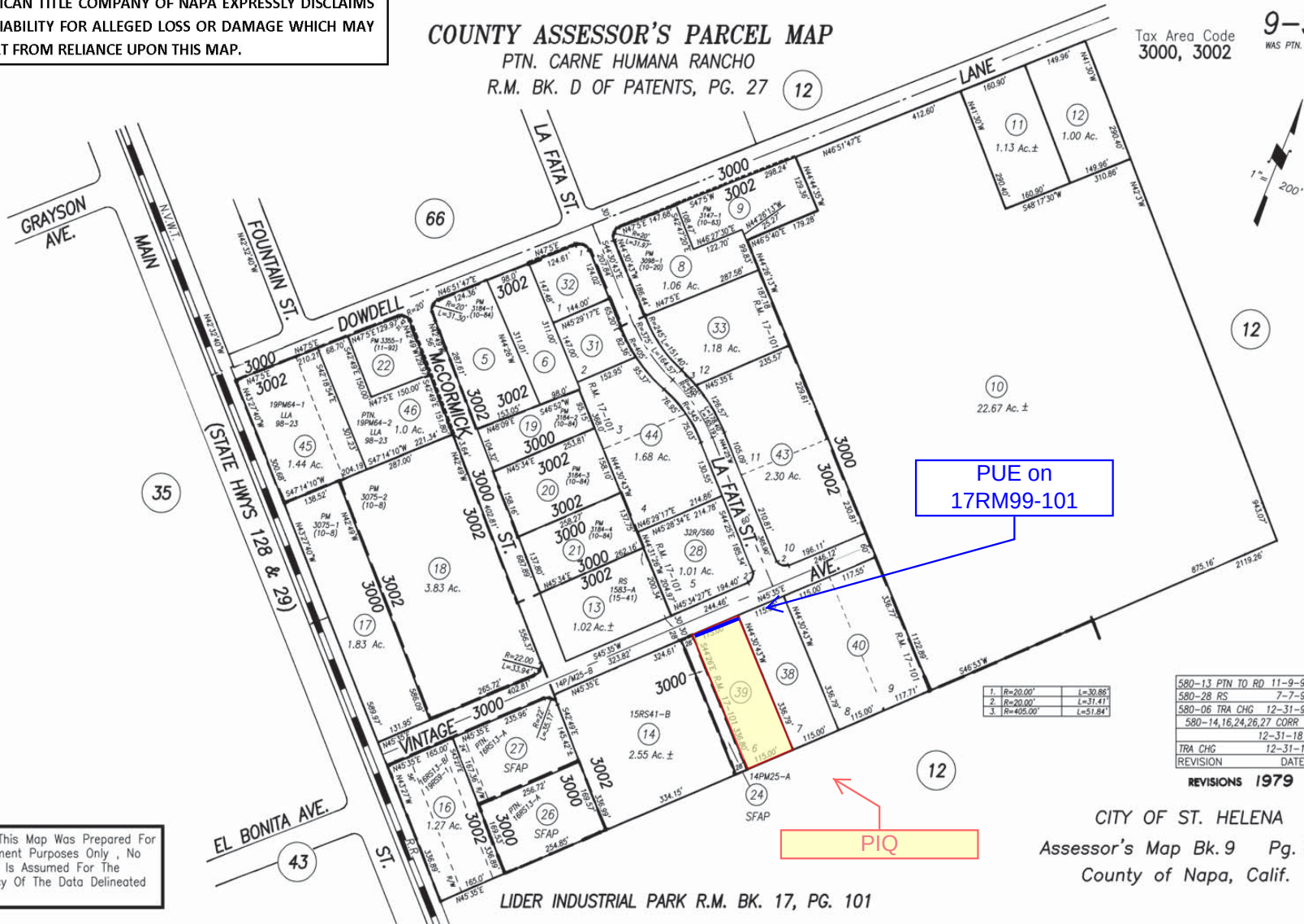
THIS MAP MAY OR MAY NOT BE A SURVEY OF THE LAND DEPICTED HEREON. YOU SHOULD NOT RELY UPON IT FOR ANY PURPOSE OTHER THAN ORIENTATION TO THE GENERAL LOCATION OF THE PARCEL OR PARCELS DEPICTED, FIRST AMERICAN TITLE COMPANY OF NAPA EXPRESSLY DISCLAIMS ANY LIABILITY FOR ALLEGED LOSS OR DAMAGE WHICH MAY RESULT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

# 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

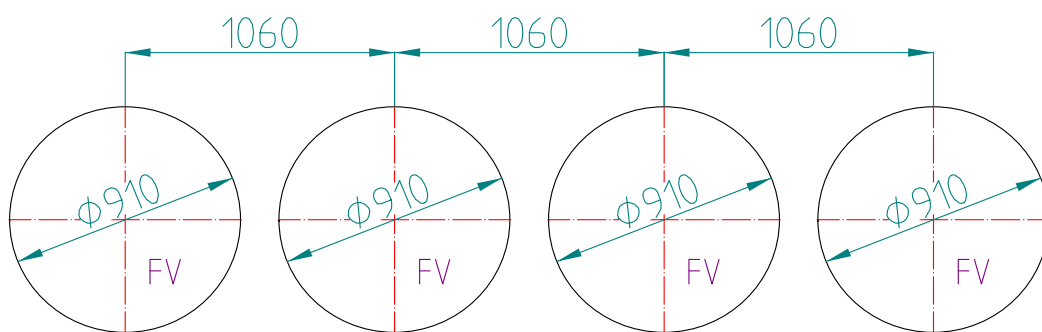
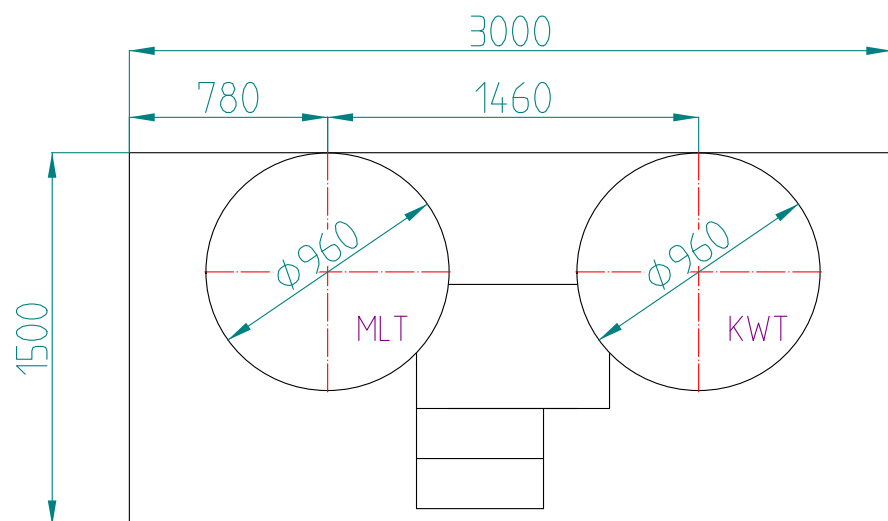


NOTE: This Map Was Prepared For Assessment Purposes Only, No Liability Is Assumed For The Accuracy Of The Data Delineated Hereon.

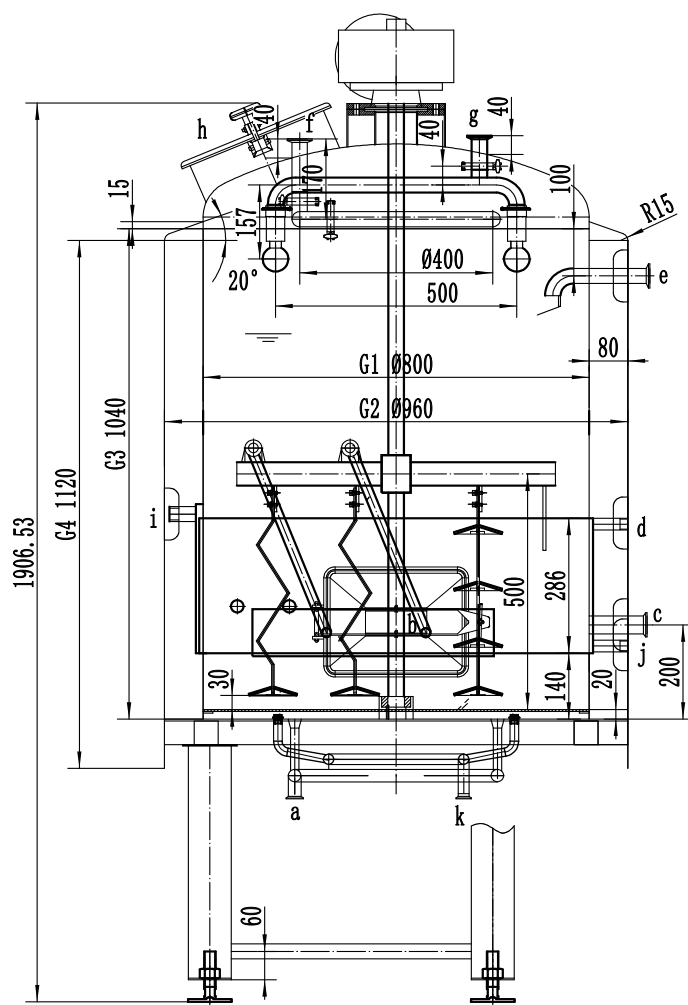
CITY OF ST. HELENA  
Assessor's Map Bk. 9 Pg. 58  
County of Napa, Calif.

RECEIVED  
By Xgamero at 4:25 pm, Dec 15, 2020





|    |    |    |       |    |       |      |  |     |      |                        |  |  |  |        |  |  |  |
|----|----|----|-------|----|-------|------|--|-----|------|------------------------|--|--|--|--------|--|--|--|
|    |    |    |       |    |       |      |  |     |      | Tiantai Beer Equipment |  |  |  |        |  |  |  |
|    |    |    |       |    |       |      |  |     |      |                        |  |  |  | Layout |  |  |  |
| 标记 | 处数 | 分区 | 更改文件号 | 签名 | 年、月、日 |      |  |     |      |                        |  |  |  |        |  |  |  |
| 设计 |    |    | 标准化   |    |       | 阶段标记 |  | 重量  | 比例   | 2018020101             |  |  |  |        |  |  |  |
| 校对 |    |    |       |    |       |      |  |     | 1:40 |                        |  |  |  |        |  |  |  |
| 审核 |    |    |       |    |       |      |  |     |      |                        |  |  |  |        |  |  |  |
| 工艺 |    |    | 批准    |    |       | 共 张  |  | 第 张 |      |                        |  |  |  |        |  |  |  |



Port List

| Sign | Sizes   | Connection    | Function        |
|------|---------|---------------|-----------------|
| a    | Ø38     | Tri clamp     | Wort outlet     |
| b    | 230x330 | /             | Grain out door  |
| c    | Ø38     | Tri clamp     | Thermowell      |
| d    | NPT1/2  | Female thread | Safe components |
| e    | Ø32     | Tri clamp     | Wort flow back  |
| f    | Ø32     | Tri clamp     | Sparging inlet  |
| g    | Ø32     | Tri clamp     | CIP             |
| h    | Ø300    | /             | Manhole         |
| i    | NPT3/4  | Female thread | Steam inlet     |
| j    | NPT3/4  | Female thread | Steam outlet    |
| k    | Ø32     | Tri clamp     | Anti rinser     |

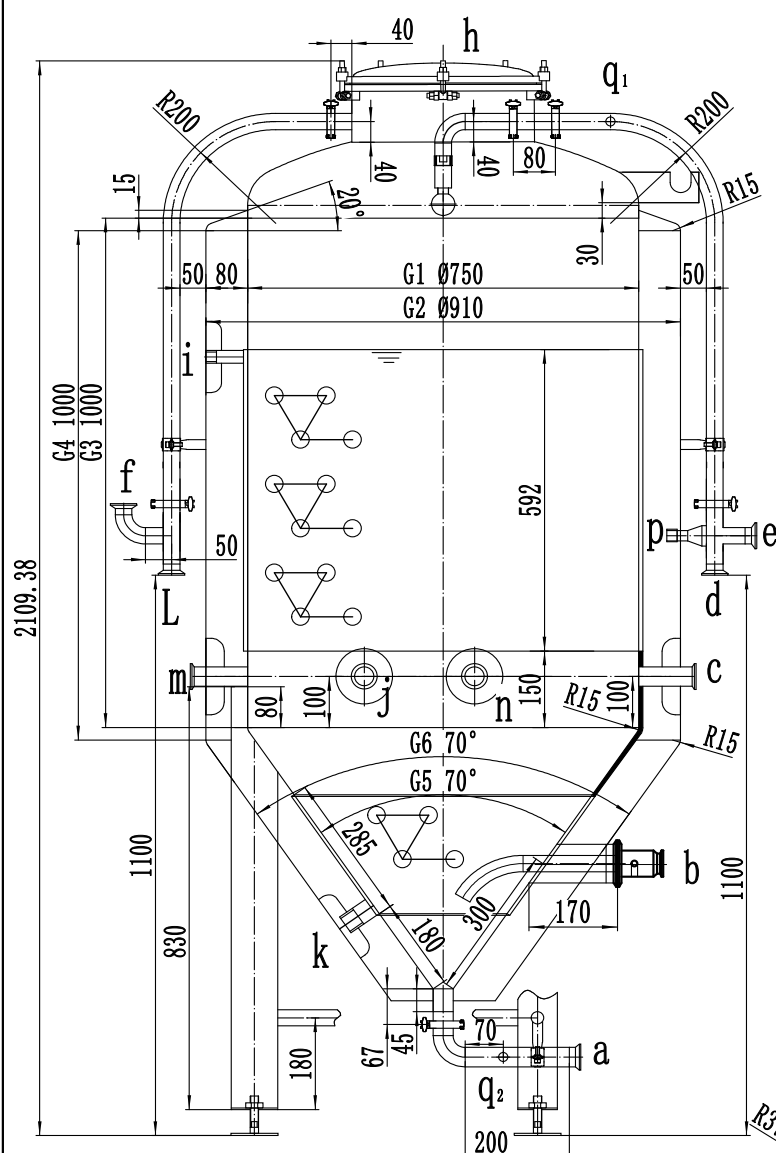
Size list

| Sign                                      | Name                | Sizes  |
|-------------------------------------------|---------------------|--------|
| G1                                        | Inner shell dia.    | Ø800   |
| G2                                        | External shell dia. | Ø960   |
| G3                                        | Inner shell height  | H=1040 |
| G4                                        | External shell hei. | H=1120 |
| All of the ports should away from welding |                     |        |

Total Volume: 500L, Effective volume: 400L;  
Heat exchange area: 0.7M2

|    |    |    |       |    |       |            |  |  |                                 |      |
|----|----|----|-------|----|-------|------------|--|--|---------------------------------|------|
|    |    |    |       |    |       | 06Cr19Ni10 |  |  | Shandong Tiantai Beer Equipment |      |
|    |    |    |       |    |       |            |  |  | 400L MLT                        |      |
| 标记 | 处数 | 分区 | 更改文件号 | 签名 | 年、月、日 | 阶段标记       |  |  | 重量                              | 比例   |
| 设计 |    |    | 标准化   |    |       |            |  |  |                                 | 1:12 |
| 校对 |    |    |       |    |       |            |  |  |                                 |      |
| 审核 |    |    |       |    |       |            |  |  |                                 |      |
| 工艺 |    |    | 批准    |    |       | 共 张 第 张    |  |  |                                 |      |



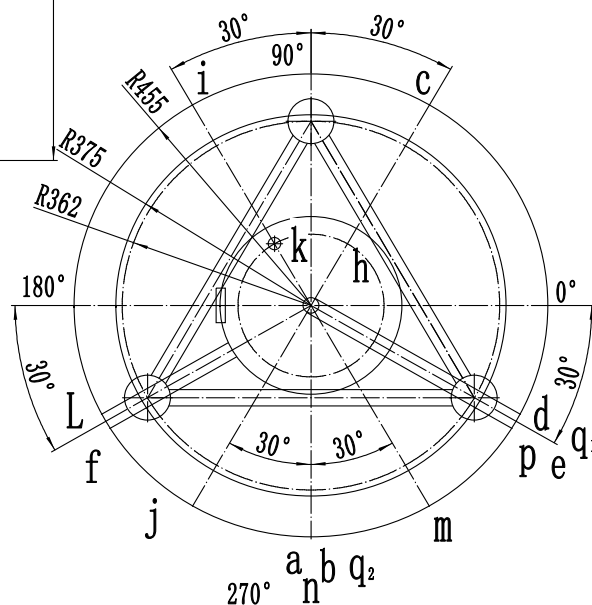


Port List

| Sign | Sizes  | Connection    | Function       |
|------|--------|---------------|----------------|
| a    | Ø38    | Tri clamp     | Discharge arm  |
| b    | Ø76    | Tri clamp     | Racking arm    |
| c    | Ø38    | Tri clamp     | Thermowell     |
| d    | Ø32    | Tri clamp     | CIP            |
| e    | Ø32    | Tri clamp     | Pressure gauge |
| f    | Ø51    | Tri clamp     | Safe valve     |
| h    | Ø350   |               | Manhole        |
| i    | NPT3/4 | Female thread | Glycol outlet  |
| j    | Ø38    | Tri clamp     | Sample valve   |
| k    | NPT3/4 | Female thread | Glycol inlet   |
| L    | Ø32    | Tri clamp     | CO2 port       |
| m    | Ø38    | Tri clamp     | Carbonation    |
| n    | Ø38    | Tri clamp     | Spare port     |
| p    | NPT1/2 | Male thread   | Aeration       |
| q1-2 | Ø19    | Tri clamp     | Leveling glass |

Size list

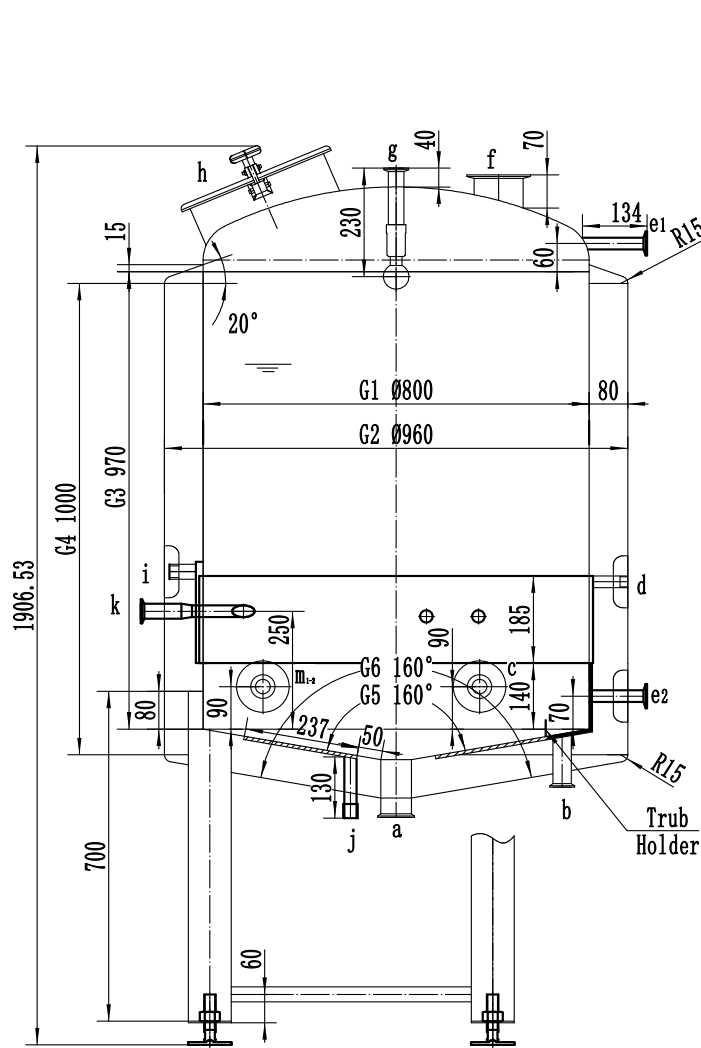
| Sign                                      | Name                 | Sizes  |
|-------------------------------------------|----------------------|--------|
| G1                                        | Inner shell dia.     | Ø750   |
| G2                                        | External shell dia.  | Ø910   |
| G3                                        | Inner shell height   | H=1000 |
| G4                                        | External shell hei.  | H=1000 |
| G5                                        | Inner bottom cone    | 70°    |
| G6                                        | External bottom cone | 70°    |
| All of the ports should away from welding |                      |        |



Total volume:590L, Effective volume:400L

Heat exchange area: 1.8m<sup>2</sup>;

|    |    |    |       |    |       |  |            |                                          |
|----|----|----|-------|----|-------|--|------------|------------------------------------------|
|    |    |    |       |    |       |  | 06Cr19Ni10 | Shandong Tiantai Beer Equipment Co., Ltd |
| 标记 | 处数 | 分区 | 更改文件号 | 签名 | 年、月、日 |  |            | 400L FV                                  |
| 设计 |    |    | 标准化   |    |       |  | 阶段标记       | 重量                                       |
| 审核 |    |    |       |    |       |  |            | 比例                                       |
| 工艺 |    |    | 批准    |    |       |  | 共 张        | 第 张                                      |



Port list

| Sign | Size    | Connection    | Function        |
|------|---------|---------------|-----------------|
| a    | Ø63.5   | Tri clamp     | Discharge arm   |
| b    | Ø38     | Tri clamp     | Wort outlet     |
| c    | Ø38     | Tri clamp     | Thermowell      |
| d    | NPT1/2  | Female thread | Safe components |
| e1-2 | Ø25     | Tri clamp     | Leveling glass  |
| f    | Ø102    | Tri clamp     | Steam condenser |
| g    | Ø32     | Tri clamp     | CIP             |
| h    | Ø300    | /             | Manhole         |
| i    | NPT3/4  | Female thread | Steam inlet     |
| j    | NPT3/4  | Male thread   | Steam outlet    |
| k    | Ø32-Ø25 | Tri clamp     | Whirlpool inlet |
| m1-2 | Ø32     | Tri clamp     | Wort inlet      |

Size List

| Sign                                      | Name                | Sizes  |
|-------------------------------------------|---------------------|--------|
| G1                                        | Inner shell dia.    | Ø800   |
| G2                                        | External shell dia. | Ø960   |
| G3                                        | Inner shell height  | H=970  |
| G4                                        | External shell hei. | H=1000 |
| G5                                        | Inner cone          | 160°   |
| G6                                        | External cone       | 160°   |
| All of the ports should away from welding |                     |        |

Total volume: 500L, Effective volume: 400L;  
Heat exchange area:0.7M2

|    |    |    |       |    |       |            |    |      |                                 |  |
|----|----|----|-------|----|-------|------------|----|------|---------------------------------|--|
|    |    |    |       |    |       | 06Cr19Ni10 |    |      | Shandong Tiantai Beer Equipment |  |
|    |    |    |       |    |       |            |    |      | 400L KWT                        |  |
| 标记 | 处数 | 分区 | 更改文件号 | 签名 | 年、月、日 |            |    |      |                                 |  |
| 设计 |    |    | 标准化   |    |       | 阶段标记       | 重量 | 比例   |                                 |  |
| 校对 |    |    |       |    |       |            |    | 1:12 |                                 |  |
| 审核 |    |    |       |    |       |            |    |      |                                 |  |
| 工艺 |    |    | 批准    |    |       | 共          | 张  | 第    | 张                               |  |

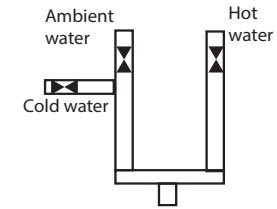




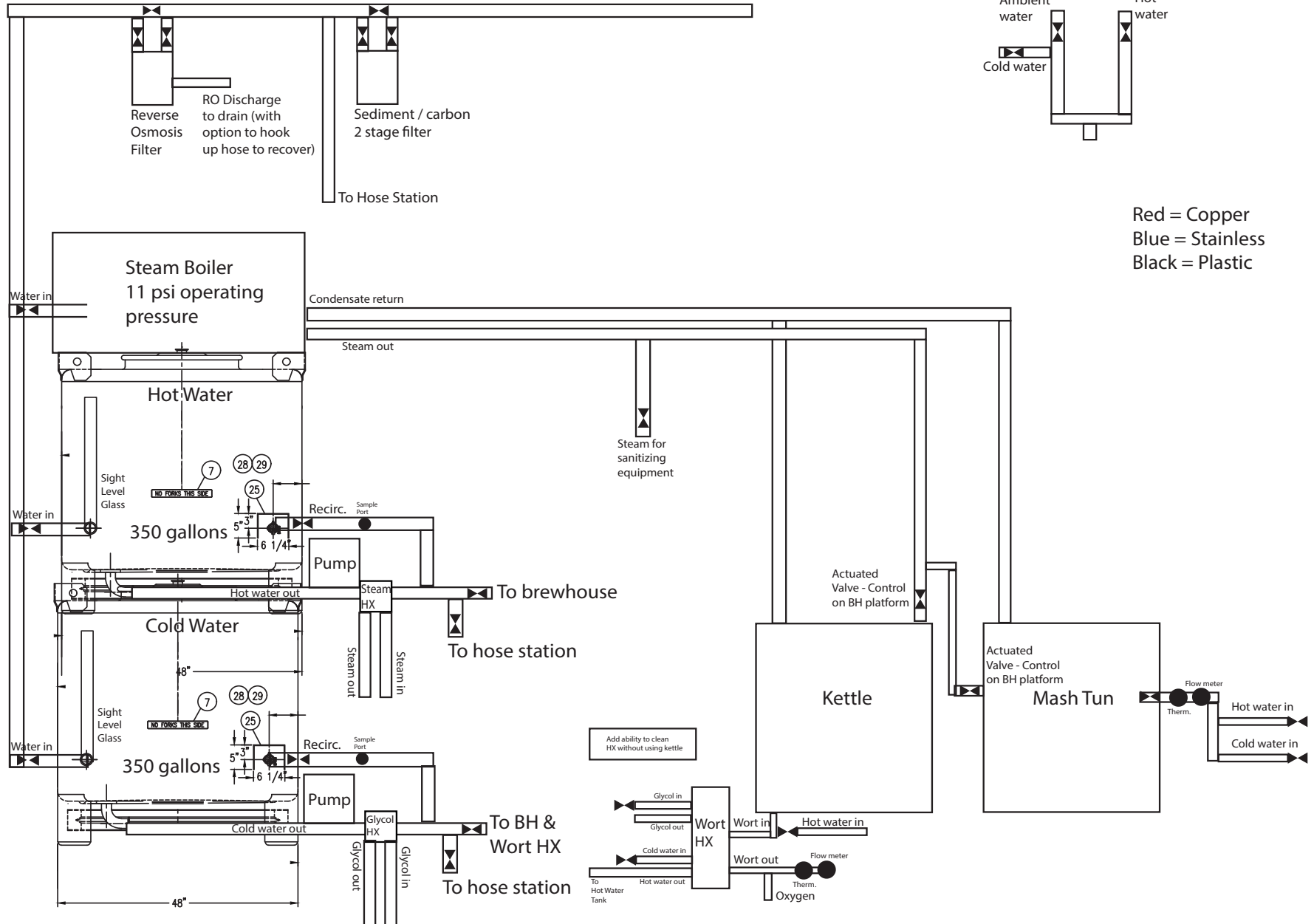


← City water

Hose Station



Red = Copper  
Blue = Stainless  
Black = Plastic





995 Vintage Ave. Site Photos



South Entrance



North Entrance

**RECEIVED**  
By Xgamero at 4:27 pm, Dec 15, 2020





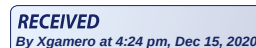
Front of Building - Western Side



Back of Building - Eastern Side

RECEIVED  
By Xgamero at 4:27 pm, Dec 15, 2020





City of St. Helena  
Planning Department  
1572 Railroad Ave.  
St. Helena, CA 94574

December 15, 2020

RE: Erosion Brewery Use Permit Written Statement

Dear St. Helena Planning Officials,

My family owns and operates Erosion Wine Co. ("Erosion"), which operates a Tap Room and warehouse located in the City of St. Helena, and operates a production winery within the County of Napa. Prior to Erosion, I owned and operated The Bruery, a craft brewery in Orange County, CA. In both Erosion and The Bruery, I enjoy the opportunity to create new flavor experiences, and believe Erosion would be a much more distinctive attraction in St. Helena if beer were part of our offerings.

Erosion is proposing to add a brewery element, with production occurring at an existing building located at 995 Vintage Ave., #108, St. Helena, CA 94574. Our space is +/- 2,750 SF within a +/- 12,375 SF multi-tenant building located within the Industrial zone of the City of St. Helena. It has been determined by the City that our proposed use is considered "Manufacturing, packaging and processing when conducted entirely within an enclosed building", which is a conditional use that requires a Use Permit.

Our space on Vintage Ave. is currently used as office space, storage, and shipping of our wine, and this use will continue. We are proposing to install a very small brewing system (31 gallons per batch) within this space, which will predominantly be sold at our Tap Room in St. Helena. There will be no expansion to the building footprint. If the concept is successful, we may use outside breweries to brew wort (unfermented beer) and bring to our space for fermentation and packaging. We understand there are sewer and water usage concerns within the City of St. Helena, and we have addressed these concerns with the Public Works Department.

The brewery will not be open to the public. We anticipate all activities occurring between the hours of 5am - 5pm, Monday thru Friday. There would be a maximum of 5 employees working within the space (including office, warehouse and brewing operations).

Thank you for your consideration!

Sincerely,

Patrick Rue  
Owner & Managing Member  
Rubenstein's, LLC dba Erosion Wine Co.

995 VINTAGE AVE. #108, ST HELENA, CA 94574 / [INFO@EROSION.WINE](mailto:INFO@EROSION.WINE) / 707-820-4445



City of St. Helena  
Planning Department  
1572 Railroad Ave.  
St. Helena, CA 94574

February 3, 2021

RE: Erosion Brewery Use Permit - Equipment Change

Dear St. Helena Planning Officials,

In mid-December I filed a use permit application and included information about a small brewing system, which produces 31 gallons per batch. I have since purchased a used system that produces 108.5 gallons (3.5 BBL) per batch and wanted to make you aware of it. All other aspects of my application remain unchanged.

I have included spec sheets for the brewhouse and fermentation tanks as well.

Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Rue", with a stylized flourish at the end.

Patrick Rue  
Owner & Managing Member  
Rubenstein's, LLC dba Erosion Wine Co.

995 VINTAGE AVE. #108, ST HELENA, CA 94574 / [INFO@EROSION.WINE](mailto:INFO@EROSION.WINE) / 707-820-4445





City of St. Helena  
Planning Department  
1572 Railroad Ave.  
St. Helena, CA 94574

December 16, 2020

RE: Parking & Traffic Analysis

Dear St. Helena Planning Officials,

I'd like to address the parking requirements and an analysis of the traffic from our proposed use.

**Parking**

Our space is +/- 2,750 SF within a +/- 12,375 SF multi-tenant building located within the City of St. Helena, occupying 22.2% of the building. There are 33 parking spots. Our allocation of parking spaces based on our share of square footage is 7.3 spaces. With a maximum of 5 employees working within this space, we are confident there is sufficient parking for our use. The site plan indicates where the parking spots are located.

**Traffic**

We previously had GHD conduct a trip generation analysis when we were considering using the same space as a winery (Crued Wine Co.). This report is attached. The GHD report found the previous use of the space, when Wine Country Cases occupied the building, would have had equated to 16 employees allocated to our space, which resulted in 40 weekday daily trips. We are proposing a maximum of 5 employees. If the Manufacturing (ITE) standard of 2.47 trips per weekday is utilized, our trips per weekday would be 12.35 compared to 39.52 of the previous use for a reduction of 27.17 trips per weekday with our use.

Sincerely,

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

Patrick Rue  
Owner & Managing Member  
Rubenstein's, LLC dba Erosion Wine Co.



City of St. Helena  
Planning Department  
1572 Railroad Ave.  
St. Helena, CA 94574

March 2, 2021  
RE: Use Permit for Erosion Brewery - 995 Vintage Ave. #108

Dear St. Helena Planning Officials,

Below is a list of tenants at 995 Vintage Ave. as well as each tenant's general parking requirements from my observations:

| Tenant                           | Parking Use | Notes                                                                |
|----------------------------------|-------------|----------------------------------------------------------------------|
| Wine Country Cases               | 1           | Occupies front office                                                |
| Upvalley Electric                | 3           | Typically 1 spot occupied during the day, 3 occupied overnight       |
| Team Built Construction          | 8           | Typically 3 spots occupied during the day, 8 occupied overnight      |
| Alila (formerly Las Alcobas)     | 1           | Storage warehouse, no full time employees located here at this point |
| Community Core Fitness           | 8           | Parking used primarily during classes (5-9:45am, 4:30-6:45pm).       |
| Servin-Lopez Vineyard Management | 1           | Occupies upstairs office.                                            |
| Bob Leighton                     | 1           | Occupies upstairs office.                                            |
| Erosion                          | 5           | Maximum use of 5, more likely 3 spots occupied between 8am-5pm.      |
| <b>Total:</b>                    | <b>28</b>   | <b>of 33 parking spots</b>                                           |

Sincerely,

Patrick Rue  
Owner & Managing Member  
Rubenstein's, LLC dba Erosion Wine Co.

995 VINTAGE AVE. #108, ST HELENA, CA 94574 / [INFO@EROSION.WINE](mailto:INFO@EROSION.WINE) / 707-820-4445



| Erosion Brewery Projected Water Use                                                                                                                                                                                                                                                                                                                                       |              |              |                                                                                                                                                   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                           | Use          | Waste        | Note                                                                                                                                              |
| Batch size (gal.)                                                                                                                                                                                                                                                                                                                                                         | 108.5        |              |                                                                                                                                                   |
| Ratio of water use relative to batch size                                                                                                                                                                                                                                                                                                                                 | 1.5          |              | Water loss during brewing process comes from water absorption in spent grain, evaporation during boiling, and liquid absorption of hops in kettle |
| Reverse Osmosis (1:2) Adjustment                                                                                                                                                                                                                                                                                                                                          | 1.25         |              | Use RO 25% of time - lighter lagers only. Will capture RO stream for light cleaning tasks, but not deducted from waste for these purposes.        |
| Batch water use (gal.)                                                                                                                                                                                                                                                                                                                                                    | 203          | 95           |                                                                                                                                                   |
| Pre-brew rinse (gal.)                                                                                                                                                                                                                                                                                                                                                     | 10           | 10           |                                                                                                                                                   |
| Post-brew CIP rinse (gal.)                                                                                                                                                                                                                                                                                                                                                | 30           | 30           |                                                                                                                                                   |
| Post-brew CIP caustic (gal.)                                                                                                                                                                                                                                                                                                                                              | 10           | 10           |                                                                                                                                                   |
| Post-brew CIP rinse (gal.)                                                                                                                                                                                                                                                                                                                                                | 5            | 5            |                                                                                                                                                   |
| Post-brew CIP acid (gal.)                                                                                                                                                                                                                                                                                                                                                 | 5            | 5            |                                                                                                                                                   |
| Post-brew CIP sanitizer (gal.)                                                                                                                                                                                                                                                                                                                                            | 5            | 5            |                                                                                                                                                   |
| Fermenter CIP rinse post-use (gal.)                                                                                                                                                                                                                                                                                                                                       | 3            | 3            |                                                                                                                                                   |
| Fermenter CIP caustic (gal.)                                                                                                                                                                                                                                                                                                                                              | 3            | 3            |                                                                                                                                                   |
| Fermenter CIP rinse (gal.)                                                                                                                                                                                                                                                                                                                                                | 3            | 3            |                                                                                                                                                   |
| Fermenter CIP acid (gal.)                                                                                                                                                                                                                                                                                                                                                 | 3            | 3            |                                                                                                                                                   |
| Fermenter CIP sanitizer (gal.)                                                                                                                                                                                                                                                                                                                                            | 3            | 3            |                                                                                                                                                   |
| Pressure washer clean up                                                                                                                                                                                                                                                                                                                                                  | 20           | 20           | Smaller pressure washer uses 1.65 GPM, cleanup of 400 SF                                                                                          |
| Water Per Batch (gal.)                                                                                                                                                                                                                                                                                                                                                    | 303          | 195          |                                                                                                                                                   |
| Batches / year                                                                                                                                                                                                                                                                                                                                                            | 56           | 56           | Average tank time of 25 days per batch with 4 fermentation tanks                                                                                  |
| <b>Brewing Use Water Per Year (gal.)</b>                                                                                                                                                                                                                                                                                                                                  | <b>16993</b> | <b>10917</b> |                                                                                                                                                   |
| <b>Mitigation Water Savings Per Year (gal.)</b>                                                                                                                                                                                                                                                                                                                           | <b>7145</b>  |              |                                                                                                                                                   |
| <b>Net Water Use Per Year (gal.)</b>                                                                                                                                                                                                                                                                                                                                      | <b>9848</b>  |              |                                                                                                                                                   |
| <p>Other Notes:</p> <ul style="list-style-type: none"> <li>- Keg washing will occur at winery (7415 St. Helena Hwy., Napa, CA 94558). Use 280 gal. tote for hauling waste water outside of St. Helena to legal disposal site.</li> <li>- Wort chilling will use glycol chiller and water that is held for next batch, no water waste related to wort chilling.</li> </ul> |              |              |                                                                                                                                                   |

| Erosion Brewery Water Use Mitigation                              |                         |                                     |                |                        |                                               |                    |                                                                                                                                                       |
|-------------------------------------------------------------------|-------------------------|-------------------------------------|----------------|------------------------|-----------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                   | Water Reduction Per Use | Uses / Day / Person (5 days / week) | Max. Employees | Water Saved / Work Day | Water Saved / Month (21.75 avg. working days) | Water Saved / Year | Notes                                                                                                                                                 |
| Replace Toilet (from 1.6 gpf to .65 gpf)                          | 0.95                    | 3                                   | 5              | 14.25                  | 310                                           | 3719               | Toilet uses .5 GPF for "half flush" (non solid waste) and .95 GPF for "full flush" (waste with solids). Assuming 2 out of 3 flushes is a "half flush" |
| Replace Restroom Sink Faucet (5 gpm to 1.5 gpm, .25 min. per use) | 0.875                   | 3                                   | 5              | 13.125                 | 285                                           | 3426               |                                                                                                                                                       |
| <b>Total Water Saved</b>                                          |                         |                                     |                |                        | <b>595</b>                                    | <b>7145</b>        |                                                                                                                                                       |





City of St. Helena  
Planning Department  
1572 Railroad Ave.  
St. Helena, CA 94574

April 2, 2021  
RE: Timing of Brewing Cycles

Dear Planning Commissioners,

I would like to clarify one aspect of the proposed Resolution and respectfully request a minor modification. Conditions of Approval #14 states a maximum of 108.5 gallons per week, or 52 batches per year. I would like to modify this to a maximum of 14 batches per quarter, resulting in 56 batches per year, which would generally occur every other week at 2 batches brewed in the same day.

The timing in which batches are brewed is important in maximizing the efficiency of our labor, yeast propagation scheduling, water usage and electrical usage. resulting in meaningful reductions compared to brewing once per week. This change would reduce some externalities such as traffic, as deliveries as we would order a greater amount of material at one time, and have less pickups of spent grain. Since water is of the greatest concern, I will focus my analysis there.

Our initial water use calculations assumed each batch would occur independent from another batch, which is the most conservative approach to calculate our water usage. By brewing two batches every other week, with no batches produced in the intermediate weeks, would result in a meaningful reduction in water usage. The primary reason is brewing back to back requires less cleaning between batches of the brewhouse (the equipment producing the "wort", or unfermented beer). When brewing is staggered, the equipment needs to be fully cleaned between batches as bacteria will develop between uses if not properly cleaned. This full cleaning would occur after the second batch of the day, but would not occur between the first batch.

The water savings on the second batch if 2 batches were brewed back to back (2 batches on the same day):

- No pre-brew rinse between batch 1 and batch 2 (10 gallon savings)
  - Post-brew batch 2 CIP rinse of 10 gallons instead of 30 gallons (20 gallon savings)
  - No post-brew batch 2 CIP caustic cycle (10 gallon savings)
  - No post-CIP batch 2 caustic rinse (5 gallon savings)
  - No post-brew CIP batch 2 acid cycle (5 gallon savings)
  - No post-brew CIP batch 2 sanitizer cycle (5 gallon savings)
  - No pressure washer use between batch 1 and batch 2 (20 gallon savings)
- = 75 gallon savings per brewing day (2x batches) / 37.5 gallon savings per batch  
= 2100 gallons per year, or approx. 21% reduction in net water use per year from water projections provided

This doesn't include water savings from reutilizing cleaning chemical solutions, but this is more difficult to predict as it depends from beer to beer, type of yeast used, and protein / sugar content of the beer. If we were able to re-use these cleaning solutions 100% of the time, there

995 VINTAGE AVE. #108 / SAINT HELENA, CA 94574 / [INFO@EROSION.WINE](mailto:INFO@EROSION.WINE) / 707-820-4445

would be a modest savings of 9 gallons per batch cycle / 252 gallons per year (2.6% reduction in net water use per year from water projections provided).

There's also a considerable savings of electricity, as we're able to utilize process hot water from chilling down the wort, where if we brewed once a week, we wouldn't be able to utilize the heat captured. This is roughly 170 gallons of hot water, bringing the water from 60F to 175F. If we re-heated the water, we'd use around 50 kW per 170 gallons. Annually, this would result in a savings of 1400 kW.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Pat-Rue", with a stylized, cursive script.

Patrick Rue  
Owner & Managing Member  
Rubenstein's, LLC dba Erosion





City of St. Helena Planning Commission  
April 6, 2021

# Our Town St. Helena Background

- ▶ Formed in 2008 by a group of long-time community members
- ▶ Non-profit 501(c)3
- ▶ Evolved from advocacy group to affordable housing developer
- ▶ Funded by grants and donations; rental income; developer fees

## *OTSH Vision*

*Increase housing opportunities for people vital to our community.*



## OTSH Recent Organizational Growth

- ▶ **Early 2020** began leasing office space (1250 Church Street)
- ▶ **November 2020** hired executive director
- ▶ **December 2020/January 2021** Board expanded to 9 positions and added *3 new members*

Steve Goldfarb, President

*Jordan Bentley, Vice President*

John Sales, Treasurer

Sara Chrisman, Secretary

Mary Stephenson, Past President

Fr. John Brenkle

*Ryan Heywood*

*Justin Sterling*

Marisol Vargas

# The Rest of the Team

## Internal

Jennifer La Liberte, executive director

Victor Almanza, bookkeeper / administrative support

Janet Peischel, marketing / social media

Larry Vermeulen, construction project manager

## External Partners

- ▶ City, county, state and federal government
- ▶ Housing developers and strategic industry partners
- ▶ Community groups, volunteers, local vendors



## What Do We Do?

- ▶ Acquire properties to preserve existing and build new housing
- ▶ Partner with non-profit housing developers to perform predevelopment, obtain financing and build housing
- ▶ Partner with the City of St Helena, Napa County on projects and initiatives
- ▶ Educate the community about housing needs
- ▶ Provide informational resources through website, newsletters, social media, direct communications

# Two-Pronged Approach to Providing Housing

## Development new housing

- Acquire sites
- Facilitate predevelopment
- Partner w/housing developers for project management and construction

## Preservation of existing affordable units

- Purchase available properties
- Record and monitor deed restrictions to preserve affordability (55 years)
- Manage and maintain units



# Example: Infill Development



**Brenkle Court Self-Help Housing Project**  
8 townhomes, ownership  
Completion: August 2021



# Example: Infill Development

963 Pope Street

- ▶ Existing rental house
- ▶ 4 apartments on 1/3-acre lot behind house
- ▶ Start 2021-22, depending on financing







Joe & Robyn Orsini

## Example: Preservation

### 723 Hunt Avenue

4 rental units, 55-year deed restrictions

Purchase = \$350k per unit

New construction = \$480k per unit, excl. land

# St. Helena's Housing Context

(pre-fires and pre-pandemic)





Our population  
is shrinking,  
and our young  
families can't  
afford to own  
a home in our  
town.

- ▶ Population: Decreased 2% (2015-19)
- ▶ Median Home Value: \$1,171,736
- ▶ Annual HH income needed = \$200k-\$300k
- ▶ Median Household Income: \$90,031

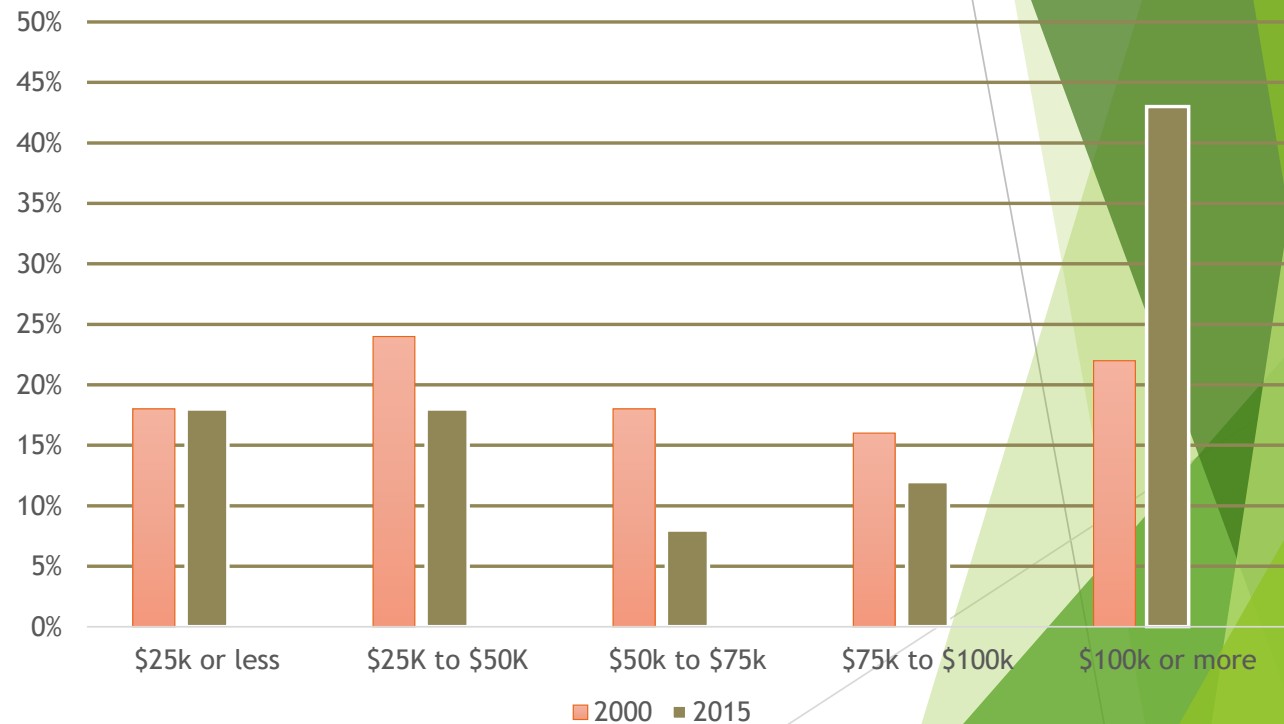
*(Sources: US Census 2019 / City-Data.com / City of St. Helena Housing White Paper 2018)*

# Significant Change in HH Income

Source: City of St Helena Housing White Paper 2018

Between 2000 & 2015:

- ▶ **42% Decline**  
HH incomes between \$25k and \$100k
- ▶ **92% Increase**  
HH incomes over \$100k





# What is “affordable”?

- ▶ 2020 Napa County Area Median Income = \$100,400 for a 4-person household
  - ▶ “Low Income” = Below 80% AMI (>\$80,320)
  - ▶ “Moderate Income” = 80% to 120% of AMI (\$80,320 to \$120,480)
  - ▶ *Important note: St. Helena rents higher than County AMI*
- ▶ St. Helena’s median household income = \$90,031
- ▶ “Affordable” is when housing costs consume no more than 30% of a household’s income (\$30k/year or \$2,500/mo)

**Unskilled Workforce: \$29,000-\$41,600 annual hh income**

- ▶ Laborers, dishwashers, prep cooks, housekeepers, landscape and hospitality workers, and some vineyard workers
- ▶ \$14 to \$20 per hour

**Skilled Workforce: \$43,680-\$81,120 annual hh income**

- ▶ Retail clerks, office and winery workers, bank clerks, hotel staff
- ▶ \$21 to \$39 per hour

**Professional Work Force: \$83,200-\$120,640 annual hh income**

- ▶ Plumbers, electricians, carpenters, nurses, teachers, city employees
- ▶ \$40 to \$58 per hour

*“Over the next 10 years, more than 60% of the fastest growing job sectors will pay below \$20/hour.”*

*City of St Helena Housing White Paper 2018*

A graphic with a dark grey background on the left and a green geometric pattern on the right. The text "St. Helena workforce segments vital to our community" is written in white, bold, sans-serif font across the center.

**St. Helena  
workforce  
segments vital  
to our  
community**

14



Less than 10% of St. Helena's housing stock is affordable, and our community cannot begin to address the issue at this slow pace.

- ▶ Inventory: 2,702 households (US Census 2019)
  - ▶ Owner occupied: 58%
- ▶ Affordable units: 247 = 9% of total stock
  - ▶ 214 rentals (incl. 50 senior units): 25 in last 2 decades
  - ▶ 33 ownership: 3 preserved in last 2 decades
  - ▶ ***Averaging 1.4 new units per year over the last 20 years***
- ▶ Fair market rents countywide:
  - ▶ \$1,225-\$2,803/mo. (studio to 4BR)

(Source: Napa County FMR, 2020)

# OTSH 2021 Housing Goals

01

Acquire one or two larger infill sites suitable for higher density housing

02

Proceed on 30-unit workforce housing project, Factory OS (need land)

03

Begin work with City on a larger project like Stonebridge Apartments

04

Preserve existing units before they are listed on the market

05

Encourage community members to consider charitable sales



