



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, December 6, 2022 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena**

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

Simultaneous Spanish interpretation services during meetings can be scheduled upon request. To ensure interpreters are available, requests must be made at least 72 hours in advance by calling the Office of the City Clerk at (707) 968-2640 or emailing cityclerk@cityofsthelena.org. The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at <https://sthelena.civicweb.net/portal/>.

Servicios de interpretación en español durante la reunión pueden ser solicitados por el público. Para asegurar que los intérpretes estén disponibles, los servicios tienen que ser solicitados al menos 72 horas antes de la reunión llamando a la oficina de la Secretaria de la Ciudad al (707) 968-2640 o por correo electrónico a cityclerk@cityofsthelena.org.

El horario de las reuniones publicadas y próximas puede ser localizado en el sitio de web de la Ciudad en <https://sthelena.civicweb.net/portal/>.

Page

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

Chair: John Ponte

Vice-Chair: Autumn Anderson

Commissioners: Rosaura Segura, Marika Rothfeld and Chris Warner.

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: November 1, 2022 and November 15, 2022

[Planning Commission Minutes 11.01.22](#)

[Planning Commission Minutes 11.15.22](#)

5 - 11

5. PUBLIC HEARINGS

***Item 5.1 will be continued to a date uncertain in 2023.**

- 5.1. Request by Ron Bunch on behalf of Terry and Juli Pringle, for consideration and approval of a demolition of the existing home and design review to accommodate the construction of a single-family home, with an attached garage on a property located at 2484 Spring Mountain Road in the Woodlands and Watershed (WW) zoning district.

13 - 58

CEQA Determination: Class 3 Categorical Exemption pursuant to the CEQA Guidelines

Prepared By: Chantal Power, Associate 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 15303; and
2. Accept the required findings and approve a resolution granting demolition permit and design review approval for the demolition of existing structures and the construction of a single-family home on the property located at 2484 Spring Mountain Road.

[Staff Report- 2484 Spring Mountain Rd.](#)

- 5.2. Progress update for request by Sasha Janev on behalf of Lorraine and Joe Berchtold for a demolition permit and design review to demolish an existing residence and accessory structures to accommodate the construction of a new single-family home and accessory dwelling unit on a property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture zoning district.

59 - 115

CEQA Determination: Exempt pursuant to Section 15061(b)(3) of the CEQA Guidelines

Prepared By: Chantal Power, Associate Planner

Recommendation:

Staff recommends continuing this item to a future Planning Commission meeting in 2023, as there remain outstanding items and significant plan revisions have not yet been presented to City staff.

[Staff Report- 2126 Madrona Ave.](#)

[Public Comment Buchalter](#)

[PPT Presentation](#)

6. SCHEDULED MATTERS

7. DEPARTMENT REPORTS

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

8. AGENDA FORCAST

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

This is also an opportunity for the Commission as a whole to request items be placed on future agendas for discussion. These items should be consistent with, and work to implement adopted Council Goals.

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

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

Please contact the assigned project Planner for additional questions.

9. **ADJOURNMENT**

The next Regular Planning Commission meeting is scheduled for December 20, 2022 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1572 Railroad Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on November 22, 2022.



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

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, November 1, 2022 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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

Present: Chair John Ponte, Vice-Chair Autumn Anderson, Commissioner Rosaura Segura, Commissioner Marika Rothfeld, and Commissioner Christopher Warner
(*Participated via Zoom from this location: 646 Wallis Road, Rye, New Hampshire*)

Absent: None

Staff Present: Maya DeRosa, Community Development Director, Joseph Leach, Public Works Director, and Xinia Gamero, Permit Technician III.

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

Chair Ponte announced Commissioner Warner would participate via Zoom from Rye, New Hampshire and would be conducted pursuant to California Government Code Section 54953(b) concerning teleconferencing of meetings. Additionally, Commissioner Warner confirmed for the record he had complied with the Brown Act.

3. PUBLIC FORUM:

No public comment received.

4. CONSENT ITEMS

Commissioner Anderson pulled the Minutes of September 29, 2022 as she was absent at the meeting and would abstain from the vote.

4.1 Approval of Minutes: ~~September 29, 2022 and~~ October 18, 2022.

Commissioner Christopher Warner moved to approve the Minutes of October 18, 2022. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, Marika Rothfeld, and Christopher Warner

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

Approval of Minutes: September 29, 2022.

Commissioner Christopher Warner moved to approve the Minutes of September 29, 2022. The motion was seconded by Commissioner Rosaura Segura and on roll call carried by the following vote:

AYES: Rosaura Segura, John Ponte, Marika Rothfeld, and Christopher Warner

NOES: None

ABSENT: None

ABSTAIN: Autumn Anderson

RECUSE: None

5. PUBLIC HEARINGS

Community Development Director Maya DeRosa addressed the Planning Commission and the public to inform Public Hearing Item 5.1 would be continued to a date uncertain in 2023 to allow the public additional time to review the project and provide staff additional time to review public comment letters.

- 5.1 ~~Request by Ben and Kelly Vanzutphen to subdivide a 16.9-acre parcel to establish 51 single-family residential lots, 11 of which are proposed with accessory dwelling units on approximately 13.4 acres. A 3.13-acre parcel will be established to accommodate a 25-unit multi-family housing development. Two additional remnant parcels (Parcel A; 0.06 acres) and (Parcel B; 0.04 acres) will remain with no plans for future development. A total of 87 units are intended to be built. The currently vacant project site is located north of Hunt Avenue and east of the future extension of Adams Street within the Medium Density Residential (MR) Zoning and (MDR) General Plan districts.~~

Commissioner Christopher Warner moved to pull item 5.1 as per staff recommendation. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, Marika Rothfeld, and Christopher Warner, Planning Commission

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

6. SCHEDULED MATTERS

- 6.1 Request by Vanguard Properties, Inc. for a Planning Commission Sign Permit approval in order to approve two identification banners on the property located at 1345 Railroad Avenue in the Central Business (CB) zoning district.
Prepared By: Xinia Gamero, Permit Technician III

Permit Technician Xinia Gamero reported on the item.

Josh Dempsey, Vanguard Properties Regional Director addressed the Planning Commission.

Chair Ponte expressed concern that the signage, as proposed, does not meet the restrictions and regulations of the new amended sign code once it's adopted.

Commissioner Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to Section 15311 of the CEQA Guidelines; and approve the application for a Planning Commission sign permit at 1345 Railroad Avenue permitting the signage described in this report in the compliance with the attached resolution. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Marika Rothfeld, and Christopher Warner, Planning Commission

NOES: Rosaura Segura and John Ponte

ABSENT: None

ABSTAIN: None

RECUSE: None

7. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- First Special Joint City Council and Planning Commission workshop on the Zoning Code was held October 26th. Second Special Joint meeting will be in November.
- Regular Planning Commission meeting scheduled for November 15, 2022.

8. AGENDA FORCAST

9. ADJOURNMENT

Chair Ponte adjourned the meeting at **6:21 p.m.**

The November 1, 2022 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

John Ponte, Planning Commission Chair

Maya DeRosa, AICP
Community Development Director

MINUTES
City of St. Helena
Planning Commission Meeting
Tuesday, November 15, 2022 @ 6:00 PM
Vintage Hall Board Room - Second Floor
465 Main Street, St. Helena

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

Present: Chair John Ponte, Vice-Chair Autumn Anderson, Commissioner Rosaura Segura, Commissioner Marika Rothfeld, and Commissioner Christopher Warner

Absent: None

Staff Present: Maya DeRosa, Community Development Director, Aaron Hecock, Senior Planner, Jennifer Williams, Contract Planner, and Xinia Gamero, Planning Commission Secretary

1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL

3. PUBLIC FORUM:

No public comment was received.

4. PUBLIC HEARINGS

- 4.1 Request by David Walker on behalf of 1381 Main Street, LLC for Design Review in order to modify the storefront and exterior elevations of the building located at 1381 Main Street in the Central Business (CB) zoning district. As a part of the project, some on-site parking spaces will be reconfigured and restriped; however, there will be no net loss of on-site parking spaces. There is no change or expansion of use associated with this request.

Prepared By: Jennifer Williams, Planning Consultant

Chair Ponte opened the public hearing.

No ex parte communication was disclosed between the Commissioners.

Contract Planner Jennifer Williams reported on the item and showed a presentation.

Applicant, David Walker addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public hearing.

Commissioner Marika Rothfeld moved to determine that the project is categorically exempt from CEQA pursuant to Section 15301, Existing Facilities, of the CEQA Guidelines; and accept the required findings and approve the attached resolution granting Design Review approval for the proposed storefront remodel and site improvements for the property located at 1381 Main Street. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, John Ponte, Marika Rothfeld, and Christopher Warner, Planning Commission

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

- 4.2 Request by Lori Clancy & Al Warmerdam for adoption of a resolution approving Design Review in order to remodel an existing single-family residence including the construction of a new second story on the property located at 1386 Community Drive in the Medium Density Residential zoning district.
Prepared By: Aaron Hecock, Senior Planner

Chair Ponte opened the public hearing.

No ex parte communication was disclosed between the Commissioners.

Senior Planner Aaron Hecock reported on the item.

Property owner, Al Warmerdam addressed the Planning Commission.

No public comment was received.

Chair Ponte closed the public hearing.

Chair Ponte re-opened the public hearing.

Property owner, Al Warmerdam addressed the Planning Commission.

Chair Ponte closed the public hearing.

Chair Ponte expressed concern that due to the non-conformity of no on-site covered parking, there should be a modification to the conditions of approval to require covered parking.

Commissioner Marika Rothfeld moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301 and 15303; and accept the required findings and approve the attached resolution (without amendment) granting design review approval for the proposed additions to the existing single-family home on the property located at 1386 Community Drive. The motion was seconded by Vice-Chair Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Rosaura Segura, and Marika Rothfeld

NOES: John Ponte and Christopher Warner

ABSENT: None

ABSTAIN: None

RECUSE: None

5. DEPARTMENT REPORTS

Community Development Director Maya DeRosa reported on the following:

- Special Joint City Council and Planning Commission Zoning Code meeting to be held Wednesday, November 16 at 5:00pm.

6. AGENDA FORCAST

7. ADJOURNMENT

Chair Ponte adjourned the meeting at **7:14 p.m.**

The November 15, 2022 minutes were approved at the _____ Planning Commission meeting.

APPROVED:

ATTEST:

John Ponte, Planning Commission Chair

Maya DeRosa, AICP
Community Development Director



PLANNING COMMISSION REPORT

Planning Commission Meeting of December 6, 2022

FILE NUMBER: PL22-016

SUBJECT: Request by Ron Bunch on behalf of Terry and Juli Pringle, for consideration and approval of a demolition of the existing home and design review to accommodate the construction of a single-family home, with an attached garage on a property located at 2484 Spring Mountain Road in the Woodlands and Watershed (WW) zoning district.

PREPARED BY: Chantal Power, Associate Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:04/26/22

ACCEPTED AS COMPLETE:08/04/22

LOCATION OF PROPERTY: 2484 Spring Mountain Road

APN: 009-131-015

GENERAL PLAN/ZONING: Woodlands and Watershed

APPLICANT: Ron Bunch on behalf of
Terry and Juli Pringle

PHONE: 707-965-3548

BACKGROUND

The subject property is located in the Woodland and Watershed (WW) district, which allows very low density residential that ensures protection of wildlife, vegetation, open space and watershed resources. This designation applies to steep hillsides at the city's westernmost and easternmost boundaries, with the intent to accommodate low-density, estate type development in locations that are less suitable for agricultural use.

PROJECT DESCRIPTION

The applicant is seeking approval for the demolition of an existing 2,582 square foot single-family residence with an attached 508 square foot garage, and design review

approval to construct a 3,619 square foot, single-family home, and a 759 square foot attached garage. The proposed single-family home will include a master bedroom and master bathroom, two additional bedrooms and 2 ½ additional bathrooms, an open plan kitchen, dining room and living room, a butler, a wine room, an office, and a laundry room. The proposed single-family home will maintain a 79-foot setback from the front property boundary, 153-foot and 81-foot interior side setbacks, and an 88-foot rear setback. Additional features include a courtyard, loggia, and a pool and spa.

As shown on the plans, the exterior will be finished with classic white fire rated board and batt vertical siding, and a standing seam charcoal metal roof, and anodized black metal windows and doors. The home will be constructed with solar panels for efficiency. The tallest point of the single-family home is proposed at 22'6". Additionally, the applicant will install three (3) 5,000 gallon water storage tanks for fire suppression.

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 CEQA, Section 15300.2. 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 Woodlands and Watershed (WW). The WW land use designation allows for very low density residential that ensures the protection of wildlife, vegetation, open space, and watershed resources. This designation applies to steep hillsides at the City's westernmost and easternmost boundaries, with the intent to accommodate low-density estate type development in locations that are less suitable for agricultural 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:

- LU1.4 – in order to minimize and postpone the need for expansion of Urban Limit Line, encourage infill development within the currently developed areas.

The project proposes the redevelopment of a previously developed residential site and qualifies as infill development that will minimize and postpone the need for expansion of the Urban Limit Line.

- PF1.5 – Continue to implement and update as necessary the City's Water Management Plan Ordinance and the City's Ordinance containing the Water Use

Efficiency Guidelines, along with other existing water conservation ordinances and measures.

A Water Use Analysis was prepared for the project. The current estimated water usage on-site is 600 gallons per day (gpd). With the use of low flow water fixtures and appliances, and the removal of the existing turf lawn, the total water demand on the site will be reduced from by 600 gpd to 360 gpd.

- HR1.6 – For development or redevelopment on a site that contains any structures over 45 years old, require a records search of the California Historical Resources Information System at the Northwest Information Center (NWIC) to determine the presence of historic resources. As warranted by the results of the records search, the City shall require evaluation of structures over 45 years old to determine their historical significance. Studies shall be prepared according to National Register Bulletin 24: Guidelines for Local Surveys: A Basis for Preservation Planning and the Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation.

A Historic Resource Evaluation Report was prepared for 2484 Spring Mountain Road and determined that the home built in 1951: a) is not directly associated with a major local regional development trend or event; b) was not directly associated with any person of local, regional, or national significance; c) the house is not architecturally distinctive and has been radically altered from its origins as a late-nineteenth century cottage; and d) the area has been significantly disturbed by ongoing and repeated development on the lot, and is not known to contain any archeological resources, and therefore, the house does not qualify as an historic resource.

- PS3.2 – Restrict the intensity of development and the level of landform alteration in the hillside areas in order to minimize the potential for slope failure.

The project proposes to build on an area that has already been graded for the previous home, with approximately 18,000 square feet that will need to be graded to accommodate the proposed expansion and placement of the proposal, or approximately 18.5 % of the total lot size, minimizing the impact on the existing hillside.

- PS4.B – Continue to require implementation of best practices in fire resistance for all new and remodeled structures in fire-prone areas, including fire fuel removal, creation of defensible space for firefighters, construction with fire-resistant building materials, and installation of automatic sprinkler systems. Study the need to designate a Wildland-Urban Interface Fire Area within St. Helena to provide protection in additional areas.

The project is located in the Woodlands and Watershed District, which requires fire sprinklers inside and outside of residential structures, and the project has been conditioned to meet this standard. The project proposes the installation of three (3) 5,000 gallon water storage tanks, and an additional 2,500 gallon tank dedicated to an existing fire hydrant to be

installed adjacent to the hammerhead fire truck turn around, and the home will be treated with fire resistant siding and roofing materials.

- PS4.C – Require all structures in high wildfire hazard areas to maintain a clearance of flammable vegetation away from structures and to use fire-resistant ground covers. The minimum clearance distance should be 30 feet.

The existing home already has a minimum 30-foot clearance, and the proposed home will be situated within approximately the same footprint as the existing home. No new landscaping is proposed in connection with the project.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Woodlands and Watershed (WW), which allows single-family detached homes, accessory structures and accessory dwelling units, noncommercial horticulture and gardening, supportive housing, transitional housing, and agricultural employee housing providing accommodations for six or fewer employees.

Pursuant to SHMC §17.40.060, the following development standards apply:

- Height of principal building – 35 feet (22'6" proposed)
- Front setback – 10% of lot depth (79' proposed, approximately 30% of lot depth)
- Side yard setback – 20 – 50 feet or 10% of lot width (81' approximately 23%, and 153', approximately 44% proposed)
- Rear setback – 10% of lot depth (88' proposed, approximately 35%)
- Lot coverage – the lesser of 10% or 20,000 square feet (4.6%, 4,513 square feet proposed on 2.23 acres or 97,138.8 square feet)

Staff Response: *The project as proposed meets or exceeds the development standards prescribed by Section 17.36.060 of the SHMC.*

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: *Water efficient plumbing fixture will be utilized throughout the proposed structures reducing the water usage from current usage on the site of 600 gpd to 360 gpd.*

PARKING

SHMC Section 17.124.030 "Minimum 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.

Staff Response: As detailed in the attached plan set, the project includes a large two car garage exceeding the minimum requirement for the proposed residence. The proposed driveway can accommodate additional off-street parking.

DEMOLITION PERMIT

As provided in SHMC Section 17.164.050(E), no permit authorizing the demolition of any building within any zoning district shall be issued until approved by the Planning Commission in accordance with the following findings:

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

Staff Response: The existing home was constructed in 1951 and is not historically or architecturally significant. A Historic Resources Evaluation was prepared for the existing home and determined the home to be historically and architecturally insignificant and ineligible for consideration as an historic resource. Therefore, the demolition of the existing structures to accommodate new construction would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

DESIGN REVIEW

SHMC Section 17.64.040 requires design review approval for all subdivisions, signs, grading, removal of vegetation and new structures or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.64.020(C)) 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 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;

The project is consistent and compatible with general plan policies LU1.4, PF1.5, HR1.6, PS3.2, PS4.B, and PS4.C.

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

The proposed project is largely contained within the wooded hilly areas of the City and will not be visible to most surrounding properties and has been proposed for construction on the flattest area of the site that was previously graded for the existing home which will be demolished to accommodate the proposal. The project proposes single-story construction, and fire resistant construction materials, and has been conditioned to maintain adequate vegetation clearance around any structures.

3. Relationship of the design to the site;

The project proposes demolition of an existing residential structure totaling approximately 3,090 square feet to accommodate the construction of a new single-family residential structure totaling approximately 4,500 square feet in substantially the same graded area of the parcel, which provides adequate defensible space around the structure and will utilize fire rated materials, as well as interior and exterior sprinklers and water storage tanks, as required for structures built in high fire areas.

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

The existing home was constructed in 1951. An Historic Resource Evaluation was prepared for the property and found that the home does not meet the eligibility requirements to be listed on the national, state, or local historic registers and is not located in an historic district.

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

The project is located in and completely surrounded by properties within the Woodlands and Watershed (WW) zone and surrounded by substantial tree canopy which would mostly screen the proposed structures from other properties including property in other land use designations.

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

The project is located in the WW zone which allows very low-density residential development, and the project meets or exceeds the requirements of the WW zone.

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

The proposed single-family home will use fire rated, white board and batten siding, charcoal metal standing seam roof, anodized black metal windows and doors, and will be situated in approximately the same location as the existing home. The materials, colors, and design of the proposed project are appropriate to the function of the residential use.

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

The proposed single-family home will be situated in roughly the middle of the lot on an area that is flat, having been graded for use by the existing home. There is a long driveway with a hammerhead turn-around for emergency vehicle access. A pool and spa will be placed at the rear of the home as is typical and there is adequate space for circulation between the various functions on the site.

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

The project meets the development requirements of the WW zone, including density, setbacks, parking, and lot coverage. Having a proposed lot coverage of approximately 4.5% the project provides adequate open space. No new landscaping is proposed for the site which is located in a heavily wooded area that requires adequate clearance for defensible open space around the proposed structure.

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

The project proposes adequate on-site parking for the proposed single-family home and includes a very large driveway that can accommodate visitors and has been designed to meet the turn-around requirements for emergency vehicles. There are no major roadways adjacent to the site. All homes in the immediate area are accessed through private drives.

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

The project is located in a heavily wooded area, will preserve existing trees on site, and will maintain adequate defensible space.

12. Whether the materials, 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;

The fire rated white board and batten siding, charcoal standing seam metal roof, anodized black metal windows and doors are an appropriate expression of the residential nature of the proposal and are compatible with other homes in the neighborhood.

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;

The project is located in a high fire, heavily wooded area of the City, and is surrounded by naturally occurring vegetation that will be preserved, with adequate defensible area provided around the proposed single-family home. No new landscaping is proposed for the site and the existing lawn will be removed and replaced with decomposed granite to reduce on-site water usage.

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.

The project will be required to comply with the Title 24 Energy requirements of the California Building Code, and has proposed the use of solar panels to reduce energy usage, and the existing lawn will be replaced by decomposed granite to reduce water usage.

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 demolition permit and design review approval for the demolition of existing structures and the construction of a single-family home on the property located at 2484 Spring Mountain Road.

ATTACHMENTS

[Resolution](#)

[Project Plans](#)

[Project Statement](#)

[Historical Report 2022](#)

[Water Use Analysis](#)

**CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION AND DESIGN REVIEW APPROVAL TO
2484 SPRING MOUNTAIN ROAD (File No. PL22-016)**

PROPERTY OWNER: Joseph Farrell on behalf of Justin Hafen

APN: 009-031-022

Recitals

1. Request by Ron Bunch on behalf of Teri and Juli Pringle, for consideration and approval of a demolition of the existing home and design review to accommodate the construction of a single-family home, with an attached garage on a property located at 2484 Spring Mountain Road in the Woodlands and Watershed (WW) 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 **November XX**, 2022; and
4. Now, therefore let it be found that the Planning Commission approves the design review thereby authorizing the proposal contained in said approved plans dated December 6, 2022, 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. 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 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.
- C. Pursuant to St. Helena Municipal Code (SHMC) Section 17.164.050, the Planning Commission makes the following findings to support the motion to approve the demolition permit to allow for the demolition the existing structures on-site:

1. That, based on the public record and testimony presented at a public hearing, the building is determined not to be a significant architectural or historical building.
2. That the demolition does not eliminate elements that are required to maintain the essential character of the neighborhood; and
3. That the design review of the proposed replacement structure is approved prior to approval of the demolition of a housing structure.

The existing home was constructed in 1951 and is not historically or architecturally significant. A Historic Resources Evaluation was prepared for the existing home that determined the home to be historically and architecturally insignificant and ineligible for consideration as an historic resource. Therefore, the demolition of the existing structures to accommodate new construction would not impact a historical resource or otherwise negatively affect the character of the neighborhood.

- D. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:

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

The project is consistent and compatible with general plan policies LU1.4, PF1.5, HR1.6, PS3.2, PS4.B, and PS4.C.

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

The proposed project is largely contained within the wooded hilly areas of the City and will not be visible to most surrounding properties and has been proposed for construction on the flattest area of the site that was previously graded for the existing home which will be demolished to accommodate the proposal. The project proposes single-story construction, and fire resistant construction materials, and has been conditioned to maintain adequate vegetation clearance around any structures.

3. Relationship of the design to the site;

The project proposes demolition of an existing residential structure totaling approximately 3,090 square feet to accommodate the construction of a new single-family residential structure totaling approximately 4,500 square feet in substantially the same graded area of the parcel, which provides adequate defensible space around the structure and will utilize fire rated materials, as well as interior and exterior sprinklers and water storage tanks, as required for structures built in high fire areas.

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

The existing home was constructed in 1951. An Historic Resource Analysis was conducted for the property found that the home does not meet the

eligibility requirements to be listed on the national, state, or local historic registers and is not located in an historic district.

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

The project is located in and completely surrounded by properties within the Woodlands and Watershed (WW) zone and surrounded by substantial tree canopy which would mostly screen the proposed structures from other properties including property in other land use designations.

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

The project is located in the WW zone which allows very low-density residential development, and the project meets or exceeds the requirements of the WW zone.

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

The proposed single-family home will use fire rated, white board and batten siding, charcoal metal standing seam roof, anodized black metal windows and doors, and will be situated in approximately the same location as the existing home. The materials, colors, and design of the proposed project are appropriate to the function of the residential use.

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

The proposed single-family home will be situated in roughly the middle of the lot on an area that is flat, having been graded for use by the existing home. There is a long driveway with a hammerhead turn-around for emergency vehicle access. A pool and spa will be placed at the rear of the home as is typical and there is adequate space for circulation between the various functions on the site.

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

The project meets the development requirements of the WW zone, including density, setbacks, parking, and lot coverage. Having a proposed lot coverage of approximately 4.5 %, the project provides adequate open space. No new landscaping is proposed for the site which is located in a heavily wooded area that requires adequate clearance for defensible open space around the proposed structure.

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

The project proposes adequate on-site parking for the proposed single-family home and includes a very large driveway that can accommodate visitors and has been designed to meet the turn-around requirements for emergency vehicles. There are no major roadways adjacent to the site. All homes in the immediate area are accessed through private drives.

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

The project is located in a heavily wooded area, will preserve existing trees on site, and will maintain adequate defensible space.

12. Whether the materials, 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;

The fire rated white board and batten siding, charcoal standing seam metal roof, anodized black metal windows and doors are an appropriate expression of the residential nature of the proposal and are compatible with other homes in the neighborhood.

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;

The project is located in a high fire, heavily wooded area of the City, and is surrounded by naturally occurring vegetation that will be preserved, with adequate defensible area provided around the proposed single-family home. No new landscaping is proposed for the site and the existing lawn will be removed and replaced with decomposed granite to reduce on-site water usage.

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.

The project will be required to comply with the Title 24 Energy requirements of the California Building Code, and the Green Building Code and has proposed the use of solar panels to reduce energy usage, and the existing lawn will be replaced by decomposed granite to reduce water usage.

Planning Department Conditions of Approval

- E. The Planning Commission approves a demolition and design review for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. 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.
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 the applicant's Project, in whole or in part, the 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 December 6, 2022, except as modified herein.
13. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
14. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
15. Fire-Resistive Construction. Roofing materials shall be noncombustible. All residences shall have interior and exterior sprinklers. All other structures shall have exterior sprinklers. All parcels shall have two thousand five hundred (2,500) gallons of water storage situated adjacent to or at higher elevation than the main structure on the parcel.
16. The proposed water storage tanks shall be filled from a source other than a City of St. Helena potable water sources.
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. The Applicant shall be responsible for all City plan check and inspection costs as described in the St. Helena Comprehensive Fee and Rate Schedule.
19. All public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.240).
20. The City has adopted the latest edition of the Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual. Construction plans shall be prepared in accordance with the BASMAA Manual

and the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ). Approval of project by Planning Commission does not constitute compliance with storm water regulations nor a right to develop per approved plans unless this condition of approval is fully satisfied.

21. Grading plans, public improvement plans and connections to public utilities shall be prepared by a California Licensed Civil Engineer.
22. An Encroachment Permit is required for all work within City right of way.
23. All public facilities damaged by construction activities shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
24. During water shortage emergencies, all construction water used for the project shall be obtained from a source other than a City of St. Helena potable water sources (SHMC 13.04.221).

Building Department Conditions of Approval

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

32. Any deferral of required submittal items shall have prior approval from the Building Official; however, deferral of a fire sprinkler system design is not allowed.
33. The applicant shall obtain approval from Napa County for the septic system prior to building permit issuance.
34. New buildings constructed within the Wildfire Urban Interface Area shall comply with Section R337 of the California Residential Code, and requirements of the California Fire Code, including amendments adopted by the City of St. Helena.

Fire Department Conditions of Approval

1. 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 and include compliance with vegetation hazard mitigation requirements of Section 8.08.010 (E)(9) of the St. Helena Municipal Code.
2. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
3. 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.
4. Any gates installed to control vehicular access to 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.
5. Defensible Space for Structures and Roads:
 - a. Maintain an effective fuel break by removing and clearing away flammable vegetation and combustible material from areas within 100 feet of buildings and structures;
 - b. Remove portions of trees which extend within 10 feet of the outlet of a chimney;
 - c. Maintain trees adjacent to overhanging a building free of dead vegetative growth;
 - d. Areas within 10 feet on each side of the driveway must be cleared of flammable vegetation and other combustible growth.
6. A fire apparatus turn around must be constructed according to the specification of one of three pre-approved designs implemented by the St. Helena Fire Department.

I HEREBY CERTIFY that the foregoing demolition and design review application was duly and regularly approved by the Planning Commission of the City of St. Helena at a

regular meeting of said Planning Commission held on December 6, 2022 by the following roll call vote:

AYES:

NOES:

ABSENT:

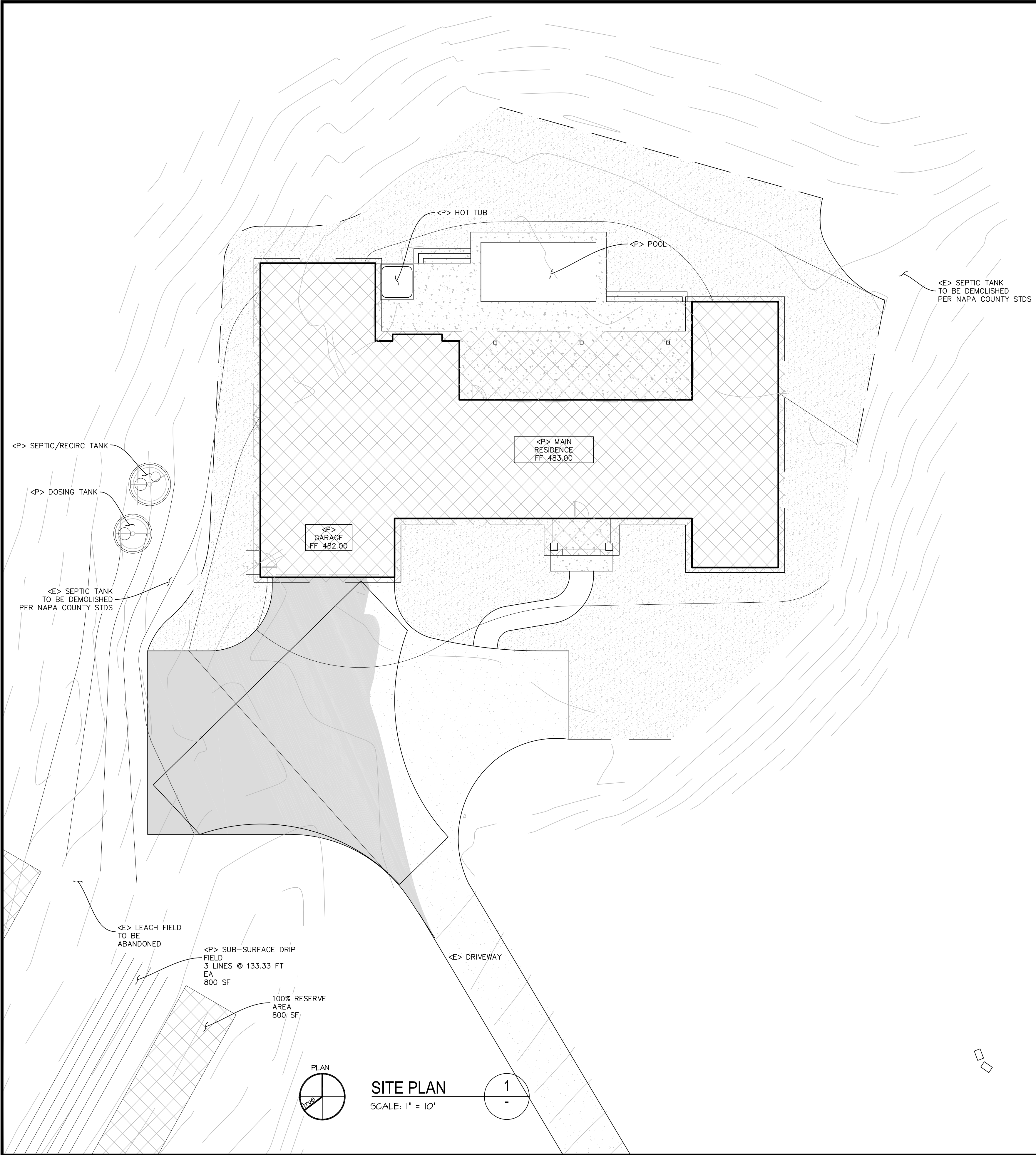
ABSTAIN:

APPROVED:

ATTEST:

John Ponte
Chair, Planning Commission

Maya DeRosa, AICP
Planning and Building Director



SHEET INDEX:

Architectural

- A0.1 Sheet Index, Project Data, Vicinity Map, Site & Roof Plan
A2.1 Existing Floor Plan w/ Proposed Overlay
A2.2 Proposed Floor Plan
A2.3 Roof Plan
A3.1 Front & Rear Elevations
A3.1c Color Front & Rear Elevations
A3.2 Side Elevations

PROJECT ADDRESS:

2484 Spring Mountain Road
St. Helena CA 94514

PROPERTY OWNERS:

Terry & Julie Pringle
2484 Spring Mountain Road
St. Helena CA 94514

SCOPE OF WORK:

HOME REPLACEMENT ON EXISTING LOCATION

APPLICABLE BUILDING CODES:

- 2019 CALIFORNIA BUILDING ADMINISTRATIVE CODE
2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA RESIDENTIAL BUILDING CODE
2019 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
2019 CALIFORNIA EXISTING BUILDING CODE (CEBC)
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA PLUMBING CODE (CPC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE (CENC)
2019 CALIFORNIA GREEN CODE
2019 NAPA COUNTY CODE

APN:

R3 RESIDENTIAL

SPRINKLERS:

REQUIRED

BUILDING AREAS:

Proposed Main Floor:	3,619 sf
Garage:	759 sf
Patio/Pool Deck:	1,653 sf
Entry Porch:	135 sf
Total Coverage:	6,166 sf

DRAINAGE & PERMEABLE PATHS

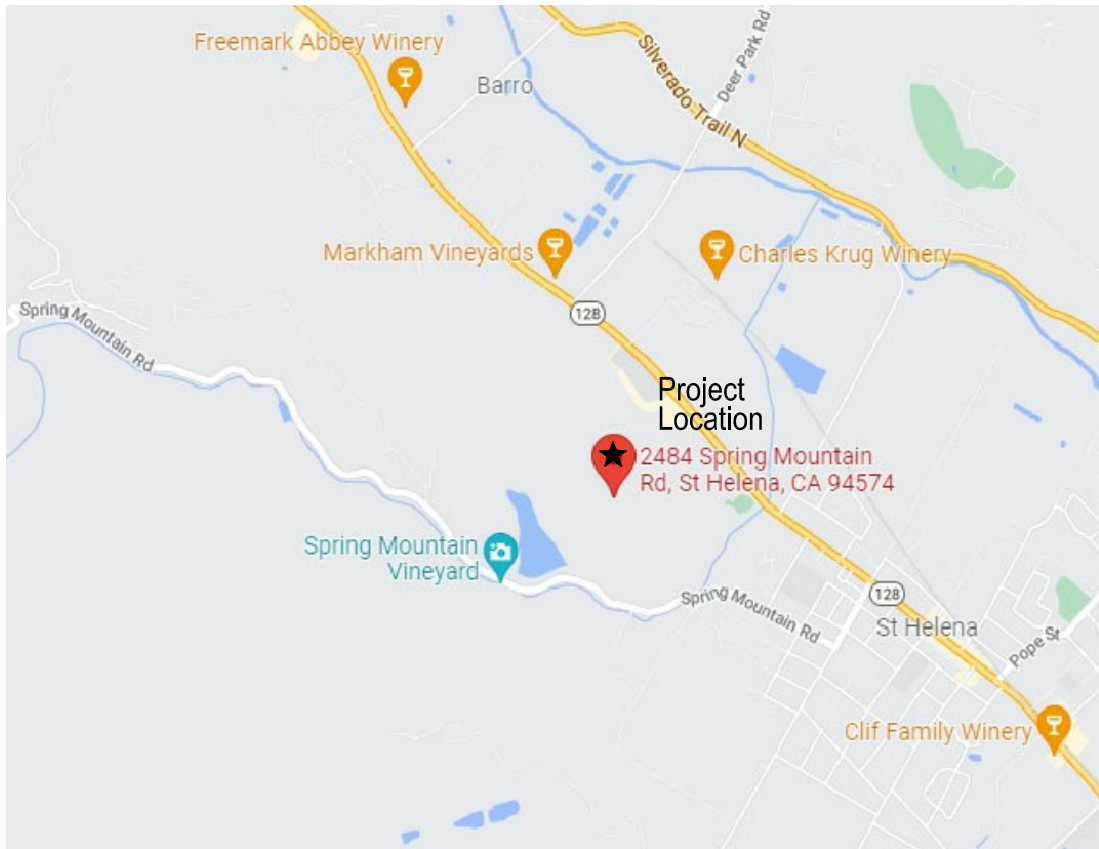
GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF NOT LESS THAN 6" (5% SLOPE) IN THE FIRST 10 FEET MEASURED PERPENDICULAR TO THE FACE OF WALL. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING SHALL BE SLOPED A MINIMUM OF 2 PERCENT AWAY FROM THE BUILDING.

RODENT CONTROL

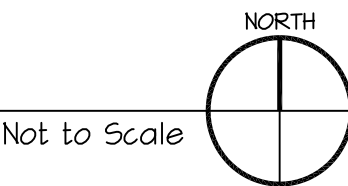
ANNUAL SPACES AROUND PIPES, ELECTRIC CABLES, CONDUITS, OR OTHER OPENINGS IN SOLE/BOTTOM PLATES AT EXTERIOR WALLS SHALL BE CLOSED WITH CEMENT MORTAR, CONCRETE MASONRY OR A SIMILAR METHOD ACCEPTABLE TO THE ENFORCING AGENCY TO PREVENT PASSAGE OF RODENTS.

WASTE MANAGEMENT

OWNER WILL SUBMIT A LETTER OF INTENT TO HIRE AN APPROVED WASTE MANAGEMENT COMPANY TO COLLECT & DOCUMENT ALL WASTE.



Vicinity Map



Not to Scale

Revision	Date

Contractor/Designer:

Bunch Construction, Inc.
625 Howell Mt. Rd. S.
Anglin, CA 94508
707-465-3548 office
707-244-5616 fax
bci2002@yahoo.com

For Bunch

Structural Engineer:

Vertex
David J. Wilcox
155 Baywood Drive
Petaluma CA 94454
707-321-8244

Civil Engineer:

Joel Dickerson P.E.
Madrone Engineering
St. Helena CA
(707) 302-6280
www.madrone.engineering

Architectural Drafting:

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

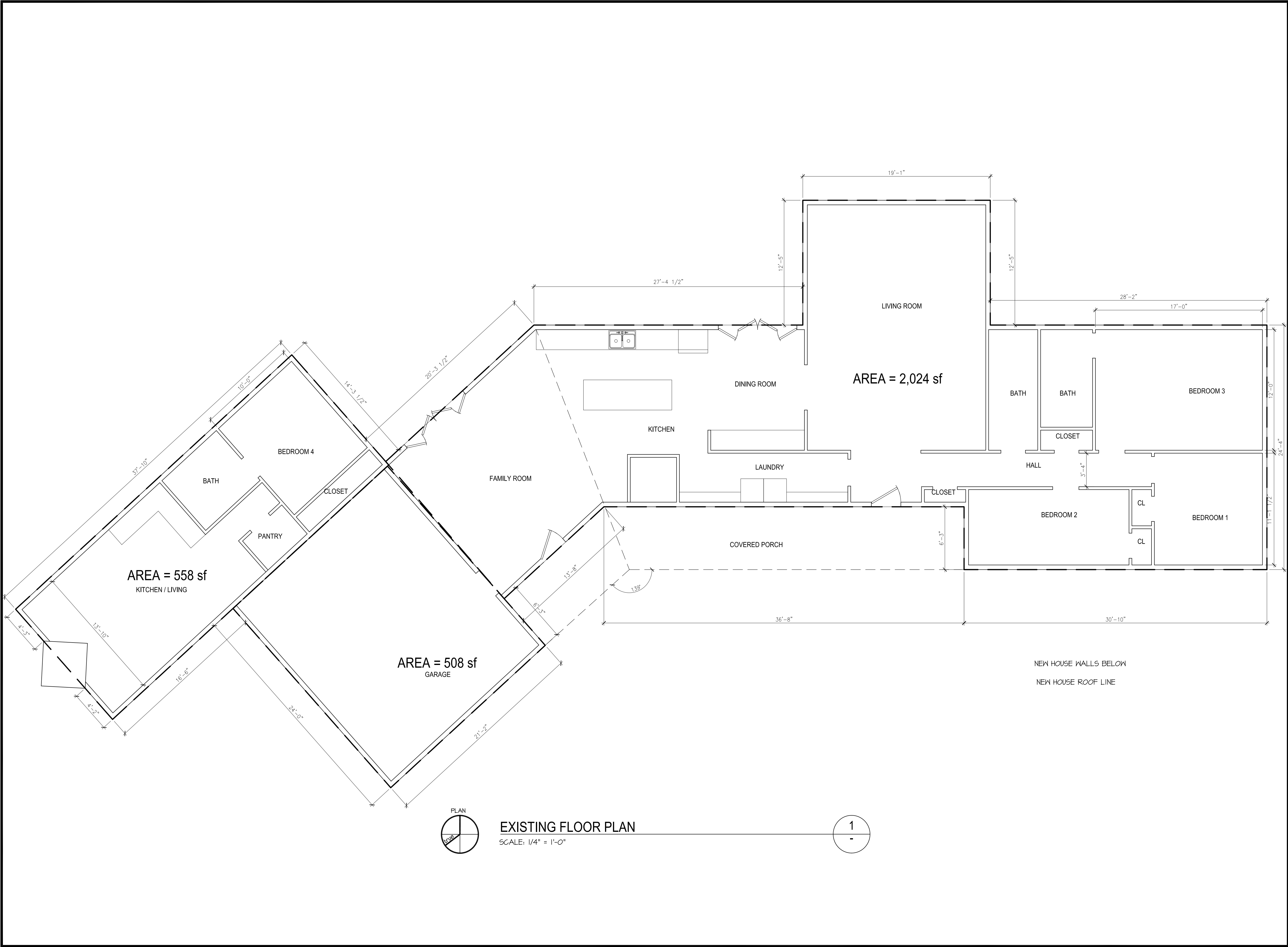
Drawings for:

The Pringle
Residence

2484 Spring Mtn. Rd
St. Helena, CA

DRAWN n2k
ISSUED Planning Review
DATE April 20, 2022
SCALE AS NOTED
0 10' 20' 40' SHEET

A0.1



Revision	Date

Contractor/Designer:
Bunch Construction, Inc.
625 Howell Mt. Rd. S.
Anglin, CA 94508
707-465-3548 office
877-244-5676 fax
bc12002@yahoo.com

For Bunch

Structural Engineer:
Vertex
David J. Wilcox
155 Baywood Drive
Fetaluma CA 94454
707-321-8244

Civil Engineer:
Joel Dickerson P.E.
Madrone Engineering
St. Helena CA
(707) 302-6280
www.madrone-engineering

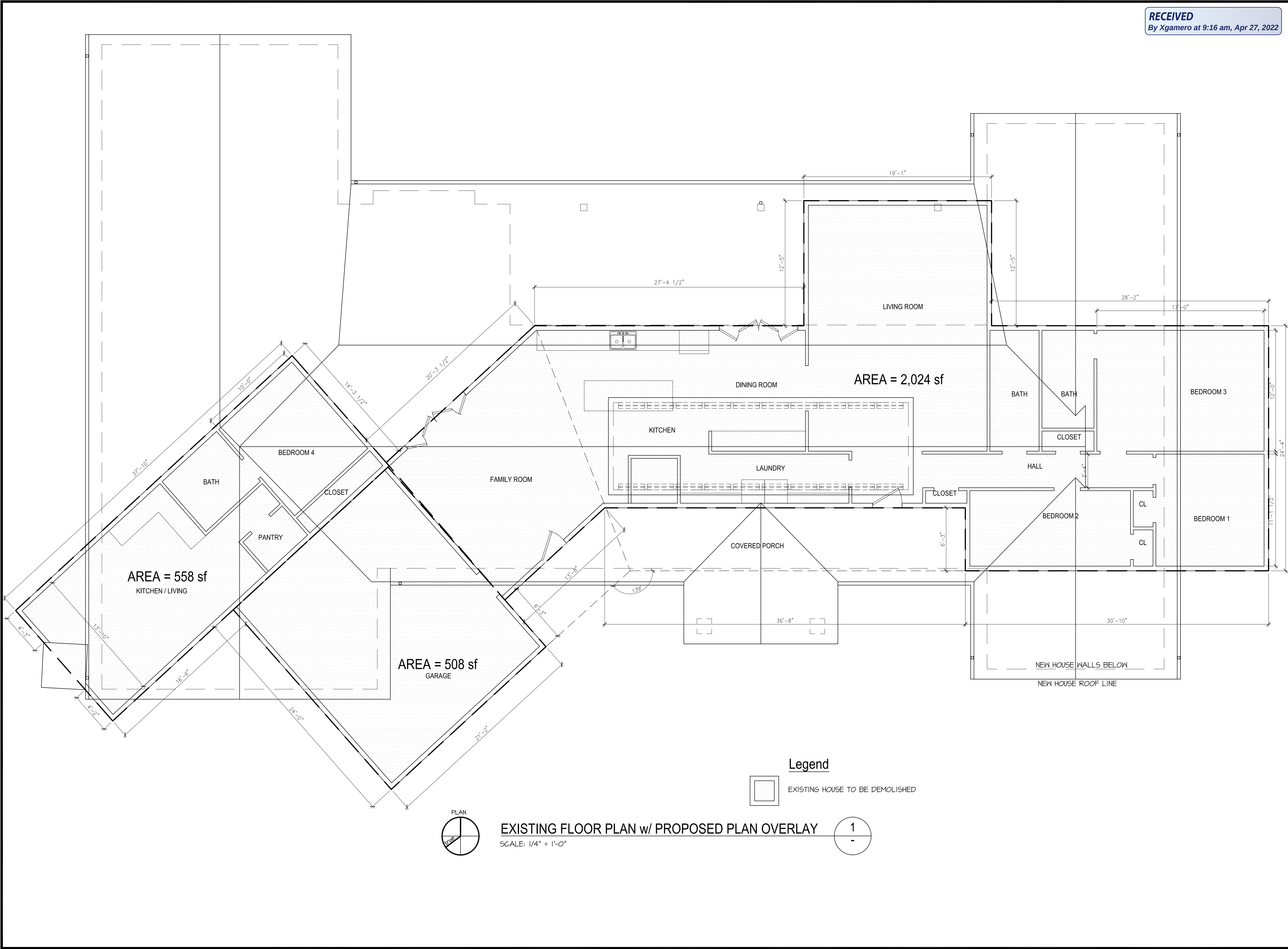
Architectural Drafting:
n2k CAD Services
319 12th Street
Fetaluma, CA 94452
info@n2kCAD.com

Drawings for:
**The Pringle
Residence**

2484 Spring Mtn. Rd
St. Helena, CA

DRAWN n2k
ISSUED Planning Review
DATE April 20, 2022
SCALE AS NOTED
0 4' 8' 12' 0" SHEET

A2.0



Revision	Date

Contractor/Designer:
Bunch Construction, Inc.
625 Howell Mt. Rd. S.
Anglin, CA 94508
107-465-3548 office
877-244-5676 fax
bci2002@yahoo.com

For Bunch

Structural Engineer:
Vertex
David J. Wilcox
155 Baywood Drive
Fetalima CA 94454
107-321-8244

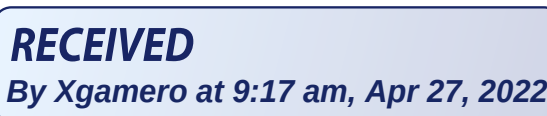
Civil Engineer:
Joel Dickerson P.E.
Madrone Engineering
St. Helena CA
(707) 302-6280
www.madrone.engineering

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

Drawings for:
The Pringle
Residence

2484 Spring Mtn. Rd
St. Helena, CA

DRAWN n2k
ISSUED Planning Review
DATE April 20, 2022
SCALE AS NOTED
0 1/4" 1/2" 1" 2" 4" 8" 16" 32" 64" 128" 256" 512" 1024" 2048" 4096" 8192" 16384" 32768" 65536" 131072" 262144" 524288" 1048576" 2097152" 4194304" 8388608" 16777216" 33554432" 67108864" 134217728" 268435456" 536870912" 1073741824" 2147483648" 4294967296" 8589934592" 17179869184" 34359738368" 68719476736" 137438953472" 274877906944" 549755813888" 1099511627776" 2199023255552" 4398046511104" 8796093022208" 17592186044416" 35184372088832" 70368744177664" 140737488355328" 281474976710656" 562949953421312" 1125899906842624" 2251799813685248" 4503599627370496" 9007199254740992" 18014398509481984" 36028797018963968" 72057594037927936" 144115188075855872" 288230376151711744" 576460752303423488" 1152921504606846976" 2305843009213693952" 4611686018427387904" 9223372036854775808" 18446744073709551616" 36893488147419103232" 73786976294838206464" 147573952589676412928" 295147905179352825856" 590295810358705651712" 1180591620717411303424" 2361183241434822606848" 4722366482869645213696" 9444732965739290427392" 18889465931478580854784" 37778931862957161709568" 75557863725914323419136" 151115727451828646838272" 302231454903657293676544" 604462909807314587353088" 1208925819614629174706176" 2417851639229258349412352" 4835703278458516698824704" 9671406556917033397649408" 19342813113834066795298816" 38685626227668133590597632" 77371252455336267181195264" 154742504910672534362390528" 309485009821345068724781056" 618970019642690137449562112" 1237940039285380274899124224" 2475880078570760549798248448" 4951760157141521099596496896" 9903520314283042199192993792" 19807040628566084398385987584" 39614081257132168796771975168" 79228162514264337593543950336" 158456325028528675187087900672" 316912650057057350374175801344" 633825300114114700748351602688" 1267650600228229401496703205376" 2535301200456458802993406410752" 5070602400912917605986812821504" 10141204801825835211973625643008" 20282409603651670423947251286016" 40564819207303340847894502572032" 81129638414606681695789005144064" 162259276829213363391578010288128" 324518553658426726783156020576256" 649037107316853453566312041152512" 1298074214633706907132624082305024" 2596148429267413814265248164610048" 5192296858534827628530496329220096" 10384593717069655257060992658440192" 20769187434139310514121985316880384" 41538374868278621028243970633760768" 83076749736557242056487941267521536" 166153499473114484112975882535043072" 332306998946228968225951765070086144" 664613997892457936451903530140172288" 1329227995784915872903807060280344576" 2658455991569831745807614120560689152" 5316911983139663491615228241121378304" 10633823966279326983230456482242756608" 21267647932558653966460912964485513216" 42535295865117307932921825928971026432" 85070591730234615865843651857942052864" 170141183460469231731687303715884105728" 340282366920938463463374607431768211456" 680564733841876926926749214863536422912" 1361129467683753853853498429727072845824" 2722258935367507707706996859454145691648" 5444517870735015415413993718908291383296" 10889035741470030830827987437816582766592" 21778071482940061661655974875633165533184" 43556142965880123323311949751266331066368" 87112285931760246646623899502532662132736" 174224571863520493293247799005065324265472" 348449143727040986586495598010130648530944" 696898287454081973172991196020261297061888" 1393796574908163946345982392040522594123776" 2787593149816327892691964784081045188247552" 5575186299632655785383929568162090376495104" 11150372599265311570767859136324180752990208" 22300745198530623141535718272648361505980416" 44601490397061246283071436545296723011960832" 89202980794122492566142873090593446023921664" 178405961588244985132285746181186892047843328" 356811923176489970264571492362373784095686656" 713623846352979940529142984724747568191373312" 1427247692705959881058285969449495136382746624" 2854495385411919762116571938898990272765493248" 5708990770823839524233143877797980545530986496" 11417981541647679048466287755595961091061972992" 22835963083295358096932575511191922182123945984" 45671926166590716193865151022383844364247891968" 91343852333181432387730302044767688728495783936" 182687704666362864775460604089535377456991567872" 365375409332725729550921208179070754913983135744" 730750818665451459101842416358141509827966271488" 1461501637330902918203684832716283019655932542976" 2923003274661805836407369665432566039311865085952" 5846006549323611672814739330865132078623730171904" 11692013098647223345629478661730264157247460343808" 23384026197294446691258957323460528314494920687616" 46768052394588893382517914646921056628989841375232" 93536104789177786765035829293842113257979682750464" 187072209578355573530071658587684226515959365500928" 374144419156711147060143317175368453031918731001856" 748288838313422294120286634350736906063837462003712" 1496577676626844588240573268701473812127674924007424" 2993155353253689176481146537402947624255349848014848" 5986310706507378352962293074805895248510699696029696" 11972621413014756705924586149611790497021399392059392" 23945242826029513411849172299223580994042798784118784" 47890485652059026823698344598447161988085597568237568" 95780971304118053647396689196894323976171195136475136" 19156194260823610729479337839378864795234239027295104" 38312388521647221458958675678757729590468478054590208" 76624777043294442917917351357515459180936956109180416" 153249554086588885835834702715030918361873912218360832" 306499108173177771671669405430061836723747824436721664" 612998216346355543343338810860123673447495648873443328" 1225996432692711086686677621720247346894991297746886656" 2451992865385422173373355243440494693789982595493773312" 4903985730770844346746710486880989387579965190987546624" 9807971461541688693493420973761978775159930381975093248" 19615942923083377386986841947523957550319860763950186496" 39231885846166754773973683895047915100639721527900372992" 78463771692333509547947367790095830201279443055800745984" 156927543384667019095894735580191660402558886111601491968" 313855086769334038191789471160383320805117772223202983936" 627710173538668076383578942320766641610235544446405967872" 1255420347077336152767157884641533283220471088892811935744" 2510840694154672305534315769283066566440942177785623871488" 5021681388309344611068631538566133132881884355571247742976" 10043362776618689222137263077132266265763768711142495485952" 20086725553237378444274526154264532531527537422284990971904" 40173451106474756888549052308529065063055074844569981943808" 80346902212949513777098104617058130126110149689139963887616" 160693804425899027554196209234116260252220299378279927775232" 321387608851798055108392418468232520504440598756559855550464" 642775217703596110216784836936465041008881197513119711100928" 1285550435407192220433569673872930082017762395026239422201856" 2571100870814384440867139347745860164035524790052478844403712" 5142201741628768881734278695491720328071049580104957688807424" 10284403483257537763468557390983440656142099160209915377614848" 20568806966515075526937114781966881312284198320419830755229696" 41137613933030151053874229563933762624568396640839661510459392" 82275227866060302107748459127867525249136793281679323020918784" 164550455732120604215496918255735050498273586563358646041837568" 329100911464241208430993836511470100996547173126717292083675136" 658201822928482416861987673022940201993094346253434584167350272" 1316403645856964833723975346045880403986188692506869168346700544" 2632807291713929667447950692091760807972377385013738336693401088" 5265614583427859334895901384183521615944754770027476673386802176" 10531229166855718669791802768367043231889509540054953346773604352" 21062458333711437339583605536734086463779019080109906693547208704" 42124916667422874679167211073468172927558038160219813387094417408" 84249833334845749358334422146936345855116076320439626774188834816" 168499666669691498716668844293872691710232152640879253548377669632" 336999333339382997433337688587745383420464305281758507096755339264" 673998666678765994866675377175490766840928610563517014193510678528" 1347997333357531989733350754350981533681857221127034028387021357056" 2695994666715063979466701508701963067363714442254068056774042714112" 5391989333430127958933403017403926134727428884508136113548085428224" 10783978666860255917866806034807852269454857769016272227096170856448" 21567957333720511835733612069615704538909715538032544454192341712896" 43135914667441023671467224139231409077819431076065088908384683425792" 86271829334882047342934448278462818155638862152130177816769366851584" 172543658669764094685868896556925636311277724304260355633538733703168" 345087317339528189371737793113851272622555448608520711267077467406336" 690174634679056378743475586227702545245110897217041422534154934812672" 1380349269358112757486951172455405090490221794434082845068309869625344" 2760698538716225514973902344910810180980443588868165690136619739250688" 5521397077432451029947804689821620361960887177736331380273239478501376" 11042794154864902059895609379643240723921774355472662760546478957002752" 22085588309729804119791218759286481447843548710945325521092957914005504" 44171176619459608239582437518572962895687097421890651042185915828011008" 88342353238919216479164875037145925791374194843781302084371831656022016" 176684706477838432958329750074291851582748389687562604168743663312044032" 353369412955676865916659500148583703165496779375125208337487326624088064" 706738825911353731833319000297167406330993558750250416674974653248176128" 1413477651822707463666638000594334812661987117500500833349949306496352256" 2826955303645414927333276001188669625323974235001001666699998612992704512" 5653910607290829854666552002377339250647948470002003333399997225985409024" 11307821214581659709333104004754678501295896940004006666799994451970818048" 22615642429163319418666208009509357002591793880008013333599989003941636096" 45231284858326638837332416019018714005183587760016026667199978007883272192" 90462569716653277674664832038037428010367175520032053334399956015766544384" 180925139433306555349329664076074856020734351040064106668799912031533088768" 361850278866613110698659328152149712041468702080128213337599824063066177536" 723700557733226221397318656304299424082937404160256426675199648126132355072" 1447401115466452442794637312608598848165874808320512853350399296252264710144" 2894802230932904885589274625217197696331749616641025706700798592504529420288" 5789604461865809771178549250434395392663499233282051413401597185009058840576" 11579208923731619542357098500868790785326998466564102826803194370018117681152" 23158417847463239084714197001737581570653996933128205653606388740036235362304" 46316835694926478169428394003475163141307993866256411307212777480072470724608" 92633671389852956338856788006950326282615987732512822614425554960144941449216" 185267342779705912677713576013900652565231975465025645228851109920289882898432" 370534685559411825355427152027801305130463950930051290457702219840579765796864" 741069371118823650710854304055602610260927901860102580915404439681159531593728" 1482138742237647301421708608111205220521855803720205161830808879362319063187456" 2964277484475294602843417216222410441043711607440410323617617758724638126374912" 592855496895058920568683443244482



Revision	Date

Contractor/Designer:

Bunch Construction, Inc.
625 Howell Mt. Rd. S.
Angwin, CA 94508
707-465-3548 office
877-249-5676 fax
bcl2002@yahoo.com

Ron Bunch

Structural Engineer:

Vertex
David J. Wilcox
T55 Baywood Drive
Petaluma CA 94954
707-321-8294

Civil Engineer:

Joel Dickerson P.E.
Madrone Engineering
St. Helena CA
(707) 302-6280
www.madrone.engineering

Architectural Drafting

n2k CAD Services
319 12th Street
Petaluma, CA 94952
Info@n2kCAD.com

Drawings for:

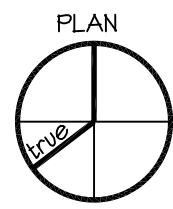
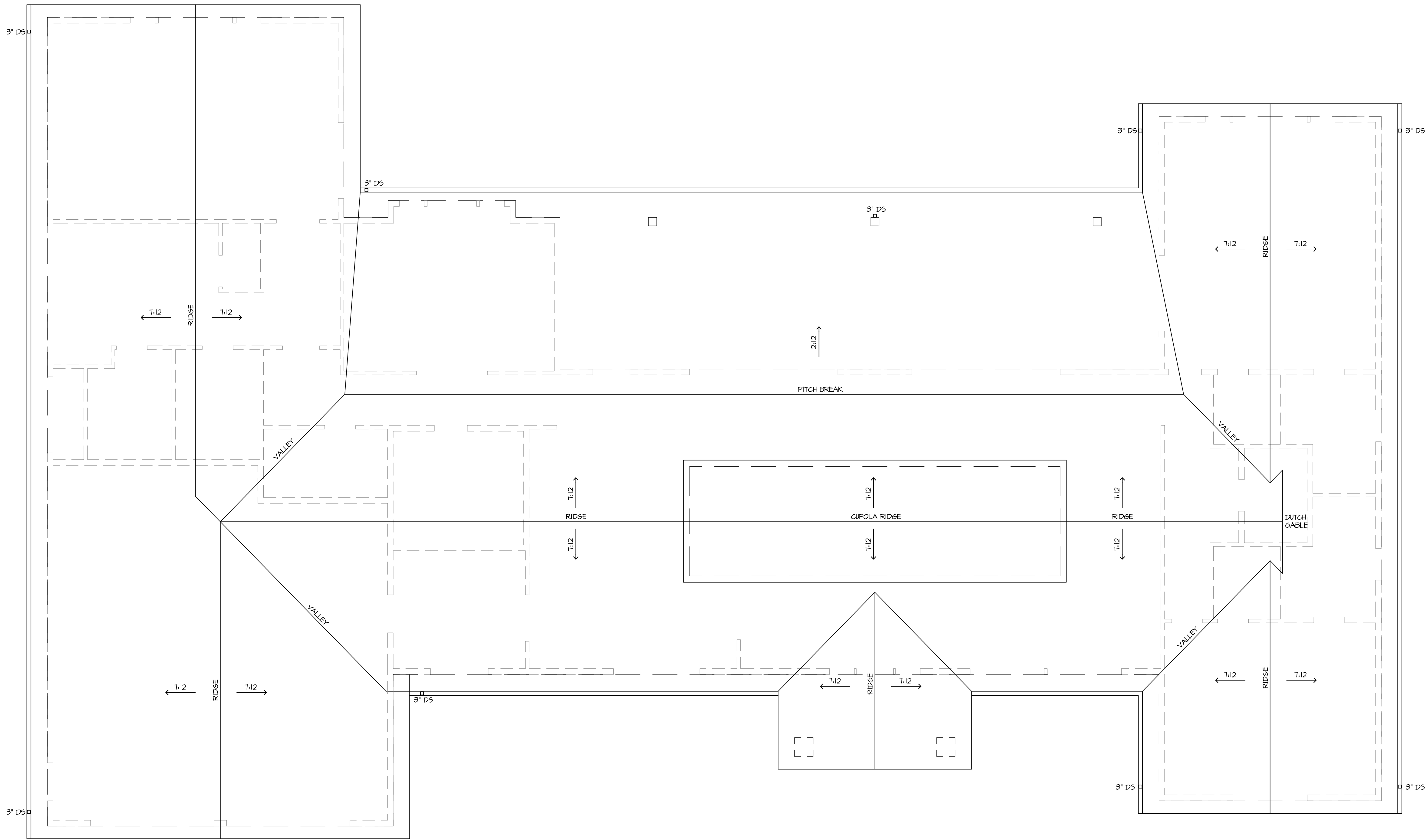
The Pringle Residence

2484 Spring Mtn. Rd
St. Helena, CA

DRAWN n2k
ISSUED Planning Review
DATE April 20, 2022
SCALE AS NOTED
SHEET

A2.2

RECEIVED
By Xgamero at 9:17 am, Apr 27, 2022



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

1
-

Revision	Date

Contractor/Designer:

Bunch Construction, Inc.
625 Howell Mt. Rd. S.
Anglin, CA 94508
707-465-3548 office
877-244-5676 fax
bc12002@yahoo.com

ROI BUNCH

Structural Engineer:

Vertex
David J. Wilcox
755 Baywood Drive
Fetaluma CA 94454
707-321-8244

Civil Engineer:

Joel Dickerson P.E.
Madrone Engineering
St. Helena CA
(707) 302-6280
www.madrone.engineering

Architectural Drafting:

n2k CAD Services
319 12th Street
Fetaluma, CA 94452
info@n2kCAD.com

Drawings for:

The Pringle
Residence

2484 Spring Mtn. Rd
St. Helena, CA

DRAWN n2k
ISSUED Planning Review
DATE April 20, 2022
SCALE AS NOTED
0 4" 8" 12" 16" SHEET

A2.3



EXISTING PHOTO - REAR

4

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



EXISTING PHOTO - FRONT

3

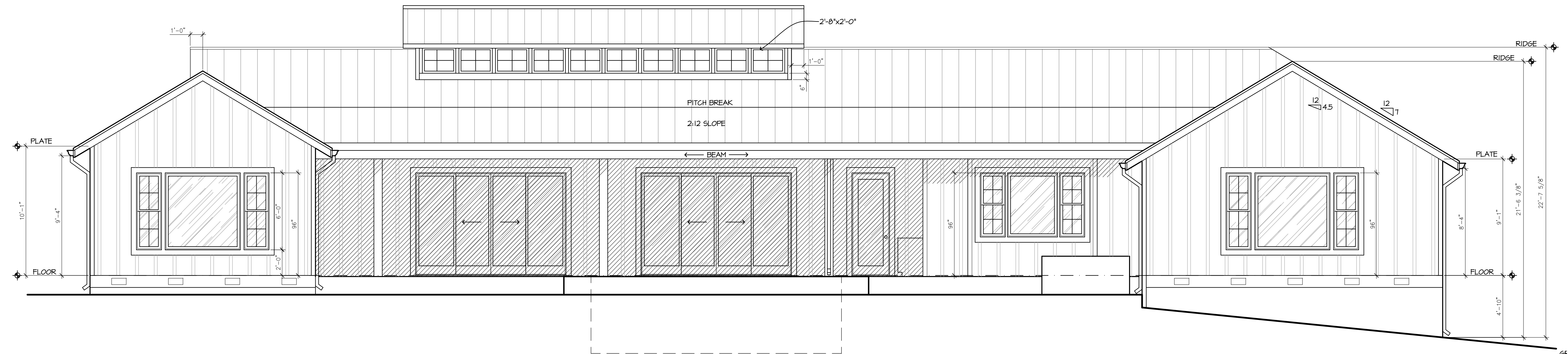
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1

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



PROPOSED REAR ELEVATION

2

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

RECEIVED
By Xgamero at 9:17 am, Apr 27, 2022

Revision	Date

Contractor/Designer:
Bunch Construction, Inc.
625 Howell Mt. Rd. S.
Anglin, CA 94508
707-465-3548 office
877-244-5616 fax
bc12002@yahoo.com

ROI BUNCH

Structural Engineer:
Vertex
David J. Wilcox
755 Baywood Drive
Fetalima CA 94454
707-321-8244

Civil Engineer:
Joel Dickerson P.E.
Madrone Engineering
St. Helena CA
(707) 302-6280
www.madroneengineering.com

Architectural Drafting:
n2k CAD Services
3141 12th Street
Fetalima, CA 94452
Info@n2kCAD.com

Drawings for:
**The Pringle
Residence**

2484 Spring Mtn. Rd
St. Helena, CA

DRAWN n2k
ISSUED Planning Review
DATE April 20, 2022
SCALE AS NOTED
0 4" 8" 12" 16" SHEET

A3.1



Revision	Date

Contractor/Designer:
Bunch Construction, Inc.
625 Howell Mt. Rd. S.
Anglin, CA 94508
707-465-3548 office
877-244-5676 fax
bc12002@bchco.com

For Bunch

Structural Engineer:
Vertex
David J. Wilcox
755 Baywood Drive
Fetalma CA 94454
707-321-8244

Civil Engineer:
Joel Dickerson P.E.
Madrone Engineering
St. Helena CA
(707) 302-6280
www.madrone-engineering

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

Drawings for:

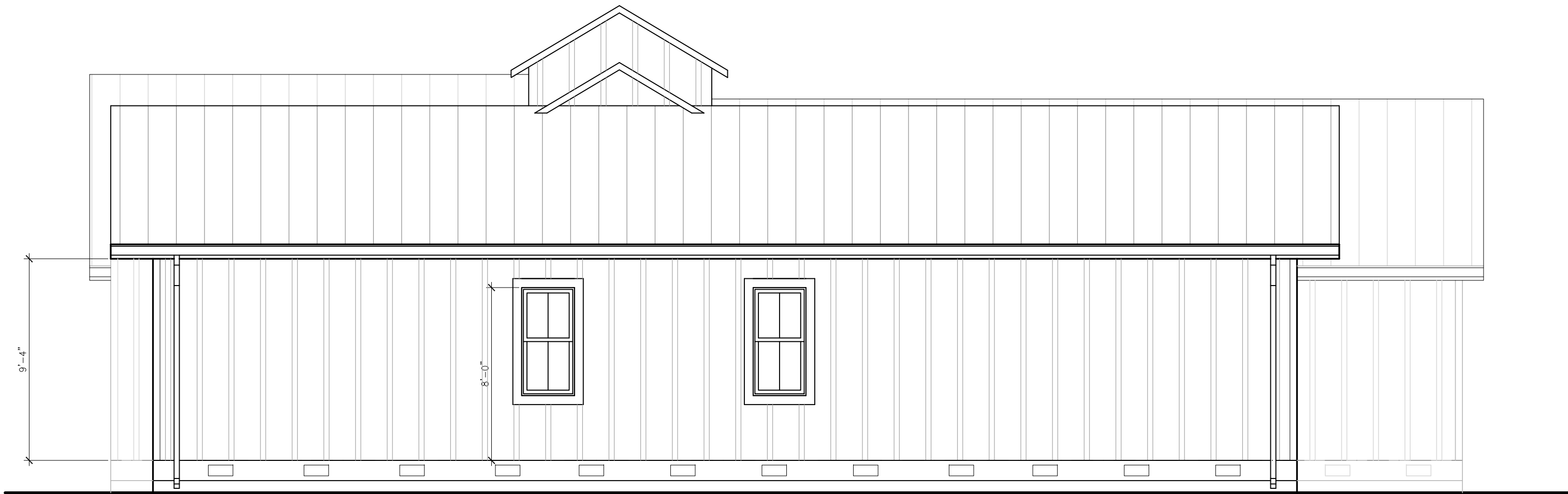
The Pringle
Residence

2484 Spring Mtn. Rd
St. Helena, CA

DRAWN n2k
ISSUED Planning Review
DATE April 20, 2022
SCALE AS NOTED
0 4' 8' 12' 16' 20' 24' 28' 32' 36' 40' 44' 48' 52' 56' 60' 64' 68' 72' 76' 80' 84' 88' 92' 96' 100' SHEET

A3.1c

RECEIVED
By Xgamero at 9:17 am, Apr 27, 2022



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

1
-



SIDE ELEVATION - NORTH
SCALE: 1/4" = 1'-0"

2
-

RECEIVED
By Xgamero at 9:17 am, Apr 27, 2022

Revision	Date

Contractor/Designer:
Bunch Construction, Inc.
625 Howell Mt. Rd. S.
Anglin, CA 94508
707-465-3548 office
877-244-5676 fax
bci2002@yahoo.com

For Bunch

Structural Engineer:
Vertex
David J. Wilcox
755 Baywood Drive
Fetaluma CA 94454
707-321-8244

Civil Engineer:
Joel Dickerson P.E.
Madrone Engineering
St. Helena CA
(707) 302-6280
www.madrone-engineering

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

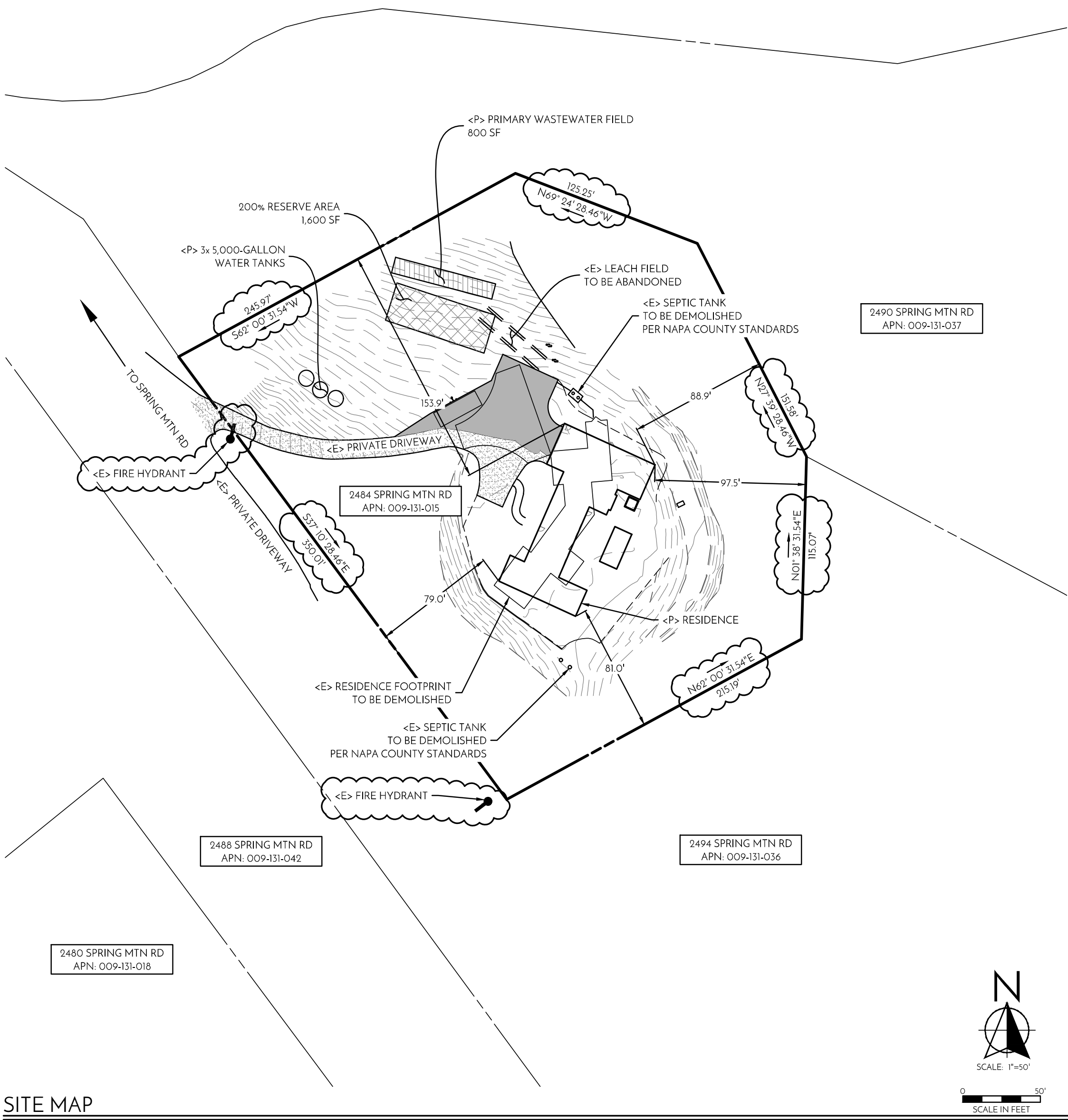
Drawings for:

The Pringle
Residence

2484 Spring Mtn. Rd
St. Helena, CA

DRAWN n2k
ISSUED Planning Review
DATE April 20, 2022
SCALE AS NOTED
0 4" 8" 12" 16" SHEET

A3.2



SITE MAP

ABBREVIATIONS			
AB	AGGREGATE BASE	FI	FIRE HYDRANT
AC	ASPHALT CONCRETE	FR	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
BM	BENCHMARK	GB	GRADE BREAK
BCR	BEGIN CURB RETURN	GR	GRAVE
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT
BS	BOTTOM OF STAIRS	INV	INVERT
BSW	BACK OF SIDEWALK	IP	IRON PIPE
CB	CATCH BASIN	IRR	IRRIGATION
C&G	CURB AND GUTTER	JP	JOINT POLE
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET/FOOT
CP	CONCRETE PIPE	LP	LOW POINT
C	CENTERLINE	MH	MANHOLE
CO	CLEANOUT	MON	MONUMENT
COMM	COMMUNICATION	N	NORTH
CV	CHECK VALVE	NEW	NEW
CW	COLD WATER	ON	ON CENTER
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND
DC	DECOMPOSED GRANITE	OH	OVERHEAD
DIP	DUCTILE IRON PIPE	OH	OVERHEAD LINE
DS	DOWNSPOUT	PP	PROPOSED
DW	DOMESTIC WASTE	RCC	PORTLAND CEMENT CONCRETE
DWG	DRAINING	PD	PRESSURE DISTRIBUTION
EC	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC
ET	EAST	PI	POINT OF INTERSECTION
EX	EXISTING	PIV	POST INDICATOR VALVE
ECR	END CURB RETURN	PV	VERTICAL CURVE
EG	EXISTING GROUND	PRC	POINT OF REVERSE CURVE
EGR	EDGE OF GRAVEL	PSI	POUNDS PER SQUARE INCH
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT
EVC	END VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
FDC	FIRE DEPT. CONNECTION	PVI	POINT OF VERTICAL INTERSECTION
FG	FINISHED GRADE	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/PIV WITH CHECK VALVE
	TREE TO BE REMOVED		FIRE HYDRANT WITH GATE VALVE
	SANITARY SEWER		CLEANOUT
	GAS LINE		PROPOSED CONTOUR
	WATER LINE		SOLID STORM DRAIN
	EXISTING CONTOUR		PERFORATED STORM DRAIN
	PROPERTY LINE		GRADE SWALE
	CENTERLINE		OVERLAND RELEASE ROUTE

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO REPLACE THE EXISTING MAIN RESIDENCE WITH A NEW MAIN RESIDENCE. THE PROJECT INCLUDES MINOR GRADING, RECONFIGURATION OF THE PARKING AREA, AND A NEW CODE-COMPLIANT WASTEWATER SYSTEM ALONG WITH ALL REQUIRED UTILITIES.

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 FEBRUARY, 2022 PERFORMED BY ALBION SURVEYS, INC.
3. THIS SURVEY IS ON THE NAVD83 VERTICAL DATUM, AND THE NAD83 HORIZONTAL DATUM.
4. SITE BENCHMARK DESCRIPTION: N/A
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.

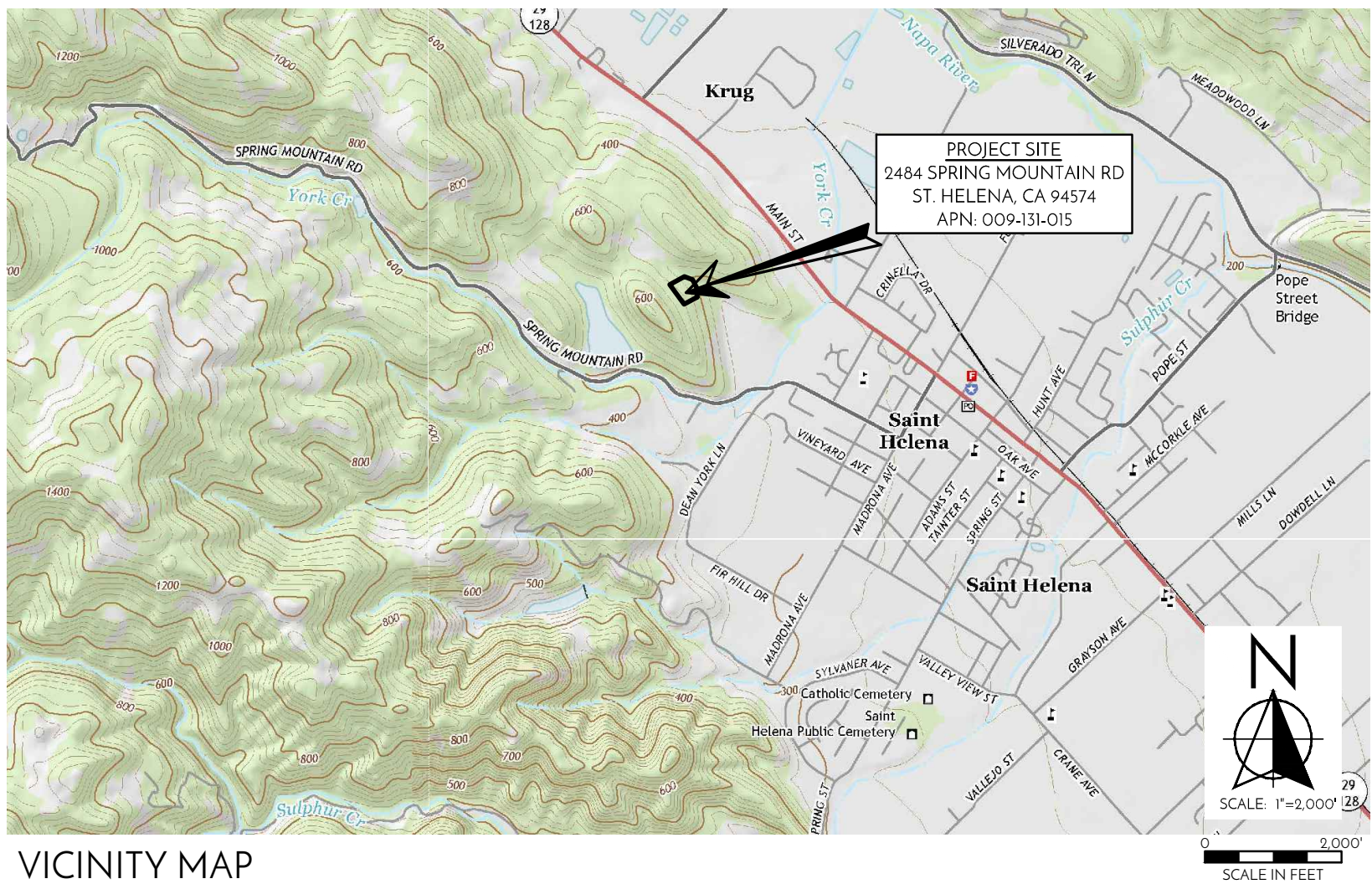
ESTIMATED EARTHWORK QUANTITIES

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 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	-	180
FILL	-	100
ESTIMATED NET EARTHWORK	-	80 EXCESS

THE APPROXIMATE AREA OF DISTURBED SOIL IS 18,000 SF (0.41 AC). EXCESS SOIL WILL BE OFF-HAULED TO A LOCATION APPROVED BY THE CITY OF ST. HELENA.

CIVIL IMPROVEMENT PLANS FOR:
PRINGLE RESIDENCE
2484 SPRING MOUNTAIN RD
ST. HELENA, CA, 94574



VICINITY MAP

MAP FROM USGS 7.5 MIN SERIES MAP NAME: ST. HELENA, RUTHERFORD, KENWOOD, CALISTOGA

PROJECT INFORMATION

OWNER: TERRY & JULI PRINGLE
P.O. BOX 1040
CALISTOGA, CA 94515

SITE ADDRESS: 2484 SPRING MOUNTAIN RD
ST. HELENA, CA 94574

ASSESSOR PARCEL #: 009-131-015
PARCEL SIZE: #2.23 ACRES
COUNTY ZONING: WW (WOODLANDS & WATERSHED)

SURVEYOR: ALBION SURVEYS, INC.
1113 HUNT AVENUE
ST. HELENA, CA 94574
JOHN WEBB, P.L.S.
707/963-1217

CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/302-6280

ARCHITECT: N2K CAD
319 12TH STREET
PETALUMA, CA 94952
JIM KAVANAUGH
(707) 778-6919

SHEET INDEX

C1.0 COVER SHEET
C2.0 GRADING & UTILITY PLAN

REVISIONS

Δ ADDED PARCEL BOUNDARY
LABELS, FIRE HYDRANTS

NOT FOR CONSTRUCTION

THIS DRAWING AND DOCUMENT ARE THE PROPERTY OF MADRONE ENGINEERING, INC. AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MADRONE ENGINEERING, INC. ANY UNAUTHORIZED USE OF THIS DRAWING OR DOCUMENT IS PROHIBITED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES BEFORE ANY CONSTRUCTION OR OTHER ACTS ARE PERFORMED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES BEFORE ANY CONSTRUCTION OR OTHER ACTS ARE PERFORMED.

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

CIVIL IMPROVEMENT PLANS
COVER SHEET

PRINGLE RESIDENCE
2484 SPRING MOUNTAIN RD
ST. HELENA, CA 94574
APN: 009-131-015
PROJECT 22-016



DATE: 04/12/22
DESIGN REVISION: 06/13/22
REVISION 1

SHEET:

C1.0

HARDSCAPE LEGEND

	TYPE OF IMPERVIOUS SURFACE	AREA DESCRIPTIONS	AREA (SF)	TYPICAL SECTION	PERVIOUS/ IMPERVIOUS
	BUILDINGS, GARAGES, CARPORTS, OTHER STRUCTURES WITH ROOFS	BUILDINGS	5,565	N/A	IMPERVIOUS
		WALLS	0	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	1550	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	GRAVEL	0	6" CL 2 AB	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	2,300	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		CONCRETE	0	4" CONC OVER 4" CL 2 AB	IMPERVIOUS
		GRAVEL	0	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	6,600	N/A	PERVIOUS
		PLANTING	0	N/A	PERVIOUS
		LAWN	0	N/A	PERVIOUS
		GRASS PAVE	0	N/A	PERVIOUS
		TOTAL	16,015		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 8,700 SF (0.20 AC)
TOTAL DISTURBED SOIL AREA: 18,000 SF (0.41 AC)

FOR OFFICIAL USE ONLY

REVISIONS

- Δ ADDED DIMENSIONS FOR FIRE TRUCK TURNAROUND, SHOWED EXISTING TREES IN GREEN, ADDED DRAFT HYDRANT

THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE DESIGNER. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.

madrone
engineering
1445 Main Street, Suite 202
St. Helena, CA 94574
Tel: 707.532.4904

CIVIL IMPROVEMENT PLANS
GRADING & UTILITY PLAN

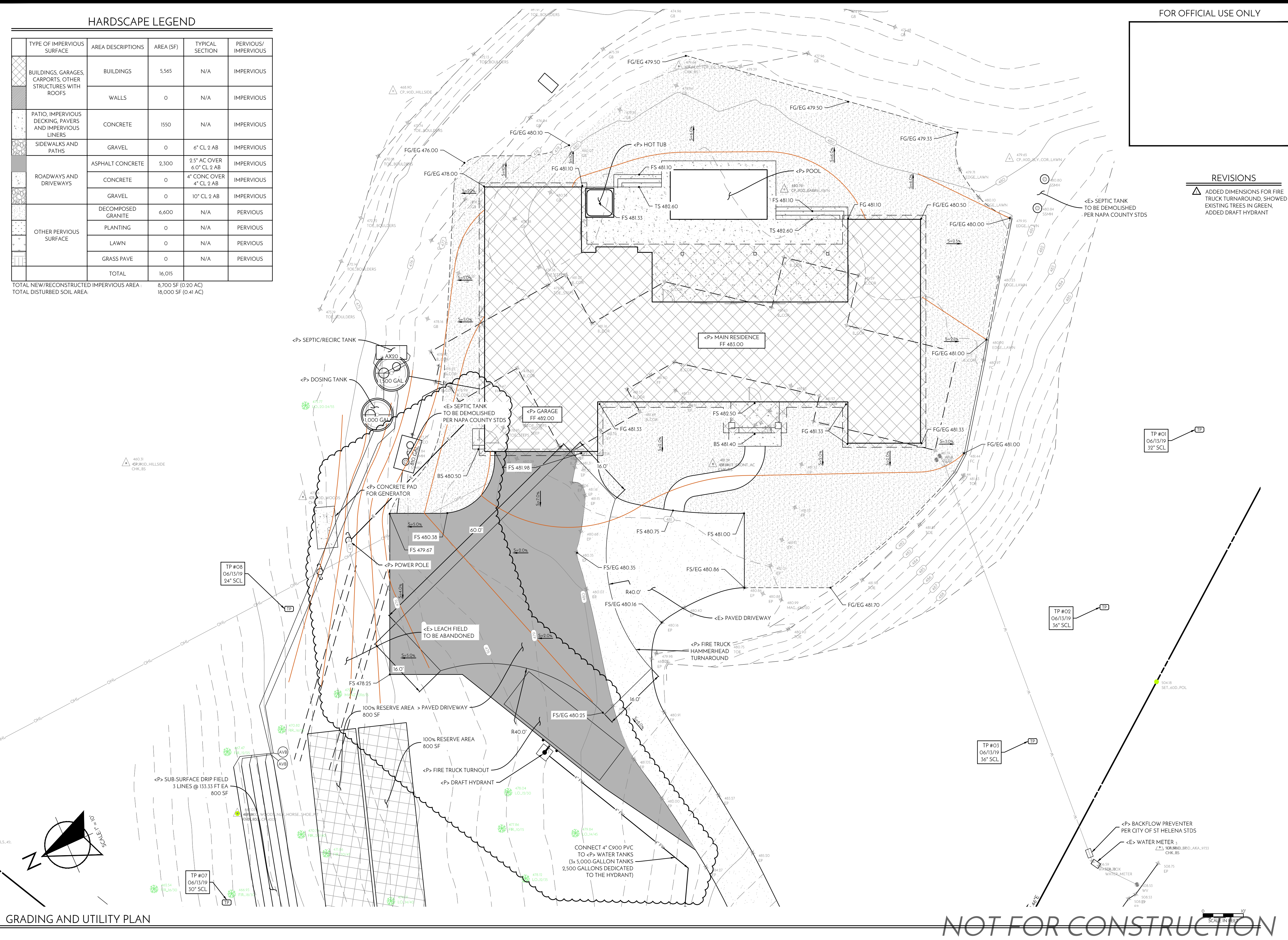
PRINGLE RESIDENCE
2484 SPRING MOUNTAIN RD
ST. HELENA, CA 94574
APN: 009-131-015
PROJECT 22016



DATE: 04/12/22
ISSUE: DESIGN REVIEW
06/13/22 REVISION 1

SHEET:

C2.0



GRADING AND UTILITY PLAN

NOT FOR CONSTRUCTION

BUNCH CONSTRUCTION, INC.

LIC.# 806852

625 Howell Mt. Rd. S.

Angwin, CA 94508

ph 707-965-3548

bci2002@yahoo.com

November 14, 2022

2484 Spring Mountain Rd., St. Helena Statement

The proposed project involves the demolition of an existing home that was built in 1951, with the addition of an attached apartment in 1984. The existing living area is 2,582 sq. ft. with attached garage, 508 sq ft. The existing home is on a level area of the 2.3 acre parcel. There is a small elevated concrete, in ground pool, in the back yard, which will be demolished.

The new proposed project is to build a new, one story, single family dwelling, with three bedrooms and an office, with a new in ground pool. The new home and pool will be in the same location on the property as the existing home and pool.

The new home will be 3,619 living area, with a 759 sq ft garage. There will be 1,653 sq ft of concrete patio/pool deck. The maximum height of the structure is 22' 6". The proposed home has a slopping, standing seam metal roof, with gables. The exterior siding is fire rated, Board and batt siding. The color scheme is classic white siding with anodized black windows and doors, with a charcoal roof. The home will have solar, and other feaures, to enhance efficiency.

The new home will be built on the site to take advantage of the existing access and existing infrastructure, as much as possible. The general landscaping to take advantage of the existing, natural wooded acreage. The existing lawn will be removed and decorative gravel to be used as a perimeter, and back yard will have raised bed planters for low water use.

Landscaping to be less that 500 sq. ft. and will consist of some raised bed grow boxes and approximately 12 semi dwarf fruit trees. Both will be on a drip system.

There will be three 5,000 gal. black poly tanks for rain water storage. The dimensions are 86"H x 141"W. The tanks will not be filled with city water. The initial filling of the tanks, if there is not rain, will be trucked in water.

New dwelling will have interior and exterior fire sprinklers. There will be 2,500 gallon dedicated water storage tank with a draft hydrant on site. It will have a 4" to 4 ½ " adapter, but a reducer to 2 ½ ".

Ron Bunch

Bunch Construction, Inc. – President and designer

RECEIVED
By Xgamero at 12:04 pm, Apr 26, 2022



BRUNZELL
HISTORICAL

April 8, 2022

Terry and Juli Pringle
2484 Spring Mountain Road
St. Helena, California

Subject: Historic Resource Evaluation of 2484 Spring Mountain Road, St. Helena, Napa County, California.

Dear Terry and Juli,

This letter and the attached DPR 523 forms comprise the Historic Resource Evaluation of 2484 Spring Mountain Road, St. Helena, Napa County, California.

Methodology

Brunzell Historical personnel conducted a site visit on April 5, 2022. The site visit included collecting photographs of all elevations of the house, the parcel, and the setting. Staff conducted research through the St. Helena Historical Society, the Napa County Historical Society, and online research at Ancestry.com and other websites in order to develop historic contexts and land-use history of the property. The property was evaluated according to the relevant criteria for historic eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act as (CEQA).

Summary of Findings

Because the property is over 50 years old, potential projects trigger a requirement for historical evaluation according to current regulations. Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

National Register of Historic Places

In conjunction with the following NRHP criteria, sites must be assessed for integrity of location, design, setting, materials, workmanship, feeling, and association. A site may be considered eligible to the NRHP if it retains sufficient integrity of the elements listed above and it:

- (a) is associated with events that have made a significant contribution to the broad patterns of our history;
- (b) is associated with the lives of persons significant in our past;
- (c) embodies the distinctive characteristics of a type, period, or method of construction, represents the work of a master, possesses high artistic values, or represents a significant or distinguishable entity whose components may lack individual distinction;
- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

California Register of Historical Resources

The CRHR criteria are based on NRHP criteria. For a property to be eligible for inclusion on the CRHR, one or more of the following criteria must be met:

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time has passed since a resource's period of significance to "obtain a scholarly perspective on the events or individuals associated with the resources." (CCR 4852 [d][2]). Fifty years is normally considered sufficient time for a potential historical resource, and in order that the evaluation remain valid for a minimum of five years after the date of this report, all resources older than 45 years will be evaluated. The CRHR also requires that a resource possess integrity. This is defined as the ability for the resource to convey its significance through seven aspects: location, setting, design, materials, workmanship, feeling, and association.

Evaluation

Criterion A/1: The house at 2484 Spring Mountain Road is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the residential expansion of St. Helena in the mid-twentieth century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. The families that lived on the property were not significant contributors to St. Helena's development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. Although Walter Brignoli was a respected local doctor and Fern Brignoli an accomplished golfer, research has not revealed that Dr. Brignoli was responsible for medical breakthroughs or the development of procedures that changed medicine. Nor did Fern Brignoli make a lasting impact on the game of golf. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor does it exhibit the design elements present in architectural landmarks. The building is an ordinary and unremarkable example of a 1950s Ranch-style house, a common architectural style that remains ubiquitous in residential neighborhoods throughout California. It lacks features such as natural cladding materials and carefully designed landscaping that are hallmarks of architecturally significant examples of the style. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 2484 Spring Mountain Road is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR and therefore does not qualify as a historical resource under CEQA.

Evaluator Qualifications

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and Historic American Engineering Record reports. The North Bay is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Nevada, Oregon, New York, and Puerto Rico. In addition to my work with historic-period domestic, agricultural, and commercial properties for private clients, I have prepared evaluations or impacts assessments for post offices, military bases, university campuses, hospitals, church properties, national parks, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

Please contact me by phone at 707/290-2918 or e-mail at kara.brunzell@yahoo.com with any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Kara L. Brunzell". The signature is written in a cursive, flowing style.

Kara Brunzell, M.A.

Brunzell Historical

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD**

Primary # _____
HRI # _____

Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or # (Assigned by recorder) 2484 Spring Mountain Road

P1. Other Identifier: 2484 Spring Mountain Road

***P2. Location:** ☐ Not for Publication ☒ Unrestricted
and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County Napa

***b. USGS 7.5' Quad Date** T ___; R ___; ___ ¼ of Sec ___; ___ B.M.

c. Address 2484 Spring Mountain Road City Saint Helena Zip 94574

d. UTM: (give more than one for large and/or linear resources) Zone ___; ___mE/ ___mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-131-015-000

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The property is located in a hilly rural area northwest of downtown St. Helena. The property is characterized by Oak and Evergreen trees, with bare dirt where vegetation has been removed adjacent to the house and a view of St. Helena and Napa Valley to the southeast. There is a small pool in the backyard. The one-story Ranch-style residence has an irregular plan and a medium-pitched hip roof with medium eaves. The house is clad in a combination of stucco and board-and-batten. The recessed porch on the main (northwest) façade shelters the main entrance, which is left of center and accessed via a concrete walkway. It is fitted with a partially glazed replacement door. Three groups of two square wood posts support the roof above the porch. A second main façade entrance adjacent to the garage is fitted with a paneled replacement door. Primary fenestration consists of multiple-paned steel casement with fixed picture windows and horizontal sliding-sash at the rear of the house. An attached double garage sits to the west of the primary volume of the house; it is fitted with a metal roll-up door. There is a small addition west of and behind the garage. Secondary entrances at the rear of the house are fitted with fully glazed double doors and have glazed sidelights.

***P3b. Resource Attributes:** (List attributes and codes) HP2, single-family property

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) Photograph 1: 2484 Spring Mountain Road, north and west elevations, camera facing southeast, March 3, 2022.

***P6. Date Constructed/Age and Sources:**

☒ Historic ☐ Prehistoric ☐ Both
c1951, Napa County Assessor

***P7. Owner and Address:**

Terry and Julie Pringle
2484 Spring Mountain Rd.
St. Helena, California

***P8. Recorded by:** (Name, affiliation, address)

Kara Brunzell
Brunzell Historical
1613 B St
Napa, CA 94559

***P9. Date Recorded:** March 3, 2022

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** NONE ☒ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record ☐ Archaeological Record
☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record
☐ Other (list) _____

DPR 523A (1/95)

*Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary # _____
HRI # _____

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # (Assigned by recorder) 2484 Spring Mountain Road

B1. Historic Name: None

B2. Common Name: 2484 Spring Mountain Road

B3. Original Use: residence B4. Present Use: residence

*B5. Architectural Style:

*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, c1951

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9. Architect: unknown b. Builder: unknown

*B10. Significance: Theme n/a Area Saint Helena

Period of Significance n/a Property Type Residence Applicable Criteria n/a

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

(See Footnotes)

B13. Remarks:

*B14. Evaluator: Kara Brunzell

*Date of Evaluation: March 3, 2022

(This space reserved for official comments.)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 3 of 4 *Resource Name or # (Assigned by recorder) 2484 Spring Mountain Road
*Recorded by Kara Brunzell *Date: April 5, 2022 ☒ Continuation ☐ Update

*P3a. Description: (continued):



Photograph 2: 2484 Spring Mountain Road, northwest and southwest elevations, camera facing northeast, March 3, 2022.



Photograph 3: 2484 Spring Mountain Road, southwest and east elevations, camera facing north, March 3, 2022.

DPR 523B (1/95)

*Required Information

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 5 *Resource Name or # (Assigned by recorder) 2484 Spring Mountain Road
*Recorded by Kara Brunzell *Date: April 5, 2022 ☒ Continuation ☐ Update



Photograph 4: 2484 Spring Mountain Road, east elevation, camera facing west, March 3, 2022.



Photograph 5: 2484 Spring Mountain Road, east elevation, camera facing west, March 3, 2022.

DPR 523B (1/95)

*Required Information

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

Primary # _____
HRI # _____

Trinomial _____

Page 5 of 6 ***Resource Name or # (Assigned by recorder)** 2484 Spring Mountain Road

***Recorded by** Kara Brunzell

***Date:** April 5, 2022 ☒ Continuation ☐ Update



Photograph 6: 2484 Spring Mountain Road, north elevation, camera facing south, March 3, 2022.

B10. Significance (continued):

Saint Helena

The first European to settle in the St. Helena area was Dr. Edward Bale, an English physician who received the Carne Humana grant from the Mexican government in 1839. The huge land grant encompassed northern Napa Valley, including the future locations of the towns of Calistoga and St. Helena. California statehood in 1850 drew land speculators to Napa Valley, and in the early 1850s, Henry Still purchased 100 acres on the north side of Sulphur Creek from Bale. In partnership with Charles Walter, Still erected the first building in St. Helena in 1853, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business.¹

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production but beginning in the late 1850s farmers began experimenting with wine grapes. St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876 and reincorporated in 1889.²

The population of Napa Valley doubled between 1870 and 1880, and by 1880, St. Helena was home to 1,500 residents. The St. Helena district, (the area between Yountville and St. Helena), by this time had 7,000 acres of grapevines. As the nineteenth century progressed, St. Helena became the upper valley's most important shipping and commercial center. It also became more diverse as Chinese and then German and Italian immigrants arrived to work in the vineyards.³

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the

¹ Lyman L. Palmer, *History of Napa and Lake Counties, California*, San Francisco: Slocum, Bowen, & Company, 1881, p. 55. 333; C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino*, Napa City: Reporter Publishing House, 1873, p. 186.

² City of St. Helena, *Historic Resources Inventory*, Prepared by Page & Turnbull, Inc., August, 2006, p. 7; Palmer, p.335.

³ William F. Heinz, *Wine Country, A History of Napa Valley*, Capra Press, Santa Barbara: 1990, p. 162; City of St. Helena, p. 8.

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

Primary # _____
HRI # _____

Trinomial _____

Page 6 of 7 *Resource Name or # (Assigned by recorder) 2484 Spring Mountain Road

*Recorded by Kara Brunzell *Date: April 5, 2022 ☒ Continuation ☐ Update

production of alcohol. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.⁴

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. The Napa Valley viticulture industry entered a gradual recovery in the late 1940s that began to gather steam about 1960. Between 1960 and 1973, vineyard acreage more than doubled, and large new wineries were started. In 1968, the Napa County Board of Supervisors acted to protect land in unincorporated areas of the county from development, which preserved agricultural land for winegrowing. Napa's reputation for quality was cemented in 1976, when a panel of French wine experts judged several local wines as superior to their French counterparts. The newfound fame led to the discovery of St. Helena as a desirable tourist and second-home destination, and real estate values began climbing in the 1980s, although growth remained gradual, in part because of the limits on non-agricultural development. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.⁵

2484 Spring Mountain Road

The house at 2484 Spring Mountain Road was built about 1951. In 1883, William H. Jordan deeded the property to Alice Bieber. William Jordan was an Oakland assemblyman and member of the Oakland Board of Education. Alice Bieber was married to Peter Paul Bieber (1848-1915) and was a Saint Helena resident for around forty years. The Biebers were both natives of Germany. Alice Bieber died in 1932 at almost ninety years of age.⁶

In 1946, James K. Moffitt transferred his ownership of property to Myron and Pauline Booth. Moffitt was a San Francisco banker who served on the UC board of regents for over thirty years. He acquired Charles Krug winery and other extensive holdings around St. Helena during prohibition. Myron M. Booth (1893-1968) was a native of Kansas and was a surgeon at the California University Hospital in San Francisco. He married Mary Pauline Cook in 1920 and they relocated to St. Helena in 1921, where Myron Booth opened a private practice. Together, Drs. Myron Booth, Walter Brignoli, and Edwin Bruck later purchased a building on Main Street in St. Helena to join their practices.⁷

The Booths apparently did not develop the property on Spring Mountain Road, and to Walter H. Brignoli and his wife in 1950. Born in Stockton, Walter Harold Brignoli (1911-1974) attended the University of California Medical College in Berkeley along with Myron Booth. In 1936, he married Fern Brunson and the two lived in San Francisco while Walter Brignoli was a resident at the San Francisco City and County Hospital. Dr. Walter Brignoli opened a practice in St. Helena alongside his friend and colleague Dr. Booth in 1938, where he worked until his retirement in 1973 due to his poor health. During World War II, Brignoli served as a flight surgeon for the Army Air Corps and Fern moved to Berkeley. The couple had two children, Myron and Carolyn. The family lived on Main Street before purchasing and developing the subject property. The house was constructed about 1951. Walter Brignoli died in 1974. Fern Brignoli, who had been a skilled and avid golfer all her adult life, avidly pursued golfing until her death in 1991.⁸

Fern Brignoli had sold the property to Rita Margaret Ryan, proprietor of El Bonita Motel in St. Helena, by 1981. Ryan lived in the house. In 1985, she married John Dunn and the couple lived in the house together. Rita Ryan-Dunn and John Dunn moved out in 2019.

Evaluation:

The National Register of Historic Places (NRHP) and California Register of Historical Resources (CRHR) require that a significance criterion from A-D or 1-4 (respectively) be met for a resource to be eligible.

Criterion A/1: The house at 2484 Spring Mountain Road is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the residential expansion of St. Helena in the mid-twentieth

⁴ Marian Hansen, *Images of America, St. Helena*, Charleston, SC: Arcadia Publishing, 2010, p. 96.

⁵ Lin Weber, *Roots of the Present, Napa Valley 1900 to 1950*, St. Helena: Wine Ventures Publishing, 2001, p.148 – 175; Charles L. Sullivan, *Napa Wine, A History*, Napa Valley wine Library Association: 1994, 2008.

⁶ *Oakland Tribune*, "William H. Jordan," Oct. 7, 1884, 3; *Napa County Reporter*, "Real Estate Transactions," Nov. 16, 1883, 3; *Sacramento Bee*, "Died: Bieber," June 9, 1915, 7; *St. Helena Star*, "Aged Pioneer Woman Dies," Dec. 30, 1932, 1.

⁷ *Santa Rosa Republican*, "Patterson Starts to Fill the Vacancies," July 19, 1940, 1; *Los Angeles Evening Citizen News*, "May Day Wedding," Apr. 30, 1920, 6; *St. Helena Star*, "Will Locate In St. Helena," May 13, 1921, 1; *St. Helena Star*, "Big Real Estate Transaction on Main St.; Bruck Property Sold in Three-way Deal," July 14, 1966, 1; *San Francisco Examiner*, "Dr. Myron Booth Rites Tomorrow," Nov. 13, 1968, 62.

⁸ *St. Helena Star*, "Dr. Walter Harold Brignoli," May 9, 1974, 2; *Napa Valley Register*, "Fern Brignoli," Oct. 19, 1991, 8.

**State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET**

Primary # _____
HRI # _____

Trinomial _____

Page 7 of 7 ***Resource Name or # (Assigned by recorder)** 2484 Spring Mountain Road

***Recorded by** Kara Brunzell ***Date:** April 5, 2022 ☒ Continuation ☐ Update

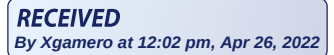
century. Research has not revealed that the property is significant within that or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1.

Criterion B/2: The property is not associated with the life of persons important to our history. The families that lived on the property were not significant contributors to St. Helena's development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. Although Walter Brignoli was a respected local doctor and Fern Brignoli an accomplished golfer, research has not revealed that Dr. Brignoli was responsible for medical breakthroughs or the development of procedures that changed medicine. Nor did Fern Brignoli make a lasting impact on the game of golf. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: The property is not significant for its architecture. Research has revealed no evidence that it was designed by an architect or by an important local contractor, nor does it exhibit the design elements present in architectural landmarks. The building is an ordinary and unremarkable example of a 1950s Ranch-style house, a common architectural style that remains ubiquitous in residential neighborhoods throughout California. It lacks features such as natural cladding materials and carefully designed landscaping that are hallmarks of architecturally significant examples of the style. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 2484 Spring Mountain Road is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR and therefore does not qualify as a historical resource under CEQA.



WATER USE ANALYSIS

2484 SPRING MOUNTAIN RD, ST. HELENA

APN: 009-131-015

APRIL 13, 2022



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

ST. HELENA, CA 94574

TABLE OF CONTENTS

I. INTRODUCTION & GENERAL OVERVIEW.....3

 A. INTRODUCTION3

 B. PROJECT DESCRIPTION3

II. EXISTING WATER USE ANALYSIS.....3

III. PROPOSED WATER USE ANALYSIS4

IV. CONCLUSION.....5

I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 2484 Spring Mountain Rd project with compliance with the City of St. Helena water use requirement. As of March 22, 2011, a water demand analysis must be completed to demonstrate that all proposed projects are water neutral (City of St. Helena Code 13.12).

B. Project Description

The owner of the property at 2484 Spring Mountain Rd is proposing to demolish the existing 4-bedroom residence and construct a new 4-bedroom residence.

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

II. Existing Water Use Analysis

The existing residence at 2484 Spring Mountain Rd is a 4-bedroom constructed in 1951. According to the "St. Helena Water Neutral Policy for Development", a reasonable estimate of baseline existing demand is 150 gallons of water per bedroom per day. Therefore, existing residential water use on the property can be estimated at **600 gallons per day**.

Existing landscaped area appears to total approximately 4,000 square feet. The proposed residence will permanently remove roughly 3,000 square feet of existing landscaping, so we estimate that post-project landscaping water use will be roughly 75% less than pre-project landscaping water use.

Based on the above calculations, the existing **baseline water usage** for the parcel can be estimated at **600 gallons per day**.

III. Proposed Water Use Analysis

The project proposes to construct a new 4-bedroom residence with low-flow fixtures as required by the 2019 California Plumbing Code. The residence fixtures include 4 toilets, 3 showers, 5 bathroom sinks, 2 sinks in the kitchen and 1 sink in the garage, as well as a clothes washer and 1 dish washer.

Please see Table 1, below, for a summary of the proposed water use generated by the new residence.

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	4	1.28 gal		4	8	41 gal	14950 gal	0.05 af
Low Flow Lavatory Faucet	5	1.0 gpm	0.50 min	4	8	16 gal	5840 gal	0.02 af
Low Flow Kitchen Faucet	2	2.0 gpm	8 min	1	8	128 gal	46720 gal	0.14 af
Low Flow Shower Head	3	1.75 gpm	8 min	1	8	112 gal	40880 gal	0.13 af
Clothes Washer	1	16 gal per load		0.37	8	47 gal	17286 gal	0.05 af
Dish Washer	1	4 gal per cycle		0.50	8	16 gal	5840 gal	0.02 af
Total						360 gal	131,517 gal	0.40 af

Based on the above calculations, the **proposed water usage** for the parcel can be estimated at **360 gallons per day**.

IV. Conclusion

Table 2, below, provides a summary of the existing water use, proposed water use, and net effect of the project on total usage of City water.

TABLE 2 - ESTIMATED TOTAL WATER USE			
Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	600	219,000	0.672
Proposed Water Use	360	131,517	0.404
Net Water Usage	-240	-87,483	-0.268

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



PLANNING COMMISSION REPORT

Planning Commission Meeting of December 6, 2022

FILE NUMBER: PL21-044

SUBJECT: Progress update for request by Sasha Janev on behalf of Lorraine and Joe Berchtold for a demolition permit and design review to demolish an existing residence and accessory structures to accommodate the construction of a new single-family home and accessory dwelling unit on a property located at 2126 Madrona Avenue in the Twenty-Acre Agriculture zoning district.

PREPARED BY: Chantal Power, Associate Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED: 11/05/21

ACCEPTED AS COMPLETE: 08/23/22

LOCATION OF PROPERTY: 2126 Madrona Avenue

APN: 009-470-010

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

APPLICANT: Sasha Janev on behalf of
Lorraine and Joe Berchtold

PHONE: (707) 968-5265

BACKGROUND

The project is located in the Agriculture General Plan land use district, and the Twenty-Acre Agriculture (A-20) zoning district, outside the Urban Limit Line on a 5.77 acre parcel with an existing vineyard. The site is currently developed with an existing single-family home and accessory dwelling unit.

The project staff report, architectural plan set, and supporting documents were reviewed by the Planning Commission on October 18, 2022. In addition to the project documentation, the Planning Commission reviewed approximately 17 letters in opposition

of the project and heard testimony from several residents, most of which, spoke in opposition to the proposed project. The issues raised by residents and Planning Commissioners as areas of concern include, but are not limited to:

- Size of the home inconsistent with the neighboring properties and needs a dramatic reduction;
- The possibility of vineyard and mountain views blocked by proposed home;
- Lack of access easement to support the proposed driveways on Fir Hill Drive;
- Placement of the ADU;
- Removal of existing vines from an Agricultural property
- Water usage of the proposed residence, landscape irrigation and water neutral assumptions;
- Existing well not adequate and potential restrictions for drilling new well;
- Drainage from the property;
- General Plan noncompliance;
- CEQA exemption;
- Potential errors in the Historic Resource Evaluation
- Need for noise study, arbor study, and traffic study;
- Sewer connection;
- Height of landscaping along Fir Hill Drive;
- Promotion of affordable housing disparity; and
- Lack of transparency when approaching neighboring properties about the proposal.

One resident spoke in favor of the project noting the vast diversity of housing types throughout the City and advocacy for personal property rights.

The Planning Commissioners spoke at length about the project and the concerns of neighboring properties. The project was subsequently continued to allow the applicants the opportunity to speak to neighbors and address the noted concerns.

The Planning Commission directed the applicant to provide the following materials and revisions:

- A letter affirming projected production tonnage of grapes following rehabilitation of the vines in collaboration with the Spottswoode winery;
Status complete. Staff received a letter outlining the projected production capacity of the vineyard from Beth Novak on November 7, 2022 (attachment 2).
- A sewer study and drainage study;
Status complete. Planning staff received the sewer extension plan set on November 10, 2022 (attachment 3). Public Works is still reviewing the plans.
- More details provided for potential water use;
Status incomplete. Following the Planning Commission meeting on October 18, 2022, staff met to discuss any additional information that could be provided to supplement the existing Water Neutrality Report and determined that it would not be advisable to create new standards for this project that are not currently applied

to all City projects. However, any potential project changes that would result from the two neighborhood meetings, the first on November 6th and the second on November 19th, would be included in an updated Water Neutrality Report. Revised architectural plans and a revised Water Neutrality Report have not been provided as of the preparation of this progress report.

- A significant reduction of the proposed overall home size (6600 SF maximum was suggested by Commissioner Anderson);
Status incomplete. The applicants have stated their intention to provide plan revisions following the neighborhood meeting held on November 6th and November 19th, but have not been provided as of the preparation of this progress report.
- Further define agricultural use area;
Status incomplete. The applicants have stated their intention to provide plan revisions following the neighborhood meeting held on November 6th and November 19th, but have not been provided as of the preparation of this progress report.
- Produce sketches on reduced size of massing;
Status incomplete. The applicants have stated their intention to provide plan revisions following the neighborhood meeting held on November 6th and November 19th, but have not been provided as of the preparation of this progress report.
- Install story poles; and
Status complete. Staff received photos of the installed story poles on November 14, 2022 (attachment 1).
- Schedule meetings with neighbors and provide summary of the meetings.
Status incomplete. The City has not received a written summary of the specific feedback from the November 6, 2022 meeting with the neighbors, although this was communicated following the October 18th Planning Commission with a deadline of November 10, 2022 to provide to staff. As of November 14th, the only information shared thus far with the City is the following statement emailed from the applicant to staff:
"Over the two hour duration of the November 6, 2022 neighbor meeting that occurred, a wide range of topics were discussed, including but not limited to house and ADU placement, water usage for house and vineyard, storm water runoff, and views."

No information has yet been provided regarding the November 19th neighbor meeting.

The chosen date for the continuance was December 6, 2022 to present a revised plan for approval, or a progress update, whichever was feasible given the short timeline between hearings.

PROJECT DESCRIPTION

The current project remains unmodified in size and scope from the last Planning Commission meeting and consists of an application for a demolition permit to demolish the three existing structures totaling 3,893 square feet, and design review approval to construct a two-story, 14,407 square foot single-family home with a large basement, a 1,754 square foot garage, a 1,640 square foot covered terrace, and a 850 square foot one bedroom accessory dwelling unit with a 864 square foot covered terrace.

The proposed design of single-family dwelling currently contains a large basement and first story and a smaller second story. The 6,457 square foot basement has been proposed with three large storage rooms, a laundry room, game room, a bathroom, a powder room, and a mechanical room. The 5,244 square foot first floor proposes a large kitchen and pantry, a large living and dining room, a mudroom, three bedrooms, a sitting room, two powder rooms, and three bathrooms. The 2,706 square foot second floor currently proposes master bedroom and master bathroom, a second bathroom, two study rooms, a bar room, and a T.V. room. The 850 square foot accessory dwelling unit proposes a living room, a kitchen, a bedroom, a laundry room, and a bathroom.

The site includes 5.08 acres of existing vineyard on the 5.77 acre lot. Approximately 0.75 acres of the existing vineyards are proposed for removal to accommodate the proposed structures and leave 4.33 acres of vineyards intact. An additional 0.21 acres of olive trees is proposed to add to the existing .20 acre orchard and the applicant/owner plans to work with local olive oil producers to create an estate olive oil. The applicant/owner also plans to work with Spottswode Winery to rehabilitate and produce wine from the 4.33 acres of vineyard that will be preserved.

ANALYSIS

Please see the Background Section of this staff report for a status update on each of the items requested by the Planning Commission at the October 18, 2022 hearing.

As noted in this staff report, revisions to the overall site plan have not yet been introduced. One design change that was agreed to at the Planning Commission hearing on October 18, 2022 was to remove the proposed driveways on Fir Hill Drive (see attachment 5; the site plan presented at the October 18, 2022 Planning Commission hearing noting the proposed removal of two driveways fronting Fir Hill Drive).

Staff has also asked the applicant to request their preservation consultant provide an update to the Historic Resource Evaluation (HRE) addressing issues raised at the October 18, 2022 public hearing that the previous residents of the subject property, the Rossi family, are considered to be historically significant to the City of St. Helena. Depending on the outcome of the consultant's research, the site could either remain not

a historic resource or find that the site is eligible for listing on a local, state, and/or national register based on the required criteria. The final CEQA determination will be made at that time.

ISSUES

The above analysis provides an update on the outstanding project issues that remain to be resolved. Additional information may be introduced orally at the hearing. For the items that have still not been submitted, the Planning Commission may wish to ask the applicant for a timeframe of when those items will be completed.

CORRESPONDENCE

Staff has had correspondence with residents noting attendance at the November 6, 2022 neighbor meeting, but no other letters in opposition or in favor of the project have been received at the time of publishing this report.

STAFF RECOMMENDATION

Staff recommends continuing this item to a future Planning Commission meeting in 2023, as there remain outstanding items and significant plan revisions have not yet been presented to City staff.

ATTACHMENTS

[Photos of Story Poles](#)

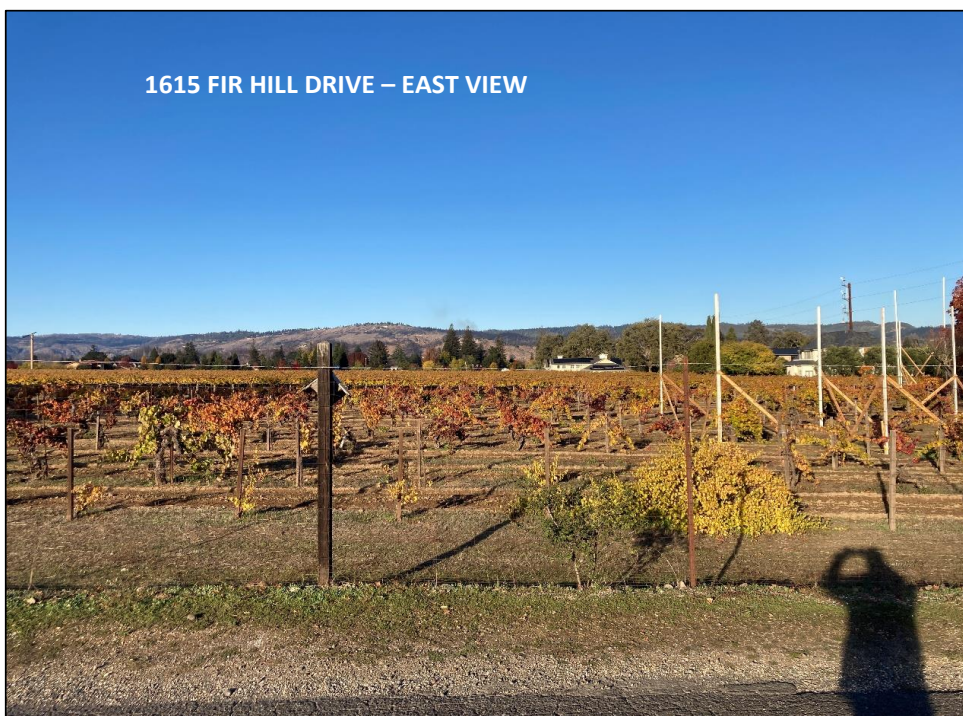
[Vineyard Expected Production Capacity](#)

[Sewer Extension Plans](#)

[November 6 Neighbor Attendee List](#)

[Removal of Fir Hill Driveway Access](#)





1615 FIR HILL DRIVE – NORTH VIEW



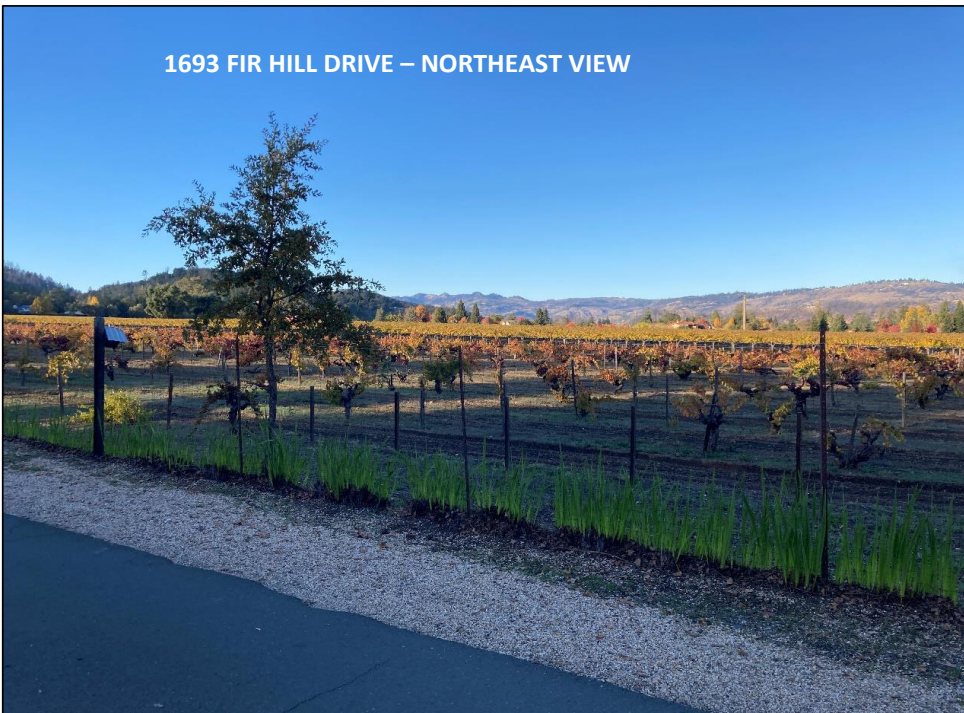
1615 FIR HILL DRIVE – SOUTHEAST VIEW



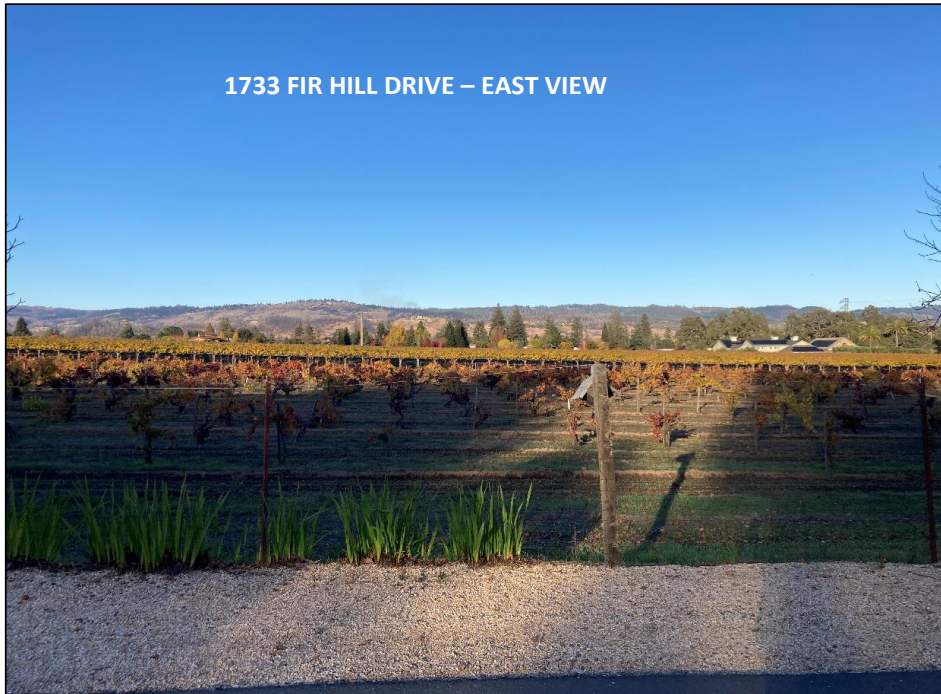
1693 FIR HILL DRIVE – EAST VIEW



1693 FIR HILL DRIVE – NORTHEAST VIEW







2212 MADRONA AVENUE – EAST VIEW FROM NORTH CORNER



2212 MADRONA AVENUE – NORTHEAST VIEW



2212 MADRONA AVENUE – NORTHEAST VIEW FROM NORTH CORNER



VIEW FROM MADRONA AVENUE





Dear Commissioners Ponte, Anderson, Rothfeld, Segura and Warner,

In your recent meeting regarding the Rossi Property and the Berchtolds' plans for it, I understand several questions came up as to the Rossi Vineyard revitalization effort that we are undertaking in partnership with the Berchtolds.

I first want to say that we are very excited at the opportunity to rehabilitate this amazing heritage vineyard (planted in 1905) that still grows in our town. Vines like this are rare and very much worth preserving, and we anticipate that we will be able to restore it to health. We started farming the vineyard in the Spring of 2021, and last year the total yield from the vineyard with our partial-year management was approximately 0.88 tons across the entire five-acre site. This year, the first full year we were able to farm the property, our total yield was approximately 2.6 tons.

As we have been planning our revitalization effort, our primary focus is on producing the highest possible quality wine from the site while also increasing the health of the soil and the vines, thus also increasing tonnage as we work to make it economically viable.

To that end, we farm this vineyard with the same care as we farm our Spottswode Estate Vineyard. We have shifted to regenerative organic and biodynamic farming, and we are refining the pruning practices in this old block. Specific to the dry-farmed heritage clones, we hope to introduce watering to the vineyard via a well to be dug on the property only during what is normally our rainy season, to emulate Mother Nature in ensuring a wetted soil profile near budbreak. We will do this only as needed, based upon the extent to which we continue to have low rain years (a vineyard that has been dry farmed for 115+ years cannot suddenly accept "normal" irrigation). To help with the replacement of missing vines, we will replant with new vines and/or we may transplant some of the old vines slated for removal due to construction. As we continue to learn, we will also introduce other techniques based on our research into heritage clone vineyards.

We are hoping to get the vineyard to a yield of at least five [5] tons total (~1.25 tons per acre) through this rehabilitation process from what will ultimately be closer to 4.35 acres (as some acreage will be removed for construction), allowing us to produce roughly 300 cases of the highest quality wine on an annual basis.

Our agreement with the Berchtolds runs through 2036, allowing us to plan for the long-term success of the vineyard. It is important to note that the agreement does have a provision that if the property is sold that the new owner has the right to terminate the agreement. For personal reasons, therefore, we do hope that the Planning Commission and the Berchtolds are able to come to an agreement on how their housing project might proceed.

Please let me know if you have any questions as you further study this project. We are more than happy to answer them!

Very sincerely,

Beth Novak Milliken
President & CEO
Spottswode Estate Vineyard & Winery

GENERAL NOTES - CITY OF ST. HELENA

1. ALL WORKMANSHIP AND MATERIALS FOR BOTH ON-SITE AND OFF-SITE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ST. HELENA STANDARD SPECIFICATIONS AND/OR THE LATEST EDITION OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS AND STANDARD PLANS. THE ON-SITE IMPROVEMENTS SHALL BE INSPECTED BY THE PUBLIC WORKS INSPECTOR.
2. CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR BEING FAMILIAR WITH THE PROVISIONS AND REQUIREMENTS CONTAINED IN THE STANDARD SPECIFICATIONS. CONTRACTOR SHALL HAVE A COPY AVAILABLE AT THE JOB SITE AT ALL TIMES.
3. CONTRACTOR SHALL NOTIFY THE PUBLIC WORKS DEPARTMENT AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF WORK.
4. CONTRACTOR SHALL REQUEST INSPECTIONS A MINIMUM OF 24 HOURS IN ADVANCE BY CALLING (707) 968-2658, 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.
5. CONTRACTOR SHALL CONTACT THE CITY OF ST. HELENA, CURRENT PHONE COMPANY, CURRENT CABLE COMPANY, PG&E, AND UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 OR 1-800-227-8600 AND ANY OTHER POTENTIAL IMPACTED PUBLIC OR PRIVATE UTILITY COMPANIES A MINIMUM OF 48 HOURS BEFORE UNDERGROUND CONSTRUCTION IS PERFORMED, TO ASCERTAIN THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES WITHIN THE PROJECT AREA UNLESS CITY ENCROACHMENT PERMIT SPECIFIES OTHERWISE. CONTRACTOR IS RESPONSIBLE FOR BLACKING OUT U.S.A. MARKING AFTER COMPLETION OF CONSTRUCTION.
6. CONTRACTOR SHALL PROVIDE EMERGENCY TELEPHONE NUMBERS TO THE POLICE, FIRE AND PUBLIC WORKS DEPARTMENTS AND KEEP THEM INFORMED DAILY REGARDING STREETS UNDER CONSTRUCTION AND DETOURS. DETOURS SHALL NOT BE PERMITTED UNLESS APPROVED IN WRITING BY THE PUBLIC WORKS DIRECTOR.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
8. DURING THE COURSE OF THE PROJECT CONSTRUCTION (INCLUDING NON-WORKING HOURS), THE CONTRACTOR SHALL PROVIDE APPROPRIATE SIGNAGE, FLASHERS, AND BARRICADES FOR OPEN TRENCHES TO WARN ONCOMING MOTORISTS, BICYCLISTS, AND PEDESTRIANS OF POTENTIAL SAFETY HAZARDS.
9. ALL MATERIAL SHALL BE FURNISHED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE NOTED.
10. ALL UNDERGROUND UTILITY WORK IN THE STREET AREAS SHALL BE COMPLETED PRIOR TO PLACEMENT OF BASE ROCK UNLESS OTHERWISE NOTED.
11. CONTRACTOR SHALL CONFORM TO EXISTING STREETS, SURROUNDING LANDSCAPE AND OTHER IMPROVEMENTS WITH A SMOOTH TRANSITION IN PAVING, CURBS, GUTTERS, GRADING, ETC., AND TO AVOID ANY ABRUPT OR APPARENT CHANGES IN GRADES OR CROSS SLOPES, LOW SPOTS OR HAZARDOUS CONDITIONS.
12. CONTRACTOR SHALL COORDINATE ALL NECESSARY UTILITY RELOCATIONS, IF REQUIRED, WITH THE APPROPRIATE UTILITY COMPANIES.
13. FOR ALL CONSTRUCTION ACTIVITIES THE CONTRACTOR SHALL CONTROL DUST IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) CONSTRUCTION MANUAL, CHAPTER 4 - CONSTRUCTION DETAILS, SECTION 10.12 CONTROL. THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM REQUIREMENTS, AND TO THE SATISFACTION OF THE PUBLIC WORKS DEPARTMENT. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
14. CONTRACTOR SHALL ELIMINATE OR MINIMIZE NON-STORM WATER DISCHARGES FROM THE CONSTRUCTION SITE TO STORM DRAINS AND OTHER WATER BODIES. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN A MANNER THAT MINIMIZES TO THE MAXIMUM EXTENT PRACTICAL, ANY POLLUTANTS ENTERING DIRECTLY OR INDIRECTLY TO THE STORM WATER SYSTEM OR GROUND WATER. THE CONTRACTOR SHALL ENSURE THAT NO CONSTRUCTION MATERIALS (E.G., CLEANING FRESH CONCRETE FROM EQUIPMENT) ARE CONVEYED INTO THE STORM DRAIN SYSTEM. ALL MATERIALS THAT COULD CAUSE WATER POLLUTION (I.E., MOTOR OILS, FUELS, PAINTS, ETC.) SHALL BE STORED AND USED IN A MANNER THAT WILL NOT CAUSE ANY POLLUTION. ALL DISCARDED MATERIAL AND ANY ACCIDENTAL SPILLS SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL SITE. CONTRACTOR SHALL PROVIDE TO THE PUBLIC WORKS DEPARTMENT ANY CHANGES PROPOSED FOR THE PROJECT'S EROSION CONTROL PLAN AND SHALL PROVIDE A SCHEDULE FOR IMPLEMENTATION OF CONTROL MEASURES. CONTRACTOR SHALL MEET WITH PUBLIC WORKS STAFF PRIOR TO OCTOBER 1 TO REVIEW STATUS OF PROJECT'S EROSION CONTROL AND WATER POLLUTION MEASURES. CONTRACTOR SHALL MEET THE REQUIREMENTS OF DISCHARGING TO A PUBLIC STORM DRAINAGE SYSTEM AS REQUIRED TO ENSURE COMPLIANCE BY THE CITY WITH ALL STATE AND FEDERAL LAWS AND REGULATIONS RELATED TO STORM WATER AS STIPULATED IN THE CLEAN WATER ACT. CONTRACTOR SHALL MEET THE REQUIREMENTS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT IN EFFECT PRIOR TO COMPLETION OF PROJECT CONSTRUCTION FOR STORM WATER DISCHARGES FROM THE MUNICIPAL STORM WATER SYSTEM OPERATED BY THE CITY.
15. NO GRADING AND/OR EXCAVATION SHALL BE PERFORMED EXCEPT IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN AND SCHEDULE. THE CONTRACTOR SHALL HAVE ALL EROSION CONTROL MEASURES ON SITE DURING THE COURSE OF THE WORK AND INSTALLED IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN SCHEDULE.
16. ALL TRAFFIC CONTROL REQUIRED FOR CONSTRUCTION ACTIVITIES SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CALTRANS TRAFFIC MANUAL. FOR ALL LANE CLOSURES AND DETOURS, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE CITY OF ST. HELENA FOR REVIEW AND APPROVAL AT LEAST FIVE WORKING DAYS BEFORE THE SCHEDULED CLOSURE.
17. IF ANY CONSTRUCTION ACTIVITIES OCCUR ON AN ADJACENT NEIGHBORS PROPERTY, INCLUDING BUT NOT LIMITED TO, GRADING OR STORM DRAINAGE WORK, THE DEVELOPER SHALL PROVIDE A RIGHT OF ENTRY SIGNED BY THE OWNER OF RECORD OF THE AFFECTED PROPERTY PRIOR TO APPROVAL OF THESE IMPROVEMENT PLANS.
18. CONSTRUCTION ACTIVITIES THROUGHOUT THE ENTIRE DURATION OF THE PROJECT SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM, MONDAY THROUGH FRIDAY. THERE SHALL BE NO START UP OF MACHINES NOR EQUIPMENT PRIOR TO 8:00 AM, MONDAY THROUGH FRIDAY, NO DELIVERY OF MATERIALS OR EQUIPMENT PRIOR TO 10:30 AM NOR POST 4:00 PM, MONDAY THROUGH FRIDAY, NO CLEANING OF MACHINES OR EQUIPMENT PAST 4:00 PM, MONDAY THROUGH FRIDAY, CONSTRUCTION ON WEEKENDS OR LEGAL HOLIDAYS SHALL BE LIMITED TO THE HOURS OF 8:00 AM TO 4:00 PM.
A. ALL MUFFLER SYSTEMS ON CONSTRUCTION EQUIPMENT SHALL BE PROPERLY MAINTAINED.
B. ALL CONSTRUCTION EQUIPMENT SHALL NOT BE PLACED ADJACENT TO DEVELOPED AREAS UNLESS SAID EQUIPMENT IS PROVIDED WITH ACOUSTICAL SHIELDING.
C. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE SHUT DOWN WHEN NOT IN USE.
D. THE CITY ENGINEER, PLANNING COMMISSION, OR CITY COUNCIL MAY IMPOSE ADDITIONAL LIMITATIONS ON WORKING HOURS AND NOISE BASED ON THE SPECIAL CIRCUMSTANCES THAT MAY BE ASSOCIATED WITH A PARTICULAR PROJECT, IN WHICH CASE, THE MORE STRINGENT LIMITATION SHALL APPLY.
19. ANY PEDESTRIAN ACCESS THROUGH AND/OR ADJACENT TO THE PROJECT SITE SHALL REMAIN UNOBSTRUCTED DURING THE PROJECT CONSTRUCTION OR AN ALTERNATE ROUTE SHALL BE ESTABLISHED.
20. ALL CONSTRUCTION ACTIVITIES SHALL MEET THE UNIFORM BUILDING CODE REGULATION FOR SEISMIC SAFETY (I.E., REINFORCING PERIMETER AND/OR LOAD BEARING WALL, BRACING PARAPET, ETC.)
21. DURING THE CONSTRUCTION/DEMOLITION/RENOVATION PERIOD OF THE PROJECT, THE CONTRACTOR SHALL USE THE FRANCHISED GARBAGE HAULER FOR THE SERVICE AREA IN WHICH THE PROJECT IS LOCATED TO REMOVE ALL WASTES GENERATED DURING PROJECT DEVELOPMENT, UNLESS CONTRACTOR TRANSPORTS PROJECT WASTE. IF THE CONTRACTOR TRANSPORTS THE PROJECTS WASTE, THE CONTRACTOR MUST USE THE APPROPRIATE LANDFILL FOR THE SERVICE AREA IN WHICH THE PROJECT IS LOCATED.
22. THE CONTRACTOR SHALL PROVIDE FOR THE SOURCE SEPARATION OF WOOD WASTE FOR RECYCLING. THE CONTRACTOR SHALL USE THE FRANCHISED GARBAGE HAULER FOR THE SERVICE AREA IN WHICH THE COLLECTION OF SUCH WOOD WASTE IS REQUIRED, UNLESS THE CONTRACTOR TRANSPORTS SUCH WOOD WASTE TO A LOCATIONS WHERE WOOD WASTE IS RECYCLED.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY MONUMENTS AND CONTROL POINTS. ALL MONUMENTS DESTROYED OR DAMAGED BY THE CONTRACTOR AND/OR THE CONTRACTOR'S EXPENSE AS OUTLINED IN THE BUSINESS AND PROFESSIONS CODE, SECTION 8771.

ADDITIONAL GENERAL NOTES

1. CONTRACTOR SHALL BE APPROPRIATELY LICENSED WITH THE STATE OF CALIFORNIA TO PERFORM THE WORK OUTLINED IN THESE PLANS.
2. PRIOR TO THE COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL SECURE ANY CONSTRUCTION PERMITS FROM THE GOVERNING AGENCIES AS NECESSARY AND PAY ALL FEES INCLUDING INSPECTION FEES.
3. ANY WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE UNDER AN ENCROACHMENT PERMIT ISSUED BY THE GOVERNING BODY.
4. CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNERS AND THE ENGINEER HARMLESS FROM ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THE PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNERS OR THE ENGINEER.
5. SHOULD ANY CONTRACTOR OR SUBCONTRACTOR FIND ANY DEFICIENCIES, ERRORS, CONFLICTS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS, OR SHOULD HE BE IN DOUBT AS TO THEIR MEANING OR INTENT, HE SHALL NOTIFY THE ENGINEER FOR A WRITTEN CLARIFICATION, ADDENDUM, ETC., SHOULD HE FAIL TO DO SO BEFORE SUBMITTING A PROPOSAL, HE CANNOT CLAIM ADDITIONAL COMPENSATION FROM WORK REQUIRED TO COMPLETE THE PROJECT.
6. WRITTEN DIMENSIONS ALWAYS TAKE PRECEDENCE OVER SCALED DIMENSIONS. IF THERE IS A CONFLICT, NOTIFY THE ENGINEER AND OBTAIN A CLARIFICATION. NO DEVIATIONS OR SUBSTITUTIONS SHALL BE ALLOWED WITHOUT OBTAINING WRITTEN APPROVAL FROM THE ENGINEER.
7. CONTRACTOR SHALL PROVIDE AND MAINTAIN SUFFICIENT BARRICADES TO PROVIDE FOR THE SAFETY OF THE GENERAL PUBLIC TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR.
8. FADED BACKGROUND REPRESENTS EXISTING TOPOGRAPHIC FEATURES.
9. ALL STATIONS SHOWN ON THE PLAN AND PROFILE ARE TAKEN ALONG CENTERLINE UNLESS OTHERWISE NOTED ON PLAN, AND SHOW MEASUREMENTS IN A HORIZONTAL PLANE.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DESIGN ENGINEER UPON DISCOVERING SIGNIFICANT DISCREPANCIES, ERRORS OR OMISSIONS IN THE PLANS.

UTILITY NOTES

1. ALL WORK SHALL BE IN COMPLIANCE WITH APPLICABLE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS AS SET FORTH BY THE FEDERAL DEPARTMENT OF LABOR AND/OR THE STATE OF CALIFORNIA.
2. THE CONTRACTOR SHALL SECURE A TRENCH PERMIT FROM THE CALIFORNIA DIVISION OF INDUSTRIAL SAFETY PRIOR TO EXCAVATION OF ANY TRENCH OVER FIVE (5) FEET IN DEPTH.
3. TRENCHING AND BACKFILL WITHIN THE PUBLIC RIGHT OF WAY AND UNDER PRIVATE ROADS SHALL COMPLY WITH THE CITY OF ST. HELENA STANDARDS. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE SAFETY STANDARDS FOR TRENCH SAFETY.
4. VARIOUS UNDERGROUND UTILITY LINES WERE PLOTTED ON THE PLANS FROM THE INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES. THEREFORE, NO WARRANTY, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR CORRECTNESS OF THEIR LOCATION. BURIED UTILITIES WERE NOT VERIFIED, NOR WAS ANY SURFACE EXPLORATION CONDUCTED.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF ALL EXISTING UTILITIES IN THE FIELD. LOCATIONS OF UTILITIES AND UNDERGROUND FACILITIES SHOWN ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.
6. THE LOCATIONS OF UNDERGROUND OBSTRUCTIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY AND SHOULD NOT BE TAKEN AS FINAL OR ALL INCLUSIVE. NO GUARANTEE IS INTENDED FOR UNDERGROUND OBSTRUCTIONS, NOT SHOWN ON THESE PLANS, MAY BE ENCOUNTERED. THOSE SHOWN ARE BASED ON THE BEST INFORMATION AVAILABLE. THE CONTRACTOR IS CAUTIONED THAT THE PLANS MAY NOT INCLUDE ALL EXISTING UTILITIES. THE OWNER, SURVEYOR, AND ENGINEER ASSUME NO RESPONSIBILITY OF OBSTRUCTIONS WHICH MAY BE ENCOUNTERED.
7. CONTRACTOR SHALL NOT BEGIN EXCAVATION UNTIL ALL EXISTING UTILITIES HAVE BEEN MARKED IN THE FIELD BY THE APPLICABLE ENTITY RESPONSIBLE FOR THAT PARTICULAR UTILITY. THE CONTRACTOR SHALL NOTIFY EACH APPLICABLE ENTITY AT LEAST 24 HOURS BEFORE STARTING WORK.
8. CONTRACTOR SHALL UNCOVER EXISTING BURIED UTILITIES IN THE PRESENCE OF UTILITY OWNER TO VERIFY LOCATIONS AND ELEVATIONS OF UTILITIES. BURIED UTILITIES INCLUDE BUT ARE NOT LIMITED TO WATER MAINS AND LATERALS, SEWER MAINS AND LATERALS, STORM DRAINS, GAS MAINS AND LATERALS, ELECTRICAL DISTRIBUTION LINES, TELEPHONE AND CABLE T. LINES. ALL UTILITIES CONFLICTING WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED OR RESOLVED PRIOR TO THE START OF CONSTRUCTION, OR CONFLICTING FACILITIES.
9. THE CONTRACTOR SHALL VERIFY EXISTING PIPE INVERTS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE PROJECT AND/OR DESIGN ENGINEER MAY ADJUST THE GRADE OF NEW SEWER OR STORM DRAIN CONSTRUCTION ACCORDINGLY.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING FACILITIES AND IMPROVEMENTS FORM DAMAGE RESULTING FROM CONTRACTORS WORK. ANY DAMAGE CAUSED BY CONTRACTOR SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
11. IF ELECTRIC, GAS, TELEPHONE, CABLE T.V. LINES AND/OR OTHER SERVICES, ETC., MUST BE INSTALLED BY OTHERS, THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THESE FACILITIES WITH PG&E, CURRENT TELEPHONE COMPANY, CURRENT CABLE TV PROVIDER OR THEIR CONTRACTORS) AND COOPERATE FULLY IN THE EXECUTION OF THIS WORK CONCURRENTLY WITH THE PROGRESS OF THE REST OF THE WORK.
12. EXISTING UTILITIES SHALL BE KEPT IN SERVICE AT ALL TIMES. UTILITIES THAT INTERFERE WITH THE WORK TO BE PERFORMED SHALL BE PROTECTED AS REQUIRED BY CITY OF ST. HELENA, PG&E, OTHER UTILITIES, AND THE OWNER.
13. STORM DRAIN SYSTEM SHALL BE KEPT FREE OF DIRT AND DEBRIS DURING ALL PHASES OF CONSTRUCTION.

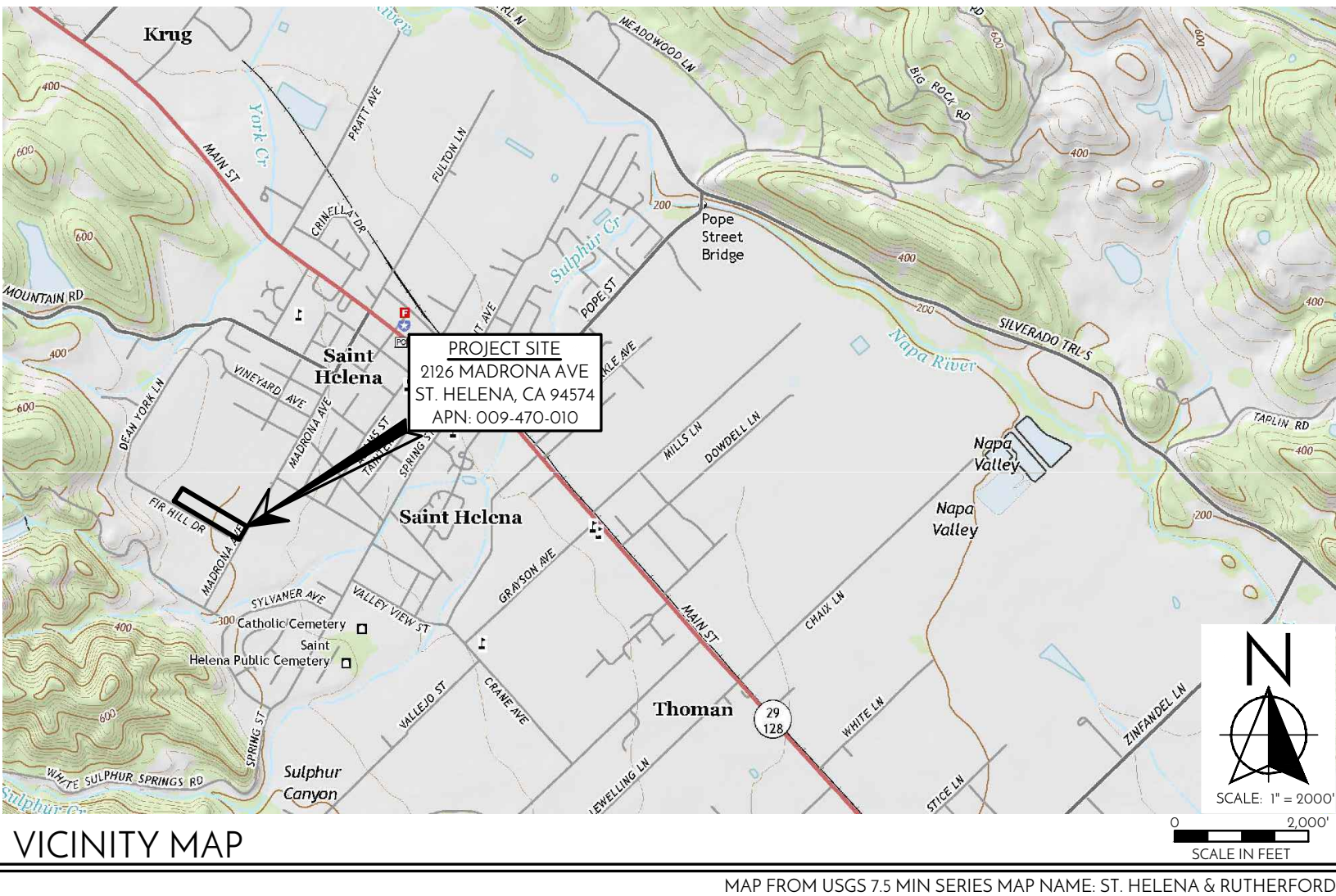
SURVEY NOTES

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 AND AUGUST, 2022 PERFORMED BY ALBION SURVEYS.
3. THIS SURVEY IS ON A HORIZONTAL DATUM BASED ON NAVD83 AND A HORIZONTAL DATUM BASED ON NAD83, CALIFORNIA COORDINATE SYSTEM ZONE II PER TRIMBLE GPS OBSERVATIONS USING NGS OPUS SOLUTION.
4. SITE BENCHMARK DESCRIPTION: N/A
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.

GRADING NOTES

1. ANY AND/OR ALL MOVEMENT OF EARTH SHALL COMPLY WITH THE CITY OF ST. HELENA STANDARDS (CURRENT EDITION), THE CALIFORNIA BUILDING CODE, THE PROJECT GEOTECHNICAL REPORT (IF ANY), AND THESE PLANS.
2. NO GRADING, CLEARING, OR GRUBBING SHALL BE PERFORMED PRIOR TO ISSUANCE OF A GRADING AND/OR BUILDING PERMIT FROM THE CITY OF ST. HELENA.
3. WHEN ABSENT A GEOTECHNICAL REPORT FOR THE PROJECT, ALL CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 2:1. ALL FILLS SHALL BE COMPACTED TO A MINIMUM OF 90% OF MAXIMUM DENSITY.
4. SITE SHALL BE VISUALLY INSPECTED BY THE CONTRACTOR TO DETERMINE THE EXTENT OF CLEARING, GRUBBING AND GRADING WORK TO BE DONE. NO ADDITIONAL GRADING BEYOND WHAT IS SHOWN ON THESE PLANS SHALL BE COMPLETED.
5. ALL SITE GRADING SHALL OCCUR BETWEEN APRIL 15 AND OCTOBER 15 UNLESS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR. HYDROSEEDING OF ALL GRADED SLOPES SHALL BE COMPLETED BY NOVEMBER 1. IF GRADING SHALL OCCUR AFTER OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TO THE PUBLIC WORKS DEPARTMENT AN EROSION AND SEDIMENT CONTROL PLAN AND A SCHEDULE FOR IMPLEMENTATION OF SUCH MEASURES.
6. SOIL STRIPPED IN THE AREAS TO BE PAVED SHALL BE STOCKPILED FOR USE IN LANDSCAPED AREAS. CONTRACTOR SHALL COORDINATE WITH LANDSCAPE CONTRACTOR.
7. TEMPORARY STOCKPILES SHALL NOT BE LEFT EITHER ON- OR OFF-SITE AFTER CONSTRUCTION IS COMPLETED. RATHER THEY SHALL BE REMOVED FROM THE SITE OR SPREAD OUT OVER THE PROPERTY INVOLVED.
8. ANY SPOILS GENERATED BY PROJECT CONSTRUCTION OR IMPROVED DRIVEWAY SHALL NOT BE DEPOSITED WITHIN 50 FEET OF THE TOPS OF THE BANKS OF ANY STREAM, POND, OR LAKE, WITHIN THE FLOODWAY OF ANY STREAM, IN THE RIPARIAN ZONE ALONG ANY DRAINAGE WAY, IN ANY MARSH OR WETLAND, IN ANY VERNAL POOL, OR IN ANY OTHER AREA THAT IS DETERMINED BY THE DIRECTOR OF THE NAPA COUNTY CONSERVATION DEVELOPMENT AND PLANNING TO BE BIOLOGICALLY SENSITIVE. THE LOCATION OF THE SPOILS DISPOSAL AREAS SELECTED FOR EACH PROJECT SHALL BE SUBMITTED TO BOTH THE NAPA COUNTY PUBLIC WORKS AND PLANNING DEPARTMENTS FOR THEIR APPROVAL AT LEAST TEN (10) WORKING DAYS PRIOR TO THE COMMENCEMENT OF ANY GRADING OR EXCAVATION WORK ON-SITE.
9. CONTRACTOR SHALL CONDUCT ALL GRADING OPERATIONS IN SUCH A MANNER AS TO PRECLUDE WIND BLOWN DIRT AND DUST AND RELATED DAMAGE TO NEIGHBORING PROPERTIES. WATER AND / OR DUST PALLATIVES SHALL BE APPLIED IN SUFFICIENT QUANTITIES DURING GRADING AND OTHER GROUND DISTURBING ACTIVITIES ON-SITE TO MINIMIZE THE AMOUNT OF DUST PRODUCED. CONTRACTOR SHALL ASSUME LIABILITY FOR CLAIMS RELATED TO WIND BLOWN MATERIAL. IF THE DUST CONTROL IS INADEQUATE AS DETERMINED BY THE PUBLIC WORKS DIRECTOR OR HIS DESIGNATED REPRESENTATIVE, THE CONSTRUCTION WORK SHALL BE TERMINATED UNTIL CORRECTIVE MEASURES ARE TAKEN.
10. TREES AND/OR VINES THAT ARE TO BE REMOVED SHALL ALSO HAVE THEIR STUMPS AND MAJOR ROOT SYSTEMS REMOVED. AFTER A TREE, VINE, OR A STUMP IS REMOVED, THE RESULTING CAVITY SHALL BE CLEANED OR LARGER ROOTS (2" INCH DIAMETER OR LARGER). SOIL SHOULD BE REMOVED AND DISPED TO PROVIDE ACCESS FOR COMPACTION EQUIPMENT.
11. ORGANIC MATERIAL SHALL BE HAULED OFF-SITE AND DISPOSED OF BY THE CONTRACTOR IN A RESPONSIBLE MANNER (COUNTY APPROVED LANDFILL OR ANOTHER COUNTY APPROVED SITE).
12. ALL EARTHWORK, SCARIFICATION, BACKFILL, AND COMPACTION SHALL BE PERFORMED PER THE PLANS AND COUNTY OF NAPA REQUIREMENTS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A STREAM ALTERATION PERMIT FROM THE CALIFORNIA DEPARTMENT OF FISH AND GAME PRIOR TO THE START OF ANY WORK WITHIN A RIPARIAN AREA.
14. SHOULD GRADING OPERATIONS ENCOUNTER HAZARDOUS MATERIALS, OR WHAT APPEAR TO BE HAZARDOUS MATERIALS, STOP WORK IN THE AFFECTED AREA IMMEDIATELY AND CONTACT 911 OR THE APPROPRIATE AGENCY FOR FURTHER INSTRUCTION.

CIVIL IMPROVEMENT PLANS FOR:
MADRONA AVE. SEWER
EXTENSION
MADRONA AVENUE
ST. HELENA, CA, 94574



PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO EXTEND THE EXISTING PUBLIC 14-IN SEWER MAIN ON MADRONA AVE FROM ITS CURRENT SOUTHERN END BY ANOTHER 1200 FEET TO THE SOUTH, TERMINATING IN FRONT OF 2001 MADRONA AVE (APN: 009-470-010), ST. HELENA, CALIFORNIA.

PROJECT INFORMATION

PROPERTY OWNER: JOE BERTCHTOLD
IN CARE OF
MICHAEL HUBBARD TR
600 UNIVERSITY ST. SUITE 1625
SEATTLE, WASHINGTON 98101

SITE ADDRESS: MADRONA AVENUE
ST. HELENA, CA 94574

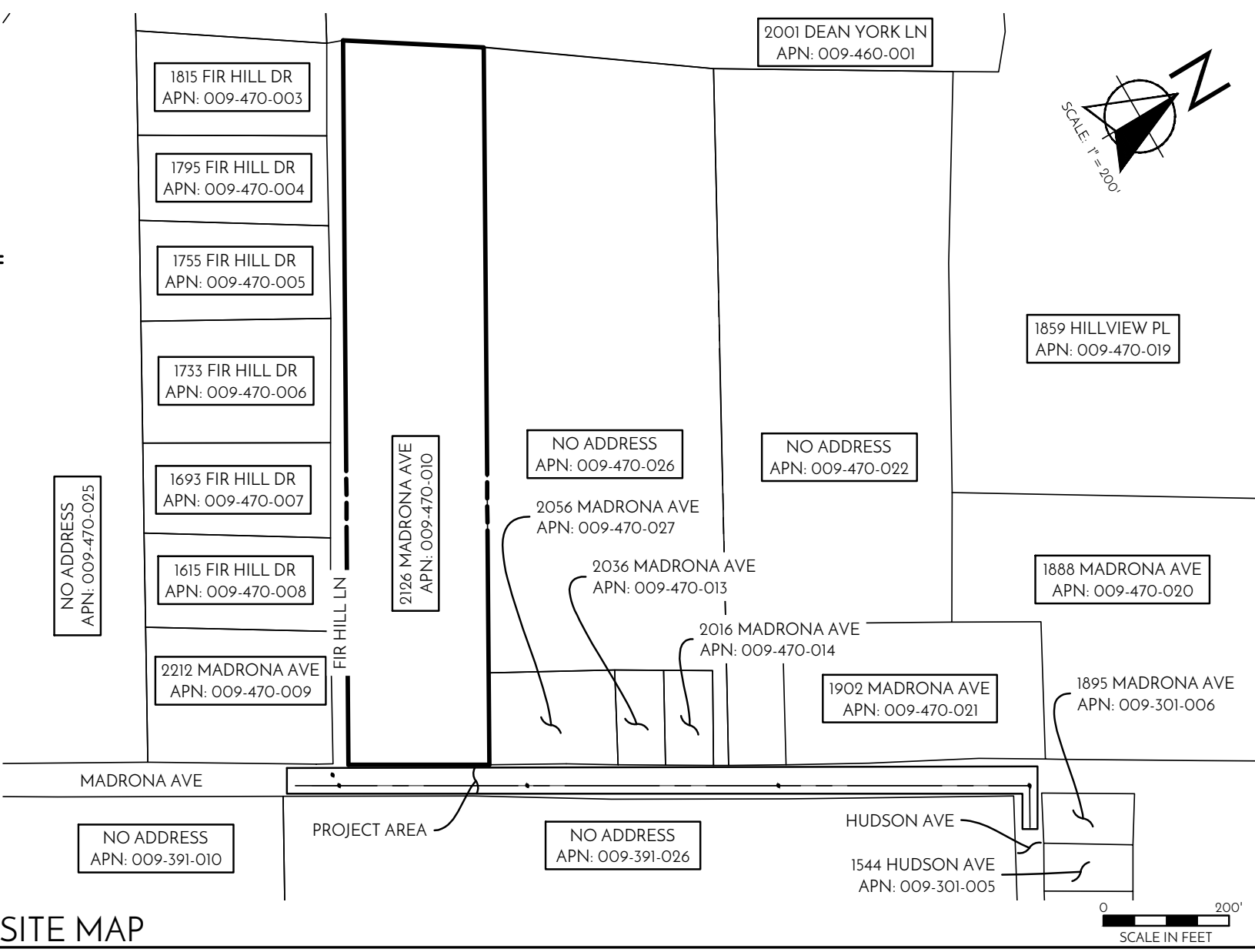
SURVEYOR: ALBION SURVEYS
1115 HUNT AVENUE
ST. HELENA, CA 94574
JON WEBB, P.L.S.
707/963-1217

CIVIL ENGINEER: MADRONE ENGINEERING
1485 MAIN STREET, SUITE 302
ST. HELENA, CA 94574
JOEL DICKERSON, P.E.
707/302-6280

SHEET INDEX

- SS1.0 COVER SHEET
- SS2.0 HARDSCAPE PLAN
- SS2.1 SANITARY SEWER PLAN
- SS2.2 SANITARY SEWER PLAN
- SS2.3 SANITARY SEWER PLAN
- SS3.0 DETAILS
- SS3.1 DETAILS
- SS3.2 DETAILS

SITE MAP



ABBREVIATIONS

FB	AGGREGATE BASE	FH	FIRE HYDRANT	R	RADIUS
AC	ASPHALT CONCRETE	RT	RIGHT	ROW	RIGHT OF WAY
AD	AREA DRAIN	FL	FLOOD INSURANCE RATE MAP	RWL	RAIN WATER LEADER
BC	BEGIN CURVE	FM	FORCE MAIN	RCF	REINFORCED CONCRETE PIPE
BFE	BASE FLOOD ELEVATION PER FIRM	FS	FINISHED SURFACE	SD	SLOPE (FEET/FOOT)
BN	BENCHMARK	GB	GRADE BREAK	S	SLOPE (FEET/FOOT)
BOR	BEGIN CURB RETURN	GR	GRAVEL	SA	SEE ARCHITECTURAL DRAWINGS
BVC	BEGIN VERTICAL CURVE	HP	HIGH POINT	SD	STORM DRAIN
BS	BOTTOM OF STAIRS	IP	IRON PIPE	SDP	SUBDRAIN
BSW	BACK OF SIDEWALK	IR	IRON PIPE	SED	SEE ELECTRICAL DRAWINGS
CB	CATCH BASIN	IP	JOINT POLE	SLO	SEE LANDSCAPE DRAWINGS
C&G	CURB AND GUTTER	LF	LINEAL FEET/FOOT	SLV	SLEEVE
CMU	CONCRETE MASONRY UNIT	LP	LOW POINT	SHD	SEE MECHANICAL DRAWINGS
C	CONCRETE PIPE	MH	MANHOLE	SPD	SEE PLUMBING DRAWINGS
CL	CENTERLINE	MGN	MONUMENT	SS	SANITARY SEWER
CO	CLEANOUT	MSD	MONUMENT	SSC	SANITARY SEWER CLEAN OUT
COMM	COMMUNICATION	(N)	NORTH	SSM	SANITARY SEWER MANHOLE
CV	CHECK VALVE	CH	NEW	STA	STATION
CW	COLD WATER	OC	ON CENTER	STD	STANDARD
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND	STW	STANDARD
DG	DECOMPOSED GRANITE	OH	OVERHEAD	TC	TOP OF CURB
DIP	DUCTILE IRON PIPE	CH	OVERHEAD LINE	TC	TOP OF CURB
DS	DOWNSPOUT	AP	PROPOSED	TTC	TOP FACE OF CURB
DW	DOMESTIC WASTE	PCC	PORLAND CEMENT CONCRETE	TOC	TOP OF CONCRETE
DWG	DRAINING	PD	PRESSURE DISTRIBUTION	TS	TOP OF STAIRS
EC	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC	TWP	TOP OF WALL
EL	EAST	PI	POINT OF INTERSECTION	TY	TYPICAL
ES	EXISTING	PV	POST INDICATOR VALVE	UG	UNDERGROUND
EGR	END CURB RETURN	PVL	PROPERTY LINE	VC	VERTICAL CURVE
EG	EXISTING GROUND	PRC	POINT OF REVERSE CURVE	VG	VALLEY GUTTER
EDG	EDGE OF GRAVEL	PSI	POUNDS PER SQUARE INCH	(W)	WEST
EP	EDGE OF PAVEMENT	PUE	PUBLIC UTILITY EASEMENT	WM	WATER METER
EV	END VERTICAL CURVE	PVC	POLYVINYL CHLORIDE	WS	WATER SERVICE
FC	FIRE DEPT. CONNECTION	PVI	POINT OF VERTICAL INTERSECTION	WV	WATER VALVE
FG	FINISHED GRADE	PW	PROCESS WASTE		

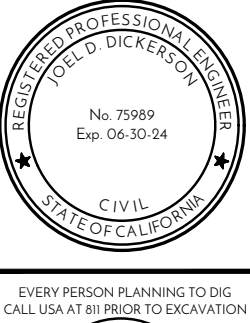
SYMBOL LEGEND

UTILITY POLE	SEWER MANHOLE/RISER WITH ID #
SIGN	STORM DRAIN MANHOLE WITH ID #
WELL	WATER VALVE
STREET LIGHT	WATER METER & DCV
TREE	FDC/PP WITH CHECK VALVE
TREE TO BE REMOVED	FIRE HYDRANT WITH GATE VALVE
GAS LINE	CLEANOUT
SANITARY SEWER	PROPOSED CONTOUR
WATER LINE	SOLID STORM DRAIN
EXISTING CONTOUR	PERFORATED STORM DRAIN
TOPO/ICE BANK GRADEBREAK	GRADE SWALE
PROPERTY LINE	OVERLAND RELEASE ROUTE
CENTERLINE	



CIVIL IMPROVEMENT PLANS
COVER SHEET

MADRONA AVE SEWER EXTENSION
MADRONA AVE
ST. HELENA, CA 94574
PROJECT 21.043



DATE: 08/24/22
ISSUE: PERMIT SET
SHEET: C1.0

OWNERSHIP OF DOCUMENTS. THIS DOCUMENT AND THE IDEAS INCORPORATED HEREIN AS AN INSTRUMENT OF PROFESSIONAL SERVICE ARE THE PROPERTY OF MARDONE ENGINEERING AND NOT TO BE LOANED IN WHOLE OR IN PART TO ANY OTHER PARTY WITHOUT THE WRITTEN AUTHORIZATION OF MARDONE ENGINEERING. MARDONE ENGINEERS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL SUCH CHANGES OR USES WILL BE THE RESPONSIBILITY OF THE MARDONE ENGINEERING. IT SHALL BE THE USER'S SOLE RESPONSIBILITY TO VERIFY THAT THIS DRAWING REPRESENTS THE LATEST INFORMATION RELATIVE TO THE PROJECT.



CIVIL IMPROVEMENT PLANS

HARDSCAPE PLAN

OTSH POPE ST. HOUSING
951 POPE STREET
ST. HELENA, CA 94574
APN: 009-090-014
PROJECT: 22-030



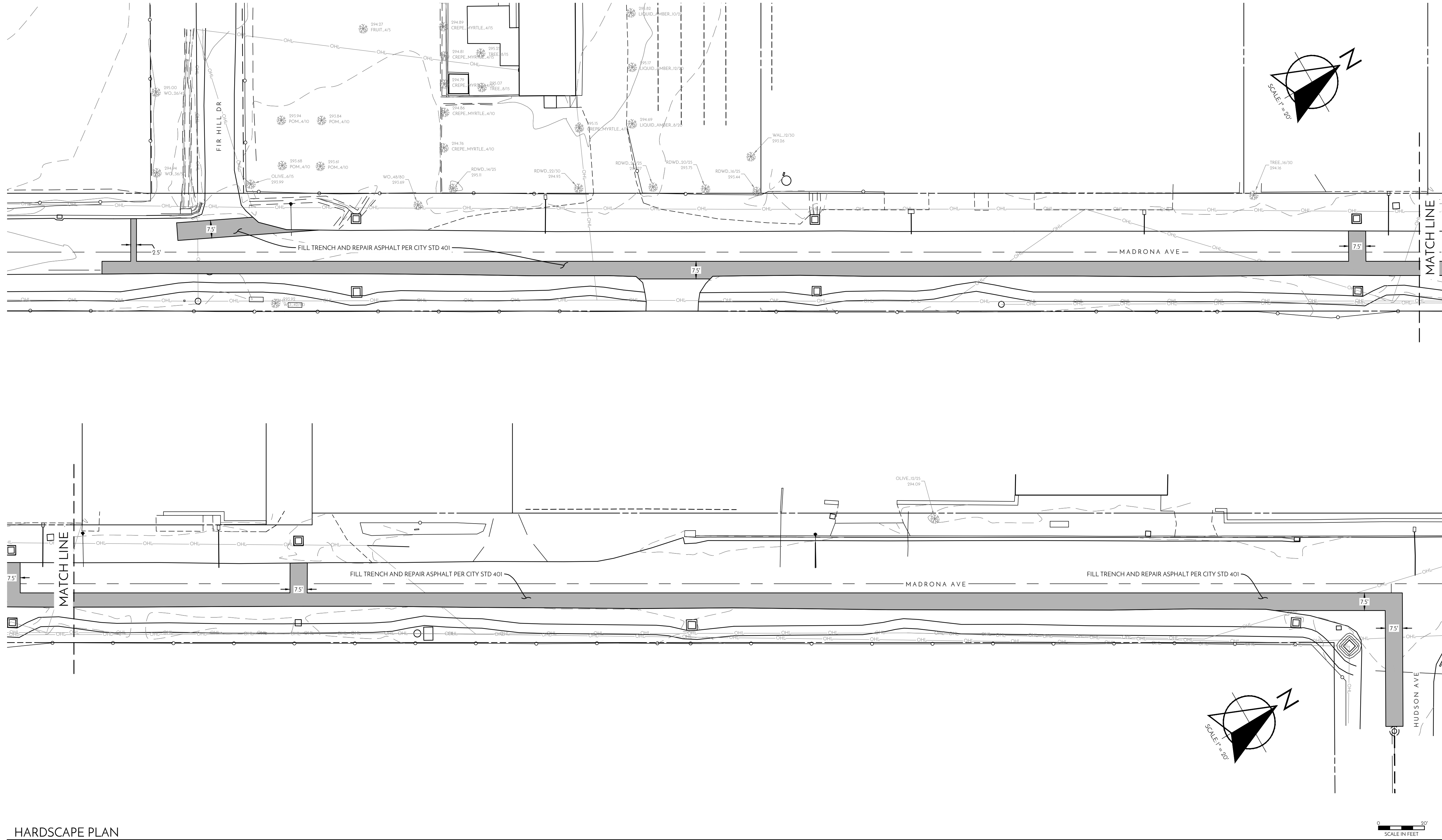
EVERY PERSON PLANNING TO DIG
CALL USA AT 811 PRIOR TO EXCAVATION



DATE:	ISSUE:
08/24/22	PERMIT SET

HEET:

SS2.0



HARDSCAPE PLAN

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.

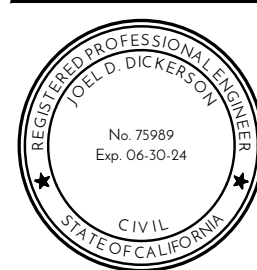


CIVIL IMPROVEMENT PLANS

SANITARY SEWER PLAN

10/1/2018

MADRONA AVE SEWER EXTENSION
MADRONA AVE
ST. HELENA, CA 94574
PROJECT : 21.043



EVERY PERSON PLANNING TO DIG
CALL USA AT 811 PRIOR TO EXCAVATION

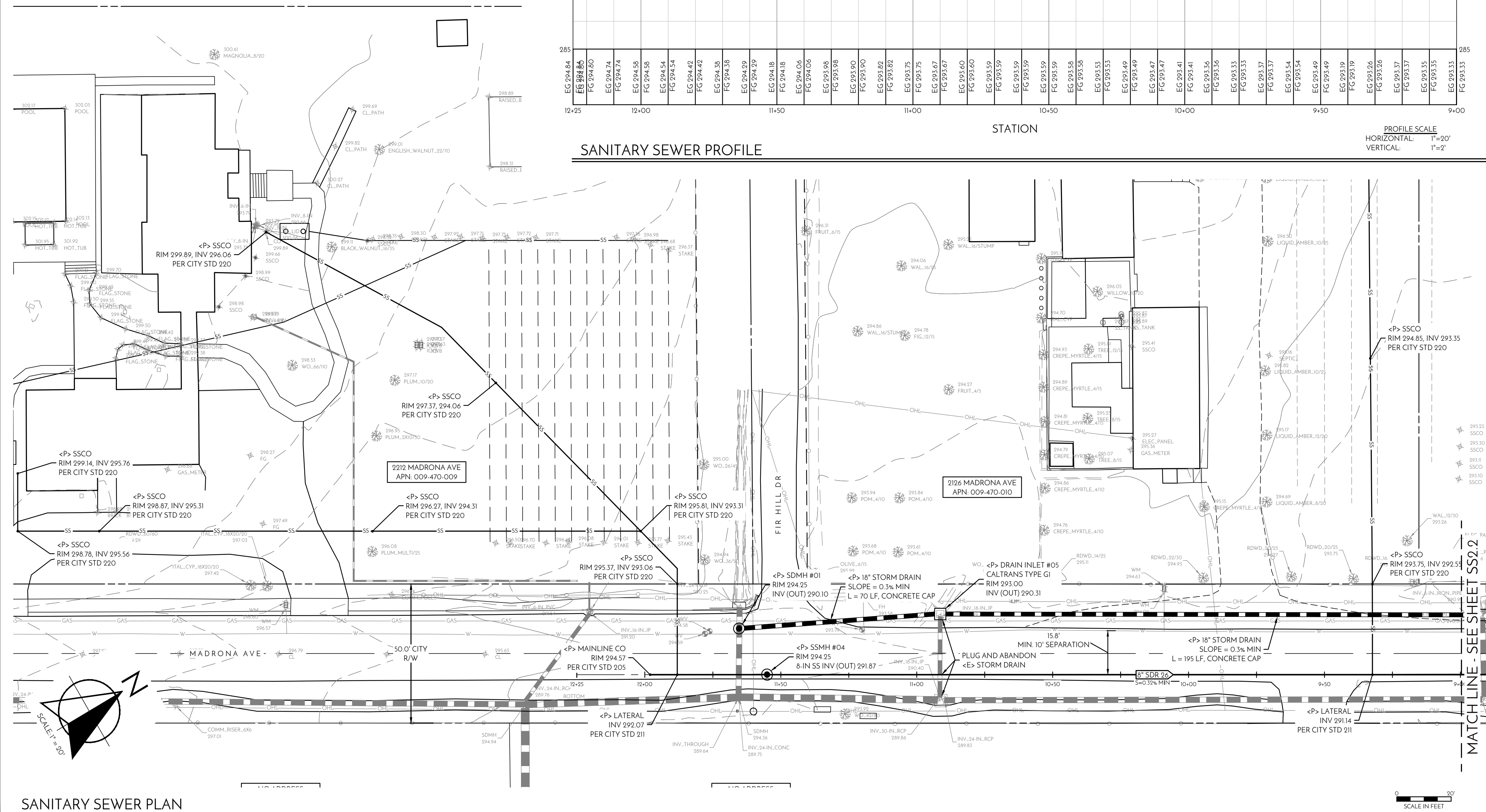
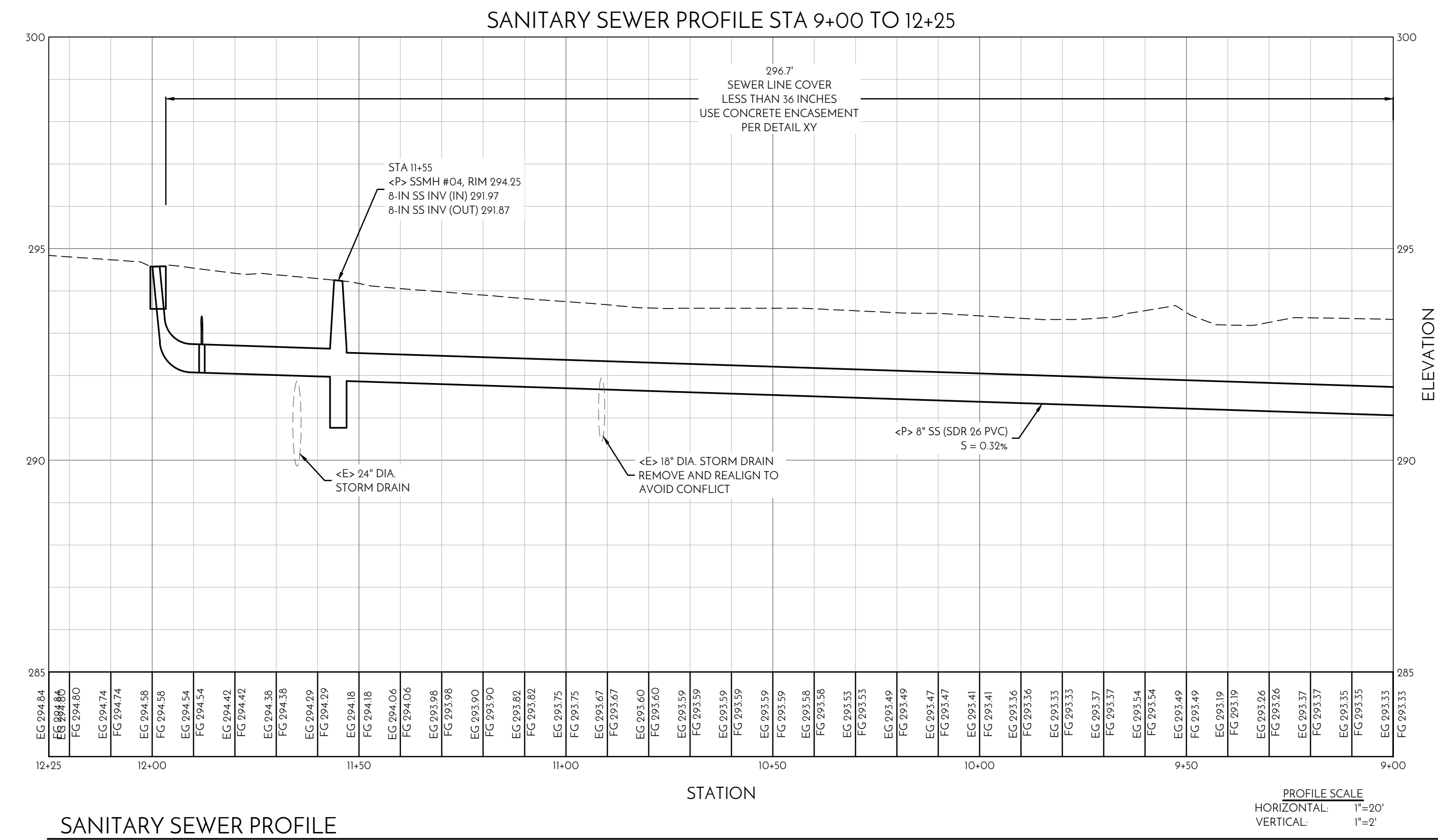


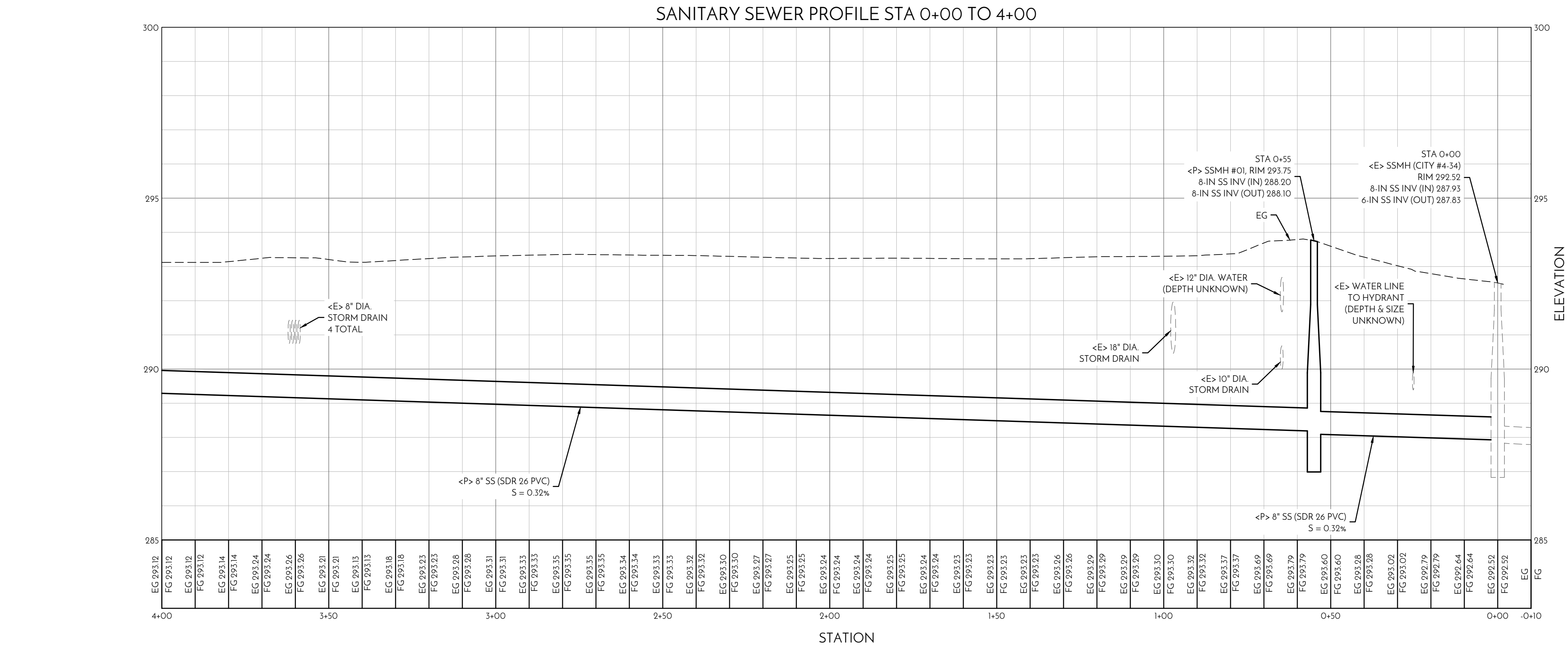
FOR MORE INFORMATION
SEE WWW.USANORTH.ORG

DATE:	ISSUE:
8/24/22	PERMIT SET

MEET:

SS2.1





FOR OFFICIAL USE ONLY

THIS DOCUMENT IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE DATA PROVIDED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THE DATA PROVIDED.



CIVIL IMPROVEMENT PLANS
SANITARY SEWER PLAN

MADRONA AVE SEWER EXTENSION
MADRONA AVE
ST. HELENA, CA 94574
PROJECT: 21-043



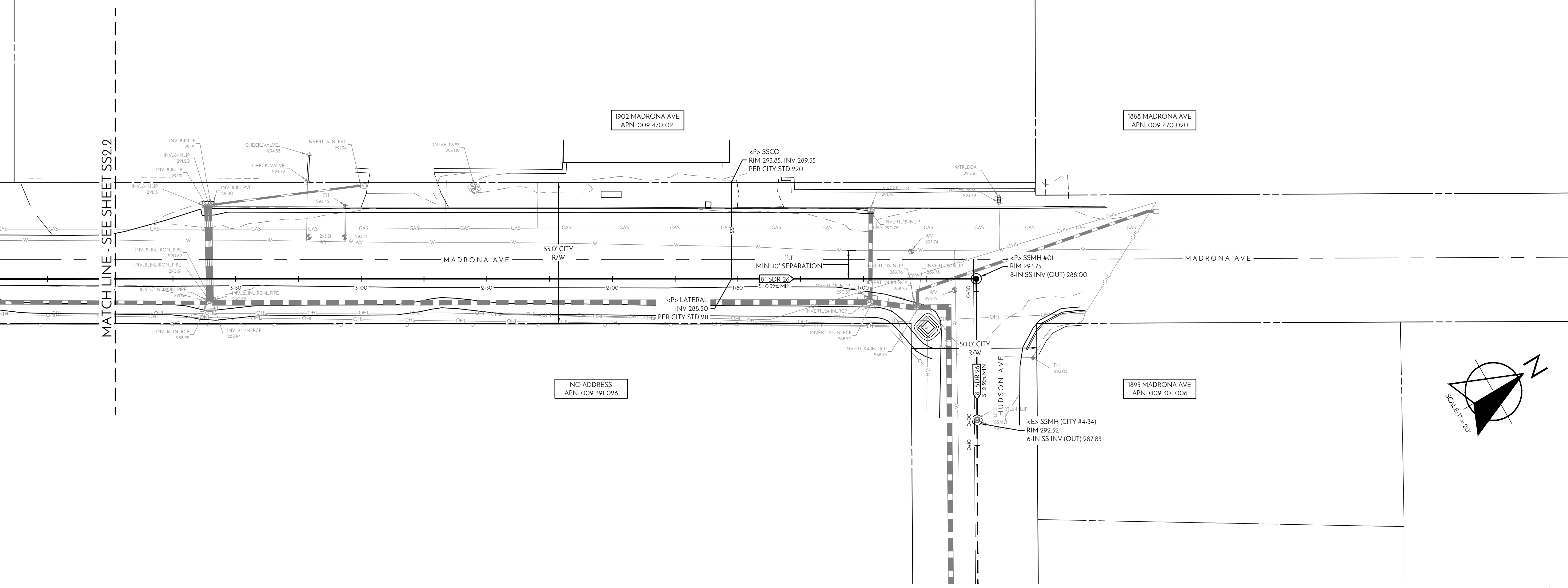
DATE: 08/24/22
ISSUE: PERMIT SET

SHEET:

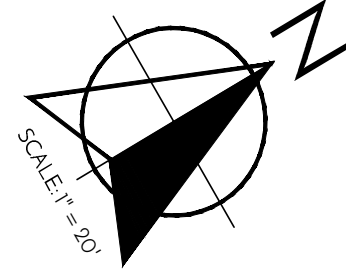
SS2.3

SANITARY SEWER PROFILE

PROFILE SCALE
HORIZONTAL: 1"=20'
VERTICAL: 1"=2'

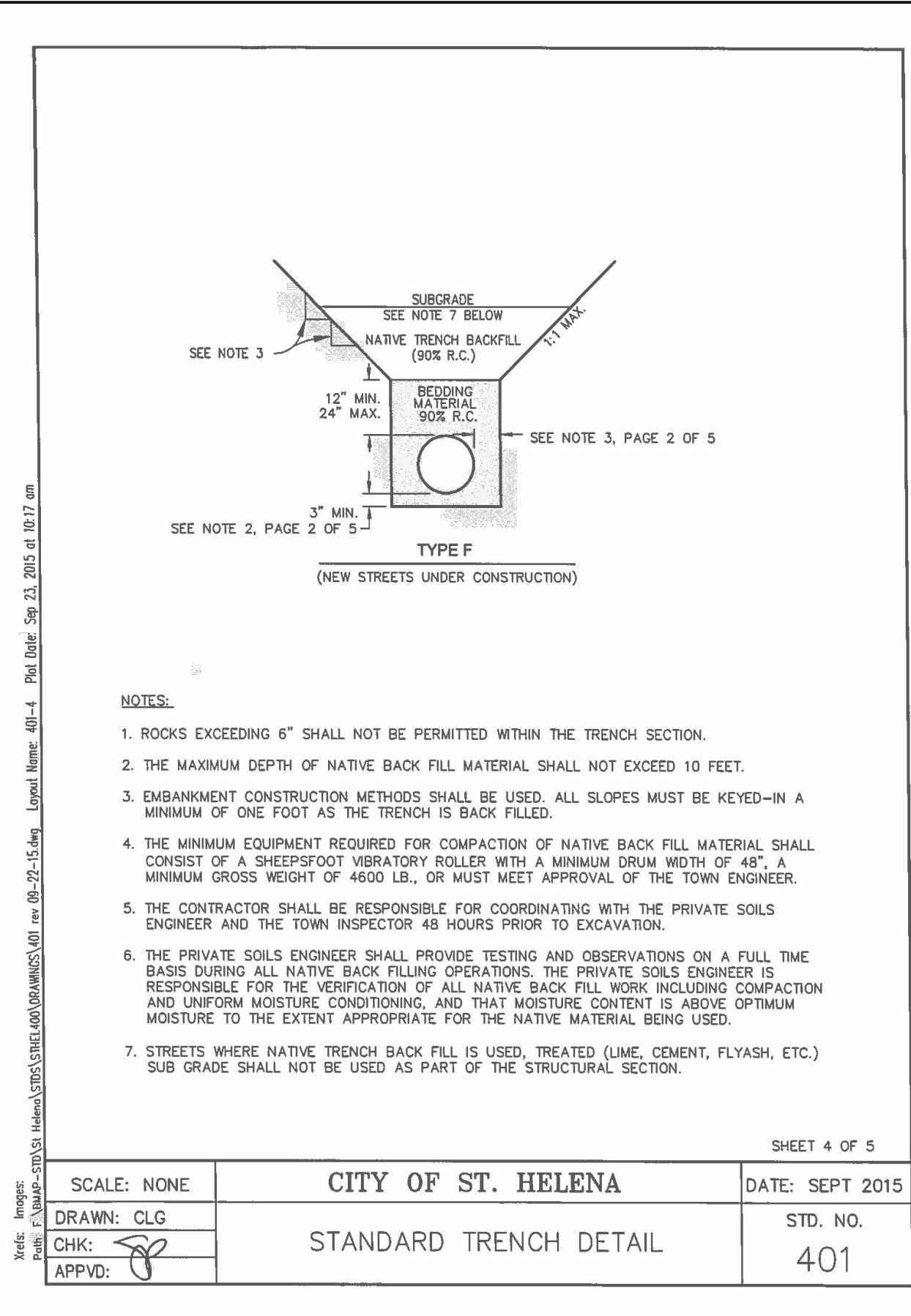
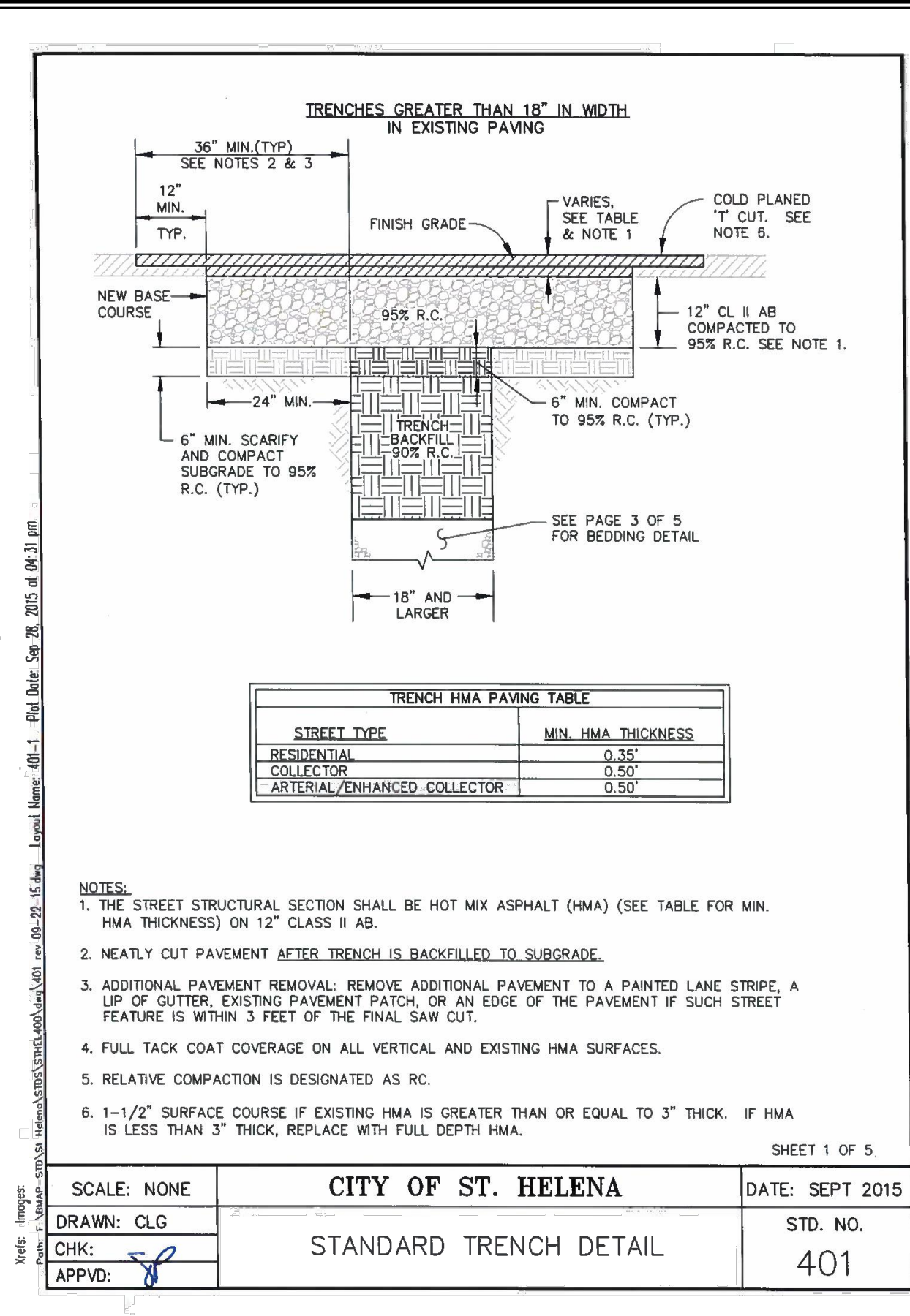
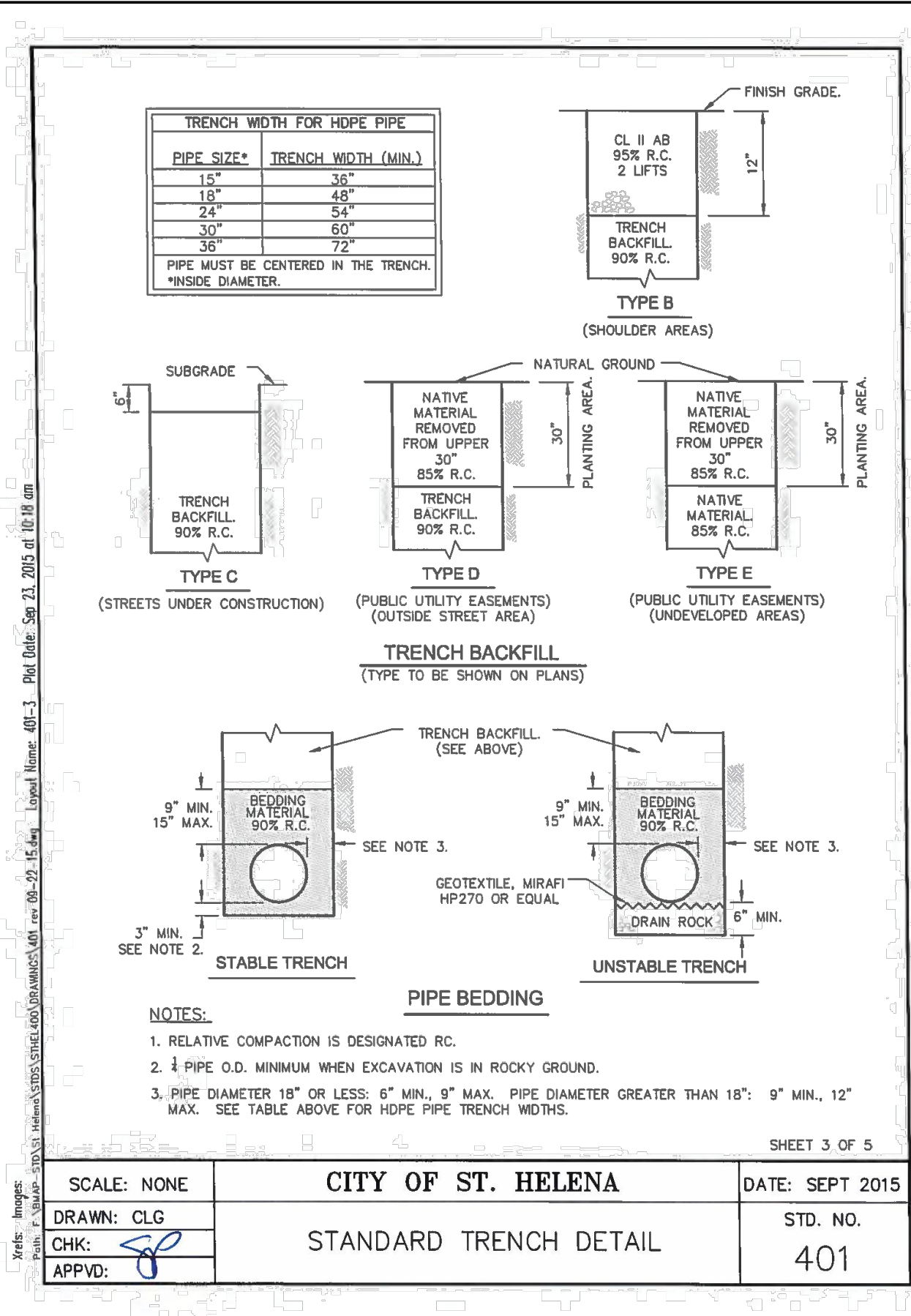
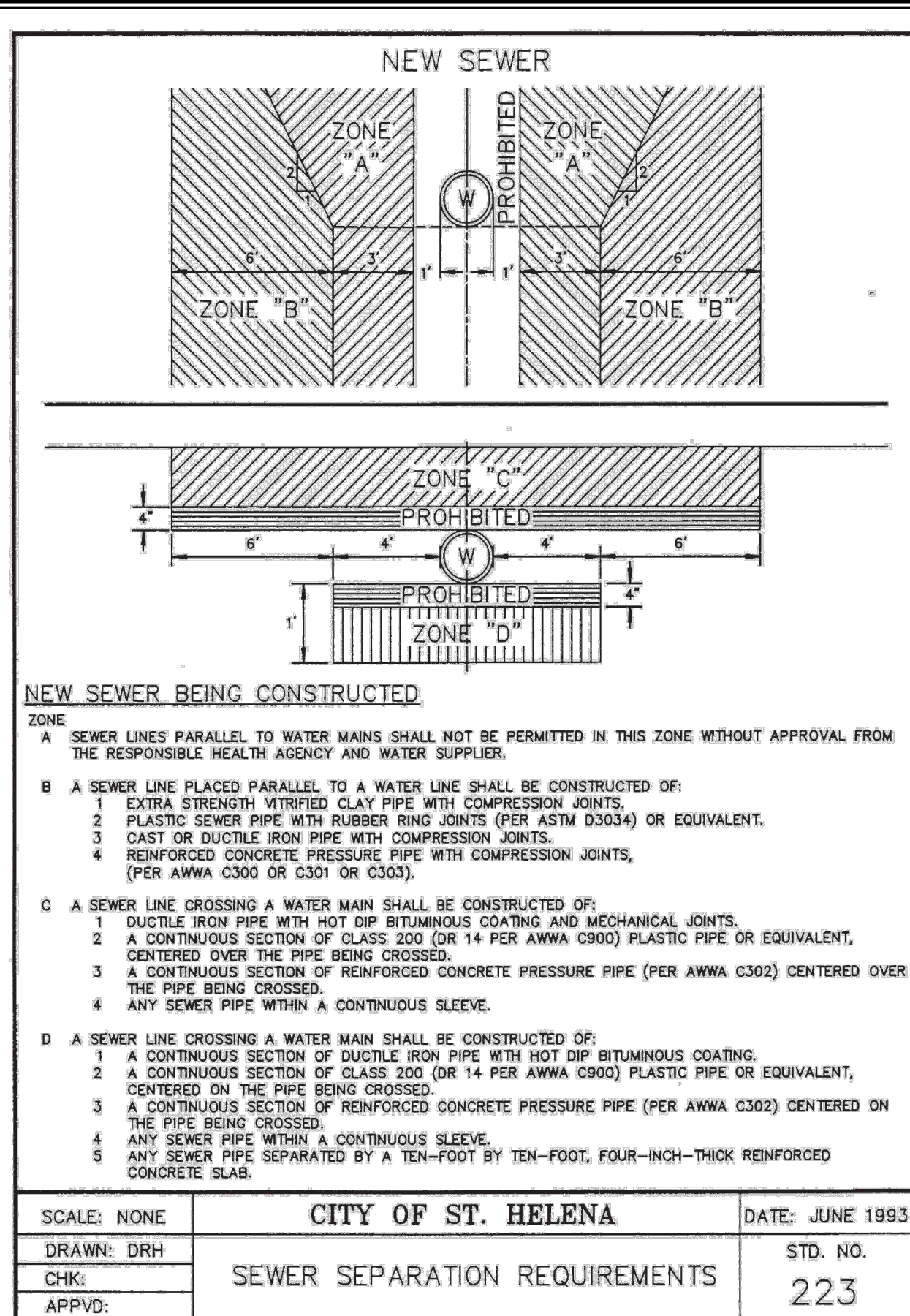
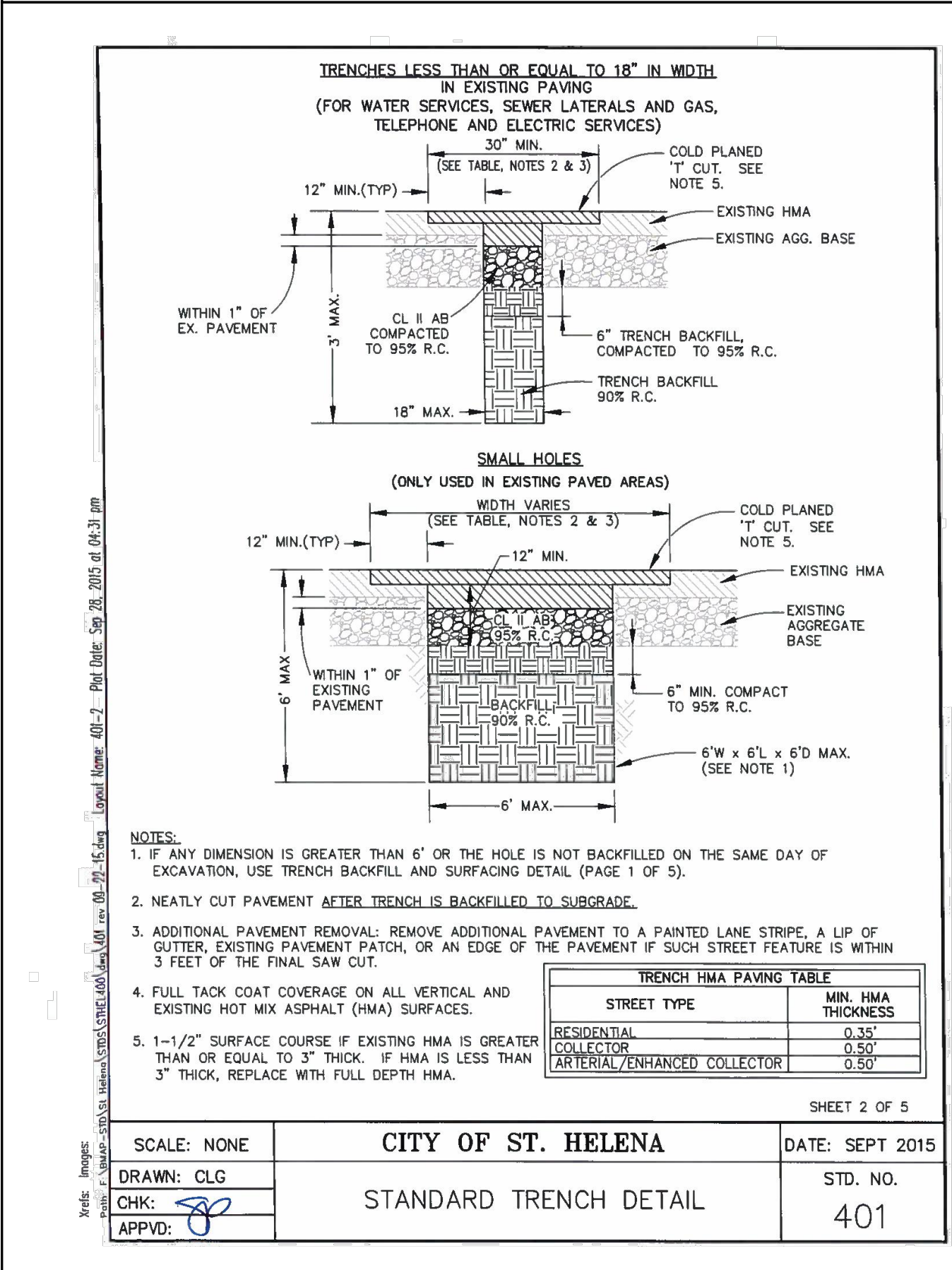
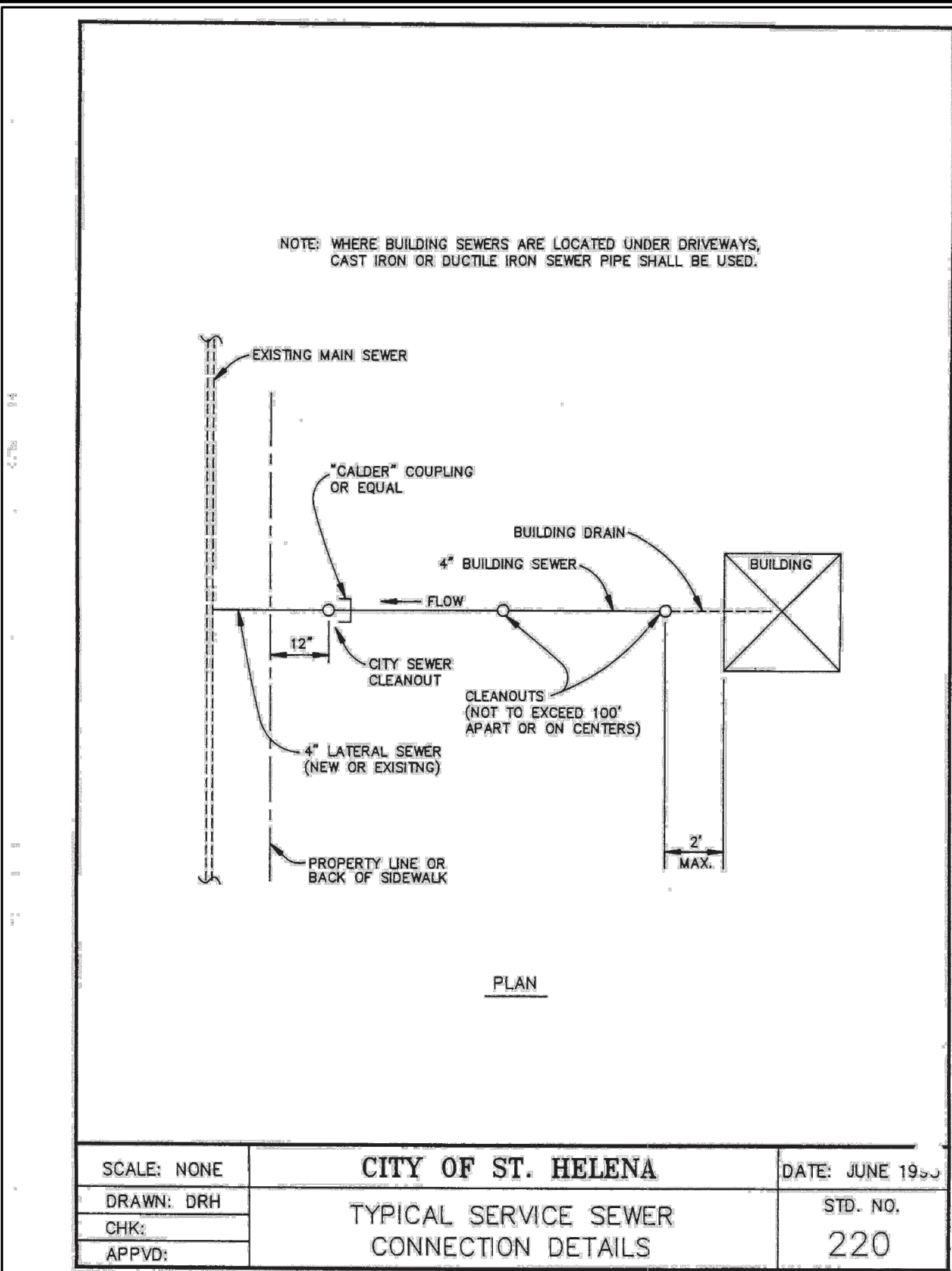


SANITARY SEWER PLAN



SCALE: 1"=20'

DETAILS



FOR OFFICIAL USE ONLY

THIS DOCUMENT IS THE PROPERTY OF THE CITY OF ST. HELENA. IT IS TO BE USED ONLY FOR THE PROJECT FOR WHICH IT WAS PREPARED. IT IS 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, WITHOUT THE WRITTEN PERMISSION OF THE CITY OF ST. HELENA. THE CITY OF ST. HELENA ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS DOCUMENT. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.



CIVIL IMPROVEMENT PLANS
DETAILS

MADRONA AVE SEWER EXTENSION
MADRONA AVE
ST. HELENA, CA 94574
PROJECT 21043



DATE: 08/24/22
ISSUED: PERMIT SET

SHEET

SS3.1



1230 Pine Street
St. Helena, CA 94574
707.967.9656 Phone
707.963.0771 Fax

November 8, 2022

707.200.9414 Direct
kfalace@buchalter.com

FIR HILL NEIGHBORS

Re: Community Meeting – November 6, 2022

Dear Neighbors:

Thank you very much for those of you that took time out of your weekend to meet with us. We hope it was informative and we appreciate the dialogue. I believe the below summarizes the attendees, but please let me know if I have inadvertently omitted anyone.

Hank and Patty Di Tomaso
Kathleen Herdell
Chris Herdell
Mary Cunningham
Will Agee
Adam & Nina Rotello
Margo Simons
Larry & Annette Smith

Jodie Morlet
Ron & Susan Krausz
Frank & Joann Sculatti
Judith Rossi
Sue Cross
Margaret Wooden
Jim Gamble
Tracy Smith

Our next meeting will be on **Saturday, November 19, 2022, at 3:30 p.m.** In the interim, if you have any questions, please do not hesitate to contact me.

Very truly yours,

BUCHALTER
A Professional Corporation

A handwritten signature in blue ink, appearing to read "K. Falace".

KATHARINE H. FALACE

buchalter.com

Los Angeles
Denver
Napa Valley
Orange County
Portland
Sacramento
Salt Lake City
San Diego
San Francisco
Scottsdale
Seattle

BN 73519615v1

Buchalter

1230 Pine Street
St. Helena, CA 94574
707.967.9656 Phone
707.963.0771 Fax

December 2, 2022

707.200.9414 Direct
kfalace@buchalter.com

VIA E-MAIL

St. Helena Planning Commission
City of St. Helena
1572 Railroad Avenue
St. Helena, CA 94574

John Ponte (Chair) - jponte@cityofsthelena.org
Autumn Anderson (Vice-Chair) - aanderson@cityofsthelena.org
Christopher Warner – cwarner@cityofsthelena.org
Rosaura Segura – rsegura@cityofsthelena.org
Marika Rothfeld- mrothfelod@cityofsthelena.org

Re: **PL 21-044 - 2126 Madrona Ave. Single-Family Home Development Project**

Dear Chair Ponte and Members of the St. Helena Planning Commission:

Thank you for the thoughtful update on the above matter. We agree with staff's recommendation that continuing the item to a future Planning Commission meeting in 2023 makes sense in order to fully address the outstanding items in the staff report. We respectfully propose this item is placed on the February 7, 2023, hearing date. If this date is amenable, please advise by what date you would like to receive our comments and updates.

Very truly yours,

BUCHALTER, APC



KATHARINE H. FALACE

cc:

Ethan Walsh (ethan.walsh@bbklaw.com)
Maya DeRosa (mderosa@cityofsthelena.org)
Chantal Power (cpowers@cityofsthelena.org)

buchalter.com

Los Angeles
Denver
Napa Valley
Orange County
Portland
Sacramento
Salt Lake City
San Diego
San Francisco
Scottsdale
Seattle

BN 73792730v1



Planning Commission December 6, 2022 Demolition Permit & Design Review File #PL21-044 Progress Report

- **2126 Madrona Avenue**
- **General Plan District: Agriculture (A)**
- **Zoning District: Twenty-Acre Agriculture (A-20)**
- **Request to demolish an existing 2,508 square foot single-family dwelling, and two accessory structures totaling 1,385 square feet to accommodate the construction of 14,407 square foot single-family dwelling, with a 1,754 square foot garage, 1,640 square foot terrace, and an 850 square foot ADU with 864 square foot covered terrace**



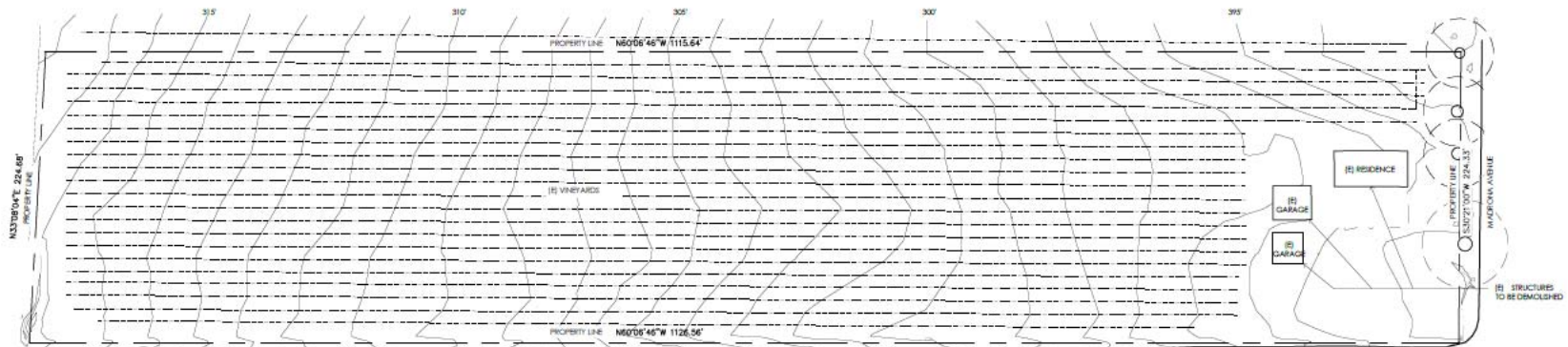
Existing Site Plan

Lot Size: 5.78 Acres (251,777 SF)

(E) Lot Coverage:

**SFR: 2,508 SF + 799 SF Garage + 586 SF Accessory Structure = Total:
3,893 SF**

Non-agricultural coverage must not exceed 1 acre, F.A.R. not regulated





Proposed Site Plan

Lot Size: 5.78 Acres

Existing Calculations

Vineyard: 5.08 acre

Orchard: 0.20 acre

Non-Ag: 0.50 acre

Proposed Calculations

Vineyard: 4.33 acre

Orchard: 0.41 acre

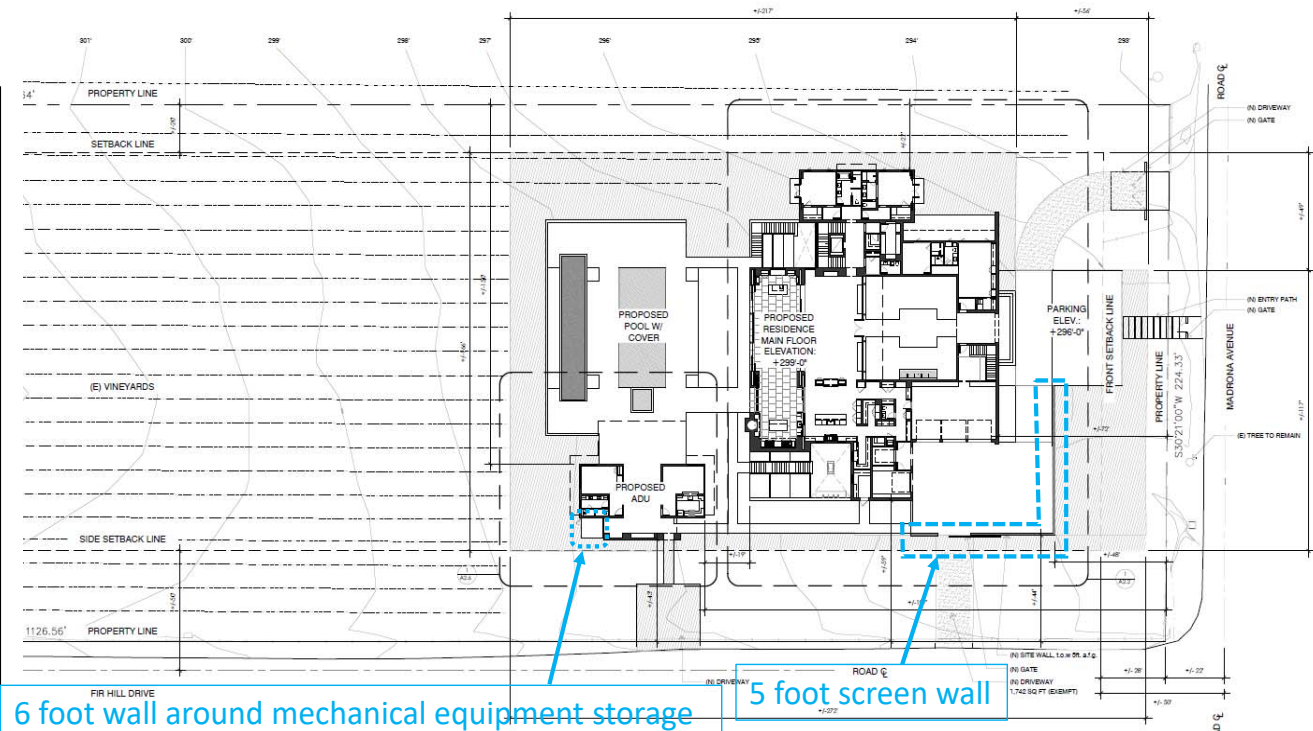
Non-Ag: 1.00 acre

Proposed Change

Vineyard: -0.75 acre

Orchard: +0.21 acre

Non-Ag: +0.50 acre



Proposed Structures: 14,407 SF Home + 1,754 SF Garage + 1,640 SF Terrace + 850 SF ADU + 864 SF Terrace = 19,515 SF



Issues presented to Planning Commission on October 18, 2022

General Plan Inconsistency

Staff has determined that the project is not fully consistent with General Plan Policies LU5.1 and LU5.3, though the Municipal Code does not explicitly define agricultural uses.

Support and Opposition

Staff has received one letter of support, which has since been withdrawn and several additional letters of opposition to the project related to but not limited to:

- Access from Fir Hill Drive
- The scale and size of the proposal
- Drainage issues and water use
- Loss of existing vines in an Agricultural zoning district



Issues noted in opposition letters to the Planning Commission

- Size of the home inconsistent with the neighboring properties and needs a dramatic reduction;
- The possibility of vineyard and mountain views blocked by proposed home;
- Lack of access easement to support the proposed driveways on Fir Hill Drive;
- Placement of the ADU;
- Removal of existing vines from an Agricultural property
- Water usage of the proposed residence, landscape irrigation and water neutral assumptions;
- Existing well not adequate and potential restrictions for drilling new well;
- Drainage from the property;



Issues noted in opposition letters to the Planning Commission (continued)

- General Plan noncompliance;
- CEQA exemption;
- Potential errors in the Historic Resource Evaluation
- Need for noise study, arbor study, and traffic study;
- Sewer connection;
- Height of landscaping along Fir Hill Drive;
- Promotion of affordable housing disparity; and
- Lack of transparency when approaching neighboring properties about the proposal.



Planning Commission continued the item and directed the applicant to provide the following information:

- **A letter affirming projected production tonnage of grapes following rehabilitation of the vines in collaboration with the Spottswode winery;**
- *Status complete. Staff received a letter outlining the projected production capacity of the vineyard from Beth Novak on November 7, 2022 (attachment 2).*
- **A sewer study and drainage study;**
- *Status complete. Planning staff received the sewer extension plan set on November 10, 2022 (attachment 3). Public Works is still reviewing the plans.*
- **More details provided for potential water use;**
- *Status incomplete. Following the Planning Commission meeting on October 18, 2022, staff met to discuss any additional information that could be provided to supplement the existing Water Neutrality Report and determined that it would not be advisable to create new standards for this project that are not currently applied to all City projects. However, any potential project changes that would result from the two neighborhood meetings, the first on November 6th and the second on November 19th, would be included in an updated Water Neutrality Report. Revised architectural plans and a revised Water Neutrality Report have not been provided as of the preparation of this progress report.*



Planning Commission continued the item and directed the applicant to provide the following information:

- **A significant reduction of the proposed overall home size (6600 SF maximum was suggested by Commissioner Anderson);**
- *Status incomplete. The applicants have stated their intention to provide plan revisions following the neighborhood meeting held on November 6th and November 19th, but have not been provided as of the preparation of this progress report.*
- **Further define agricultural use area;**
- *Status incomplete. The applicants have stated their intention to provide plan revisions following the neighborhood meeting held on November 6th and November 19th, but have not been provided as of the preparation of this progress report.*
- **Produce sketches on reduced size of massing;**
- *Status incomplete. The applicants have stated their intention to provide plan revisions following the neighborhood meeting held on November 6th and November 19th, but have not been provided as of the preparation of this progress report.*



Planning Commission continued the item and directed the applicant to provide the following information:

- **Install story poles; and**
- *Status complete. Staff received photos of the installed story poles on November 14, 2022 (attachment 1).*
- **Schedule meetings with neighbors and provide summary of the meetings.**
- *Status incomplete. The City has not received a written summary of the specific feedback from the November 6, 2022 meeting with the neighbors, although this was communicated following the October 18th Planning Commission with a deadline of November 10, 2022 to provide to staff. As of November 14th, the only information shared thus far with the City is the following statement emailed from the applicant to staff:
"Over the two hour duration of the November 6, 2022 neighbor meeting that occurred, a wide range of topics were discussed, including but not limited to house and ADU placement, water usage for house and vineyard, storm water runoff, and views."
An attendee list has been provided regarding the November 19th neighbor meeting, but no specifics on the outcome of discussions (attachment 6).*



Historic Resource Evaluation updated to address questions

The Historic Resource Evaluation was updated to address commenter letters sent to the Planning Commission prior to the Meeting on October 18, 2022, that indicated the Rossi family, and the vineyard were historically significant to the City of St. Helena.



Recommendation

The hearing tonight is intended to inform the public and Planning Commission of the progress made on the Planning Commission's instructions to the applicant, and as such, no recommendation for approval or denial can be made. Therefore, staff recommends that the Planning Commission:

1. Continue the project to a date uncertain to provide the applicant time to complete Planning Commission instructions and provide staff adequate time to review project revisions and prepare the necessary reports and supporting documents for a future hearing.





Existing Site Photos

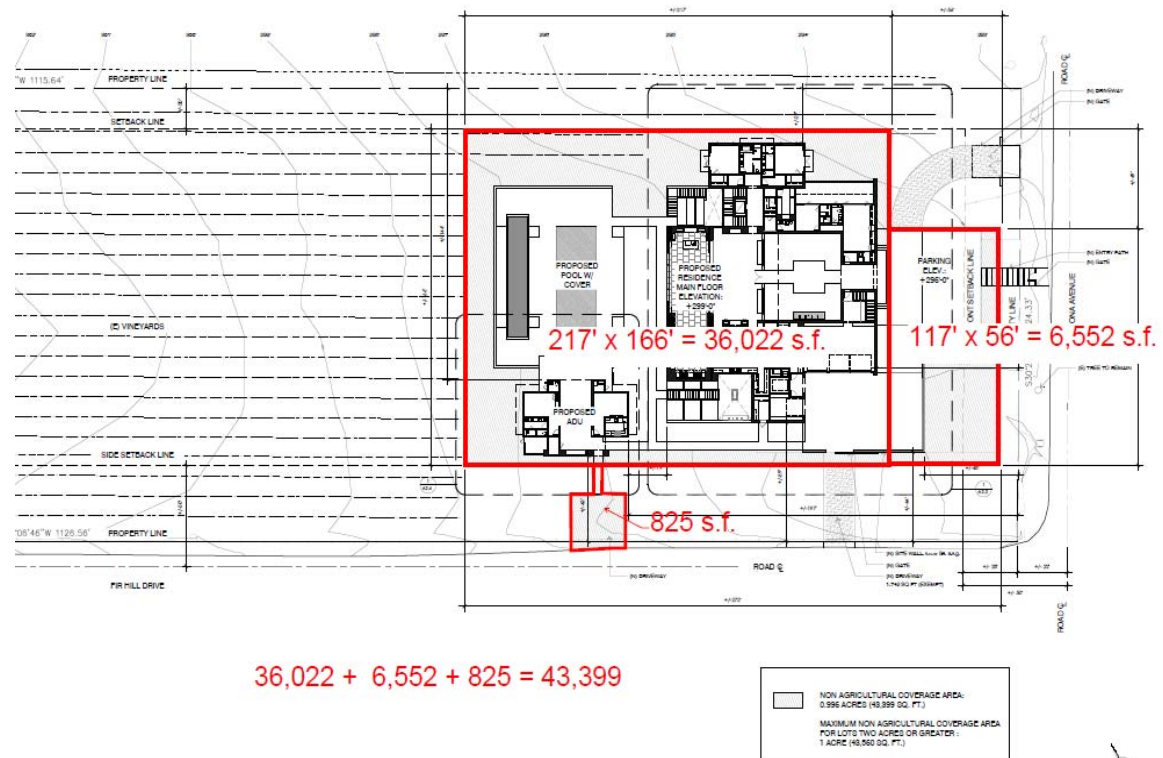




Driveway Exemption

Section 17.20.060 (C) – Standards for Two Acre Lots or greater in Area requires that all structures, driveways (except for a sixteen-foot-wide driveway no greater two thirds the length of the parcel), parking, patios, lawn, or other non-agricultural uses shall be limited to one acre maximum per parcel.

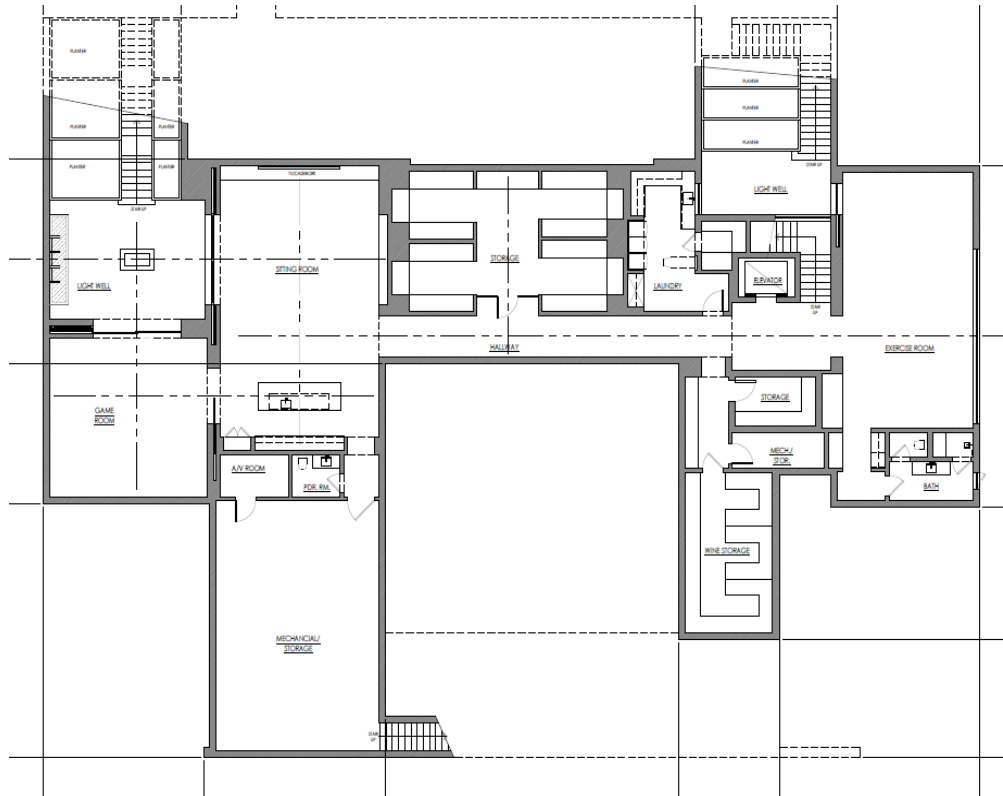
Except for the portion of the driveway contained in the screened motor court, the primary driveway has been excluded from the 1 acre maximum.





**6,457 SF basement
containing an exercise
room, laundry room,
wine storage room,
additional storage
rooms, a game room, a
sitting room, a
bathroom, and powder
room**

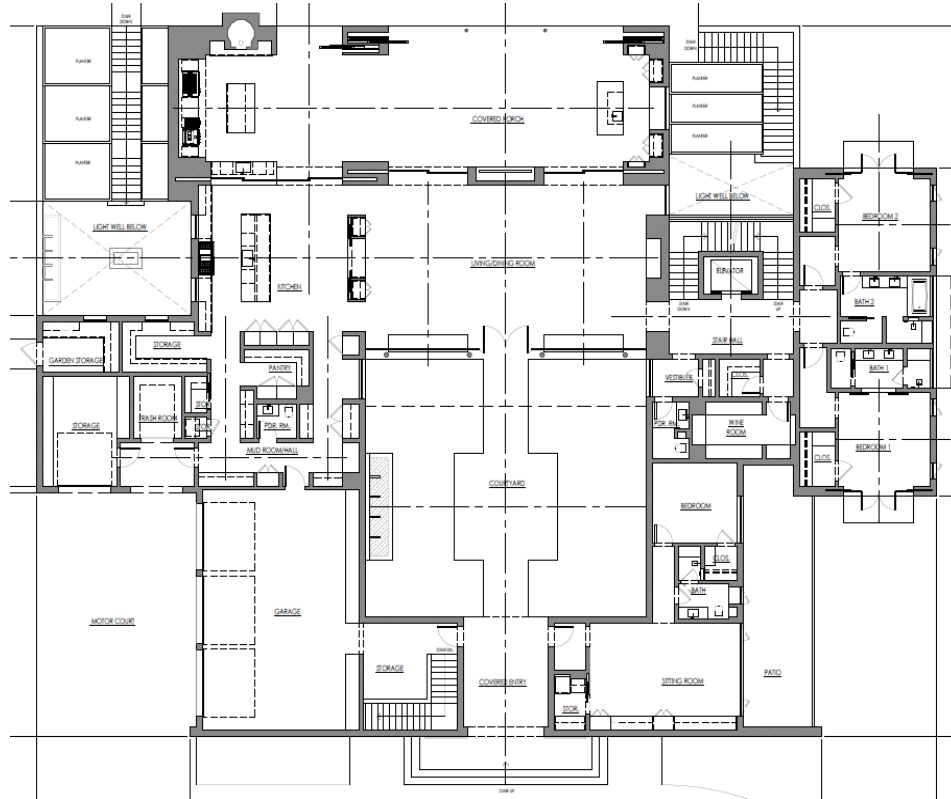
Floor Plan – Basement





**5,244 SF ground floor
containing 3 bedrooms,
3 bathrooms, a wine
room, 4 storage rooms,
a kitchen, pantry,
dining and living room,
a sitting room, 2
powder rooms, a trash
room, and garage**

Floor Plan – 1st Floor

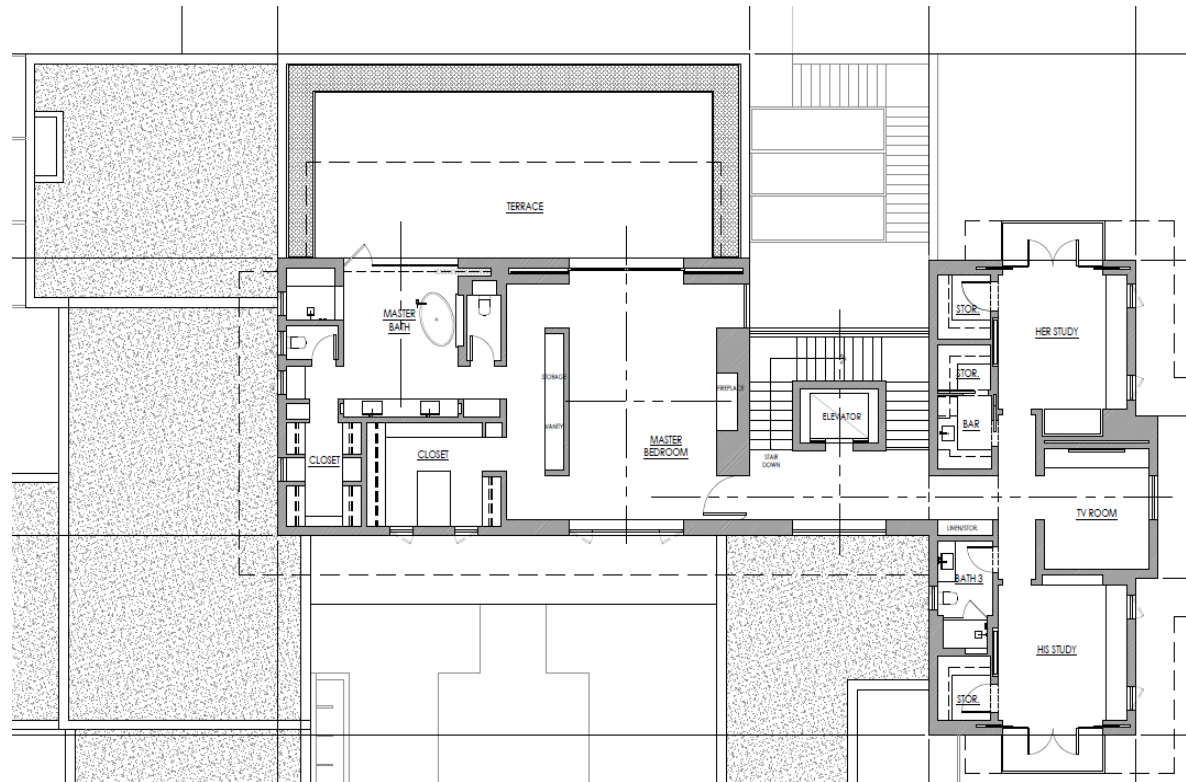




Floor Plan – 2nd Floor

2,706 SF second floor containing a master bedroom, master bathroom, two studies, a t.v. room, an additional bathroom, and a large covered terrace

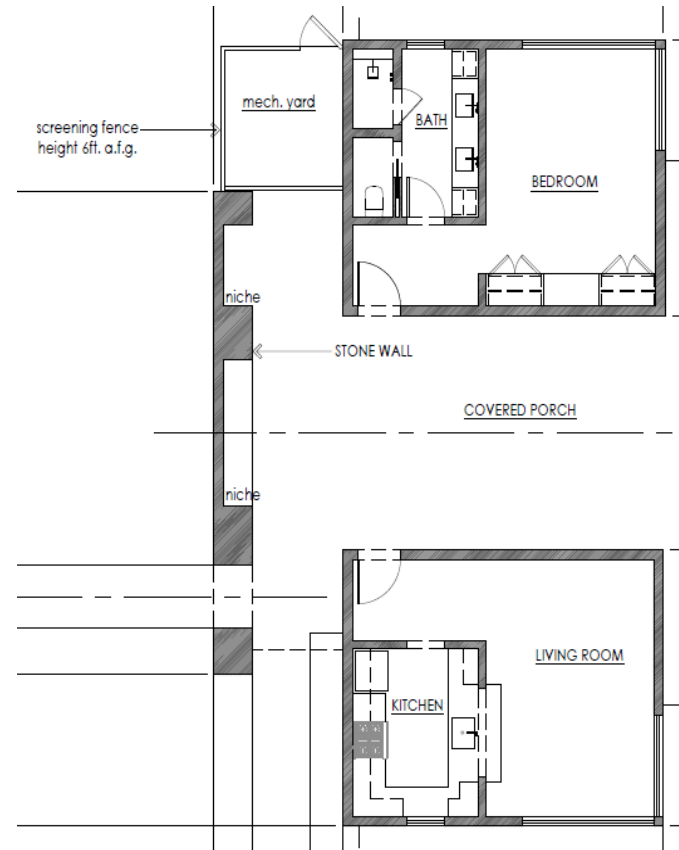
** Staff report incorrectly notes that the two studies could be additional bedrooms.*





850 SF containing one bedroom, one bathroom, one living room, and one kitchen, with a large covered porch located between the bedroom and living room

Floor Plan – ADU





Preliminary Landscape Plan

Water Usage of Proposed Landscape Species

Very Low

Low

Moderate

High

ZONE	SYMBOL	Hydrozone / Planting Description	WUCOLS	Qty	Size	SF Each	Zone Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (sq.ft)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas													
TREES	Botanical												
LAG RED	LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	LOW	2	24" BOX	47	0.2	Drip	0.81	0.25	94	23	635	
OLE SEV	OLEA EUROPAEA 'SEVILLANO'	VERY LOW	1	FIELD DUG	283	0.1	Drip	0.81	0.12	283	35	955	
PIS CH2	PISTACIA CHINENSIS	LOW	6	60" BOX	313	0.2	Drip	0.81	0.25	1878	464	12,679	
SHRUBS	Botanical												
CAM KAN	CAMELLIA SASANKUA 'KANJIRO'	MODERATE	13	5 GAL	6	0.5	Drip	0.81	0.62	78	48	1,316	
CIS SUN	CISTUS X PULVERULENTUS 'SUNSET'	LOW	6	5 GAL	7	0.2	Drip	0.81	0.25	42	10	284	
CIT ME2	CITRUS X LIMON 'MEYER'	MODERATE	4	15 GAL	12	0.5	Drip	0.81	0.62	48	30	810	
EUO JAP	EUONYMUS JAPONICUS	LOW	6	5 GAL	7	0.2	Drip	0.81	0.25	42	10	284	
GAR VEI	GARDENIA JASMINOIDES 'VEITCHII'	MODERATE	6	5 GAL	6	0.5	Drip	0.81	0.62	36	22	608	
LAU NOB	LAURUS NOBILIS	LOW	6	15 GAL	12	0.2	Drip	0.81	0.25	72	18	486	
LIG TEX	LIGUSTRUM JAPONICUM 'TEXANUM'	MODERATE	11	15 GAL	4	0.5	Drip	0.81	0.62	44	27	743	
OLE LIT	OLEA EUROPAEA 'LITTLE OLLIE' TM	VERY LOW	16	5 GAL	7	0.1	Drip	0.81	0.12	112	14	378	
PLU ROY	PLUMBAGO AURICULATA 'MONOTT' TM	LOW	21	5 GAL	6	0.2	Drip	0.81	0.25	126	31	851	
PRU CAR	PRUNUS CAROLINIANA 'COMPACTA'	LOW	29	15 GAL	12	0.2	Drip	0.81	0.25	348	86	2,349	
TRA JAS	TRACHELOSPERMUM JASMINOIDES	MODERATE	33	5 GAL	7	0.5	Drip	0.81	0.62	231	143	3,899	
GRASSES	Botanical												
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	MODERATE	16	1 GAL	3	0.5	Drip	0.81	0.62	48	30	810	
LOM LIM	LOMANDRA X 'LOMLON' TM	LOW	46	1 GAL	3	0.2	Drip	0.81	0.25	138	34	932	
MIS MOR	MISCANTHUS SINENSIS 'MORNING LIGHT'	MODERATE	33	5 GAL	6	0.5	Drip	0.81	0.62	198	122	3,342	
PEN ORI	PENNISETUM ORIENTALE	MODERATE	55	1 GAL	6	0.5	Drip	0.81	0.62	330	204	5,570	
PERENNIALS	Botanical												
ANE SEP	ANEMONE X HYBRIDA 'SEPTEMBER CHARM'	MODERATE	16	1 OR 2 GAL	2	0.5	Drip	0.81	0.62	32	20	540	
LAV GRO	LAVANDULA X INTERMEDIA 'GROSSO'	LOW	18	1 GAL	6	0.2	Drip	0.81	0.25	108	27	729	
LAV HID	LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	LOW	8	1 GAL	3	0.2	Drip	0.81	0.25	24	6	162	
SAL MID	SALVIA LEUCANTHA 'MIDNIGHT'	LOW	25	5 GAL	6	0.2	Drip	0.81	0.25	150	37	1,013	
VER LOL	VERBENA BONARIENSIS 'LOLLIPOP'	VERY LOW	20	1 GAL	6	0.1	Drip	0.81	0.12	120	15	405	
ROSES	Botanical												
ROS EAS	ROSA FLORIBUNDA 'EASY SPIRIT' TM	MODERATE	15	5 GAL	7	0.5	Drip	0.81	0.62	105	65	1,772	
ROS EDI	ROSA FLORIBUNDA 'EASY DOES IT' TM	MODERATE	4	5 GAL	7	0.5	Drip	0.81	0.62	28	17	473	
ROS LAV	ROSA FLORIBUNDA 'VERANDA LAVENDER'	MODERATE	5	5 GAL	7	0.5	Drip	0.81	0.62	35	22	591	
RAISED BEDS													
VEG BOX	VEGETABLE BOX	MODERATE	128	TBD		0.5	Drip	0.81	0.62	128	79	2,160	
KUR LWN	Kurapia Lawn	LOW				0.2	TL	0.81	0.25	1068	264	7,210	
	Water Features (pool and spa)	High				1	N/A	1	1.00	965	965	26,385	
Totals										12.36	6,911	2,866	78,369





Elevations (Front & Rear) – (P) Primary Residence

Rear



Front, view from
Madrona Avenue





Elevations (Front & Rear) - (P) Primary Residence

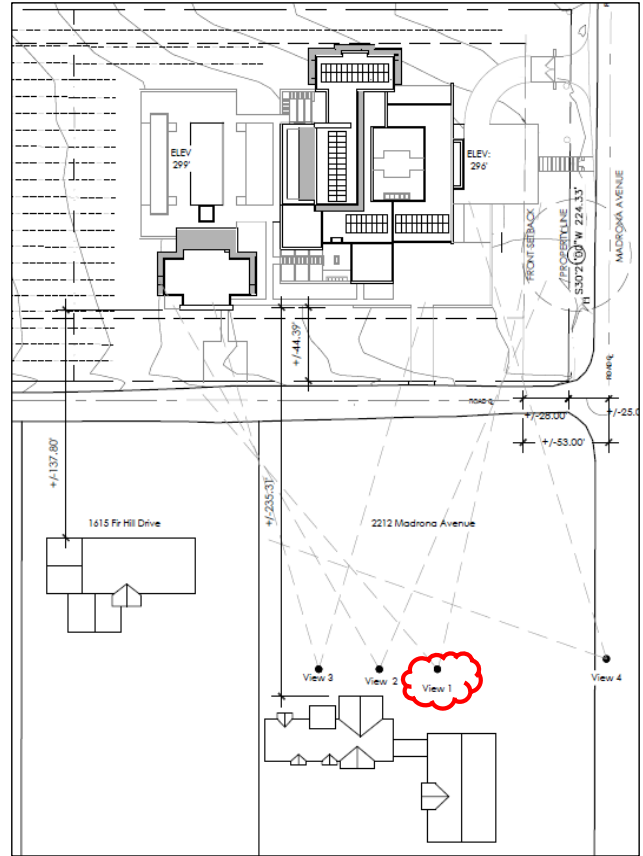
Northwest Elevation



Southwest Elevation – view from Fir Hill Drive

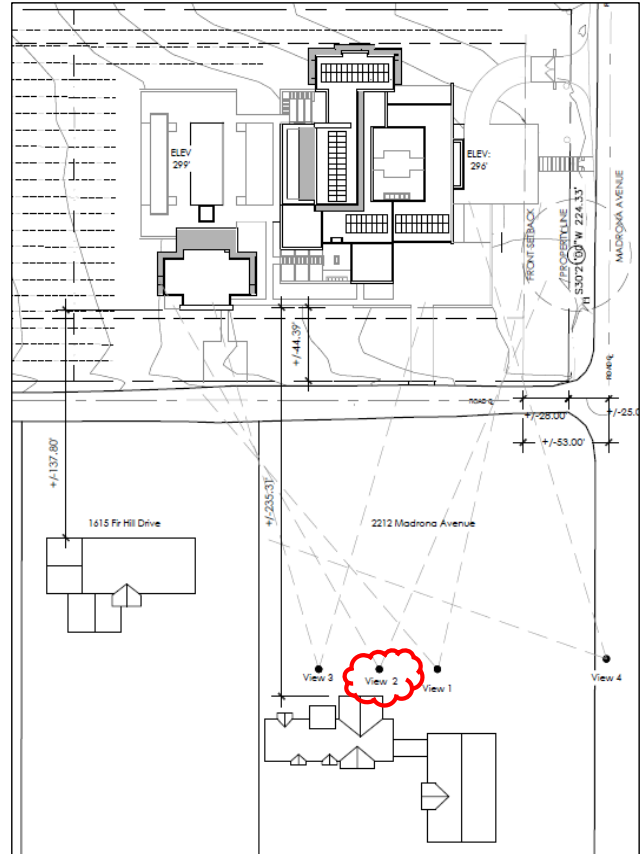


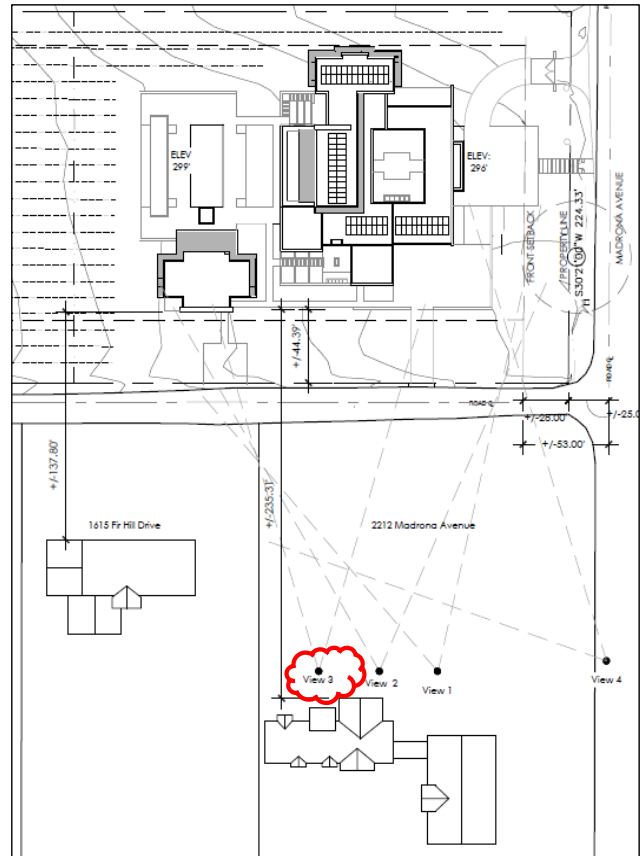
View 1 from 2212 Fir Hill Drive





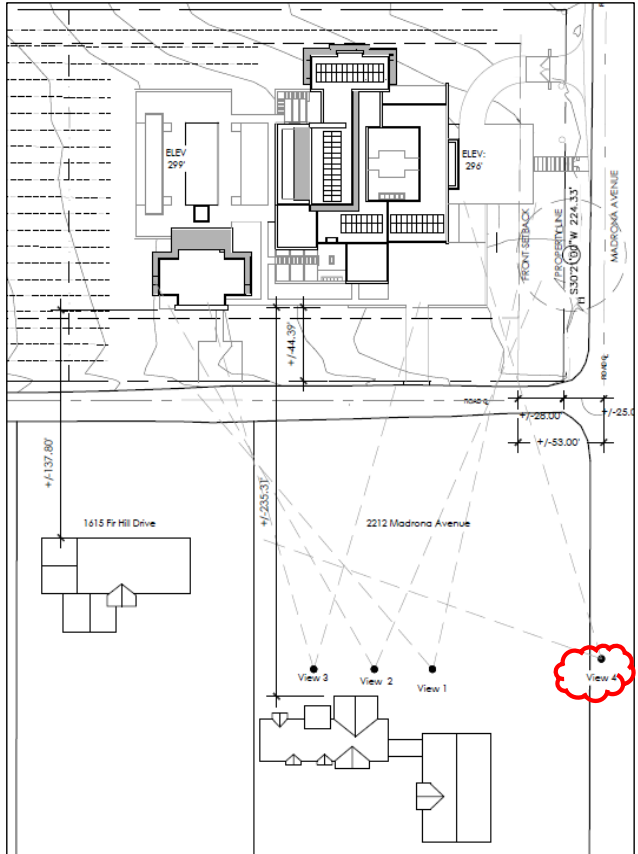
View 2 from 2212 Fir Hill Drive







View 4 from 2212 Fir Hill Drive





Photos of existing single-story structures within 150 feet of the project

2122 Madrona Avenue, view from Madrona Avenue, across Fir Hill Drive from project



1615 Fir Hill Drive, across Fir Hill Drive from project



Spottswode Winery Estate & Vineyards, across Madrona Avenue from project



2056 Madrona Avenue, adjacent to project on Madrona Avenue



Design Review Findings

- 1) Consistency and compatibility with the 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 historic 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;



Design Review Findings (continued)

- 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 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 scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriately 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.



Recommendation

Staff recommends that the Planning Commission consider:

Option 1

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and 15303; and
2. Accept the required findings and approve the attached resolution granting demolition permit and design review approval for the proposed construction on the property located at 2126 Madrona Avenue.

Option 2

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15301 and 15303; and
2. Find the project inconsistent with General Plan policies LU5.1 and LU5.3 and direct the applicant/owner to retain all of the existing vineyards and redesign the site for Planning Commission review at a future date.