City of St. Helena
Planning Commission
Regular Meeting
Tuesday, March 21, 2023 @ 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.

The Planning Commission meeting will be live-streamed on Comcast Channel 28 and on the City's website. Public comment for Planning Commission meetings will be accepted via email to publiccomment@cityofsthelena.org. All public comments must be emailed at least three hours prior to the meeting. Emailed public comments will not be read out loud but will be publicly available and attached to the on-line agenda.

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/ .

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1. PLEDGE OF ALLEGIANCE

2. CALL TO ORDER AND ROLL CALL
   Chair: John Ponte
   Commissioners: Autumn Anderson, 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
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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)

5. PUBLIC HEARINGS

****REVISED DOCUMENTS**

5.1. Request by the Holy Cross Cemetery for adoption of a resolution approving a use permit and design review in order to accommodate the construction of a new mausoleum on the cemetery property located at 2121 Spring Street in the Public and Quasi-Public zoning district. 7 - 39

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303.
Prepared By: Aaron Hecock, Senior Planner
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to Section 15303; and

2. Accept the required findings and approve the attached resolution granting use permit and design review approval for the proposed mausoleum on the property located at 2121 Spring Street.

Staff Report- 2121 Spring St.

5.2. A request for a demolition permit for the demolition of a single-family residence with attached garage, a detached storage building, and a greenhouse and a request for design review permit for the construction of a new single-family residence with an attached 2-car garage and attached junior accessory dwelling unit (JADU). A detached accessory dwelling unit (ADU) will also be constructed as part of this project. The subject site is located at 1766 Sulphur Springs Avenue and within the Medium Density Residential (MR) zoning district. 41 - 171

CEQA Determination: The project is categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines, which exempts the construction 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 as the proposed project 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.
Prepared By: Jennifer Williams, Planning Consultant
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines; and
2. Accept the required findings and approve the attached resolution granting a demolition permit and design review approval for the proposed construction on the property located at 1766 Sulphur Springs Avenue.

Staff Report- 1766 Sulphur Springs Ave.
**1766 Revised Reso Recitals, Findings, and Conditions
1. Public Comment_DP&FLAW_Devore
2. Public Comment_MurphyAustinAttorneys_Nicolls

5.3. A request for a demolition approval for the demolition of a single-family residence with attached garage, a detached guesthouse, and a detached storage, and a request for design review approval for the construction of a new single-family residence with an attached 2-car garage. A detached accessory dwelling unit (ADU) will also be constructed as part of this project. The subject site is located at 1516 Sulphur Springs Avenue and within the Medium Density Residential (MR) zoning district and has a Rural Residential Overlay designation. 173 - 277

CEQA Determination: The project is categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines, which exempts the construction 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 as the proposed project 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.
Prepared By: Jennifer Williams, Planning Consultant
Recommendation:
For the reasons described above, staff recommends that the Planning Commission:

1. Determine that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines; and
2. Accept the required findings and approve the attached resolution granting demolition of the existing structures and design review approval for the proposed construction on the property located at 1516 Sulphur Springs Avenue.

Staff Report- 1516 Sulphur Springs Ave.
**1516 Reso Revised Recitals, Findings, and Conditions

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 April 4, 2023 at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1088 College Ave., and at Vintage Hall, 465 Main Street, St. Helena, California on March 13, 2023.



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

PLANNING COMMISSION REPORT

Planning Commission Meeting of March 21, 2023

FILE NUMBER: PL22-060

SUBJECT: Request by the Holy Cross Cemetery for adoption of a resolution approving a use permit and design review in order to accommodate the construction of a new mausoleum on the cemetery property located at 2121 Spring Street in the Public and Quasi-Public zoning district.

PREPARED BY: Aaron Hecock, Senior Planner

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:11/16/22 **ACCEPTED AS COMPLETE:**01/17/23

LOCATION OF PROPERTY: 2121 Spring Street

APN: 009-392-017

GENERAL PLAN/ZONING: Public and Quasi-Public (PQP)

APPLICANT: Holy Cross Cemetery **PHONE:** (707) 546-6290

BACKGROUND

Holy Cross Cemetery consists of two parcels APN 009-392-014 at 2141 Spring Street and APN 009-392-017 at 2121 Spring Street. The 5-acre parcel at 2141 Spring Street has obtained numerous permits over the years for the existing cemetery including permits for several mausoleums. The nearly 8-acre subject parcel at 2121 Spring Street Parcel has no existing permits for cemetery activities. Approximately 5 ½ acres of the property at 2121 Spring Street has historically been used for active agriculture and is leased thru 2051 for continued agricultural use. Upon expiration of the lease, the owner (The Roman Catholic Bishop of Santa Rosa) intends to use the parcel for cemetery uses based on market demands and trends occurring at that time (i.e., ground burials, mausoleum entombments, and cremation inurnment ratios).

PROJECT DESCRIPTION

The applicant is seeking use permit and design review approval to construct a new mausoleum on cemetery property at 2121 Spring Street. The property at 2121 Spring Street is an 'L' shape with a portion of the site being located behind the cemetery property at 2141 Spring Street (see attached plans and images). The proposed mausoleum would be located on the portion of the property behind the existing cemetery at 2141 Spring Street. As noted above, over 5 acres of the project site is used for active agriculture with the portion of the site behind 2141 Spring Street being planned for additional cemetery uses; this portion of the property is not used or leased for agriculture. The proposed mausoleum is similar in size and design to exiting mausoleums located on the adjacent cemetery property. The building is approximately 16'2" x 38'2" (617 square feet) and is surrounded by a concrete walkway that varies in width from 4' wide in front of crypt spaces to 3' wide in front of niche spaces. The crypts would be poured in place reinforced concrete in conformance with current cemetery and building codes. The building would be veneered in 2 cm polished granite crypt fonts, niche fonts, and trim and fixed panels to complement existing mausoleum structures on cemetery property. The building would be 12' high and would contain 96 single casket spaces and 208 columbarium urn spaces. As parking is transient for graveside and cemetery services, all parking is located along existing cemetery roads.

ANALYSIS

CEQA

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, stores, motels, offices, 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 Public and Quasi-Public (PQP). The PQP land use designation provides for gov-ernment-owned facilities, public and private schools, and quasi-public uses such as churches, community/public serving endeavors, and cemeteries. The maximum FAR for the PQP designation is 0.50. The PQP designation occurs throughout the city, and includes the City library, all of the public schools, some of the private schools, all churches, cemeteries, and the City-owned wastewater treatment plant. The St. Helena General Plan Update 2040 includes the following policies that are relevant to the proposed project:

- LU6.1 **-** Provide a wide-range of high-quality public facilities, including parks, multi-use trails, schools, fire and police services, water and wastewater systems, and community centers.

General Plan Implementing Actions:

- LU6.B - Pursue sites for future public facilities, including parks, consistent with projected growth.

Staff Response: The proposed project consists of constructing a small mausoleum on existing cemetery property that isn't visible from Spring Street. The Holy Cross Cemetery and proposed mausoleum provide a service and sanctuary for the citizens of St. Helena. Cemetery uses are consistent with the objectives and purpose of the PQP land use designation.

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Public and Quasi-Public (PQP). It is the purpose of the PQP public and quasi-public district to provide for government-owned facilities, public and private schools and quasi-public uses such as churches and cemeteries. The PQP district occurs throughout the city, and includes City Hall, the city library, all of the public schools, all of the churches, emergency transportation service, the cemetery and the wastewater treatment plant.

Pursuant to SHMC Chapter 17.68, because of the wide variety of possible public and quasi-public uses and legal relationships involved it is not possible to fully implement the traditional list of uses with fixed development standards. As a result, all public and quasi-public uses in the PQP district shall require a use permit approval at a public hearing. Additionally, all new structures in the PQP district require design review.

Staff Response: As described above, the proposed mausoleum is approximately 617 sf in size, is surrounded by a concrete walkway that varies in width from 4' wide in front of crypt spaces to 3' wide in front of niche spaces. The crypts would be poured in place reinforced concrete in conformance with current cemetery and building codes. The building would be veneered in 2 cm polished granite crypt fonts, niche fonts, and trim and fixed panels to complement existing mausoleum structures on cemetery property. The building would be nearly 12' high and would contain 96 single casket spaces and 208 columbarium urn spaces. The proposed mausoleum would be located towards the rear of the parcel, more than 800 feet from Spring Street, and located behind the existing Holy Cross Cemetery; it would not be visible from Spring Street. The structure would be approximately 6 feet from the adjacent cemetery property with the roof overhang being approximately 2 feet from the adjacent property. At grade work includes a concrete sidewalk and landscaping which would occur on both cemetery properties.

HISTORIC RESOURCES

Neither Holy Cross Cemetery property (2121/2141 Spring Street) is listed on the City's Historic Resources Master List.

Staff Response: The proposed construction of a new mausoleum on cemetery property will not have a negative impact on existing historic structures or districts.

WATER

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

Staff Response: The proposed mausoleum has no water-using fixtures and does not constitute new development as defined above and is therefore not subject to St. Helena Water neutrality requirements. The proposed project has been reviewed by the Public Works Department who has provided conditions of approval for the project.

PARKING

SHMC Section 17.124.030(B) "Minimum On-site Parking Requirements", requires that assembly uses (churches, chapels, funeral homes, theaters, auditoriums, stadiums and similar places of assembly) provide one parking space for each 50 square feet of floor area for assembly areas without fixed seating. If this code section is applied, then the project requires 12 parking spaces. SHMC Section 17.124.030(H), states that the Planning Commission shall determine the parking requirements for uses not specifically listed. In determining such requirements, the Planning Commission shall use the requirements listed in SHMC Section 17.124.030 as a general rule and guide.

Staff Response: While the proposed mausoleum is 617 sf, none of that space is useable floor area in the traditional sense. As noted in the project description above,parking is transient for graveside visitation and cemetery services, all parking is located along existing cemetery roads. As can be seen on the provided aerial image of the cemetery property, there is ample street parking available for cemetery visitors.

USE PERMIT

As noted above, SHMC Sections 17.68.010 and 17.68.020 essentially require that all development within the PQP district obtain use permit approval. The purpose of a use permit is to allow the proper integration of essential or desirable uses which may be suitable only in certain locations or zoning districts in the City, or to ensure that such uses are designed or arranged on the site in a particular manner. In its review of applications for use permits, the Planning Commission shall evaluate each proposed use in order to consider its impact on the City. Pursuant to Municipal Code Section 17.168.050, no use permit shall be granted unless the following findings can be made:

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

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

Staff Response: The proposed mausoleum is small (only 617 sf and 12 feet in height), would not be visible from Spring Street, and is a substantial distance from adjacent non-cemetery properties (more than 200 feet away). Cemetery uses are consistent with the General Plan land use designation of PQP and the proposed mausoleum would provide a needed amenity for St. Helena citizens. Staff believes that the proposed project meets and/or complies with the required findings to approve a use permit as identified above. The findings included in the attached resolution identify this compliance.

DESIGN REVIEW

SHMC Section 17.68.030 requires design review approval for both permitted and conditional uses pursuant to SHMC Section 17.164. The purpose of design review is to, among other things, promote the qualities that bring value to the community 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 in that the proposed project consists of consists of constructing a small mausoleum towards the rear of a large cemetery property on a lot established for that use (public and quasi-public) and is consistent with applicable General Plan policies.*

2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surrounding environment.*
3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site.*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area.*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the proposed project has been designed to be compatible with the site and the surrounding area.*
6. *Compatibility with future construction both on and off the site in that the proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property on a lot established for that use (public and quasi-public).*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the proposed project is a small mausoleum towards the rear of a large cemetery property on a lot established for that use (public and quasi-public).*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the proposed project has been designed to be compatible with the site and its surroundings.*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the proposed project and associated landscaping has been designed to be compatible with the site and its surroundings.*
10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Spring Street.*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the proposed project associated landscaping has been designed to be compatible with the site and its surroundings.*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the proposed mausoleum will be constructed of modern building materials and will be compatible with the surrounding area.*
13. *That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the proposed project and associated landscaping has been designed to be compatible with the site and its surroundings.*
14. *That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green*

building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.

Staff Response: The proposed structure is on a small, flat portion of the overall 8-acre site. The structure itself is also small, only 617 sf and 12 feet in height and won't be visible from Spring Street or readily visible from surrounding properties. The building would be veneered in 2 cm polished granite crypt fonts, niche fonts, and trim and fixed panels to complement existing mausoleum structures on cemetery property. For these reasons, staff believes that the proposed project is consistent with the required design review findings listed above.Per SHMC Section 17.164.040(C), only the proponent's failure to take reasonable account of the items discussed in Sections 17.164.010 through 17.164.030 shall justify the Commission's disapproving a proposal solely on the basis of design.

ISSUES

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

CORRESPONDENCE

At the time of agenda publication 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 the attached resolution granting use permit and design review approval for the proposed mausoleum on the property located at 2121 Spring Street.

ATTACHMENTS

Resolution
Applicant Statement
APN Map
Aerial Image
Mausoleum Plan Set
Photo 1 - area in front of olive trees
Photo 2 - area from behind St. John Lawn
Photo 3 - driveway accessible to area
Photo 4 - view from driveway
Photo 5 - Existing Mausoleums
Photo 6 - Existing Mausoleum

Photo 7 - Existing Mausoleum

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING USE PERMIT AND DESIGN REVIEW APPROVAL TO
2121 SPRING STREET (File No. PL22-060)

PROPERTY OWNER: The Roman Catholic Bishop of Santa Rosa **APN:** 009-392-017

Recitals

1. The property owner requests adoption of a resolution approving use permit and design review in order to accommodate the construction of a mausoleum on the property located at 2121 Spring Street in the Public and Quasi-Public 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 March 21, 2023; and
4. Now, therefore let it be found that the Planning Commission approves a use permit and design review thereby authorizing the construction contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

Resolution

A. In making the findings in this Resolution, the Planning Commission relied upon and hereby incorporates by reference all of the documents referenced in this Resolution and the associated staff reports, City files for this matter, correspondence, presentations and other materials.

B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc.

C. In accordance with SHMC Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:

   1. *That the proposed uses would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community in that proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property.*
   2. *That the proposed uses would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property which is not expected to produce or result in noise audible beyond the property line.*

3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as the proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property.*
4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property.*
5. *That the proposed uses would provide adequate ingress and egress to and from the proposed location in that ingress and egress to the project site would remain from a driveway off Spring Street.*
6. *That allowing the proposed uses would not conflict with the City's goal of maintaining the economic viability of a local serving economy in that the proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property.*
7. *That the proposed uses would be compatible with surrounding land uses and would not conflict with the purpose established for the district within which it would be located as the proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property on a lot established for that use (public and quasi-public).*
8. *That the proposed uses would not be in conflict with the City's General Plan in that the proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property on a lot established for that use (public and quasi-public) and is consistent with applicable General Plan policies.*
9. *That the proposed uses would not be injurious to public health, safety, or welfare in that the proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property on a lot established for that use.*
10. *That granting the use permit would not set a precedent for the approval of similar uses whose incremental effect would be detrimental to the City or would be in conflict with the General Plan in that this use permit only applies to this property and to these specific uses.*
11. *That, as demonstrated on a detailed plan submitted by the applicant, adequate off-street parking to accommodate the long-term parking needs of employees and business owners and customers is available in that the proposed project is transient in nature and has provided required off-street parking.*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed uses in that the project site can adequately be served by existing streets (Spring Street).*

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

1. *Consistency and compatibility with applicable elements of the general plan in that the proposed project consists of consists of constructing a small mausoleum towards the rear of a large cemetery property on a lot established for that use (public and quasi-public) and is consistent with applicable General Plan policies.*
2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surrounding environment.*
3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site.*
4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area.*
5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the proposed project has been designed to be compatible with the site and the surrounding area.*
6. *Compatibility with future construction both on and off the site in that the proposed project consists of constructing a small mausoleum towards the rear of a large cemetery property on a lot established for that use (public and quasi-public).*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the proposed project is a small mausoleum towards the rear of a large cemetery property on a lot established for that use (public and quasi-public).*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the proposed project has been designed to be compatible with the site and its surroundings.*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the proposed project and associated landscaping has been designed to be compatible with the site and its surroundings.*
10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Spring Street.*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the proposed project associated landscaping has been designed to be compatible with the site and its surroundings.*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the proposed mausoleum will be constructed of modern building materials such as veneered 2 cm polished granite crypt fonts, niche fonts, and trim and fixed panels*

to complement existing mausoleum structures on cemetery property and will be compatible with the surrounding area.

13. That the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site in that the proposed project and associated landscaping has been designed to be compatible with the site and its surroundings.

14. That sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials in that project related construction is required to meet all California Building Codes and City of St. Helena development standards.

Planning Department Conditions of Approval

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

1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
2. 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 permitee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee,

and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the 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 March 21, 2023, except as modified herein.
13. This use permit allows for cemetery uses on the subject parcel including mausoleums, ground burials, and other traditional cemetery activities. The addition of cemetery related structures in the future shall require design review only.
14. The City recognizes historical active agricultural activities on the subject parcel which are permitted to remain consistent with 2040 General Plan Policy LU5.1.
15. During construction, the project site shall be adequately fenced and secured to prevent trespassing.
16. Exterior lighting shall be directed or shielded to prevent glare onto public roadways or adjacent properties.
17. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time

restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if work and equipment will not create noise that may be unreasonably offensive to neighbors as to constitute a nuisance. The Public Works Director must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Public Works Department Conditions of Approval

18. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
19. For any improvements outside the existing building envelope, a grading and drainage plan showing topographic data, all easements, infrastructure onsite and directly adjoining, and an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit. If the project entails more than 50 cubic yards of soil disturbance, 10,000 square feet of disturbance area, a cut or fill of 3 feet or more, or alteration of any drainage pattern, a grading permit shall be required.
20. Drainage needs to be routed to prevent inundation of neighboring properties. Grading and/or site improvement plans shall show how 2-year and 10-year storm flows shall be infiltrated on site and/or diverted at the property lines to prevent inundation of neighboring properties.
21. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
22. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
23. Existing streets being cut by new utility services will require edge grinding and an A.C. overlay per City standards, extent to be determined by the Public Works Department.
24. An encroachment permit shall be required for any work performed in the public right of way. Improvements on private shared roadways will require approval by all parties of ownership of the access easements.

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. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
32. Properties which are on septic systems and proposing substantial renovations may require approval from the Napa County Environmental Health Department. Applicants are encouraged to engage with the County early in the building permit review process to reduce the potential for delay.

Fire Department Conditions of Approval

33. Any gates installed to control vehicular access to a property are required to be setback 30-feet from the property line and/or edge of pavement, whichever is greater. No vehicle gates may be installed without Fire Department and Public Works Department review and explicit approval.

I HEREBY CERTIFY that the foregoing use permit amendment 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 March 21, 2023 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Community Development Director

RECEIVED
By xgamero at 3:12 pm, Nov 16, 2022

McF ARCHITECTS, INC.

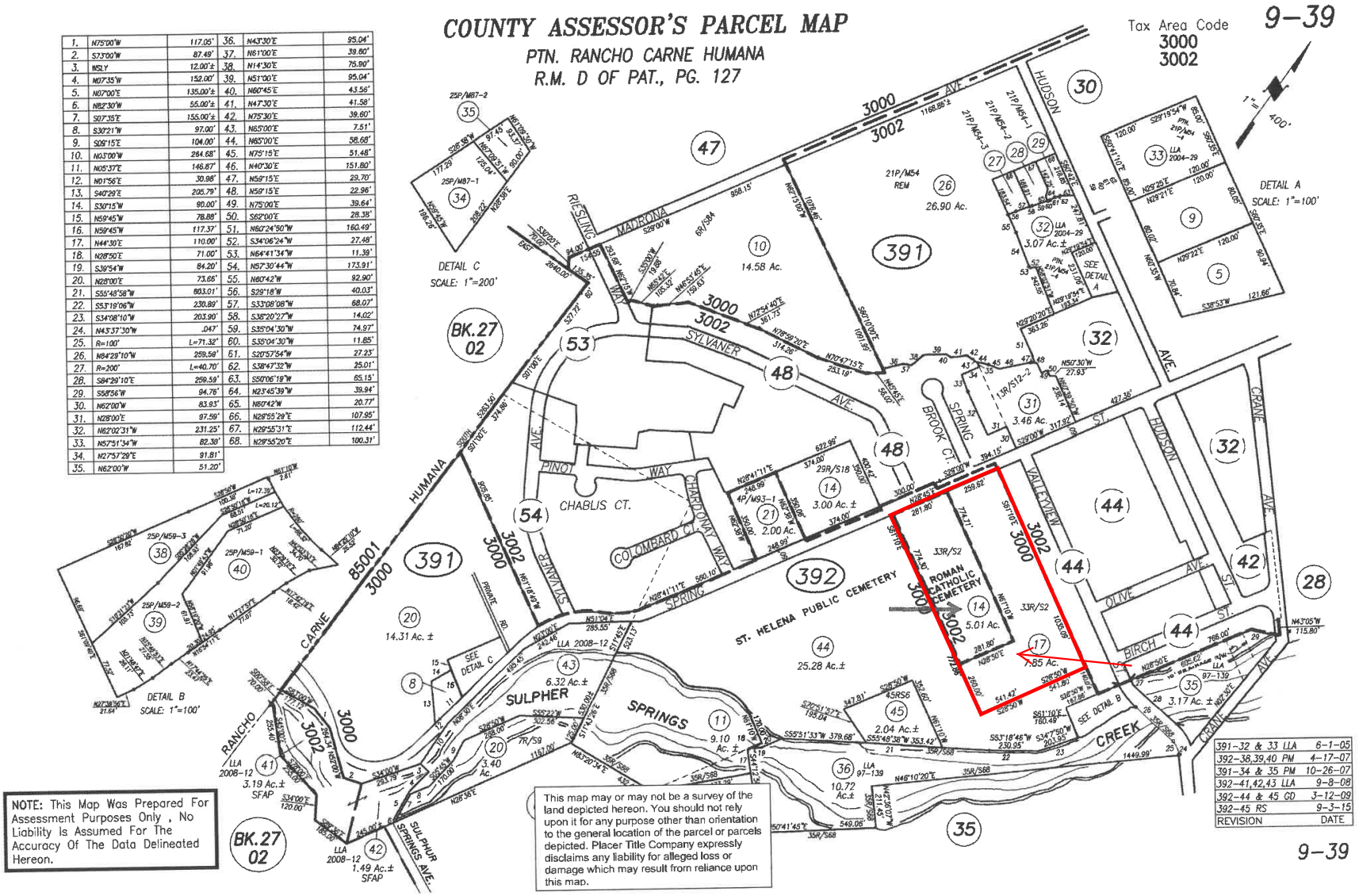
723 Church Street • Buford, Georgia 30518 PATRICK L. FLY president/architect/NCARB
Ph: 770-447-9345 • Fax: 770-263-9562

August 5, 2022

Holy Cross Cemetery
St. Helena, CA

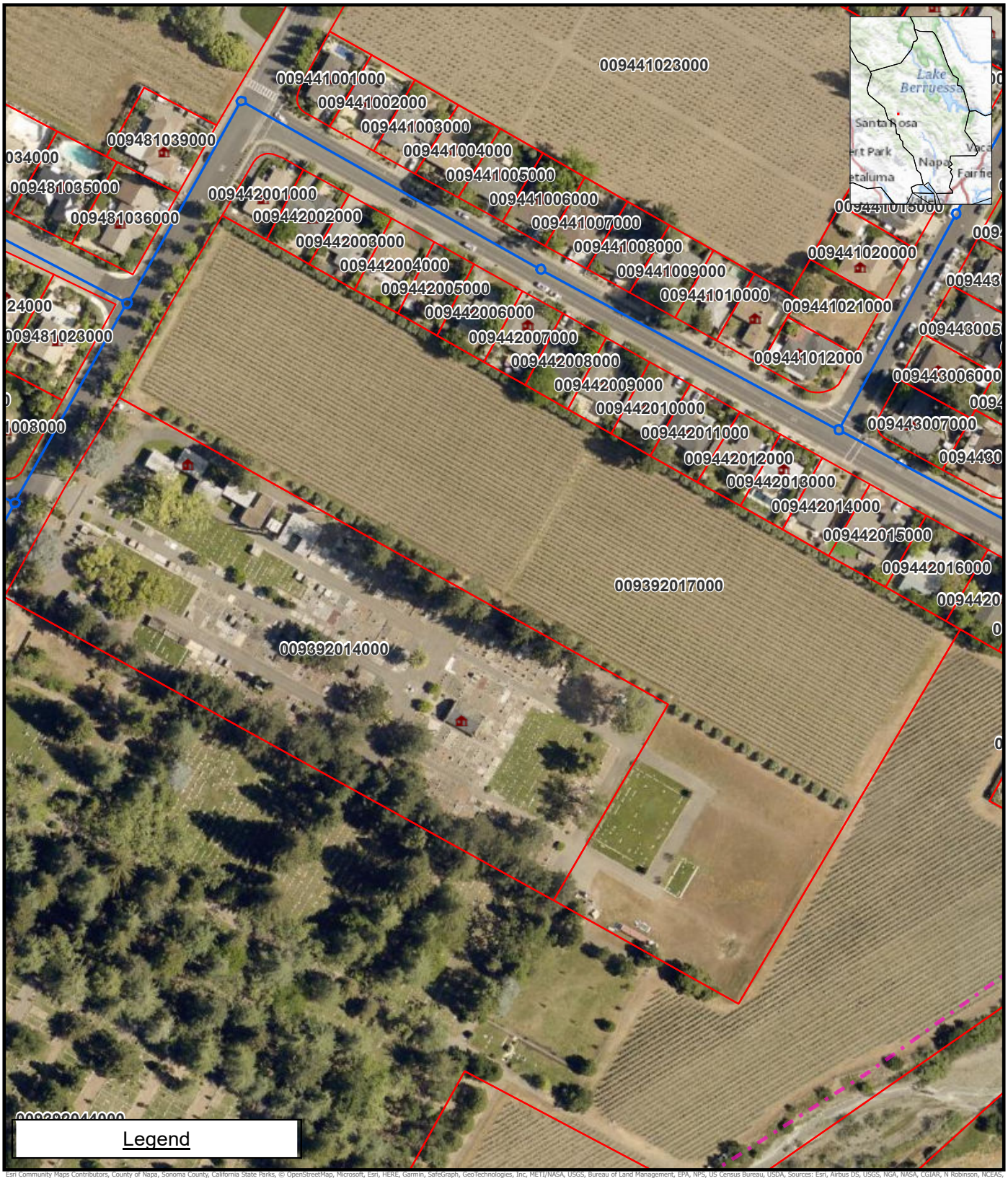
The proposed project is a community mausoleum structure similar to existing mausoleums located in Holy Cross Cemetery. The building is approximately 16'-2" width x 38'-2" length (617 square feet). It is surrounded by a concrete walkway that varies in width (4' width in front of crypt spaces, 3' width in front of niche spaces). The crypts will be poured in place reinforced concrete to conform with the current California Cemetery Code. The project will be veneered in 2cm polished granite crypt fronts, niche fronts, and trim and fixed panels to complement the existing mausoleum structures located in Holy Cross cemetery. The overall height will be approximately 12'-0" and the building will contain 96 single casket spaces and 208 columbarium urn spaces.

As parking is transient for graveside / mausoleum services, all parking will be located along the existing cemetery roads.



1.	N75°00'W	117.05'	36.	N43°30'E	95.04'
2.	S73°00'W	87.49'	37.	N61°00'E	39.60'
3.	NSLY	12.00'±	38.	N14°30'E	75.90'
4.	N07°35'W	152.00'	39.	N51°00'E	95.04'
5.	N07°00'E	135.00'±	40.	N60°45'E	43.56'
6.	N82°30'W	55.00'±	41.	N47°30'E	41.58'
7.	S07°35'E	155.00'±	42.	N75°30'E	39.60'
8.	S30°21'W	97.00'	43.	N65°00'E	7.51'
9.	S09°15'E	104.00'	44.	N65°00'E	58.68'
10.	N03°00'W	264.68'	45.	N75°15'E	51.48'
11.	N05°37'E	146.87'	46.	N40°30'E	151.80'
12.	N01°56'E	30.98'	47.	N59°15'E	29.70'
13.	S40°29'E	205.79'	48.	N59°15'E	22.96'
14.	S30°15'W	90.00'	49.	N75°00'E	39.64'
15.	N59°45'W	78.88'	50.	S62°00'E	28.38'
16.	N59°45'W	117.37'	51.	N60°24'50"W	160.49'
17.	N44°30'E	110.00'	52.	S34°06'24"W	27.48'
18.	N28°50'E	71.00'	53.	N64°41'34"W	11.39'
19.	S39°54'W	84.20'	54.	N57°30'44"W	173.91'
20.	N28°00'E	73.66'	55.	N60°42'W	92.90'
21.	S55°48'58"W	803.01'	56.	S29°18'W	40.03'
22.	S53°19'06"W	230.89'	57.	S33°08'08"W	68.07'
23.	S34°08'10"W	203.90'	58.	S36°20'27"W	14.02'
24.	N43°37'30"W	.047'	59.	S35°04'30"W	74.97'
25.	R=100'	L=71.32'	60.	S35°04'30"W	11.65'
26.	N84°28'10"W	259.59'	61.	S20°57'54"W	27.23'
27.	R=200'	L=40.70'	62.	S38°47'32"W	25.01'
28.	S84°29'10"E	259.59'	63.	S50°06'19"W	65.15'
29.	S58°56'W	94.76'	64.	N23°45'39"W	39.94'
30.	N62°00'W	83.93'	65.	N60°42'W	20.77'
31.	N28°00'E	97.59'	66.	N28°55'29"E	107.95'
32.	N62°02'31"W	231.25'	67.	N29°55'31"E	112.44'
33.	N57°51'34"W	82.39'	68.	N29°55'20"E	100.31'
34.	N27°57'29"E	91.81'			
35.	N62°00'W	51.20'			

RECEIVED
By xgamero at 3:16 pm, Nov 16, 2022



Esri Community Maps Contributors, County of Napa, Sonoma County, California State Parks, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS,

Produced by Napa County GIS

Holy Cross Cemetery

Printed On: 1/12/2023

0 2.25 4.5 9 mi

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

ON-SITE IMPROVEMENT PLANS FOR
PROPOSED GARDEN MAUSOLEUM
2121 SPRING STREET
ST. HELENA, CA 94574



OVERALL SITE MAP

LEGEND

BW	BACK OF WALK
FF	FINISH FLOOR
FS	FINISH SURFACE
INV	INVERT
PBE	PULL BOX (ELECTRIC)
PBT	PULL BOX (TELEPHONE)
RIM	MANHOLE RIM
TC	TOP OF CURB
TOG	TOP OF GRATE
ICV	EXISTING IRRIGATION CONTROL VALVE
	EXISTING PULL BOX
	EXISTING TREE STUMP
	EXISTING TREE
(000.00)XX / (000.00)XX JOIN EX.	EXISTING ELEVATION
000.00XX / 000.00XX	PROPOSED ELEVATION
	DRAINAGE ARROWS
— X — X — X —	EXISTING FENCE
- - - (000) - - -	EXISTING CONTOUR LINE
— 000 —	PROPOSED CONTOUR LINE
	LIMITS OF WORK
	PROPERTY LINE
	PROPOSED CONCRETE PAVING
	HYDROSEED AREA

BENCHMARK:

GPS CONNECTED TO CRTN USING GEOID 18, NAVD88.

LEGAL DESCRIPTION:

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF NAPA, CITY OF SAINT HELENA, DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON T-BAR MONUMENT ON THE SOUTHEASTERLY LINE OF SPRING STREET, WHICH SAID POINT BEARS SOUTH 28°45'00" WEST 260.38 FEET FROM THE MOST NORTHERN CORNER OF THAT CERTAIN 10.21 AC PARCEL OF LAND DESCRIBED IN THE DEED TO WALTER L FOX AND RAY C BENTLEY, OR RECORD IN VOLUME 470 OF OFFICIAL RECORDS, PAGE 101, SAID NAPA COUNTY RECORDS, AND RUNNING THENCE SOUTH 28°45'00" WEST AND ALONG SAID SOUTHEASTERLY LINE OF SPRING STREET 259.62 FEET IN THE WESTERN CORNER OF SAID 10.21 ACRE PARCEL' THENCE SOUTH 61°10'00" EAST AND ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 774.71 FEET TO THE SOUTHERN CORNER THEREOF; WHICH SAID POINT IS ON THE NORTHWESTERLY LINE OF THAT CERTAIN 12.517 ACRE PARCEL OF LAND DESCRIBED IN THE DEED TO WALTER L FOX AND RAY C BENTLEY, OF RECORD IN VOLUME 463 OF OFFICIAL RECORD PAGE 107, SAID NAPA COUNTY RECORDS; THENCE ALONG THE BOUNDARY LINE OF SAID 12.517 ACRE PARCEL THE FOLLOWING COURSES AND DISTANCES: SOUTH 28°50'00 WEST 360.00 FEET; SOUTH 61°10'00"EAST 260.00 FEET; AND NORTH 28°50'00" EAST 619.62 FEET TO AN IRON T-BAR MONUMENT MARKING AN ANGLE IN SAID BOUNDARY LINE; AND THENCE NORTH 61°10'00" WEST 1035.09 FEET TO THE POINT OF COMMENCEMENT.

EXCEPTING THEREFROM, ALL THAT PORTION GRANTED IN THE DEED RECORDED APRIL 11, 1963 AS BOOK 672 AT PAGE 148 OF OFFICIAL RECORD OF NAPA COUNTY.

APN: 009-392-017

GEOTECHNICAL REPORT DATA:

REESE & ASSOCIATES
134 LYSTRA COURT
SANTA ROSA, CA 95403
PHONE: (707) 528-3078

PROJ. NUMBER: 2647.1.1
DATED: SEPTEMBER 9, 2022
JONATHAN D MORRIS, NO. GE2911
JEFFREY K REESE, NO. C47753

UNAUTHORIZED CHANGES & USES:

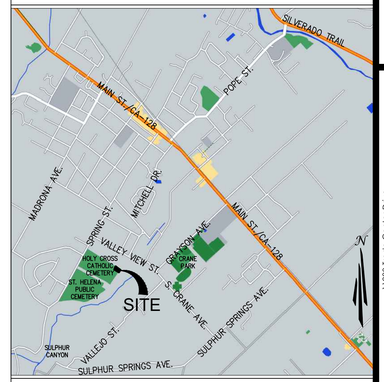
THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS. ALL CHANGES TO THE PLANS MUST BE IN WRITING AND MUST BE APPROVED BY THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTON WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

ENGINEERS NOTE TO CONTRACTOR:

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, PIPES, AND/OR STRUCTURES SHOWN ON THESE PLANS WERE OBTAINED BY A SEARCH OF AVAILABLE RECORDS. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION OF THOSE UNDERGROUND UTILITIES TO BE USED AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON. IF THE CONTRACTOR ENCOUNTERS ANY DISCREPANCIES, CONFLICTS OR AREAS WHICH HE FEELS UNWORKABLE, HE SHALL NOTIFY THE GRADING ENGINEER IMMEDIATELY PRIOR TO CONTINUING OR DEVIATING FROM THIS PLAN.

UNDERGROUND SERVICE ALERT
811
Call: TOLL FREE
1-800-227-2600
KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
TWO WORKING DAYS BEFORE YOU DIG

VICINITY MAP



SHEET INDEX

C1 - COVER SHEET
C2 - EXISTING CONDITIONS PLAN
C3 - SITE PLAN & DEMOLITION PLAN
C4 - GRADING PLAN
C5 - EROSION CONTROL PLAN

PROJECT DIRECTORY

CONTRACTOR/ APPLICANT:	McCLESKEY CONSTRUCTION 723 CHURCH STREET BUFORD, GA 30518 TEL: (770) 326-9885 EMAIL: MARKSIMON@McCLESKEY.COM MARK SIMON
CIVIL ENGINEER:	TAIT & ASSOCIATES 11280 TRADE CENTER DRIVE RANCHO CORDOVA, CA 95742 TEL: (916) 669-1817 EMAIL: jromaguera@tait.com JON ROMAGUERA, PE
ARCHITECT:	MCF ARCHITECTS, INC. 723 CHURCH STREET BUFORD, GA 30518 TEL: (770) 447-9370 PATRICK L. FLY
GEOTECHNICAL ENGINEER:	REESE & ASSOCIATES 134 LYSTRA COURT SANTA ROSA, CA 95403 PHONE: (707) 528-3078 FAX: (707) 528-2837 JONATHAN D MORRIS

UTILITY REPRESENTATIVES

UTILITY COMPANY	CONTACT NAME	PHONE NO.
DRAINAGE COUNTY OF NAPA	TIM WOOD	707-257-9520
ELECTRICAL SERVICE PACIFIC GAS & ELECTRIC COMPANY (PG&E)	PG&E	800-743-5000
FIRE CITY OF ST. HELENA	ALEC VIDLER	707-697-2880
GAS SERVICE PACIFIC GAS & ELECTRIC COMPANY (PG&E)	PG&E	800-743-5000
SEWER CITY OF ST. HELENA	MARK RINCÓN-IBARRA	707-968-2629
SOLID WASTE UPPER VALLEY WASTE MANAGEMENT AGENCY	STEVEN LEDERER	707-963-7988
TELEPHONE XFINITY (CABLE)	COMCAST XFINITY	865-500-4995
WATER CITY OF ST. HELENA	MARK RINCÓN-IBARRA	707-968-2629

DRAWN: AJC
DATE: 1/16/23
CHECKED: JR
DATE: 1/16/23
JOB NO: SP8984

TAIT & ASSOCIATES
11280 Trade Center Drive
Rancho Cordova, CA 95742
p: 916.633.2444
www.tait.com
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Orange County Sacramento Denver Dallas
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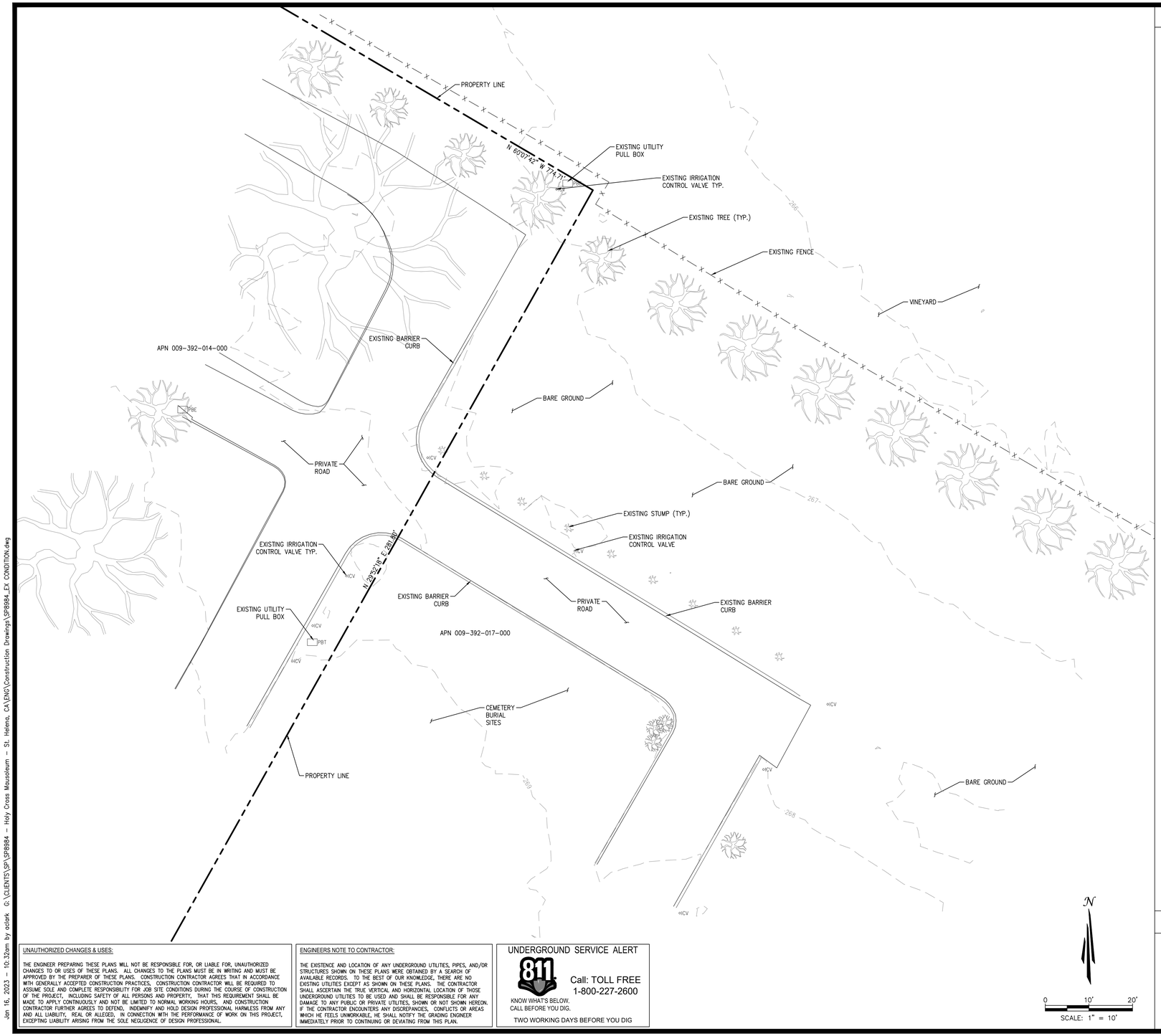
COVER SHEET
PROPOSED GARDEN MAUSOLEUM
HOLY CROSS CATHOLIC CEMETERY
2121 SPRING STREET
ST. HELENA, CA 94574

FOR PLAN CHECK ONLY
DATE: 1/16/23

C1

1 OF 5

Jan 16, 2023 - 10:32am by oclark G:\CLIENTS\SP\SP8984 - Holy Cross Mausoleum - St. Helena, CA\ENG\Construction Drawings\SP8984_TS.dwg



LEGEND

BW	BACK OF WALK
FF	FINISH FLOOR
FS	FINISH SURFACE
INV	INVERT
PBE	PULL BOX (ELECTRIC)
PBT	PULL BOX (TELEPHONE)
RIM	MANHOLE RIM
TC	TOP OF CURB
TYP	TYPICAL
ICV	EXISTING IRRIGATION CONTROL VALVE
	EXISTING PULL BOX
	EXISTING TREE STUMP
	EXISTING TREE
	PROPERTY LINE
X — X — X —	EXISTING FENCE

N

0 10' 20'

SCALE: 1" = 10'

GENERAL NOTES

1. THE CONTRACTOR SHALL POTHOLE LOCATIONS TO JOIN EXISTING UTILITIES PRIOR TO ANY NEW CONSTRUCTION TO VERIFY EXACT DIMENSIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. REFER TO GEOTECHNICAL INVESTIGATION BY REESE & ASSOCIATES PROJECT NO. 2647.1.1 DATED SEPTEMBER 9, 2022. ALL RECOMMENDATIONS SHALL BE IMPLEMENTED DURING CONSTRUCTION.
3. ALL CONSTRUCTION OFF-SITE IS EXISTING AND TO REMAIN UNLESS NOTED OTHERWISE.

UNAUTHORIZED CHANGES & USES:

THE ENGINEER PREPARING THESE PLANS 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 THE PREPARER OF THESE PLANS. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTON WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.

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EXISTING CONDITIONS PLAN

PROPOSED GARDEN MAUSOLEUM
HOLY CROSS CATHOLIC CEMETERY
2121 SPRING STREET
ST. HELENA, CA 94574

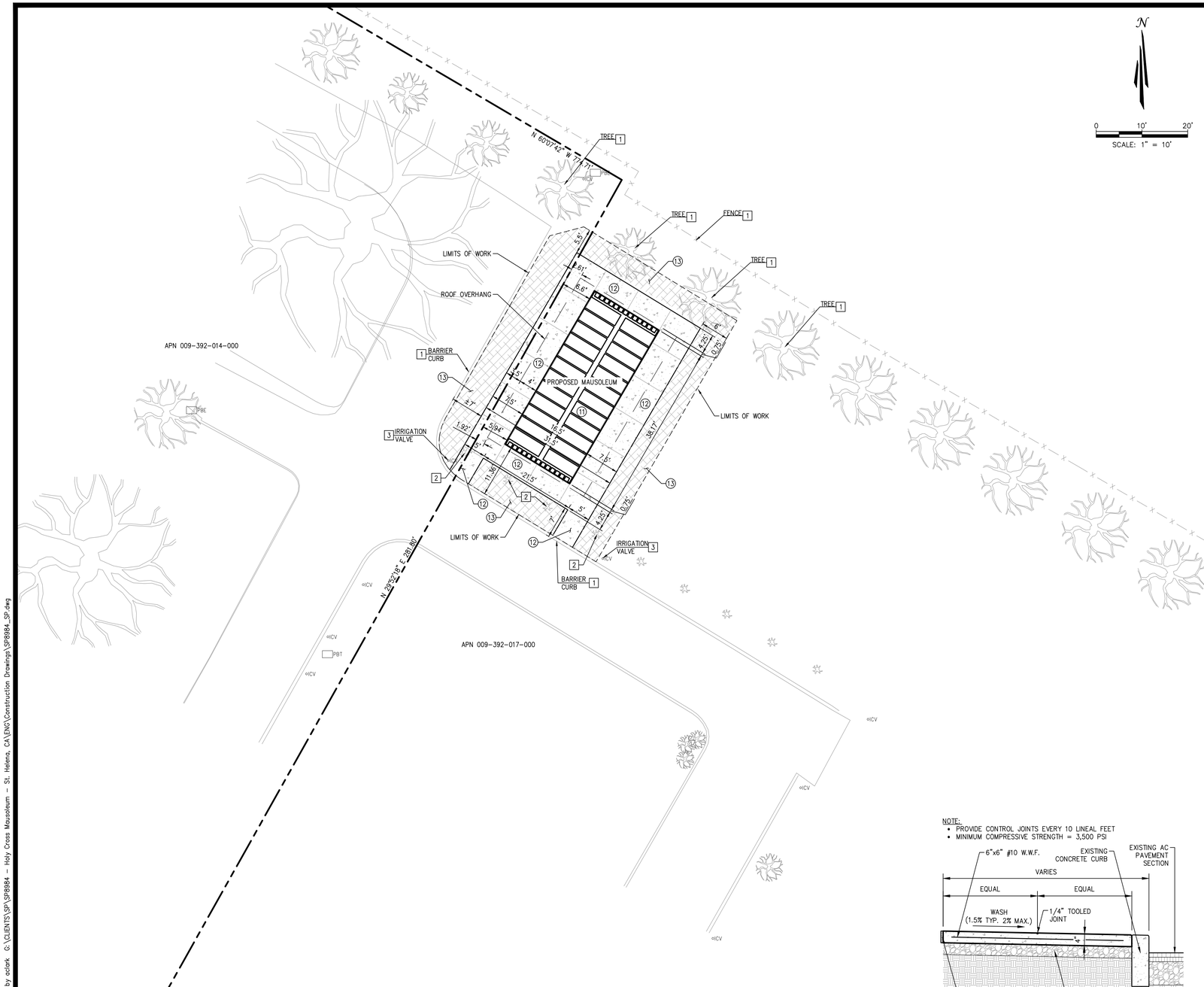
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LEGEND

BW	BACK OF WALK
FF	FINISH FLOOR
FS	FINISH SURFACE
INV	INVERT
PBE	PULL BOX (ELECTRIC)
PBT	PULL BOX (TELEPHONE)
RIM	MANHOLE RIM
TC	TOP OF CURB
TOG	TOP OF GRATE
ICV	EXISTING IRRIGATION CONTROL VALVE
	EXISTING PULL BOX
	EXISTING TREE STUMP
	EXISTING TREE
	EXISTING FENCE
	PROPOSED CONCRETE PAVING
	HYDROSEED AREA
	LIMITS OF WORK
	PROPERTY LINE

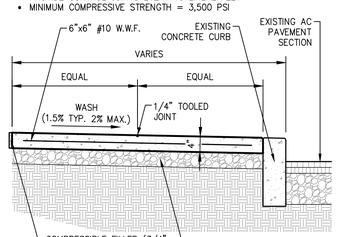
XX DEMOLITION NOTES:

1. PROTECT IN PLACE.
2. REMOVE EXISTING TREE STUMP.
3. EXISTING IRRIGATION CONTROL VALVE TO REMAIN. PROTECT IN PLACE. RELOCATE AND/OR REPAIR ANY IRRIGATION LINES DISTURBED BY CONSTRUCTION. IRRIGATION SYSTEM TO REMAIN FULLY FUNCTIONAL.

XX CONSTRUCTION NOTES:

11. CONSTRUCT MAUSOLEUM STRUCTURE PER ARCHITECTURAL PLANS. CONSTRUCT PAD PER GEOTECHNICAL RECOMMENDATIONS.
12. CONSTRUCT 4" CONCRETE SIDEWALK OVER 4" CLASS-II AGGREGATE BASE PER DETAIL HEREON.
13. HYDROSEED AND WATER TO STABILIZE DISTURBED AREA PER CASQA BMP EC-4.

NOTE:
- PROVIDE CONTROL JOINTS EVERY 10 LINEAL FEET
- MINIMUM COMPRESSIVE STRENGTH = 3,500 PSI



CONCRETE SIDEWALK
SCALE: 3/4"=1'-0"

GENERAL NOTES

1. THE CONTRACTOR SHALL POTHOLE LOCATIONS TO JOIN EXISTING UTILITIES PRIOR TO ANY NEW CONSTRUCTION TO VERIFY EXACT DIMENSIONS AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.
2. REFER TO GEOTECHNICAL INVESTIGATION BY REESE & ASSOCIATES PROJECT NO. 2647.1.1 DATED SEPTEMBER 9, 2022. ALL RECOMMENDATIONS SHALL BE IMPLEMENTED DURING CONSTRUCTION.
3. ALL CONSTRUCTION OFF-SITE IS EXISTING AND TO REMAIN UNLESS NOTED OTHERWISE.

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SITE PLAN & DEMOLITION PLAN

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LEGEND

BW	BACK OF WALK
FF	FINISH FLOOR
FS	FINISH SURFACE
INV	INVERT
PBE	PULL BOX (ELECTRIC)
PBT	PULL BOX (TELEPHONE)
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TC	TOP OF CURB
TOG	TOP OF GRATE
ICV	EXISTING IRRIGATION CONTROL VALVE
	EXISTING PULL BOX
	EXISTING TREE STUMP
	EXISTING TREE
(000.00)XX JOIN EX.	EXISTING ELEVATION
000.00XX	PROPOSED ELEVATION
	DRAINAGE ARROWS
	EXISTING FENCE
	EXISTING CONTOUR LINE
	PROPOSED CONTOUR LINE
	LIMITS OF WORK
	PROPOSED CONCRETE PAVING
	HYDROSEED AREA
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N

0 10' 20'

SCALE: 1" = 10'

GENERAL NOTES

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GRADING PLAN

PROPOSED GARDEN MAUSOLEUM
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ST. HELENA, CA 94574

REGISTERED PROFESSIONAL ENGINEER JUSTIN M. RICE No. 92115 EXP. 12-31-2022 CIVIL STATE OF CALIFORNIA

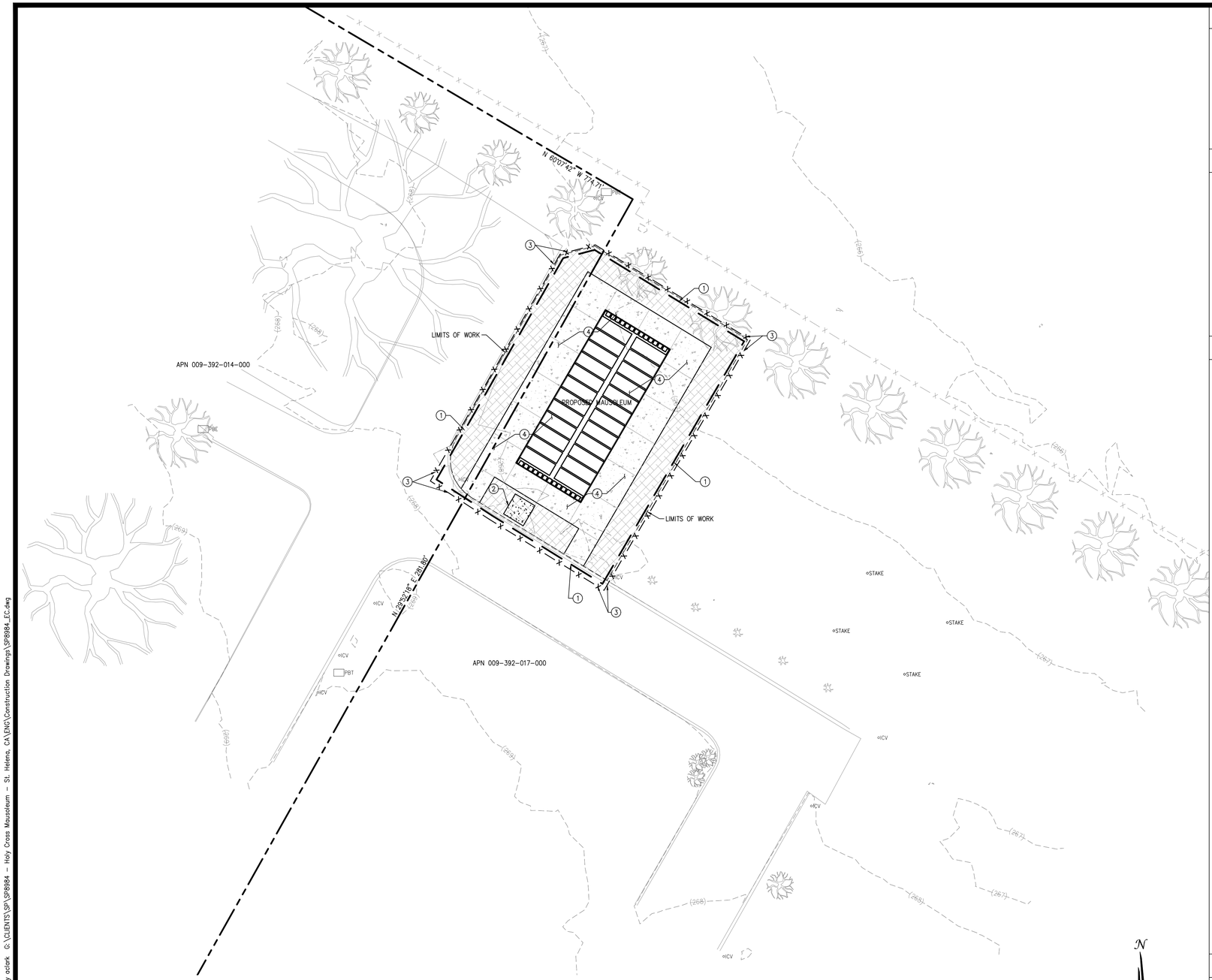
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LEGEND

- LIMITS OF WORK
- FIBER ROLLS
- TEMPORARY CONSTRUCTION FENCE
- CONCRETE WASHOUT
- HYDROSEED AREA

(XX) CONSTRUCTION NOTES:

1. INSTALL FIBER ROLLS AT PROJECT PERIMETER PER CASQA STANDARD SE-5.
2. INSTALL CONCRETE WASHOUT AREA PER CASQA STANDARD WM-8.
3. INSTALL 6' HIGH TEMPORARY CHAIN LINK CONSTRUCTION FENCING AROUND PERIMETER OF PROJECT.
4. INSTALL WASTE MANAGEMENT AND MATERIALS POLLUTION CONTROL PER CASQA WM BMPS. DUMPSTER, IF ANY, TO BE COVERED NIGHTLY AND PROTECTED FROM RAIN AND HAVE SECONDARY CONTAINMENT.

CONSTRUCTION SITE MAINTENANCE NOTES:

1. GATHER ALL CONSTRUCTION DEBRIS ON A REGULAR BASIS AND PLACE THEM IN A DUMPSTER OR OTHER CONTAINER WHICH IS EMPTIED OR REMOVED ON A WEEKLY BASIS. WHEN APPROPRIATE, USE TARPS ON THE GROUND TO COLLECT FALLEN DEBRIS OR SPLATTERS THAT COULD CONTRIBUTE TO STORM WATER POLLUTION.
2. REMOVE ALL DIRT, GRAVEL, RUBBISH, REFUSE, AND GREEN WASTE FROM THE STREET PAVEMENT, AND STORM DRAINS ADJOINING THE PROJECT SITE DURING WET WEATHER. AVOID DRIVING VEHICLES OFF PAVED AREAS.
3. BROOM SWEEP THE PUBLIC STREET PAVEMENT ADJOINING THE PROJECT ON A DAILY BASIS. CAKED-ON MUD OR DIRT SHALL BE SCRAPED FROM THESE AREAS BEFORE SWEEPING.
4. CREATE A CONTAINED AND COVERED AREA ON THE SITE FOR THE PESTICIDES, OR ANY OTHER MATERIALS USED ON THE PROJECT SITE STORAGE OF BAGS, CEMENT, PAINTS, FLAMMABLE, OILS, FERTILIZERS, THAT HAVE THE POTENTIAL FOR BEING DISCHARGED TO THE STORM DRAIN SYSTEM THROUGH BEING WINDBLOWN OR IN THE EVENT OF A MATERIAL SPILL.
5. NEVER CLEAN MACHINERY, TOOLS, BRUSHES, ETC., OR RINSE CONTAINERS INTO A STREET, GUTTER, OR STORM DRAIN. REFUEL ALL CONSTRUCTION VEHICLES IN ONE LOCATION AND CLEAN UP LEAKS, DRIPS AND SPILLS IMMEDIATELY.
6. ENSURE THAT CONCRETE/GUNITE SUPPLY TRUCKS OR CONCRETE/PLASTERERS OPERATIONS DO NOT DISCHARGE WASH WATER INTO STREET GUTTERS OR DRAINS.
7. THE CONTRACTOR SHALL MEET AND FOLLOW ALL NPDES REQUIREMENTS IN EFFECT AT THE TIME OF CONSTRUCTION.
8. THE CONTRACTOR AND/OR HIS SUBCONTRACTORS SHALL PREVENT THE FORMATION OF ANY AIRBORNE DUST NUISANCE AT ALL TIMES. THEY SHALL DO SO BY WATERING AND/OR TREATING THE SITE OF WORK, AND SHALL MAINTAIN DUST CONTROL EQUIPMENT ON THE SITE AT ALL TIMES DURING CONSTRUCTION AND UNTIL FINAL COMPLETION. THEY WILL BE RESPONSIBLE FOR ANY DAMAGE DONE BY DUST FROM THEIR CONSTRUCTION ACTIVITIES IN PERFORMING THE WORK UNDER THIS CONTRACT. THE PRICES FOR THE VARIOUS ITEMS OF WORK SHALL INCLUDE PROVIDING ADEQUATE DUST CONTROL, AS REQUIRED BY THE LOCAL AGENCY.
9. EROSION CONTROL DEVICES SHALL BE MODIFIED AS NEEDED AS THE PROJECT PROGRESSES, AND PLANS OF THESE CHANGES SUBMITTED FOR APPROVAL AS REQUIRED.
10. INSURE THAT ALL EXISTING DRAINAGE COURSES AND CULVERTS ARE MAINTAINED IN WORKING CONDITION AND FREE OF SILT AND DEBRIS.
11. TAKE NECESSARY PRECAUTIONS TO INSURE THAT ADJACENT PROPERTY DOES NOT SUFFER DAMAGE DUE TO DEBRIS, MUD, OR INUNDATION CAUSED BY GRADING ACTIVITIES WITHIN PERMITTED AREA.

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EROSION CONTROL PLAN

PROPOSED GARDEN MAUSOLEUM
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REGISTERED PROFESSIONAL ENGINEER JOSEPH V. REESE No. C 51977 EXP. 12-31-2022 CIVIL STATE OF CALIFORNIA

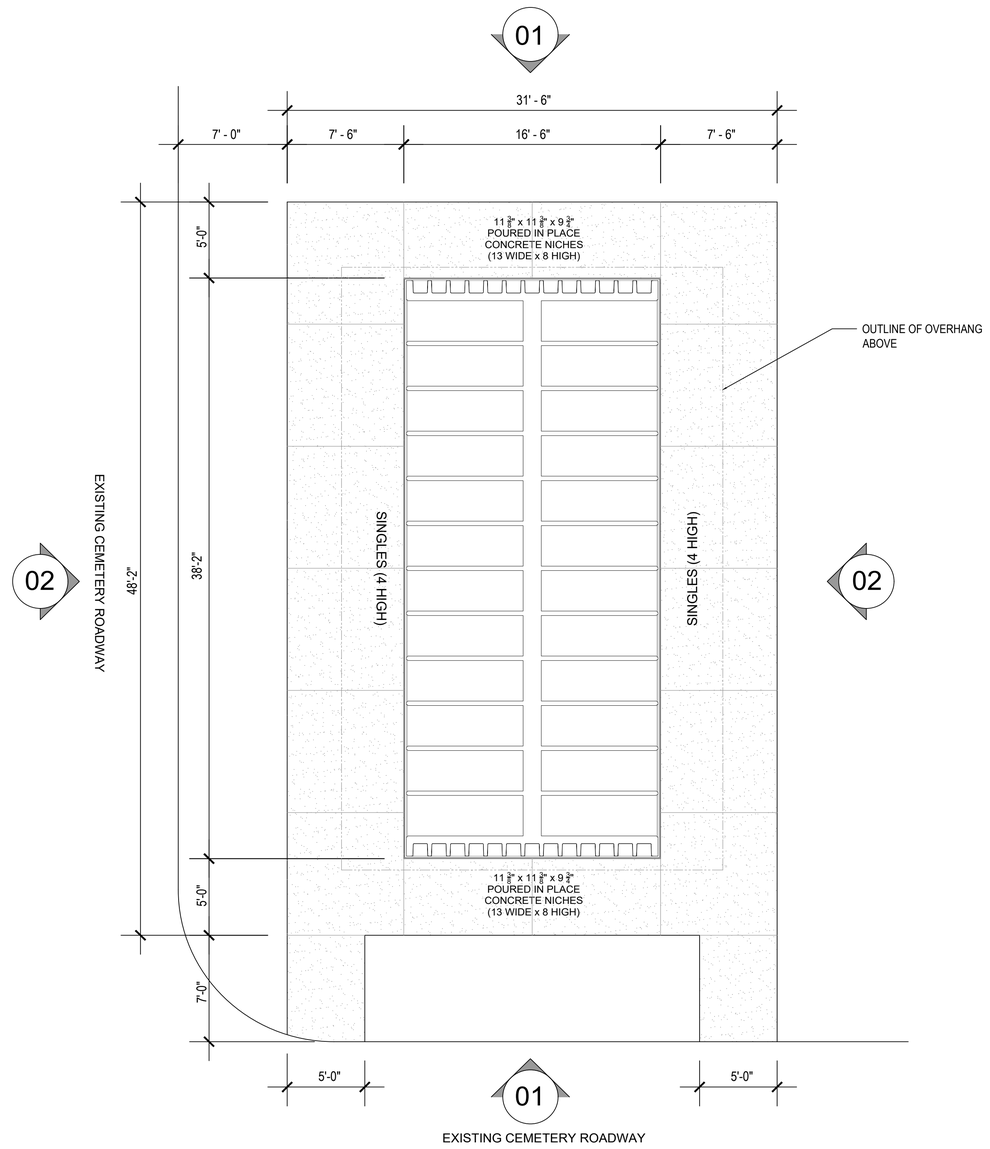
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A FLOOR PLAN

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

CRYPT INVENTORY	4 HIGH
SINGLES	96

NICHE INVENTORY (8 HIGH)	
CROSS NICHES	24
STONE FRONT NICHES	184
NICHE TOTALS	208

McF ARCHITECTS, INC.
723 CHURCH STREET
BUFORD, GA 30518
770/447-9370 TELEPHONE
770/263-9562 FAX

PROPOSED GARDEN MAUSOLEUM

HOLY CROSS CATHOLIC CEMETERY

2121 SPRING ST.

SAINT HELENA, CALIFORNIA

94514

ARCHITECT
PATRICK L. FLY

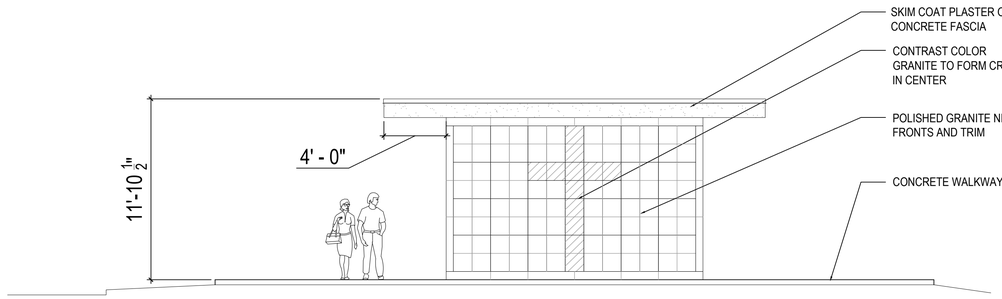
Revisions
09/02/2022 CONTRACT DESIGN
09/08/2022 CONTRACT DESIGN

Drawn by: Checked By:

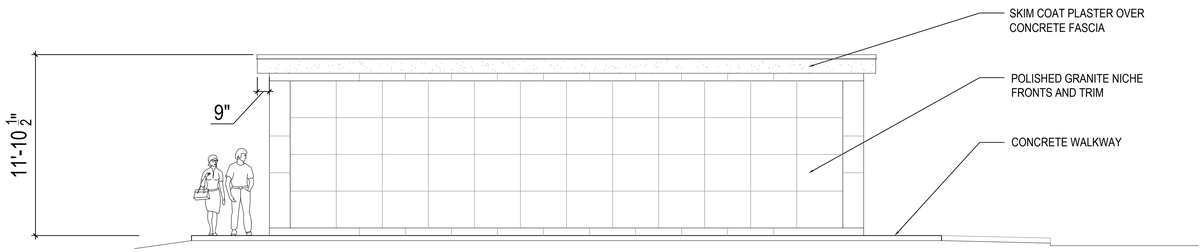
Date 10/10/2017 Job No.

Sheet Title
FLOOR PLAN

Sheet No.
A1.0



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



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

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723 CHURCH STREET
BUFORD, GA 30518
770/447-9370 TELEPHONE
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PROPOSED
GARDEN
MAUSOLEUM

HOLY CROSS
CATHOLIC
CEMETERY

2121 SPRING ST.

SAINT
HELENA,
CALIFORNIA

94514

ARCHITECT
PATRICK L. FLY

Revisions
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Drawn by: Checked by:
Date 10/10/2017 Job No.
Sheet Title
ELEVATIONS

Sheet No.
A2.0












HELEN



PLANNING COMMISSION REPORT

Planning Commission Meeting of March 21, 2023

FILE NUMBER: PL22-053

SUBJECT: A request for a demolition permit for the demolition of a single-family residence with attached garage, a detached storage building, and a greenhouse and a request for design review permit for the construction of a new single-family residence with an attached 2-car garage and attached junior accessory dwelling unit (JADU). A detached accessory dwelling unit (ADU) will also be constructed as part of this project. The subject site is located at 1766 Sulphur Springs Avenue and within the Medium Density Residential (MR) zoning district.

PREPARED BY: Jennifer Williams, Planning Consultant

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:10/14/22 **ACCEPTED AS COMPLETE:**02/16/23

LOCATION OF PROPERTY: 1766 Sulphur Springs Avenue

APN: 009-350-024

GENERAL PLAN/ZONING: Medium Density / MR: Medium Density Residential

APPLICANT: Ryan Beliakoff **PHONE:** 707-365-3311

BACKGROUND

The subject site is located in the Medium Density Residential (MR) district, which allows for single-family detached homes, accessory dwelling units, limited agricultural uses, and compatible uses. Per St. Helena Municipal Code (SHMC) Section 17.164.050(B), design review is required for the construction of a new single-family home and per SHMC Section 17.164.050(G), Planning Commission approval is required for the demolition of the proposed structures.

PROJECT DESCRIPTION

The applicant is seeking approval for the demolition of three existing structures (a single-family home of approximately 1,616 square feet with an attached garage that was constructed circa 1963, a 448 square foot detached storage building, and a 66 square foot greenhouse) as well as design review approval for the construction of a new 3,879 square foot single-story, single-family residence with an attached 535 square foot 2-car garage and attached 477 square foot junior accessory dwelling unit (JADU). A 798 square foot detached accessory dwelling unit (ADU) will also be constructed as part of this project.

The proposed primary dwelling would include an open-concept kitchen, living, and dining area along with 3 bedrooms, 3.5 bathrooms, an office, a media room, and a mudroom/laundry room. The attached 477 square foot junior accessory dwelling unit will provide an additional bedroom, bathroom, and efficiency kitchen. A swimming pool and landscaping improvements are also indicated on the plans.

The design of the ADU and JADU cannot be considered under this discretionary review pursuant to State law. However, they are mentioned for context, and required to be constructed as a part of the project in order to allow the project to meet the minimum density requirements of the MR zone. Further discussion on the minimum density is provided in the Analysis (Zoning) section below.

The proposed single-family home with attached JADU and garage will maintain an approximately 55' setback from the front property line, 10' and 10' interior side setbacks, and an approximately 65' rear setback. The proposed ADU is located in the rear yard in the northwest corner of the site and would maintain the minimum required 4' side yard and rear yard setbacks. The site bounds only one other residence, on the south side; the rear and other sideyard front onto vineyards and the front of the lot faces Sulphur Springs Avenue. The plan proposes a building separation of 20' from the neighboring residence. Additional site features include a swimming pool and fire pits in the rear yard.

As shown on the elevations, the exterior of the primary unit as well as the attached JADU and attached garage are proposed in a modern architectural style. The structure will be finished with smooth plaster siding in a light warm gray color, with accents of brick in a neutral white, horizontal wood siding with a natural sealed finish, and board formed concrete siding. A dark gray standing seam metal roof is proposed. The tallest point of the primary structure will be 23'8" and the tallest point of the attached garage will be 21'11".

ANALYSIS

CEQA

Staff has conducted the requisite analysis and determined that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines, which exempts the construction 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

as the proposed project 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 Medium Density Residential (MDR) The MDR land use designation allows for single-family detached and attached homes, secondary residential units, and compatible uses. 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:

1. LU1.4 - In order to minimize and postpone the need for expansion of Urban Limit Line, encourage infill development within currently developed areas.
    a. *This project proposes to redevelop a previously developed residential site within the bounds of the Urban Limit Line and qualifies as infill development.*
2. PF1.6 - Aggressively promote adoption of "best practices" for reducing water usage in the existing housing stock through the City's existing ordinances and water conservation plans.
    a. *A Water Use Analysis was prepared for this project. The report indicates that the current estimated water use on-site is 450 gallons per day (gpd). With the use of low flow water fixtures and appliances, the total water demand on the site will be 503 gpd. As such, the applicant will be required to perform retrofits to other existing single-family homes to ensure that water neutrality is met.*
3. PF3.1 - Ensure that new developments provided adequate drainage improvements and detention to mitigate flooding from increased stormwater runoff attributable to the development.
    a. *Sheet C2.0 - Hardscape and Grading plan of the project plan set indicates that several proposed drainage improvements including a 1,200 square foot wastewater reserve area in the rear yard and a 400 square foot wastewater reserve in the front yard flanked by a primary dispersal area. A 50 square foot bioretention area is also located in the rear yard and a 250 square foot bioretention area is located in the front yard. These measures will provide adequate drainage and detention to mitigate flooding from increased stormwater runoff attributable to the development.*
4. 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. *The existing home was constructed in 1963. The applicant requested a records search (CHRIS report) through the Northwest Information Center at*

Sonoma State University. The report indicates that the State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 1766 Sulphur Springs Avenue project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area. As such, city staff determined that a historical resources evaluation was not warranted.

5. CD3.2 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.
    a. *The proposed residence is designed to fit into the existing neighborhood. Thoughtful attention was given to the building siting- setback over 50' from the property line, similar to the adjacent residence- as well as the single-story design at a low maximum height. Massing is reduced due to building planes having significant variation in depth, and the façade articulation is highlighted with the use of modern, high quality material accents.*
6. HE2.4 - Promote second unit production.
    a. *Though the detached ADU is not subject to design review, it should be noted that the project proposes the construction of both a detached ADU and attached JADU consistent with this general plan policy.*

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR), which allows single-family detached homes, accessory dwelling units, limited agricultural uses and compatible uses.

Per SHMC 17.40.060, the following development standards apply:

1. Maximum height of principal building - 30' allowed (23'8" proposed)
2. Maximum width of principal building measured at the front elevation, excluding lineal footage of staggered architectural features that start at least 20 ft. back from the front elevation - 60% of lot width allowed (50% proposed)
3. Minimum front setback - 20' required (approximately 55' proposed)
4. Minimum side yard setbacks - 10' required (10' proposed)
5. Minimum rear yard setback - 20' required (approximately 65' proposed to house)
6. Maximum lot coverage - 45% allowed (29% proposed)
7. Maximum floor area - 4,200 square feet is the maximum gross floor area permitted after exceptions are granted. SHMC provides the following exceptions to maximum FAR: up to 800 square feet for an accessory dwelling unit per Section 17.116.030(D)2b, up to 500 square feet for a junior accessory dwelling unit per Section 17.116.030(D)2a, and up to 200 square feet to be used for one covered parking space per Section 17.40.070(C)1. (Proposed project includes 3,865 square foot main residence, two-car attached garage at 535 square feet, 491

attached junior accessory dwelling unit, and 798 square foot detached accessory dwelling unit. Once allowances are made for 200 square feet of garage space, 491 square feet for the proposed junior accessory dwelling unit, and 798 square feet for the proposed accessory dwelling unit, the floor area would be 4,200 square feet)

8. Minimum density of not less than 5.1 dwelling units per acre - 3 unit yield is required based off on lot size of 23,228 square feet (3 units proposed between primary unit, detached accessory dwelling unit, and attached junior accessory dwelling unit)

Staff Response: The project as proposed meets 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 fixtures will be utilized throughout the proposed structures. This method alone would still result in an increase of net water usage from the existing estimated 450 gallons per day (gpd) to 502 gpd. As such, the water use analysis additionally indicates that replacing older fixtures in existing residences connected to City water would accomplish the necessary water savings. As an example, the report indicates that if showerheads were replaced in 2 existing homes (at least three bedrooms) with low-flow retrofits, the total daily water savings would result in 96 gpd, and would result in a total net water use reduction of 44 gpd. As indicated in the Public Works conditions of approval, the applicant will be required to perform retrofits to achieve neutrality.

PARKING

SHMC Section 17.124.030 "Minimum On-Site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for an ADU.

Staff Response: As detailed in the attached plan set and noted in the project narrative, the project includes an attached 535 square foot 2-car garage and a circular driveway which would provide enough parking space for at least 6 vehicles. As such, the proposed project complies with the parking requirements of the MR zone.

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.

Furthermore, General Plan Policy HR1.6 states "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..."

Staff Response: The existing home was constructed in 1963. The applicant requested a records search (CHRIS report) through the Northwest Information Center at Sonoma State University. The report indicated that the State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 1766 Sulphur Springs Avenue project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area. As such, city staff determined that the structures to be demolished are not significant or historical, and a historical resources evaluation was not warranted.

DESIGN REVIEW

SHMC Section 17.40.040 requires design review approval for all subdivisions, signs, new structures or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.116.030) or exterior revisions (not including change in exterior color) of any existing structures or buildings 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;
    a. *The proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU1.4, PF1.6, PF3.1, HR1.6, CD3.2, and HE2.4 as outlined above.*
2. Compatibility of design with the immediate environment of the site;
    a. *The site is flanked by Sulphur Springs Avenue on the front, a single-family residence on one side, and open vineyards on the rear and other side. The design of the single-family residence is of a low-profile, single-story height and mass, consistent with the surrounding homes and the rural nature of the area. Two gable roofs cover the portion of the development closest to the street, which face Sulphur Springs Avenue and which cover a proposed 2-car attached garage and one of the bedrooms. Setback from those portions of the building are the walls for another bedroom and an office space, as well as a recessed, unassuming front entry porch. The mass and scale of the design is compatible with the immediate environs of the site.*
3. Relationship of the design to the site;
    a. *The project proposes a single-family home, and attached two-car garage, an attached JADU, and a detached ADU. All of the proposed structures meet the setbacks, lot coverage, floor area, density, height, and building separation requirements for the MR zone, and proposed landscaping will provide privacy for the residents of the site as well as surrounding homes.*
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
    a. *The project site is not located in a historic neighborhood nor in an area with special design provisions. Regardless, the design is compatible with the low-profile and rural character of the surrounding area.*
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
    a. *The project is located in the Medium Density Residential zone and is adjacent to another residential property in the Medium Density Residential zone on one side and surrounded by the Twenty-Acre Agriculture (A-20) zone on the rear and other side. The properties directly across the street on Sulphur Springs Avenue are outside of city limits, but also consist of low-profile residential structures and agricultural uses. The proposed design promotes the harmonious transition between the MR zone which primarily allows for residential uses, and the A-20 zone which primarily allows for agricultural uses with residential uses generally permitted as accessory uses incidental to an agricultural use.*
6. Compatibility with future construction both on and off the site;
    a. *As stated above, the project is located in a zone that allows residential uses and is surrounded by zones that allow residential uses and residential uses incidental to agricultural uses. The project is compatible with the scale and intensity of existing development in the area and will be compatible with development that could occur in the future based off of the uses that are*

permitted in the surrounding zones. Therefore, the project is compatible with 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;
    a. *As the project is residential in nature, surrounded by agricultural and other residential zones and uses, and designed using scale, massing, colors and materials typical of residential uses, the design is appropriate to the function of the project. The exterior of the proposed home and accessory structures will be finished with light, warm gray smooth plaster, horizontal wood siding in a sealed natural finish, white brick, board-formed concrete, black anodized aluminum door and window cladding, and a standing seam metal roof. Simple materials and a muted palette, a modern take on the farmhouse aesthetic, and a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.*
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;
    a. *The three structures proposed for the project are sited in a way that is both typical of residential uses and meets the requirements of the zoning designation in which it is located, complying with required setbacks and building separation, with the primary residence and attached garage situated at the front of the lot and the pool, rear-yard sitting areas, and ADU situated behind the primary residence, providing a desirable environment for all.*
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
    a. *The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, and outdoor seating areas and pool for gathering and recreation. The proposed landscaping consists of sizes and species consistent with the residential function of the property.*
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
    a. *Access is provided from Sulphur Springs Avenue, an improved rural road. Generous on-site parking is provided in excess of that required by the St. Helena Municipal Code.*
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
    a. *Existing trees and shrubs will be removed during the demolition of the existing structures, but will be replaced with a water-efficient landscape design which will include 9 Fruitless Olive Trees and 2 Western Redbuds. Several species of ornamental grasses and pollinator-attracting Russian Sage will be planted throughout the project site. A swimming pool and seating areas amidst fire pits are also provided.*

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;
    a. *The materials, textures, colors, and details of the proposed construction are typical for residential uses and compatible with adjacent and neighboring structures and functions. The home will be finished in light, warm gray smooth plaster, horizontal wood siding in a sealed natural finish, white brick, board-formed concrete, black anodized aluminum door and window cladding, and a standing seam metal roof. Simple materials and a muted palette, a modern take on the farmhouse aesthetic, and a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.*
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;
    a. *The proposed landscaping will create pathways around the structures and gathering areas on the site, will create shade and color, and attract pollinators to create a desirable and functional residential environment.*
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.
    a. *The proposed construction will be required to comply with Title 24 Energy Requirements and the California Green Code. Water saving fixtures will be utilized in the residence and the landscaping will comply with the city's water efficient landscape ordinance.*

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 categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines; and
2. Accept the required findings and approve the attached resolution granting a demolition permit and design review approval for the proposed construction on the property located at 1766 Sulphur Springs Avenue.

ATTACHMENTS

Resolution
Plans
Written Statement
CHRIS Report
Water Use Analysis
Stormwater Control Plan
Geotechnical Report

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION AND DESIGN REVIEW APPROVAL TO
1766 Sulphur Springs Avenue (File No. PL22-053)

PROPERTY OWNER: 1766 Sulphur Springs, LLC, represented by Ryan Beliakoff, Presidio Co.

APN: 009-350-024

Recitals

1. Whereas a request was submitted by Ryan Beliakoff of Presidio Co. on behalf of 1766 Sulphur Springs LLC for consideration and approval of a demolition of the existing home and accessory structures and for design review to accommodate the construction of a single-family home, with an attached garage, attached junior accessory dwelling unit, and detached accessory dwelling unit on a property located at 1766 Sulphur Springs Avenue in the Medium Density Residential (MR) 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 March 21, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the demolition application and design review thereby authorizing the proposal contained in said approved plans dated March 21, 2023, 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 as 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 1963 and is not historically or architecturally significant. A records search of the California Historic Resources Information System at the Northwest Information System at Sonoma State University was prepared for the existing home. The search did not indicate that the home is historically or architecturally significant, nor warrant further evaluation of the home as a structure that would be eligible for consideration as a historic resource. As such, 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. Furthermore, design review of the replacement structures is being completed as a part of this review, in conjunction with the demolition permit.

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, PF1.6, PF3.1, HR1.6, CD3.2, and HE2.4 as outlined in the staff report.

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

   The site is flanked by Sulphur Springs Avenue on the front, a single-family residence on one side, and open vineyards on the rear and other side. The design of the single-family residence is of a low-profile, single-story height and mass, consistent with the surrounding homes and the rural nature of the area. Two gable roofs cover the portion of the development closest to the street, which face Sulphur Springs Avenue and which cover a proposed 2-car attached garage and one of the bedrooms. Setback from those portions of the building are the walls for another bedroom and an office space, as well as a recessed, unassuming front entry porch. The mass and scale of the design is compatible with the immediate environs of the site.

3. Relationship of the design to the site;

   The project proposes a single-family home, and attached two-car garage, an attached JADU, and a detached ADU. All of the proposed structures meet the setbacks, lot coverage, floor area, density, height, and building separation

requirements for the MR zone, and proposed landscaping will provide privacy for the residents of the site as well as surrounding homes.

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

   The project site is not located in a historic neighborhood nor in an area with special design provisions. Regardless, the design is compatible with the low-profile and rural character of the surrounding area.

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

   The project is located in the Medium Density Residential zone and is adjacent to another residential property in the Medium Density Residential zone on one side and surrounded by the Twenty-Acre Agriculture (A-20) zone on the rear and other side. The properties directly across the street on Sulphur Springs Avenue are outside of city limits, but also consist of low-profile residential structures and agricultural uses. The proposed design promotes the harmonious transition between the MR zone which primarily allows for residential uses, and the A-20 zone which primarily allows for agricultural uses with residential uses generally permitted as accessory uses incidental to an agricultural use.

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

   As stated in the staff report, the project is located in a zone that allows residential uses and is surrounded by zones that allow residential uses and residential uses incidental to agricultural uses. The project is compatible with the scale and intensity of existing development in the area and will be compatible with development that could occur in the future based off of the uses that are permitted in the surrounding zones. Therefore, the project is compatible with 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;

   As the project is residential in nature, surrounded by agricultural and other residential zones and uses, and designed using scale, massing, colors and materials typical of residential uses, the design is appropriate to the function of the project. The exterior of the proposed home and accessory structures will be finished with light, warm gray smooth plaster, horizontal wood siding in a sealed natural finish, white brick, board-formed concrete, black anodized aluminum door and window cladding, and a standing seam metal roof. Simple materials and a muted palette, a modern take on the farmhouse aesthetic, and a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.

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 three structures proposed for the project are sited in a way that is both typical of residential uses and meets the requirements of the zoning designation in which it is located, complying with required setbacks and building separation, with the primary residence and attached garage situated at the front of the lot and the pool, rear-yard sitting areas, and ADU situated behind the primary residence, providing a desirable environment for all.

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

   The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, and outdoor seating areas and pool for gathering and recreation. The proposed landscaping consists of sizes and species consistent with the residential function of the property.

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

    Access is provided from Sulphur Springs Avenue, and improved rural road. Generous on-site parking is provided in excess of that required by the St. Helena Municipal Code.

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

    Existing trees and shrubs will be removed during the demolition of the existing structures but will be replaced with a water-efficient landscape design which will include 9 Fruitless Olive Trees and 2 Western Redbuds. Several species of ornamental grasses and pollinator-attracting Russian Sage will be planted throughout the project site. A swimming pool and seating areas amidst fire pits are also provided.

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 materials, textures, colors, and details of the proposed construction are typical for residential uses and compatible with adjacent and neighboring structures and functions. The home will be finished in light, warm gray smooth plaster, horizontal wood siding in a sealed natural finish, white brick, board-formed concrete, black anodized aluminum door and window cladding, and a standing seam metal roof. Simple materials and a muted palette, a modern take on the farmhouse aesthetic, and a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.

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 proposed landscaping will create pathways around the structures and gathering areas on the site, will create shade and color, and attract pollinators to create a desirable and functional residential environment.

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 proposed construction will be required to comply with Title 24 Energy Requirements and the California Green Code. Water saving fixtures will be utilized in the residence and the landscaping will comply with the city's water efficient landscape ordinance.

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 ofthe following:

Prior to the issuance of a building permit, 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 permitee 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 March 21, 2023, 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. In order to meet the minimum density requirements of the underlying zoning (minimum 5.1 dwelling units per acre), a minimum of 3 units are required to be produced on the lot. Altogether, the proposed primary residence, detached accessory dwelling unit, and attached junior accessory dwelling unit allow the project to meet this requirement. As such, at the time of plan check submittal, the applicant shall submit plans for the detached ADU and attached JADU

concurrently with the primary residence. The detached ADU and attached JADU will be required to be permitted and constructed at the same time as the primary unit and meet all code requirements. Occupancy of the primary residence shall not be granted until all 3 units have been constructed.

16. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if 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

17. Applicant is responsible for conformance with the City of St. Helena Water Neutrality Requirements (Policy 9.2.1) in accordance with SHMC Section 13.04.221(B)(13) and 13.12.030. Applicant shall provide a work plan detailing offsetting measures as quantified in the Water Use Analysis. The work plan shall include retrofit locations and acknowledgements from property residents or owners. All measures shall be in place and verified prior to issuance of a building permit.

18. Applicant shall provide sewage permit issued by Napa County Planning, Building & Environmental Services before clearance for issuance of a building permit. Plans shall be approved by Napa County Environmental Services and shall indicate and demonstrate conformance with Napa County Onsite Wastewater Treatment Technical Standards.

19. A separate utility connection directly between the ADU/JADU and the utility is required. Backflow prevention devices shall be installed; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).

20. An Encroachment Permit is required for all work within City right of way.

21. A Grading Permit is required for soil disturbance more than 50 cubic yards, a disturbance area of 10,000 square feet, a cut or fill of 3 feet or more, or alteration of any drainage pattern.

22. Drainage needs to be routed to prevent inundation of neighboring properties. Building plans shall demonstrate sufficient storm water runoff management.

Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.

23. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review and approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual*. The Plan will be reviewed with the building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan.

24. Unless otherwise explicitly permitted, all existing wells and septic tanks/systems shall be abandoned under permit and inspection of Napa County Department of Environmental Services or other designated agency.

25. Prior to building permit issuance, the applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed residence. If the existing meter size and/or services size is not adequate, the applicant shall replace the existing piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size.

Building Department Conditions of Approval

26. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. Currently the city of St. Helena utilizes the 2019 Title-24 California Building Code series.

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 Building 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 the required submittal items shall have prior approval of the Building Official; however, deferral of the fire sprinkler design is not allowed.

33. A separate permit submittal is required for pools, generators and PV-systems.

34. A separate demolition permit is required from the Building Department prior to demo of any structure on the property.

Fire Department Conditions of Approval

35. 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.

36. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.

37. 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.

38. 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.

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 March 21, 2023 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

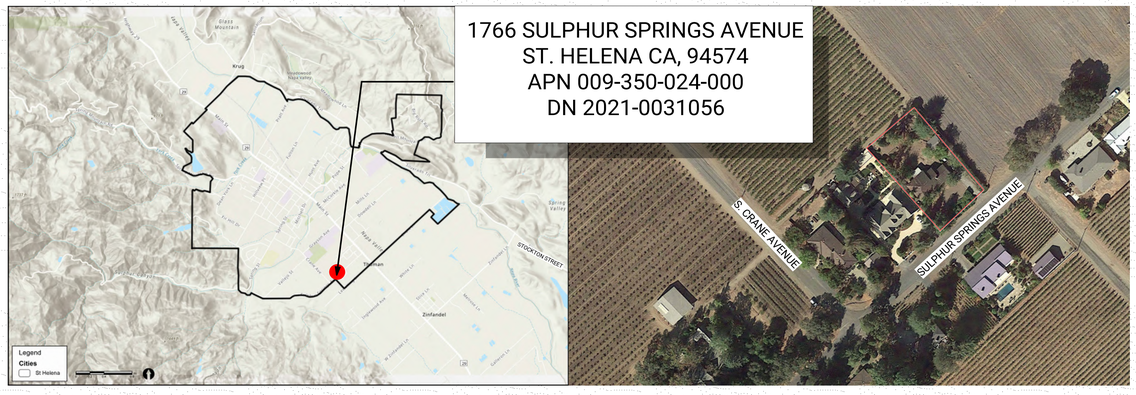
Maya DeRosa, AICP
Planning and Building Director

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Plot Date 3/8/2023 5:23:43 AM



1766 SULPHUR SPRINGS AVENUE



1766 SULPHUR SPRINGS AVENUE
ST. HELENA CA, 94574
APN 009-350-024-000
DN 2021-0031056

VICINITY MAP

SHEET INDEX

ARCHITECTURE

COVER SHEET	A0.00
SITE TOPOGRAPHY	A0.01
SITE PLAN	A1.00
EXISTING/DEMOLITION SITE PLAN	A1.01
EXISTING VEGITAITON PLAN	A1.02
PROPOSED SITE PLAN	A1.03
ELNARGED DEMO PLAN - FRONT YARD	A1.04
ELNARGED DEMO PLAN - MAIN HOUSE	A1.05
ELNARGED DEMO PLAN - BACKYARD	A1.06
IMAGES - SITE & STRUCTURES	A1.07
IMAGES - VEGITATION	A1.08
FLOOR PLAN	A2.00
ROOF PLAN	A2.01
ELEVATIONS	A4.00
ELEVATIONS	A4.01
ELEVATIONS	A4.02
AWAKE WINDOWS & DOORS	A4.03
METAL FENCE DETAILS	A6.00
WOOD SCREEN DETAILS	A6.01

CIVIL

CIVIL COVER SHEET	C1.0
HSCP & GRADING PLAN	C2.0
UTILITY PLAN	C3.0

LANDSCAPE

LANDSCAPE PLAN & PLANT LIST	L1.00
PROPOSED IRRIGATION PLAN	L1.01
MWELO DOCUMENTS	L1.02

CONTACT INFORMATION

OWNER
Sushil Patel
60 Hunter Ranch Road
Napa, CA 94558
530 - 304 - 5619

DESIGNER
NICCA
Ryan Beliakoff
221 G St., Suite 205
Davis, CA 95616
707 - 365 - 3311

CONTRACTOR
DesCor
Brian Powell
3164 Gold Camp Drive, Suite 250
Napa, CA 94559
530 - 717 - 0723

CIVIL ENGINEER
Madrone Engineering
Joel Dickerson, P.E.
St Helena, CA 94574
707 - 302 - 6280

GEOTECH
KC Engineering
Dave Cymanski
865 Cotting Lane, Suite A
Vacaville, CA 95688
707 - 447 - 4025

SURVEYOR
Jackson & Associates, INC.
P.O. Box 737
Cloverdale, CA 95425
707 - 894 - 8484

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10:35 am, Mar 08, 2023

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1766 SULPHUR SPRINGS AVE
ST HELENA CA, 94574

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Approver	

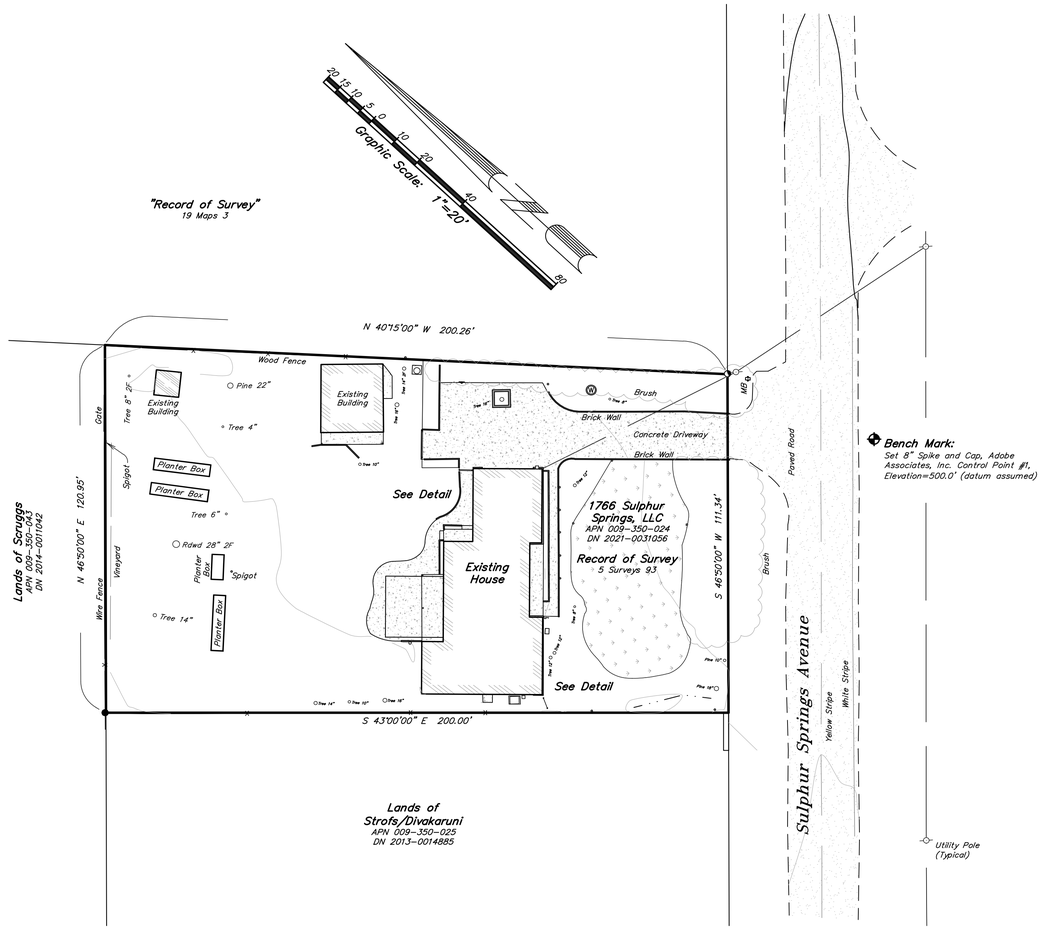
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COVER SHEET

Project No. 2101

A0.00

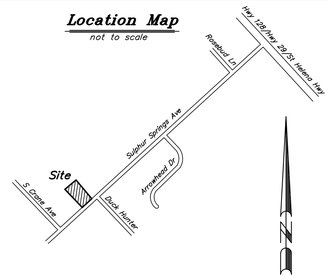


Legend:

A/C	Air Condition	◑	Found 3/4" Iron Pipe, No Tag, 1" Below Ground
Clmn	Column		
EL	Elevation		
EM	Electrical Meter		
FF	Finished Floor	—x—x—	Fence, as noted
FL	Flowline	—ohw—	Overhead Wires
FS	Finished Surface		Utility Pole
ICV	Irrigation Control Valve		Mailbox
LP	Low Point		Vineyard
MB	Mailbox		Dripline of trees, Unless Stated Otherwise
Pine	Pine Tree		
Rdwd	Redwood Tree	Ⓦ	Well
#F	Number of Tree Forks		Concrete
Spk	Sprinkler Head		
TW	Top of Wall		Lawn
WV	Water Valve		
●	Found 3/4" Iron Pipe, No Tag		Pavement

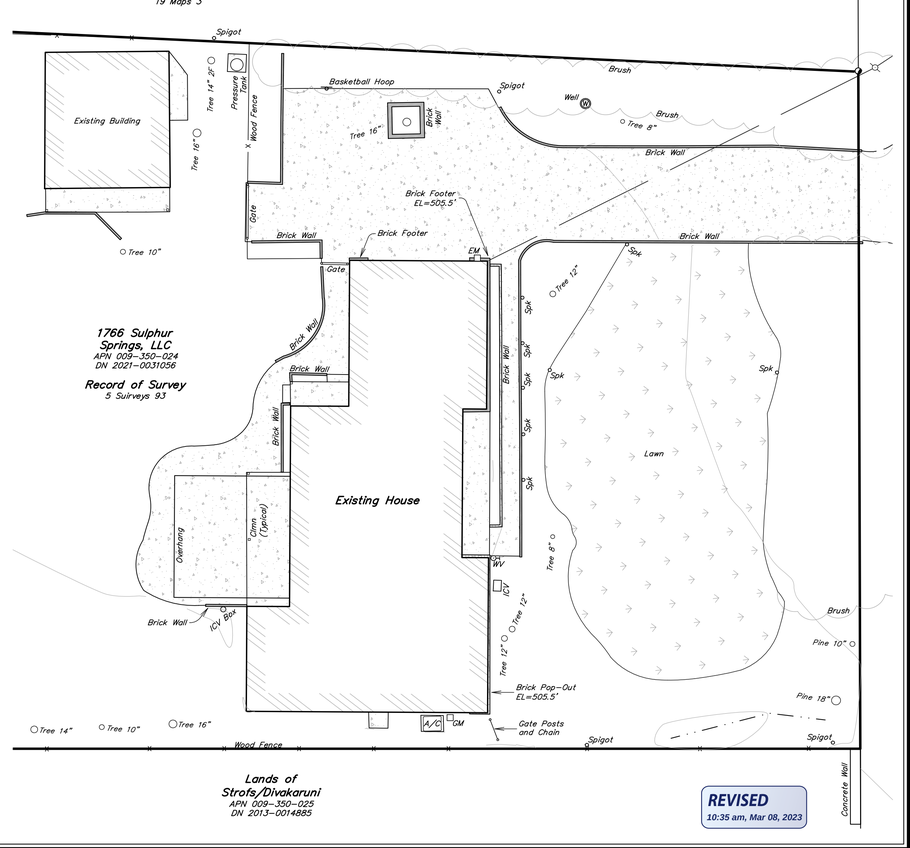
Location Map

not to scale



Detail

1" = 10'



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General Notes

Property owner information is based upon that "Grant Deed" recorded under Document Number 2021-0031056 of Official Records, Napa County Records. Property lines shown hereon are based upon found monumentation and delineated from that "Record of Survey" recorded in Book 19 of Maps at Page 3, Napa County Records. A field survey was performed by Adobe Associates, Inc. on October 11, 2021.

Utilities and features shown hereon are based upon physical features observed at the time of this survey, such as paint markings, overhead wiring, utility poles, and utility boxes. For the location of under ground utilities, a subsurface utility locating company should be contacted.

Contours shown hereon are a 1' (one foot) vertical interval and are shown based upon a field survey performed by Adobe Associates, Inc., on October 11, 2021.

Bench Mark: *Set 8" Spike and Cap, Adobe Associates, Inc. Control Point #1, as shown hereon. Elevation = 500.0' This elevation is on an assumed datum.*

Revisions			
No.	Date	Description	Approved

adobe associates, inc.
civil engineering | land surveying | wastewater
1220 N. Dutton Ave., Santa Rosa, CA 95401
P: (707) 541-2300 F: (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

PROFESSIONAL LAND SURVEYOR ★ AARON R SMITH ★ No. L 7901 ★ STATE OF CALIFORNIA

Aaron R. Smith, PLS 7901

Site Topography

1766 Sulphur Springs, LLC
1766 Sulphur Springs Avenue, Saint Helena Ca.
Assessor's Parcel Number 009-350-024

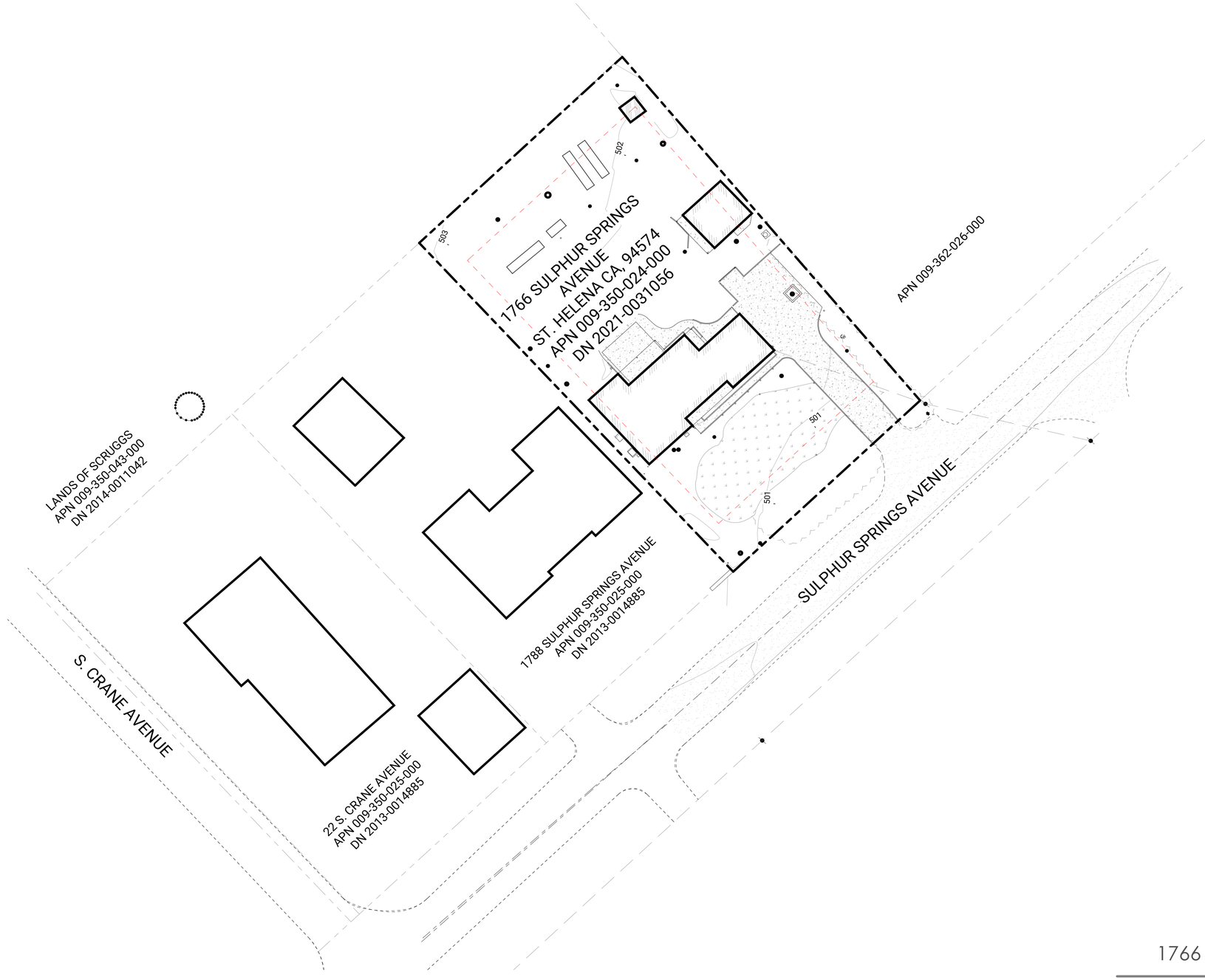
Scale: 1" = 20'
Date: October 20, 2021
Drawn by: SJM
Checked by: DPL

Sheet
A0.01
of 1 sheet
Job No. 21307

File: W:\01_Projects - 0989\2101_Sulphur Springs\03_Drawings\05_Consultant\01_Survey\03_Documents\ACAD-21307-Topo.dwg Time: Dec. 07, 2021 - 8:56am

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Plot Date 3/8/2023 5:23:44 AM



1 / A1.00 SITE PLAN - EXISTING
SCALE : 1" = 20'-0"

0 20' 40' 80'

N

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ST HELENA CA, 94574

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REVISIONS ISSUED

Issue	Date
DELTA 1	5/2/2018

SITE PLAN

Project No. 2101

A1.00

Plot Date 3/8/2023 5:23:45 AM

EXISTING STRUCTURE - TO BE REMOVED

N 40° 15'00" W
200.26'

PROPERTY LINE

10' - 0" SIDE YARD SETBACK

4' - 0" A.D.U. SETBACK

Wood Fence

SETBACK

Pine 22"

Tree 8" 2F

Existing Building

Gate

Tree 4"

EXISTING STRUCTURE - TO BE REMOVED

Tree 14" 2F

Tree 16"

Tree 16"

Brush

Tree 8"

Brick Wall

501' PROPOSED TOPO

Concrete Driveway

Brick Wall

PROPERTY LINE

Spigot

Planter Box

Planter Box

502' PROPOSED TOPO

Tree 10"

Tree 6"

Tree 12"

501

116' 0 1/2" FROM CENTER OF WELL TO LEACH FIELD

1766 SULPHUR SPRINGS AVENUE
ST. HELENA CA, 94574
APN 009-350-024-000
DN 2021-0031056

Paved Road

SULPHUR SPRINGS AVENUE

LANDS OF SCRUGGS
APN 009-350-043-000
DN 2014-0011042

N 46° 50'00" E
120.95'

Rdwd 28" 2F

Vineyard

Planter Box

Spigot

Wire Fence

Tree 14"

Planter Box

502

EXISTING HOUSE - TO BE REMOVED

S 46° 50'00" W
111.34'

Brush

Tree 8"

Tree 12"

Tree 12"

Pine 10"

Pine 18"

(E) LEACH FIELD 2 LINES @ 75' EA

(E) 800 GALLON SEPTIC TANK

Tree 14"

Tree 10"

Tree 16"

CONNECTED @ STREET

503' PROPOSED TOPO

503

S 43° 00'00" E
200.00'

160' - 0"

20' - 0" REAR SETBACK

20' - 0" FRONT YARD SETBACK

4' - 0" A.D.U. SETBACK

NOTE: ENTIRE SITE INTENDED AS PROJECT SITE

LANDS OF STROFS/DIVAKARUNI
APN 009-350-025-000
DN 2013-0014885

1 A1.01 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

0 8' 16' 32'

N PROJECT NORTH

REVISED
10:35 am, Mar 08, 2023

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ST HELENA CA, 94574

SETS ISSUED
Issue Date
Approver

REVISIONS ISSUED
Issue Date

EXISTING/DEMOLITION SITE PLAN

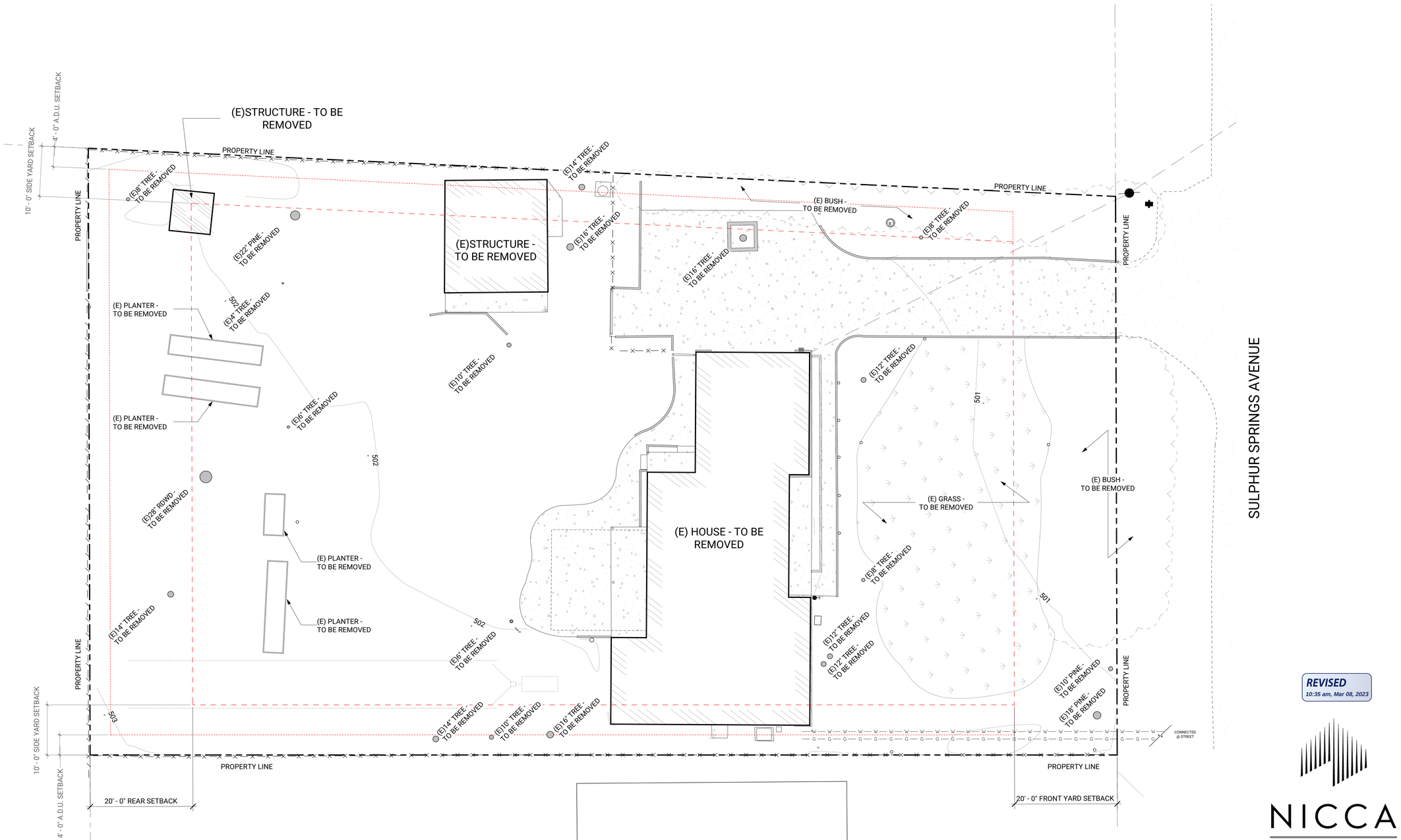
Project No. 2101

A1.01

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1 / A1.02 EXISTING VEGITATION PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

N PROJECT NORTH

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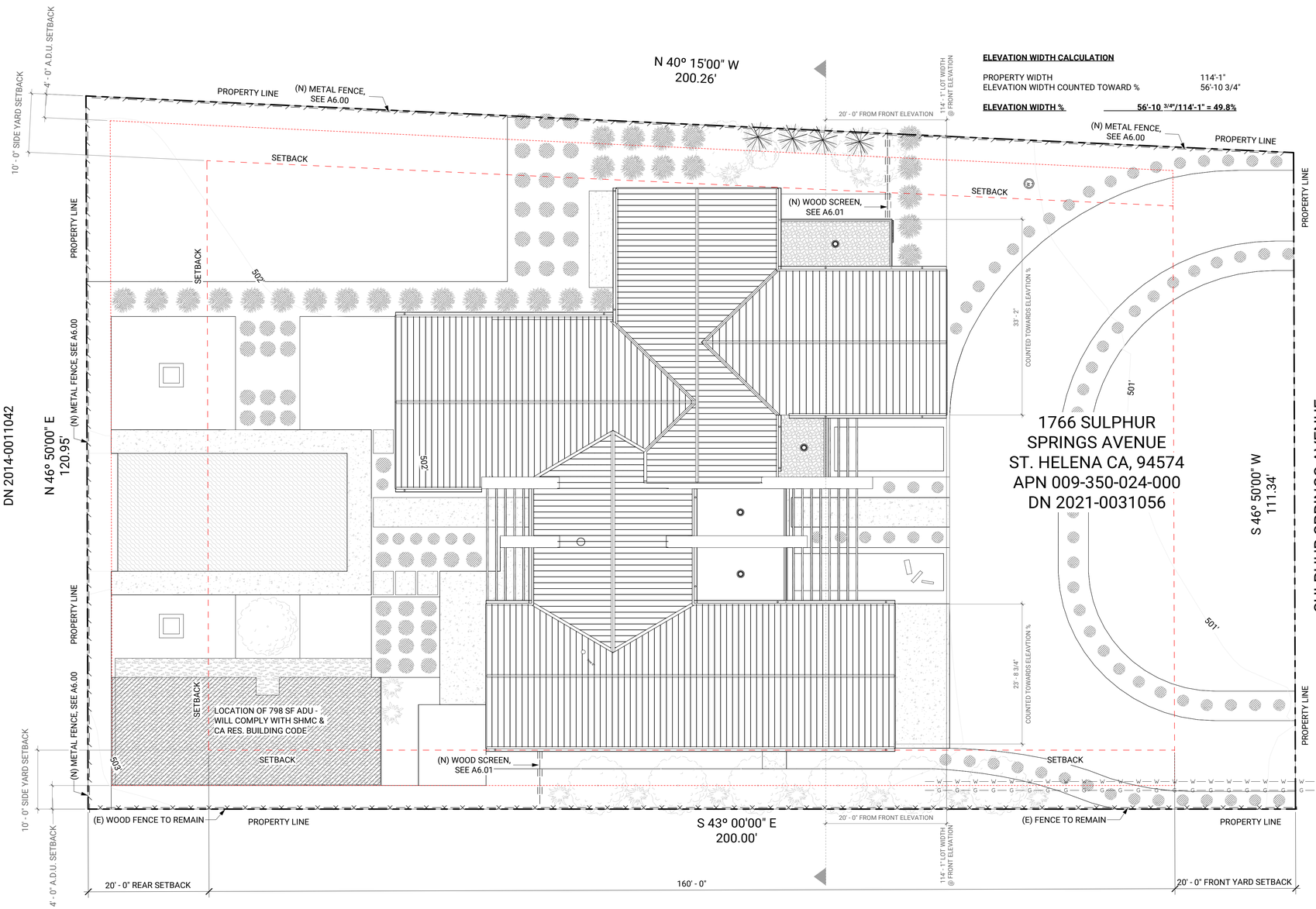
REVISIONS ISSUED

Issue	Date

EXISTING VEGITAITON PLAN

Project No. 2101

A1.02



ELEVATION WIDTH CALCULATION

PROPERTY WIDTH	114'-1"
ELEVATION WIDTH COUNTED TOWARD %	56'-10 3/4"
ELEVATION WIDTH %	**56'-10 3/4"/114'-1" = 49.8%**

NOTE: ENTIRE SITE INTENDED AS PROJECT SITE

LANDS OF STROFS/DIVAKARUNI
APN 009-350-025-000
DN 2013-0014885

EXISTING AREA CALCULATIONS

NET PARCEL AREA	=	**23,228 SF**
EXISTING AREA		
MAIN RESIDENCE	=	1,616 SF
ATTACHED GARAGE	=	534 SF
STORAGE BUILDING	=	448 SF
GREENHOUSE	=	66 SF
TOTAL EXISTING SQUARE FOOTAGE	=	**2,664 SF**
MAXIMUM FLOOR AREA RATIO (F.A.R.)	=	**0.21**
F.A.R. CALCULATION		
TOTAL EXISTING SQUARE FOOTAGE		2,664 SF
GARAGE ALLOWANCE		- 200 SF
EXISTING F.A.R.	=	**2,464 SF** **0.11**
MAXIMUM GROSS FLOOR AREA	=	**4,200 SF**
LOT COVERAGE CALCULATION		2,664 SF/23,228 SF
EXISTING LOT COVERAGE	=	**11%**

PROPOSED AREA CALCULATIONS

NET PARCEL AREA	=	**23,228 SF**
PROPOSED AREA		
MAIN RESIDENCE	=	3,865 SF
ATTACHED JADU	=	491 SF
DETACHED ADU	=	798 SF
ATTACHED GARAGE	=	535 SF
TOTAL PROPOSED SQUARE FOOTAGE	=	**5,689 SF**
MAXIMUM FLOOR AREA RATIO (F.A.R.)	=	**0.21**
F.A.R. CALCULATION		
TOTAL PROPOSED SQUARE FOOTAGE		5,689 SF
GARAGE ALLOWANCE		- 200 SF
JADU ALLOWANCE		- 491 SF
ADU ALLOWANCE		- 798 SF
PROPOSED F.A.R.	=	**4,200 SF** **0.18**
MAXIMUM GROSS FLOOR AREA	=	**4,200 SF**
LOT COVERAGE CALCULATION		
TOTAL PROPOSED SQUARE FOOTAGE		5,689 SF
COVERED PATIOS & TRELLISES		1074 SF
		6,763 SF/23,228 SF
PROPOSED LOT COVERAGE	=	**29%**

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Issue	Date

PROPOSED SITE PLAN

Project No. 2101

A1.03

1 / A1.03 PROPOSED SITE PLAN
SCALE : 1/8" = 1'-0"

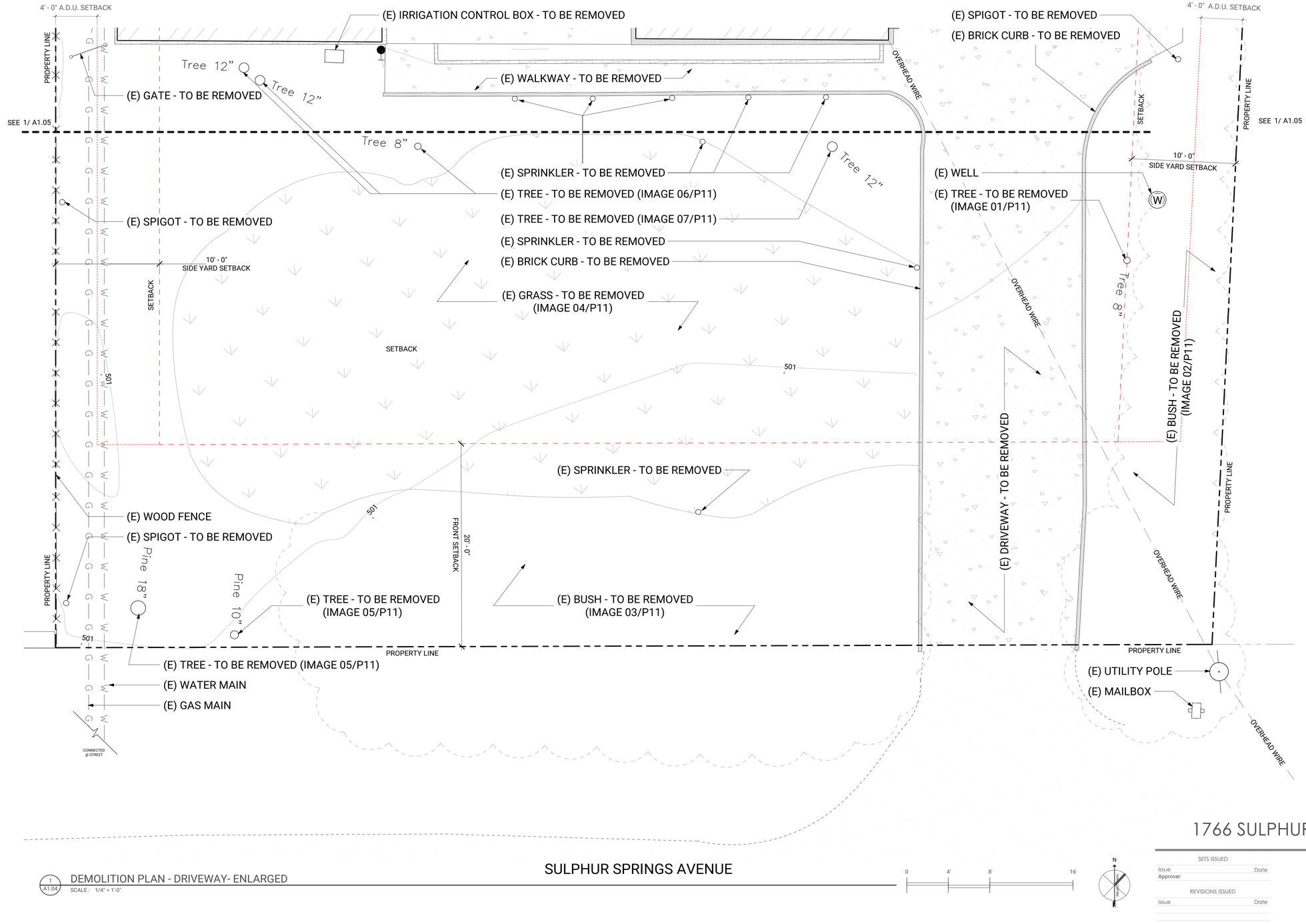
0 8' 16' 32'

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1 A1.04 DEMOLITION PLAN - DRIVEWAY- ENLARGED

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

SULPHUR SPRINGS AVENUE

0 4' 8' 16'

N

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ELNARGED DEMO PLAN - FRONT YARD

Project No. 2101

A1.04

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Plot Date 3/8/2023 5:23:55 AM

4' - 0" A.D.U. SETBACK
SEE 1/ A1.06

(E) TREE - TO BE REMOVED (IMAGE 08/P11)

PROPERTY LINE

Tree 14"

SETBACK

10' - 0"
SIDE YARD SETBACK

(E) LEACH FIELD 2 LINES @ 75' EA - TO BE REMOVED

(E) 800 GALLON SEPTIC TANK - TO BE REMOVED

(E) TREE - TO BE REMOVED
(IMAGE 09/P11)

Tree 6"

Tree 10"

(E) TREE - TO BE REMOVED
(IMAGE 08/P11)

(E) WOOD FENCE

Tree 16"

(E) TREE - TO BE REMOVED
(IMAGE 08/P11)

(E) BRICK CURB -
TO BE REMOVED

(E) IRRIGATION CONTROL
BOX - TO BE REMOVED

(E) PAVEMENT-
TO BE REMOVED

(E) PATIO COVER - TO BE REMOVED

(E) HOUSE - TO BE
REMOVED

- USE - SINGLE FAMILY RESIDENCE
- CONDITIONED
- UNIHABITED
- 1,569 SQUARE FEET

A/C

(E) A/C - TO BE REMOVED

(E) GAS METER

(E) WATER MAIN

G

W

Tree 12"

Tree 12"

(E) GATE - TO BE REMOVED

(E) TREE - TO BE REMOVED

(E) IRRIGATION CONTROL BOX - TO BE REMOVED

(E) SPRINKLER - TO BE REMOVED

(E) WALKWAY - TO BE REMOVED

SEE 1/ A1.04

(E) BRICK CURB - TO BE REMOVED

(E) TREE - TO BE REMOVED
(IMAGE 10/P11)

Tree 10"

(E) STRUCTURE TO
BE REMOVED

- USE - SHED/STORAGE
- UNCONDITIONED
- UNINHABITED
- 448 SQUARE FEET

4' - 0" A.D.U. SETBACK

SEE 1/ A1.06

PROPERTY LINE

(E) PAVEMENT- TO BE REMOVED

Tree 16"

(E) TREE - TO BE REMOVED (IMAGE 11/P11)

Tree 14" 2F

(E) WOOD FENCE - TO BE REMOVED

(E) BRICK CURB - TO BE REMOVED

SETBACK

(E) PRESSURE TANK

(E) BRICK CURB - TO BE REMOVED

(E) GATE - TO BE REMOVED

Tree 16"

(E) DRIVEWAY -
TO BE REMOVED

(E) BUSH - TO BE REMOVED

(E) TREE - TO BE REMOVED
(IMAGE 12/P11)

(E) BRICK CURB - TO BE REMOVED

(E) SPIGOT - TO BE REMOVED

(E) ELECTIRCAL METER

OVERHEAD WIRE

10' - 0"
SIDE YARD SETBACK

SETBACK

PROPERTY LINE

SEE 1/ A1.04

1 / A1.05 DEMOLITION PLAN - MAIN HOUSE - ENLARGED
SCALE : 1/4" = 1'-0"

0 4' 8' 16'

N

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ELNARGED DEMO PLAN
- MAIN HOUSE

Project No. 2101

A1.05

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Plot Date 3/8/2023 5:23:55 AM

10' - 0" SIDE YARD SETBACK

4' - 0" A.D.U. SETBACK

PROPERTY LINE

10' - 0" SIDE YARD SETBACK

4' - 0" A.D.U. SETBACK

PROPERTY LINE

503

(E) WIRE FENCE

(E) WOOD FENCE

(E) TREE - TO BE REMOVED (IMAGE 13/P11)

20' - 0" SETBACK

(E) GATE

(E) WIRE FENCE

Tree 8" 2F

(E) TREE - TO BE REMOVED (IMAGE 12/P11)

(E) PLANTER - TO BE REMOVED

(E) TREE - TO BE REMOVED (IMAGE 13/P11)

(E) STRUCTURE TO BE REMOVED

- USE - GREENHOUSE
- UNCONDITIONED
- UNINHABITED
- 448 SQUARE FEET

SETBACK

SETBACK

PROPERTY LINE

Tree 14"

Rdwd 28" 2F

Tree 6"

Tree 4"

502

(E) TREE - TO BE REMOVED (IMAGE 14/P11)

(E) TREE - TO BE REMOVED (IMAGE 14/P11)

Pine 22"

SETBACK

(E) PLANTER - TO BE REMOVED

(E) SPIGOT - TO BE REMOVED

(E) TREE - TO BE REMOVED (IMAGE 13/P11)

(E) LEACH FIELD 2 LINES @ 75' EA - TO BE REMOVED

502

(E) TREE - TO BE REMOVED (IMAGE 08/P11)

(E) PAVEMENT- TO BE REMOVED

(E) BRICK CURB - TO BE REMOVED

SEE 1/ A1.05

SEE 1/ A1.05

Tree 14"

SETBACK

PROPERTY LINE

EXISTING STRUCTURE TO BE REMOVED

PROPERTY LINE

1 A1.06 DEMOLITION PLAN - BACKYARD

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

0 8' 16' 32'

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ST HELENA CA, 94574

N

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Issue Date
Approved

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Issue Date

ELNARGED DEMO PLAN - BACKYARD

Project No. 2101

A1.06

Plot Date 3/8/2023 5:24:01 AM



1 - MAIN HOUSE - EAST ELEVATION



2 - MAIN HOUSE - NORTH ELEVATION



2 - MAIN HOUSE - WEST ELEVATION





5 & 6 - MAIN HOUSE - SOUTH ELEVATION



7 - STORAGE_BLDG - SOUTH-EAST ELEVATION



8 - STORAGE_BLDG - SOUTH-WEST ELEVATION



9 - GREENHOUSE - SOUTH-EAST ELEVATION



10 - GREENHOUSE - SOUTH-WEST ELEVATION



11 - VIEW FROM FRONT YARD



12 - VIEW FROM BACKYARD



13 - VIEW FROM FRONT OF ADJACENT HOUSE



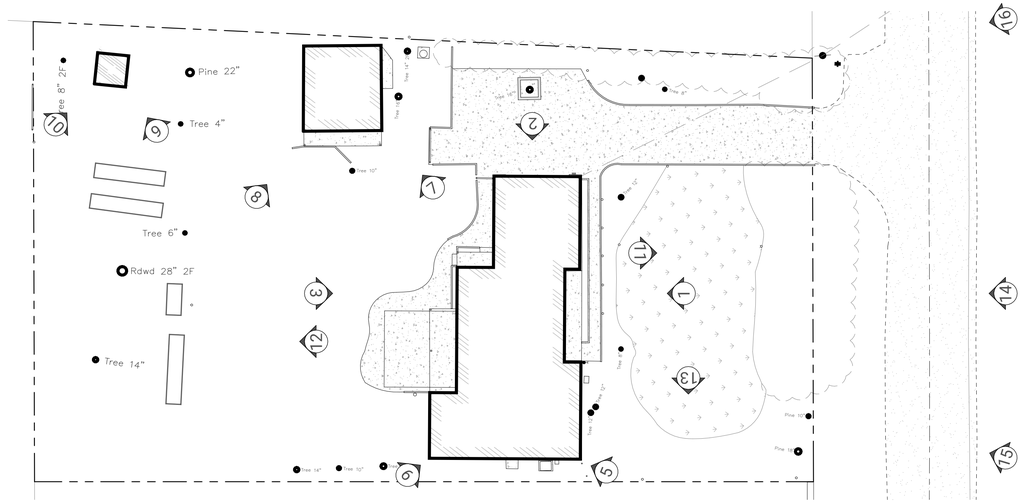
14 - VIEW OF FRONT YARD



15 - VIEW OF ADJACENT STRUCTURE



16 - VIEW OF ADJACENT LOT



1 A1.07 PHOTO KEYPLAN
SCALE: 1/16" = 1'-0"

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ST HELENA CA, 94574

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Issue Date
Approver

REVISIONS ISSUED
Issue Date

IMAGES - SITE & STRUCTURES

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A1.07

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Plot Date 3/8/2023 5:24:08 AM



IMAGE 01



IMAGE 02



IMAGE 03



IMAGE 04



IMAGE 05



IMAGE 05



IMAGE 06



IMAGE 07



IMAGE 08



IMAGE 09



IMAGE 10



IMAGE 11



IMAGE 12



IMAGE 13



IMAGE 14

REVISED
10:36 am, Mar 08, 2023

NICCA

1766 SULPHUR SPRINGS AVE
ST HELENA CA, 94574

SETS ISSUED

Issue	Date
Approver	

REVISIONS ISSUED

Issue	Date

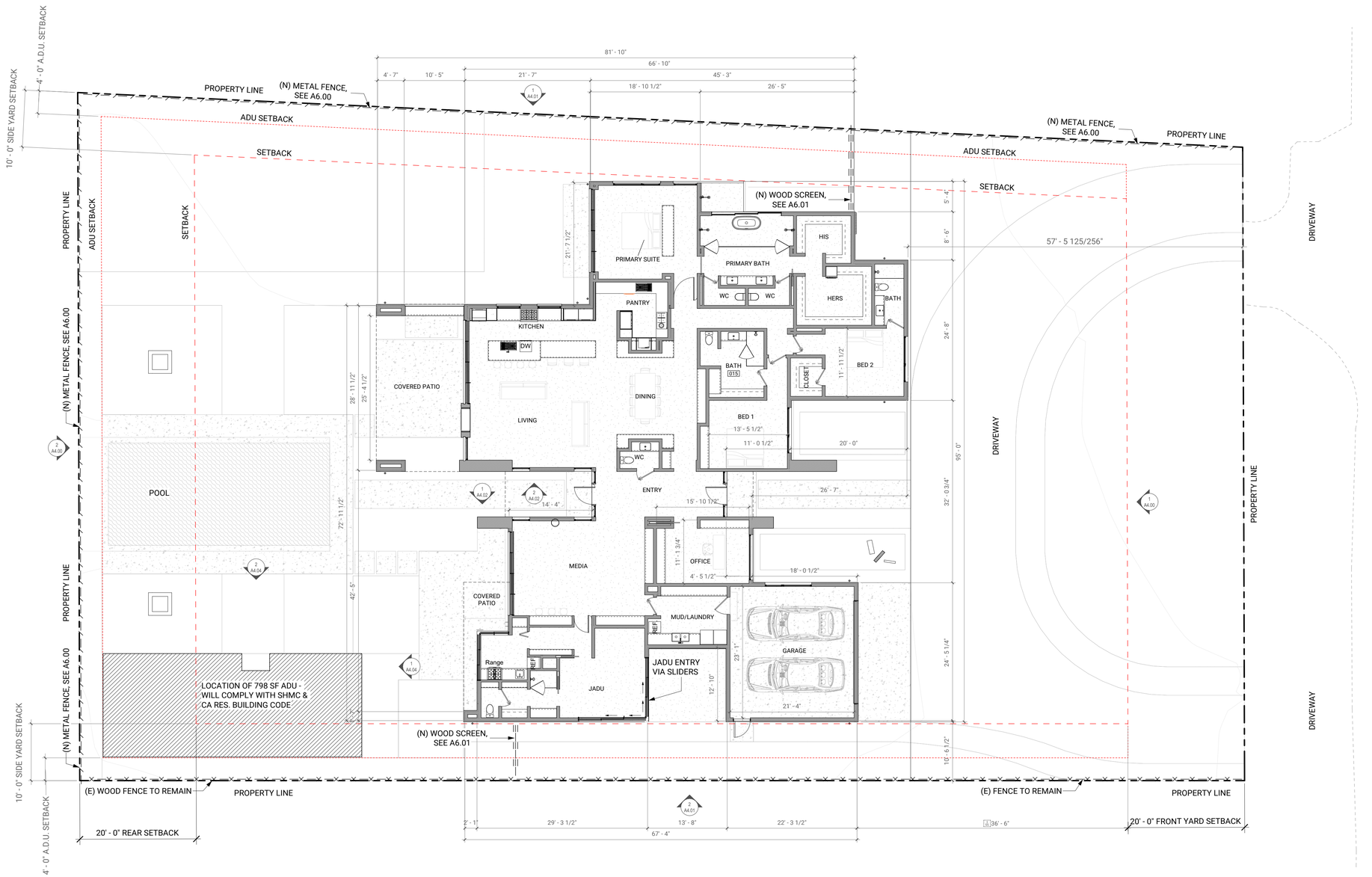
IMAGES - VEGITATION

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SULPHUR SPRINGS AVENUE

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1 A2.00 FLOOR PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

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Approver	

REVISIONS ISSUED

Issue	Date

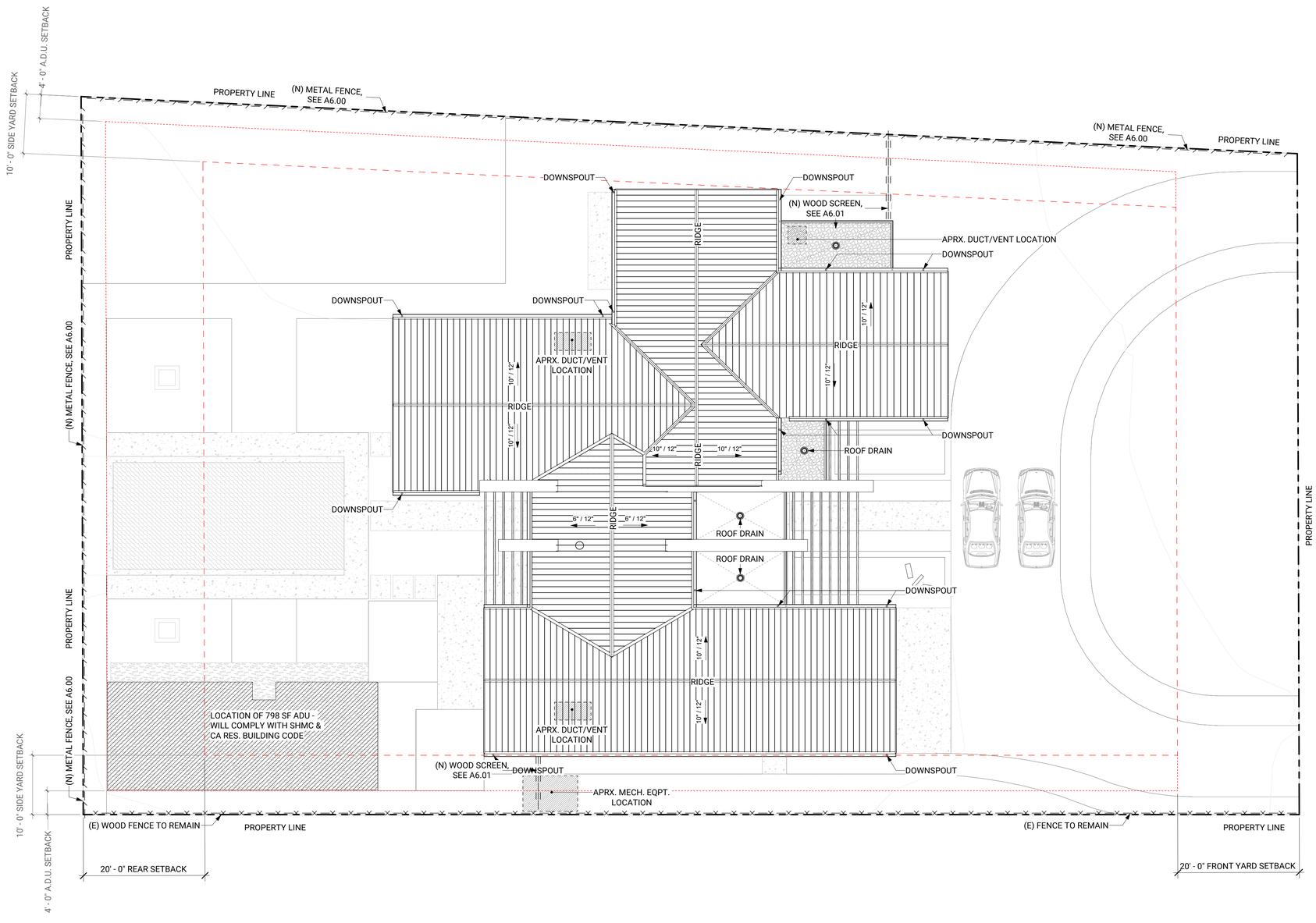
FLOOR PLAN

Project No. 2101

A2.00

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1 A2.01 ROOF PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

N PROJECT NORTH

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ROOF PLAN

Project No. 2101

A2.01

Plot Date 12/9/2022 3:00:40 PM



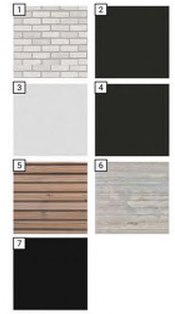
1 A4.00 SOUTH
SCALE: 1/4" = 1'-0"



2 A4.00 NORTH
SCALE: 1/4" = 1'-0"

MATERIALS LEGEND

1. BRICK - BELDEN POLAR WHITE OR SIMILAR
2. PAINT - SHERWIN-WILLIAMS CAVIAR OR SIMILAR
3. SMOOTH PLASTER - LIGHT, WARM GRAY
4. METAL ROOF - SIMILAR TO PAINT
5. HORIZONTAL WOOD SIDING - SEALED NATURAL FINISH
6. BOARD FORMED CONCRETE - NATURAL CONCRETE
7. BLACK ANODIZED ALUMINUM WINDOW & DOOR FRAMES



NOTE:
WINDOW AND DOOR PACKAGE TO BE PROVIDED BY AWAKE WINDOW & DOOR COMPANY OR SIMILAR

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Issue Date

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ELEVATIONS

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A4.00

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Plot Date 12/9/2022 3:30:10 PM



1 / A4.01 EAST
SCALE : 1/4" = 1'-0"



2 / A4.01 WEST
SCALE : 1/4" = 1'-0"

MATERIALS LEGEND

1. BRICK - BELDEN POLAR WHITE OR SIMILAR
2. PAINT - SHERWIN-WILLIAMS CAVIAR OR SIMILAR
3. SMOOTH PLASTER - LIGHT, WARM GRAY
4. METAL ROOF - SIMILAR TO PAINT
5. HORIZONTAL WOOD SIDING - SEALED NATURAL FINISH
6. BOARD FORMED CONCRETE - NATURAL CONCRETE
7. BLACK ANODIZED ALUMINUM WINDOW & DOOR FRAMES



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MAIN FLOOR 0' - 0"

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Issue Date
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REVISIONS ISSUED
Issue Date

ELEVATIONS

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Plot Date 3/7/2023 3:51:35 PM



1 A4.02 EAST ENTRY
SCALE : 1/4" = 1'-0"



2 A4.02 WEST ENTRY
SCALE : 1/4" = 1'-0"

MAIN FLOOR 0' - 0"

MATERIALS LEGEND

1. BRICK - BELDEN POLAR WHITE OR SIMILAR
2. PAINT - SHERWIN-WILLIAMS CAVIAR OR SIMILAR
3. SMOOTH PLASTER - LIGHT, WARM GRAY
4. METAL ROOF - SIMILAR TO PAINT
5. HORIZONTAL WOOD SIDING - SEALED NATURAL FINISH
6. BOARD FORMED CONCRETE - NATURAL CONCRETE
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NOTE:
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Issue Date

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AWAKE WINDOWS & DOORS PRODUCT OVERVIEW



CASEMENT & AWNING WINDOW

Series 105

Our 105 Series Casement & Awning are some of the most energy efficient aluminum windows on the market. The 2" sightline and squared-off stop design are focused on guiding your eye towards your view. Hidden hinges, large sizes, and contemporary hardware make it a favorite of designers and architects.



HINGED DOOR

Series 505

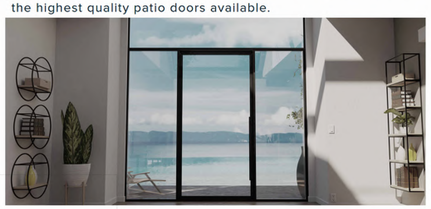
Our 505 Series Hinged Door is expertly designed to achieve high water and structure ratings, while maximizing glass size and thinning out sight lines. Water-rated inswing doors, 12' heights, cutting-edge multi-point locks, and highly engineered design that inserts seamlessly with our window wall.



PATIO DOOR

Series 275

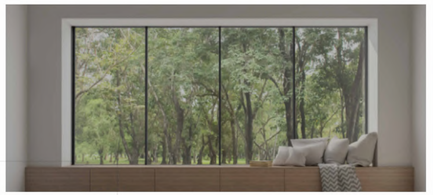
Our 275 Series Patio Door is designed to emulate our multi-slide door (narrow sightlines, groundbreaking rolling system, hidden handle) but at a more economical price. Available with multiple sills, 1-3/8" sightlines, and gliding open with ease, this is one of the highest quality patio doors available.



PIVOT DOOR

Series 555

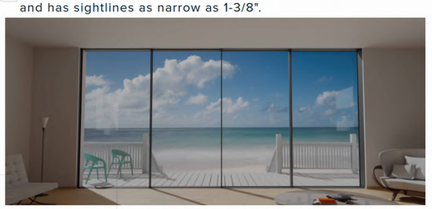
Our 555 Series Pivot Door is the perfect combination of form and function, with a myriad of innovative design features such as Concealed Overhead Closer, Magnetic Catch and the industry's only unrestricted pivot point assembly. Our Pivot Door features will allow you the highest level of customization the industry can offer.



WINDOW WALL

Series 425

Inspired by the structural integrity of commercial curtain wall, but with the refinement, ease of install, and energy efficiency required for luxury residential. Our 425 Series Window Wall puts all glass in the same plane, removes unsightly stops and weeps, and has sightlines as narrow as 1-3/8".



MULTI SLIDE DOOR

Series 905

Our 905 Series Multi-Slide is a breakthrough innovation in indoor/outdoor living solutions. Interlockers as narrow as 3/4" keep your view nearly unobstructed. Our innovative rolling system and PFTE bulb seals allow massive panels to glide open with ease so you can entertain and enjoy the outdoors.



Anodized (In-Stock)

Our most popular finish color is Black anodized. We use a Class 1 coating thickness for increased durability. Our anodized material also has an Acid Etch coating which gives a clean, matte finish. Since this is the only finish color we stock, our Black Anodized color typically has our shortest lead time.



¾" Deep

The 3/4" Deep Interlock is ultra narrow, but to gain rigidity, the interlock extends to the interior and exterior of the track for additional strength and optional steel inserts. With this narrow but deep interlock, we can build panels as large as 84" x 144".



Energy Efficiency

Our dual seal silicone insulated glass units utilize cutting edge LowE technologies to achieve the highest levels of energy efficiency. We offer a variety of coatings from industry leaders such as PPG, Guardian, and Cardinal. Insulated glass units are also available with argon gas.



T-Sill

The T-Sill is the perfect choice when your finishing details require the need to see your finish flooring run through the door track to seamlessly transition the tile from the interior to the exterior. The innovate, 1.5" tall T-sill can be self-draining and flush water to a draining system (if the contractor desires), or can simply have the tile installed over the track. Our doors utilizing the T-Sill have a narrow 2-1/4" bottom rail.

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AWAKE WINDOWS & DOORS

Project No. 2101

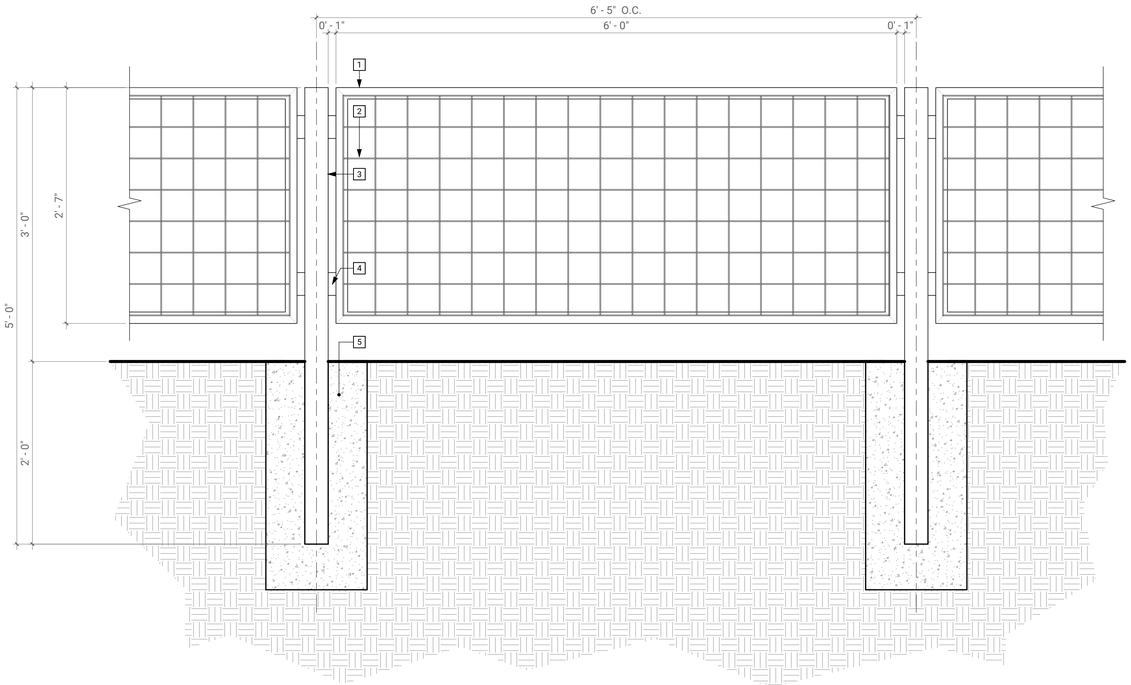
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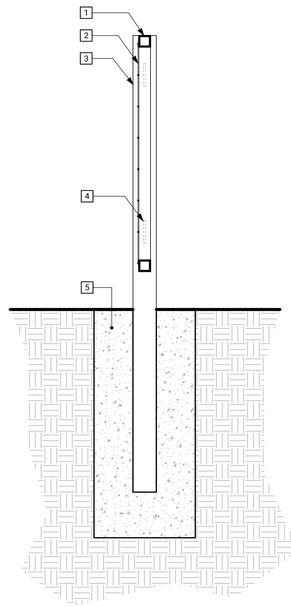
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1 1-1/2" X 1-1/2" SQUARE STEEL TUBE
2 4" X 4" STEEL WELDED WIRE MESH
3 3" X 1/4" FLAT STEEL BAR
4 3" ROUND STEEL TUBE
5 CONCRETE FOOTING

*NOTE: ALL NEWLY CONSTRUCTED FENCES WILL COMPLY WITH SHMC 17.120.010

1 / A6.00 Fence - Steel
SCALE : 1 1/2" = 1'-0"

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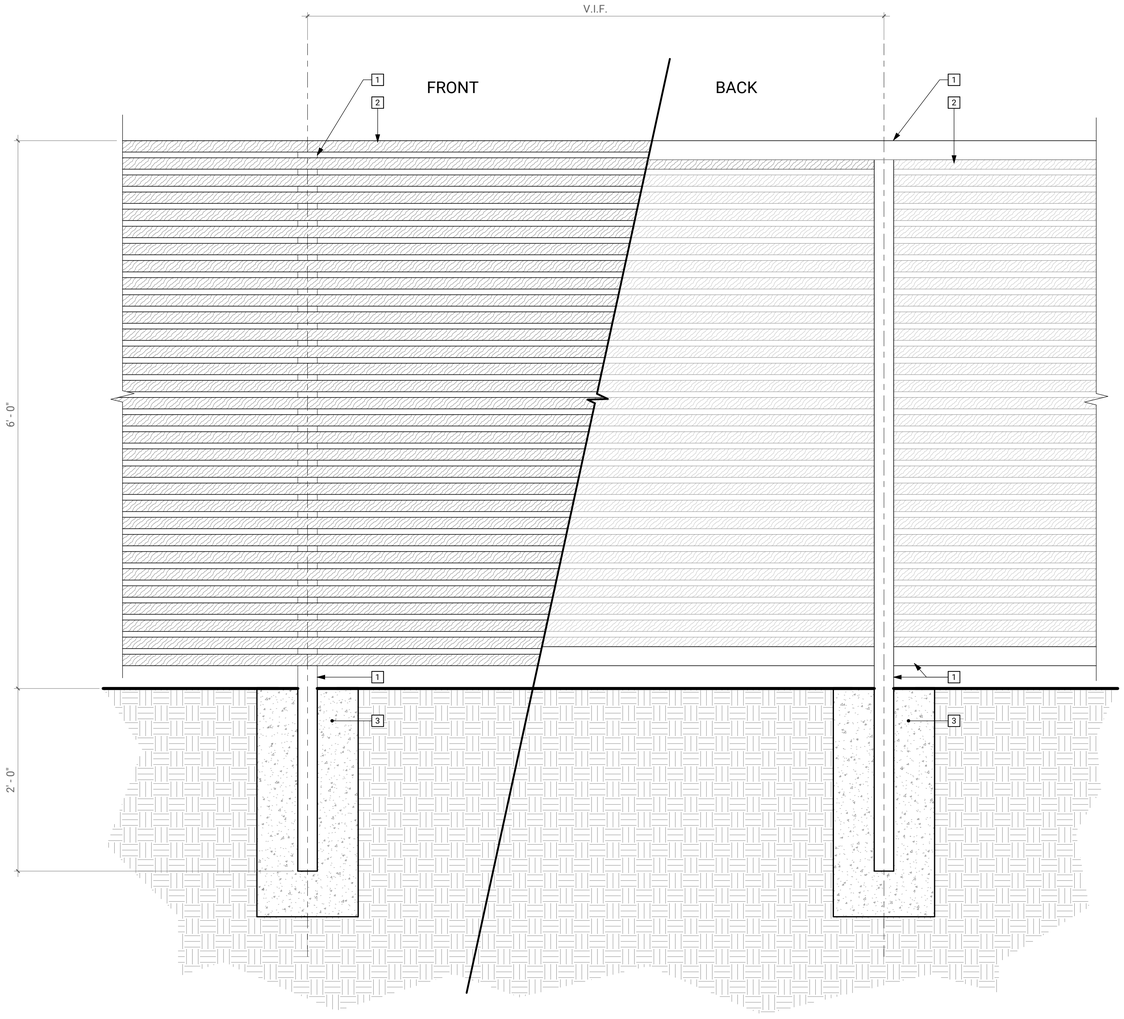
REVISIONS ISSUED

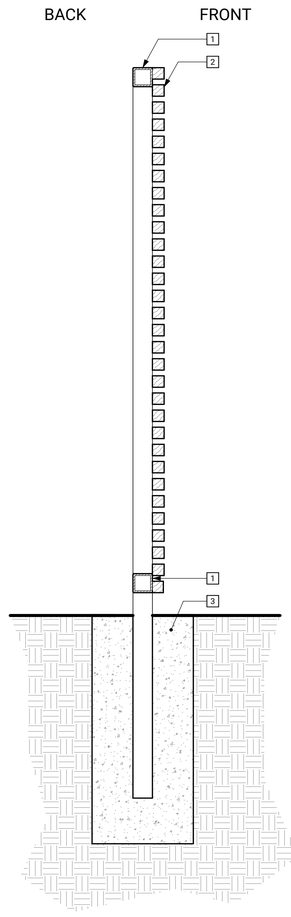
Issue	Date

METAL FENCE DETAILS

Project No. 2101

A6.00





1 2-1/2" X 2-1/2" SQUARE STEEL TUBE
2 2" X 2" WOOD BOARDS
3 CONCRETE FOOTING

*NOTE: ALL NEWLY CONSTRUCTED FENCES WILL COMPLY WITH SHMC 17.120.010

1 / A6.01 Fence - Wood Screen
SCALE : 1 1/2" = 1'-0"

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Issue	Date

WOOD SCREEN DETAILS

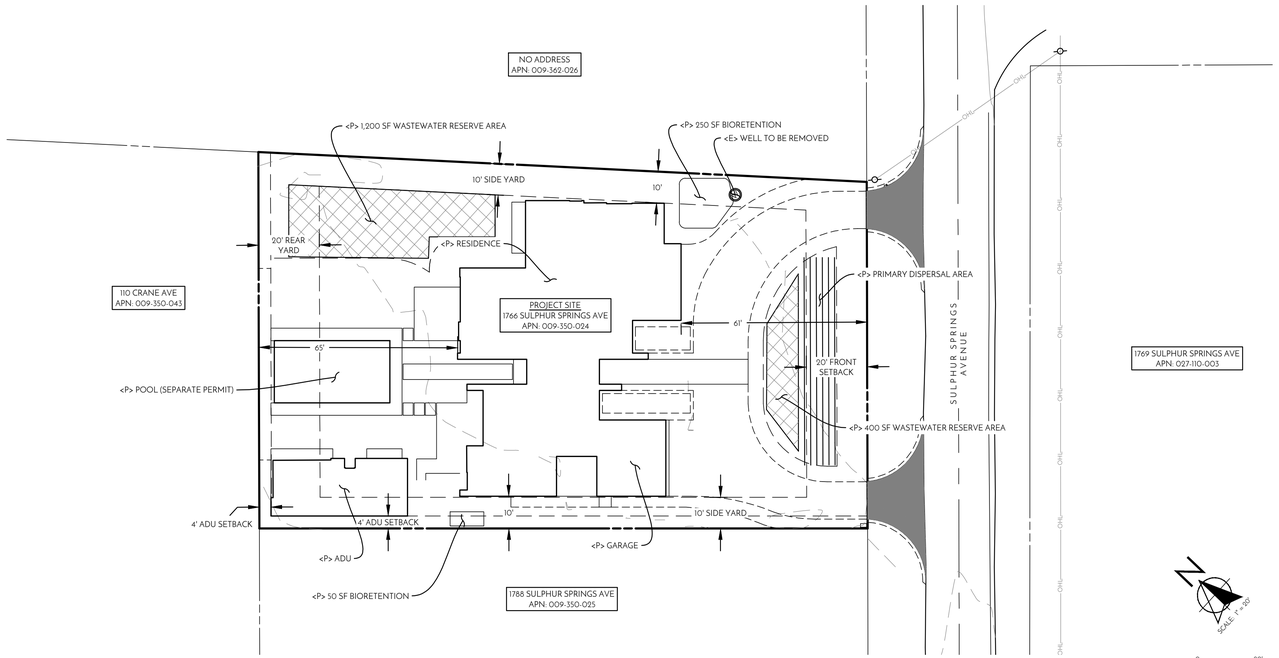
Project No. 2101

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SITE MAP

GEOTECHNICAL NOTES

1. A GEOTECHNICAL REPORT DATED JULY 15, 2022 HAS BEEN PREPARED BY KC ENGINEERING COMPANY. THE GEOTECHNICAL REPORT AND ALL UPDATES SHOULD BE CONSIDERED A PART OF THESE PLANS. ALL GRADING, FOUNDATION EXCAVATIONS, AND DRAINAGE SHALL BE IN ACCORD WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

2. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING CONSTRUCTION, INCLUDING SITE EXCAVATIONS, FILL PLACEMENT AND COMPACTION, EXCAVATION OF SPREAD FOOTING FOUNDATIONS PRIOR TO FORMING OR STEEL PLACEMENT. OBSERVATION OF RETAINING WALL BACKDRAINS, CRAWL SPACE GRADING AND DRAINAGE, AND OBSERVATION AND TESTING OF RETAINING WALL BACKFILL.

3. THE GEOTECHNICAL ENGINEER SHALL BE PROVIDED AT LEAST 48 HOURS NOTICE PRIOR TO THE START OF GRADING, FOUNDATION EXCAVATIONS, OR OTHER ITEMS REQUIRING OBSERVATION AND TESTING.

4. A PRECONSTRUCTION CONFERENCE SHALL BE CALLED BY THE CONTRACTOR PRIOR TO ANY EQUIPMENT BEING MOVED ONTO THE SITE. TO BE PRESENT AT THIS CONFERENCE ARE:
- OWNER'S REPRESENTATIVE
- GRADING CONTRACTOR
- GEOTECHNICAL ENGINEER
- CIVIL ENGINEER

5. UPON COMPLETION OF GRADING ACTIVITIES, THE GEOTECHNICAL ENGINEER SHALL PROVIDE A "FINAL SOIL REPORT", AND DESCRIBE HOW GRADING ACTIVITIES MET THE REQUIREMENTS OF THE PRELIMINARY REPORT.

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 OCTOBER, 2021 PERFORMED BY ADOBE ASSOCIATES, INC.

3. THIS SURVEY IS ON AN ASSUMED DATUM.

4. SITE BENCHMARK DESCRIPTION: "SET 8" SPIKE AND CAP, ADOBE ASSOCIATES, INC. CONTROL POINT #1, AS SHOWN HEREON. ELEVATION = 500.0' THIS ELEVATION IS ON AN ASSUMED DATUM."

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.

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT
AC	ASPHALT CONCRETE	FIRM	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	GRAVEL
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
CG&G	CURB AND GUTTER	JP	JOINT POLE
CMU	CONCRETE MASONRY UNIT	LF	LINEAL FEET/FOOT
CP	CONCRETE PIPE	LP	LOW POINT
℄	CENTERLINE	MH	MANHOLE
CO	CLEANOUT	MON	MONUMENT
COMM	COMMUNICATION	(N)	NORTH
CV	CHECK VALVE	<N>	NEW
CW	COLD WATER	OC	ON CENTER
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND
DG	DECOMPOSED GRANITE	OH	OVERHEAD
DIP	DUCTILE IRON PIPE	OHL	OVERHEAD LINE
DS	DOWNSPOUT	<P>	PROPOSED
DW	DOMESTIC WASTE	PCC	PORTLAND CEMENT CONCRETE
DWG	DRAWING	PD	PRESSURE DISTRIBUTION
EC	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC
(E)	EAST	PI	POINT OF INTERSECTION
<E>	EXISTING	PIV	POST INDICATOR VALVE
ECR	END CURB RETURN	P/L	PROPERTY LINE
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	P.I.	POINT OF VERTICAL INTERSECTION
FG	FINISHED GRADE	PW	PROCESS WATER
R	RADIUS		
RT	RIGHT		
ROW	RIGHT OF WAY		
RWL	RAIN WATER LEADER		
RCP	REINFORCED CONCRETE PIPE		
(S)	SOUTH		
S	SLOPE (FEET/FOOT)		
SAD	SEE ARCHITECTURAL DRAWINGS		
SD	STORM DRAIN		
SDP	SUBDRAIN PIPE		
SED	SEE ELECTRICAL DRAWINGS		
SLD	SEE LANDSCAPE DRAWINGS		
SLV	SLEEVE		
SMD	SEE MECHANICAL DRAWINGS		
SPD	SEE PLUMBING DRAWINGS		
SS	SANITARY SEWER		
SSCO	SANITARY SEWER CLEAN OUT		
SSMH	SANITARY SEWER MANHOLE		
STA	STATION		
STD	STANDARD		
SW	SIDEWALK		
TC	TOP OF CURB		
TFC	TOP FACE OF CURB		
TOC	TOP OF CONCRETE		
TS	TOP OF STAIRS		
TW	TOP OF WALL		
TYP	TYPICAL		
UG	UNDERGROUND		
VC	VERTICAL CURVE		
VG	VALLEY GUTTER		
(W)	WEST		
WM	WATER METER		
W/S	WATER SERVICE		
WV	WATER VALVE		

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.
4. THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:
- QUANTITIES FROM UTILITY TRENCHES, FOUNDATION TRENCHES, AND STORMWATER DETENTION BASINS HAVE NOT BEEN ESTIMATED.
- QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE BEEN ESTIMATED ASSUMING A 20% VOLUME LOSS DURING RECOMPACTION, AND ASSUMING AN AVERAGE DEPTH OF 1.0'.

3. 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.
4. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	170	455
FILL	260	270
ESTIMATED NET EARTHWORK		245 (EXPORT)

THE APPROXIMATE AREA OF DISTURBED SOIL IS 19,045 SF (0.44 AC). EXCESS SOIL WILL BE OFF-HAULED TO A LOCATION APPROVED BY NAPA COUNTY.

SYMBOL LEGEND

PP	UTILITY POLE	SSMH#1	SEWER MANHOLE/RISER WITH ID #
	SIGN	SDMH#2	STORM DRAIN MANHOLE WITH ID #
W	WELL	WV	WATER VALVE
	STREET LIGHT	WM	WATER METER & DCV
	TREE		FDC/PIV WITH CHECK VALVE
	TREE TO BE REMOVED	FH	FIRE HYDRANT WITH GATE VALVE
6" SS	SANITARY SEWER	CO	CLEANOUT
6"G	GAS LINE	85	PROPOSED CONTOUR
6"W	WATER LINE		SOLID STORM DRAIN
85	EXISTING CONTOUR		PERFORATED STORM DRAIN
	TOP/TOE BANK GRADEBREAK		GRADE SWALE
	PROPERTY LINE		OVERLAND RELEASE ROUTE
	CENTERLINE		

SHEET INDEX

C1.0	COVER SHEET
C2.0	HSCP & GRADING PLAN
C3.0	UTILITY PLAN

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW APPROVAL FOR A NEW RESIDENCE AT 1766 SULPHER SPRINGS AVE. THIS PROJECT ALSO PROPOSES TO CONSTRUCT AN ADU, POOL, DRIVEWAY, AND RELATED UTILITY IMPROVEMENTS.

PROJECT INFORMATION

OWNER: PRESIDIO COMPANIES
221 G STREET, SUITE 205
DAVIS, CALIFORNIA 95616

SITE ADDRESS: 1766 SULPHER SPRINGS AVENUE
ST. HELENA, CA 94574

ASSESSOR PARCEL #: 009-350-024
PARCEL SIZE: 0.53 ACRES
CITY ZONING: MR

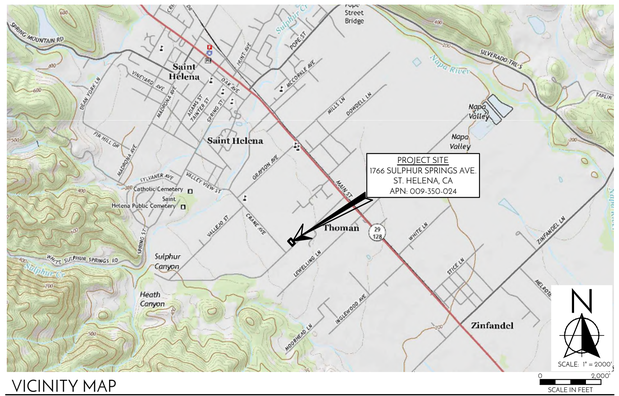
SURVEYOR: ADOBE ASSOCIATES, INC.
1290 N. DUTTON AVE.
SANTA ROSA, CA 95401
AARON R. SMITH P.L.S.
707/541-2301

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

ARCHITECT: RB + DESIGN
663 JADE WAY
FAIRFIELD, CA 94534
RYAN BELIAKOFF
(707) 963-8831

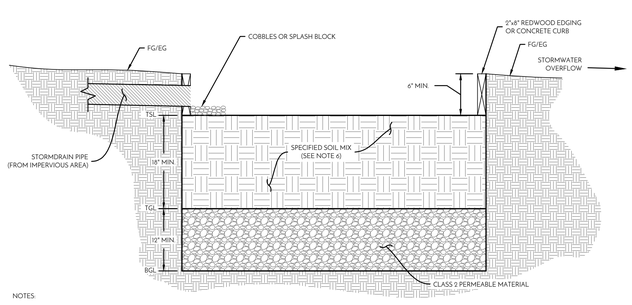
GEOTECHNICAL ENGINEER: KC ENGINEERING COMPANY
865 COTTING LANE, SUITE A
VACAVILLE, CA 95688
DAVID V. CYMANSKI, G.E.
(707) 447-4025

CIVIL IMPROVEMENT PLANS FOR:
1766 SULPHUR SPRINGS AVE.
ST. HELENA, CA, 94574



VICINITY MAP

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



NOTES:
1. FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
2. FACILITIES LOCATED IN AREAS OF HIGH GROUNDWATER, HIGHLY INFILTRATIVE SOILS, OR WHERE CONNECTION OF THE UNDERDRAIN TO A SURFACE DRAIN OR SUBSURFACE STORM DRAIN ARE INFEASIBLE MAY OMIT THE UNDERDRAIN.
3. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
4. MAINTAIN BGL, TGL, TSL AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS.
5. CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
6. REQUIRED SOIL MIX: 60%-70% FINE SAND, 30%-40% COMPOST (VOLUME BASIS). SOIL SHALL BE CAPABLE OF ACHIEVING A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR. SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

1 BIORETENTION FACILITY
NO SUBDRAIN
NOT TO SCALE

REVISED
10:37 am, Mar 08, 2023

NOT FOR CONSTRUCTION

OWNERSHIP OF DOCUMENTS
THE PLANS, SPECIFICATIONS, AND ALL ASSOCIATED DATA AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE THE PROPERTY OF MADRONE ENGINEERING AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF MADRONE ENGINEERING. MADRONE ENGINEERING SHALL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO OR USES OF THE PLANS, SPECIFICATIONS, OR OTHER DOCUMENTS. ALL REPRODUCTIONS OF THESE PLANS, SPECIFICATIONS, OR OTHER DOCUMENTS BY MADRONE ENGINEERING BE SIGNED AND STAMPED BY THE ENGINEER. SHALL BE THE EXACT DUPLICATES OF THE ORIGINALS, AND SHALL INCLUDE ALL REVISIONS. THE LATEST INFORMATION RELATIVE TO THE PROJECT.

madrone engineering
1485 Main Street, Suite 302
St. Helena, California 94574
Tel: 707-302-6280

CIVIL IMPROVEMENT PLANS
COVER SHEET

1766 SULPHUR SPRINGS AVE.
ST. HELENA, CA 94574
APN: 009-350-024
PROJECT: 22.038

REGISTERED PROFESSIONAL ENGINEER
JOEL C. DICKERSON
No. 75989
Exp. 06-30-24
CIVIL
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION
FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE	ISSUE
09/22/22	DESIGN REVIEW

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	6,600	N/A	IMPERVIOUS
		WALLS	15	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	2400	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	GRAVEL	690	6" CL 2 AB	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	780	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		CONCRETE	145	4.0" CONC OVER 5.0" CL 2 AB	IMPERVIOUS
		DECOMPOSED GRANITE	2,766	4" DG OVER 8" CL 2 AB	IMPERVIOUS
		GRAVEL	745	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	1,770	N/A	PERVIOUS
		LAWN	0	N/A	PERVIOUS
		BIORETENTION	300	N/A	PERVIOUS
		TOTAL	16,211		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 12,505 SF (0.29 AC)
TOTAL DISTURBED SOIL AREA: 19,045 SF (0.44 AC)

<P> 1,200 SF WASTEWATER RESERVE AREA
<E> WELL TO BE DEMOLISHED
10.0' REQUIRED SIDE YARD
<P> 250 SF BIORETENTION
20.0' REQUIRED REAR YARD
FG/EG 501.68
FG/EG 501.28
FG/EG 501.33
FG/EG 501.61
FG/EG 502.60
FS 502.98
FG 502.33
<P> RESIDENCE FF 503.00
<P> POOL
<P> GARAGE FF 502.50
<P> ADU FF 503.00
FG 502.50
FS 502.48
FS 502.00
FG 502.98
FG 502.33
FG 503.00
4.0' ADU SETBACK
10.3'
26.8'
65.7'
4.5'
5.0'
<P> PRIMARY DISPERSAL AREA
20.0' FRONT SETBACK
<P> 400 SF WASTEWATER RESERVE AREA
<P> 50 SF BIORETENTION
R20.0'
61.1'
SULPHUR SPRINGS AVENUE
EP-POC 499.63
EP-EC 499.45
EP-POC 499.92
EP-POC 499.68
EP-WC 499.94
EP 499.97
EP-POC 500.08
EP-COR 500.45
EP-EC-BROKEN 500.17
EP-BC 500.41
EP 500.02
EP 500.09
EP 500.19
EP 500.16
EP 500.30
EP 500.41
EP 500.47
EP 500.49
EP 500.54
EP 500.64
EP 500.76
EP 500.57
SET 6 IN/PK
SET 6 IN/PK
SET 6 IN/PK

FOR OFFICIAL USE ONLY

<P> 1,200 SF WASTEWATER RESERVE AREA

<E> WELL TO BE DEMOLISHED

UNDERGROUND ELECTRICAL FROM <E> POWER POLE

<P> ELECTRICAL METER

<P> RESIDENCE FF 503.00

<P> POOL

<P> GARAGE FF 502.50

<P> ADU FF 503.00

<P> PRIMARY DISPERSAL AREA

<P> 400 SF WASTEWATER RESERVE AREA

<P> GAS METER

CONNECT TO <E> GAS LINE

<E> WATER METER

CONNECT TO <E> WATER LINE

<P> BACKFLOW PREVENTER

SULPHUR SPRINGS AVENUE

REVISED
10:38 am, Mar 08, 2023

SCALE: 1" = 10'

NOT FOR CONSTRUCTION

UTILITY PLAN

DECLARATION OF RESPONSIBLE CHARGE:
I HEREBY DECLARE THAT I AM THE DESIGNER OF WORK FOR THESE PLANS AND SPECIFICATIONS AS DEFINED BY MADRONE ENGINEERING AND THAT I AM THE PERSON CHARGE OF THE PREPARATION OF THESE PLANS AND SPECIFICATIONS AND THAT I HAVE THE AUTHORITY TO ENFORCE COMPLIANCE WITH THE PLANS AND SPECIFICATIONS BY MADRONE ENGINEERING. I UNDERSTAND THAT UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS AND SPECIFICATIONS WILL RELIEVE MADRONE ENGINEERING OF RESPONSIBILITY FOR THE PROFESSIONAL WORK PERFORMED BY MADRONE ENGINEERING. THIS PLAN IS THE RESULT OF A CONTINUING PROCESS AND MAY BE REVISED AS NECESSARY TO REFLECT LATEST INFORMATION RECEIVED TO THE PROJECT.

madrone
civil engineering
1485 Main Street, Suite 102
St. Helena, California 94574
Tel: (707) 302-0280

CIVIL IMPROVEMENT PLANS
UTILITY PLAN

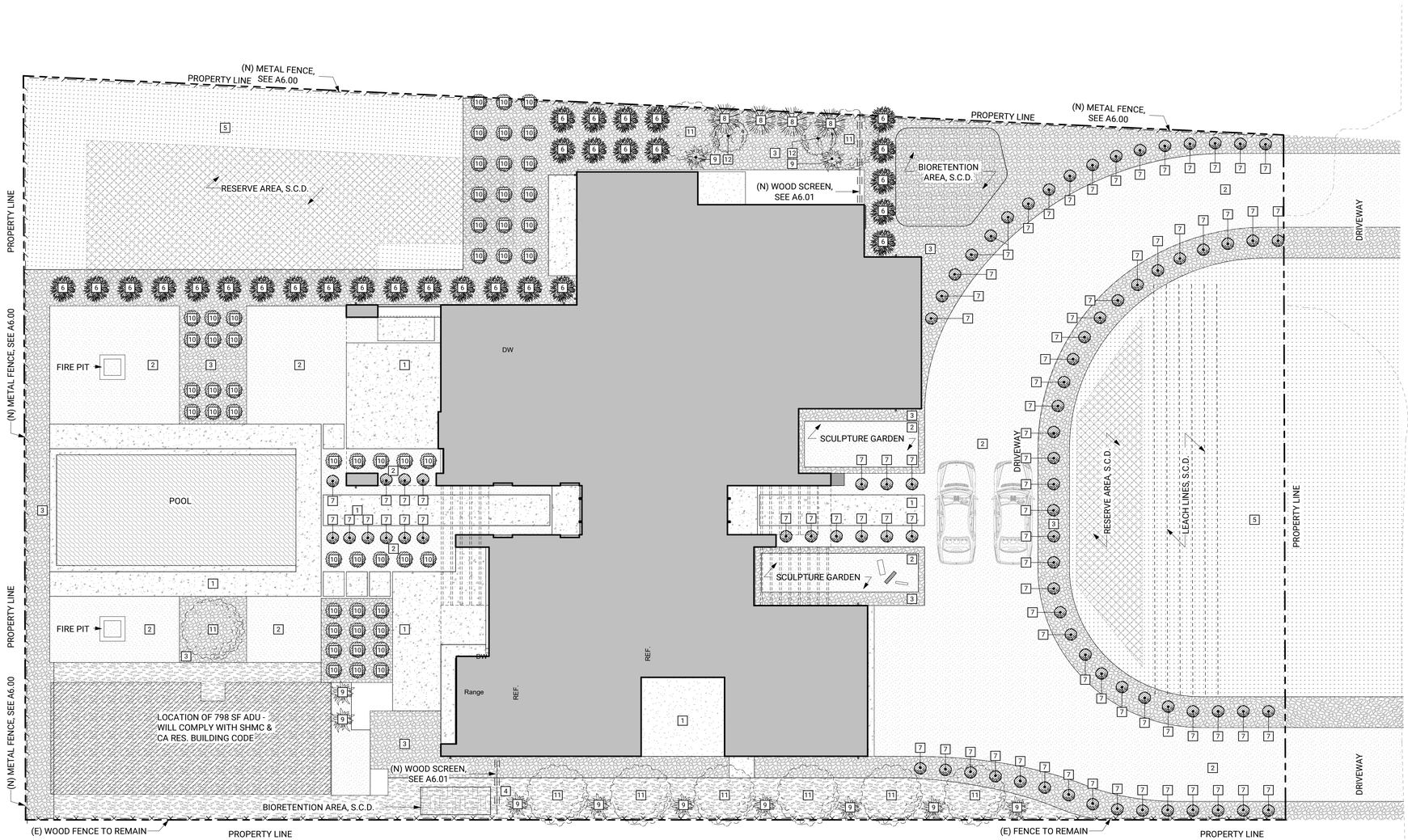
1766 SULPHUR SPRINGS AVE.
ST. HELENA, CA 94574
APN: 009-350-024
PROJECT: 22.038

REGISTERED PROFESSIONAL ENGINEER
TODD D. DICKERSON
No. 75989
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FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE: 09/22/22
ISSUE: DESIGN REVIEW

SHEET:
C3.0



1766 SULPHUR SPRINGS AVENUE - PLANT LIST

Plant Name		Quantity	Size (Feet)		Water Use
Common Name	Scientific Name		Height	Width	
Purple Needle Grass	Stipa Pulchra	4,214 SF	-	-	VLW
Mexican Feather Grass	Stipa Tenuissima	29	3	2	LW
Elk Blue Rush	Juncus Patens	85	2	2	LW
Pink Muhly Grass	Muhlenbergia Dubia	4	2.5	2.5	LW
Russian Sage	Perovskia spp.	11	3	3	LW
Tufted Hair Grass	Deschampsia Cespitosa	52	2	2	LW
Fruitless Olive	Olea Europaea	9	25	25	VLW
Western Redbud	Cercis Occidentalis	2	20	15	VLW

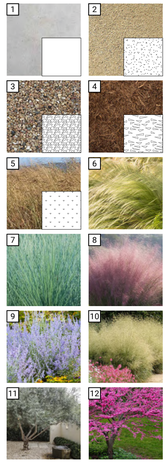
1 L1.00 PROPOSED LANDSCAPE PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

N PROJECT NORTH TRUE NORTH

LANDSCAPE LEGEND

1 CONCRETE
2 DECOMPOSED GRANITE
3 3/8 LODI CHIP
4 CEDAR MULCH OR SIMILAR
5 PURPLE NEEDLE GRASS
6 MEXICAN FEATHER GRASS
QNTY. = 29 H=3' W= 2'
7 ELK BLUE RUSH
QNTY. = 85 H=2' W= 2'
8 PINK MUHLY GRASS
QNTY. = 4 H=3' W= 3'
9 RUSSIAN SAGE
QNTY. = 11 H=3' W= 3'
10 TUFTED HAIR GRASS
QNTY. = 52 H=2' W= 2'
11 FRUITLESS OLIVE
QNTY. = 9 H=25' W= 25'
12 WESTERN REDBUD
QNTY. = 2 H=20' W= 15'



*NOTE LANDSCAPE IRRIGATION TO BE PROVIDED BY A COMBINATION OF ONSITE RAINWATER COLLECTION AND METERED WATER.

REVISED
10:38 am, Mar 08, 2023

NICCA

1766 SULPHUR SPRINGS AVE
ST HELENA CA, 94574

SETS ISSUED
Issue Date
Approver

REVISIONS ISSUED
Issue Date

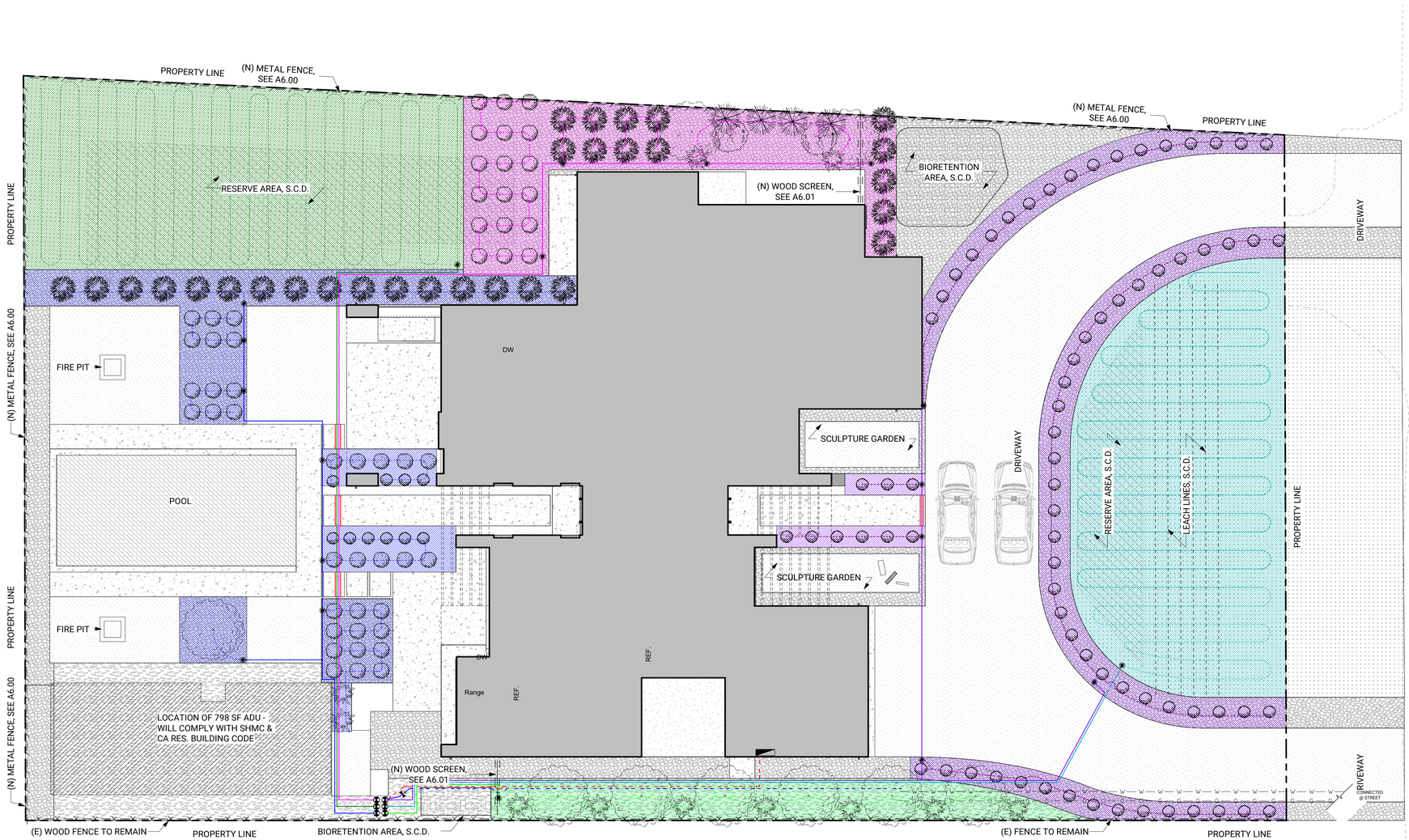
LANDSCAPE PLAN & PLANT LIST
Project No. 2101
L1.00

Plot Date 3/8/2023 5:25:26 AM

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Plot Date 3/8/2023 5:25:33 AM



IRRIGATION LEGEND

- SHUT OFF VALVE
- REMOTE CONTROL VALVE
- PVC TO DRIP LINE CONN.
- SYSTEM CONTROLLER
- DRIP LINE
- 1" PVC LINE
- IRRIGATION MAIN
- 1" CONDUIT
- PIPE SLEEVE
- ZONE 1
- ZONE 2
- ZONE 3
- ZONE 4
- ZONE 5
- ZONE 6

1766 SULPHUR SPRINGS AVENUE

REVISED
10:38 am, Mar 08, 2023

NICCA

1766 SULPHUR SPRINGS AVE
ST HELENA CA, 94574

1 / L1.01 PROPOSED IRRIGATION PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

N PROJECT NORTH

SETS ISSUED

Issue	Date
Approver	

REVISIONS ISSUED

Issue	Date

PROPOSED IRRIGATION PLAN

Project No. 2101

L1.01

Plot Date 3/8/2023 5:25:35 AM

MWELO
Landscape Documentation Package – Part 1

Effective December 1, 2015 the California Department of Water Resources has updated the Model Water Efficient Landscape Ordinance (MWELO) to increase water efficiency standards for new and retrofitted landscapes. All forms are available online in an interactive PDF format: http://www.cityofsthelena.org/publicworks/webform/forms-and-documents

PROPERTY INFORMATION (REQUIRED)

Application Date	Are the owner and applicant the same?	Is the property located within the City Limits?
10/10/2020	☐ Yes ■ No	■ Yes ☐ No ☐ Unsure

Property Owner's Legal Name or Business Name	Property Owner's Email	Owner's Phone Number
Sushil Patel	sushil@presidioco.com	530-304-5619

Project Address	City	State	Zip Code
1766 Sulphur Springs Avenue	St Helena	CA	94574

Have you previously submitted a Landscape Documentation Package for this site? ☐ Yes ■ No

APPLICANT INFORMATION (REQUIRED)

Project Applicant Full Name or DBA	Phone	Tax ID # (if applicable)
Ryan Beliakoff	707-365-3311	

Email	APN
ryan@presidioco.com	009-350-024-000

Mailing Address	City	State	Zip Code
316 Cottonwood Street	Vacaville	CA	95688

DOES YOUR PROJECT INCLUDE LANDSCAPING?

☐ Currently, this project does not include landscaping. I am aware that future landscape installation may be required to comply with the Model Water Efficient Landscape Ordinance (MWELO) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.7.

■ This project incorporates landscaping. (Please provide the information below specific to the landscape area which will be completed as part of this project and specify the compliance method to be used.)

MWELO PROJECT CRITERIA (REQUIRED)

The State of California adopted new MWELO regulations on December 1, 2015 for full content please click here.

		Exempt*
1. Does your project include **new** construction with a total landscape area greater than 500 square feet and does your project include **new** landscape construction requiring a building or landscape permit, plan check, or design review?	■ Yes	☐ No
2. Does your project include rehabilitation of a landscape area greater than 2,500 square feet and does your project include rehabilitation of landscape requiring a building or landscape permit, plan check, or design review?	☐ Yes	■ No
3. Is your project a registered a) local, state or federal historic site b) ecological restoration or mined land reclamation project or c) botanical garden or arboretum open to the public?	■ No	☐ Yes
Does your project trigger MWELO?		

*If you have answered **NO** to both question 1 & 2 above or **YES** to question 3 your project is likely exempt from MWELO criteria.

SIGNATURE

I certify the above information is correct and agree to comply with the requirements of the MWELO.

Signature of property owner or authorized representative — Date: 10/10/2022

MWELO
Landscape Documentation Package – Part 2

LANDSCAPE DOCUMENTATION PACKAGE - PART 1

☐ Yes ☐ No — Have you completed and submitted Part 1 of the Landscape Documentation Package? If no, please complete Landscape Documentation Package – Part 1.

PROJECT DETAILS

Project Address	City	State	Zip Code
1766 Sulphur Springs Avenue	St Helena	CA	94574

What is the total landscaped area planned for your project? (LA)	Square Feet
What is the total turf area planned for your project? 0sf	Square Feet
What is the total plant area planned for your project? 8422 sf	Square Feet

Type of project:	■ Residential	☐ Commercial	☐ Other
Type of project:	☐ Public	■ Private	☐ Other
Type of project:	■ New	☐ Rehabilitation	☐ Other
Who is the water supplier for the project site?	■ City of St. Helena		☐ Other
What is the water supply type for this project?	■ Potable ☐ Well	☐ Recycled	☐ Other

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

The following forms and documents are required to for MWELO approval:	STAFF USE ONLY
Design/Review Phase of Project	
☐ City of St. Helena MWELO Application (this form)	☐ Submitted _____ ☐ Complete
☐ Water Efficient Landscape Worksheet (Appendix B of MWELO)	☐ Submitted _____ ☐ Complete
☐ Soil Analysis Report (Soil Management Report) [Section 492.5]	☐ Submitted _____ ☐ Complete
☐ Landscape Design Plan [Section 492.6]	☐ Submitted _____ ☐ Complete
☐ Irrigation Design Plan [Section 492.7]	☐ Submitted _____ ☐ Complete
☐ Grading Design Plan [Section 492.8]	☐ Submitted _____ ☐ Complete
☐ Plant List with Water Use	☐ Submitted _____ ☐ Complete
Inspection/Certification Phase of Project	
☐ Certificate of Completion (Appendix C of MWELO)	☐ Submitted _____ ☐ Complete
☐ Irrigation schedule [Section 492.10]	☐ Submitted _____ ☐ Complete
☐ Landscape and irrigation maintenance schedule [Section 492.11]	☐ Submitted _____ ☐ Complete
☐ Landscape irrigation audit report [Section 492.12]	☐ Submitted _____ ☐ Complete

STAFF USE ONLY			
Has the applicant met all MWELO requirement for design/review?	☐ Yes	☐ No	Date _____
Has the applicant met all MWELO requirement for building/inspections?	☐ Yes	☐ No	Date _____
Has the certificate of completion been issued?	☐ Yes	☐ No	Date _____

PROPERTY OWNER/DESIGNEE

By typing or signing my name below I certify that the information provided in this application and all additional documentation is, to the best of my knowledge, accurate and complete. I understand that any changes to the planned project will require an additional application. Additionally, I understand in order to proceed with my project I must receive approval of this form or notification of exemption and all additional documentation from the City of St. Helena. I agree to stay within the water budget (Maximum Applied Water Allowance) calculated on attached forms when irrigating this project landscape.

Property Owner or Authorized Designee's Signature — Ryan Beliakoff (Print Name) — 10/10/2022 (Date)

City of St. Helena
Water Efficient Landscape Worksheets

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Other standard MWELO Worksheets will be accepted, provided all information is included.

Attachments:

Soil management or Analysis Report	Section 492.5
Irrigation Scheduling	Section 492.10
Schedule of Landscape and Irrigation maintenance	Section 492.11
Landscape Irrigation Audit Report	Section 492.12

Definitions:

	Plant List	Plant List should include the common or scientific name of the plant **and the expected water use** as identified by the following source, or other sources allowed by law. http://ucanr.edu/sites/WUCOLS/Plant_Search/
ETo = 44.1	Reference Evapotranspiration	The annual evapotranspiration for the St. Helena area is 44.1 as defined by the State Department of Resources
HA	Hydrozone Area /Planting Description	The landscaped area having plants with similar water needs and rooting depth, a hydrozone may be irrigated or non-irrigated. Divided into four categories: High Water Use Plants (HW), Moderate Water Use Plants (MW), Low Water Use Plants (LW), Very Low Water Use Plants (VLW)
LA	Landscape Area	The hydrozone area in square feet
PF	Plant Factor (plant water use factor)	A factor, when multiplied by ETo, estimates the amount of water needed by plants. The plant factor ranges, and plant factors are determined by the Department of Water Resources 2000 publication "Water Use Classification of Landscape Species". The City of St. Helena will assume the high number for each range for plant type. Divided into four categories: HW = 0.9, MW = 0.6, LW = 0.3 and VLW = 0.1
IM	Irrigation Method	The type of irrigation to be used in a hydrozone use, divided into three categories: overhead spray, drip or non-irrigated
IE	Irrigation Efficiency	The measurement of the amount of water beneficially used divided by the amount of water applied, 0.75 for overhead spray devices and 0.81 for drip systems
ETAF	Estimate Total Adjustment Factor	A factor of the Plant Factor divided by the Irrigation Efficiency (PF/IE) Regular landscape areas must be of 0.55 or below for residential and 0.45 or below for non-residential areas, when applied to ETo adjusts for plant factor and irrigation efficiency
SLA	Special Landscape Area	An area of the landscape dedicated solely to edible plants, recreational area, areas irrigated with recycled water or water features using recycled water
ETWU	Estimated Total Water Use	The estimated water use (in gallons per year) that the project would use for the landscape based on plant selection and irrigation efficiency. Where .62 is a conversion factor that converts acre inches per acre per year to gallon per square foot per year. ETo x .62 x ETAF x LA = ETWU (gallons per year)
	Planting Description	Provide details on the location of the area, reference plans or common names. *i.e.* Front Lawn, back north east of property
MAWA	Maximum Applied Water Allowance	The upper limit of the annual applied water for the established landscaped area. The ETWU should not exceed the MAWA. (ETo) (0.62) ((ETAF x LA) + ((1) x SLA)) = MAWA

City of St. Helena Water Efficient Landscape Worksheets

Section A: HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the information for each landscape area per hydrozone. If you have more than ten hydrozones, please attach additional page(s) with your application as necessary to complete hydrozone information for all portions of your project and calculation of your project's Estimated Total Water Use (ETWU). Other standard MWELO worksheets will be accepted.

1. The plant factor used shall be from sources identified above or other sources allowed by law
2. Individual hydrozones that mix plants of moderate and low water use shall use the higher water using plant factor
3. Use 44.1 as the ETo for the City of St. Helena
4. *ETAF must be below .55 for residential and below .45 for non-residential

Regular Landscape Areas

Hydrozone Area	Planting Description	Plant Factor	Irrigation Method	Irrigation Efficiency	Estimate Total Adjustment Factor		Estimated Total Water Use
HA	Planting Description	PF	IM	IE	ETAF* (PF/IE) = ETAF	Landscape Area (LA) (sq. ft.)	ETAF x Area	ETWU (gallons per year) ETo x .62 x ETAF x LA = ETWU
e.g. VLW	*Northeast Corner*	*.1*	*Drip*	*.81*	*(.1/.81) = .12*	*650*	*(.12x650)=78*	*(44.1)(.62)(78)(650)=1,386,239*
VLW	Zone 1	.1	Drip	.81	.12	2134.5	256	6999.5
LW	Zone 2	.3	Drip	.81	.37	1366	505	13807.7
VLW	Zone 3	.1	Drip	.81	.12	2079.5	249.5	6821.8
LW	Zone 4	.3	Drip	.81	.37	1010	374	10225.9
LW	Zone 5	.3	Drip	.81	.37	1253	464	12686.7
LW	Zone 6	.3	Drip	.81	.37	579	214	5851
					TOTALS	A 8422	B 3982.5	E 56392.6

Special Landscape Areas

						Special Landscape Area (SLA) (sq. ft.)		
		N/A	N/A	N/A	1			
		N/A	N/A	N/A	1			
		N/A	N/A	N/A	1			
		N/A	N/A	N/A	1			
		N/A	N/A	N/A	1			
					SUBTOTALS	C 8422	D 3982.5	F 56392.6

Section B: Calculations

Use the subtotal calculations from Section A to complete the following:

1. What is the Average ETAF for regular landscape area of your project? (B÷A) = Average ETAF	.24	Ave ETAF
2. What is the sitewide ETAF for your project? (B+D)÷(A+C)= sitewide ETAF	.24	Site ETAF
3. What is the MAWA (Maximum Applied Water Allowance) for your project? (44.1) (.62) (B + D) = MAWA	56392.875	MAWA
4. What is the ETWU total for your project? (E+F) = Total ETWU	56392.6	ETWU

If you feel this does worksheet does not reflect the annual Maximum Applied Water Allowance (MAWA) for your project, please explain in the box below.

Thank you for completing your Water Efficient Landscape Worksheet!

Please remember your Landscape Documentation Package **IS NOT COMPLETE** until all of the necessary attachments have been received (see top of page 3). After you submit your application to the City of St. Helena for review and approval, and the irrigation and landscape is installed, a **Certificate of Completion** is required to verify compliance with the ordinance.

City of St. Helena
Certificate of Completion

PROPERTY INFORMATION

Date	Project Name	Has the Landscape Documentation Package for this site been completed? ☐ Yes ☐ No	
Property Owner's Legal Name or Business Name	Property Owner's Email	Owner's Phone Number	
Landscape Project Site Address	City	State	Zip Code

APPLICANT INFORMATION

Project Applicant Full Name or DBA	Phone	Tax ID # (if applicable)	
Email	APN		
Mailing Address	City	State	Zip Code

PROPERTY OWNER

By typing or signing my name below I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Property Owner or Authorized Designee's Signature — Print Name — Date

PROPERTY OWNER QUESTIONAIRE

1. Date the Landscape Documentation Package was submitted to the City of St. Helena:	
2. Date the Landscape Documentation Package was approved by the City of St. Helena:	
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the City of St. Helena:	

CERTIFICATION OF INSTALLATON

Name**		Phone	
Company	Title		
Email	License No. or Certification No.		
Mailing Address	City	State	Zip Code

By typing or signing my name below I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance wan that the landscape planting and irrigation installation conforms with the criteria and specification of the approved Landscape Documentation Package.

Property Owner or Authorized Designee's Signature — Print Name — Date

** Signer of the Landscape design plan, signer of the irrigation plan or a licensed landscaper contractor.

REQUIRED ATTACHMENTS

☐ IRRIGATION SCHEDULING (per ordinance Section 492.10)
☐ SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE (per ordinance Section 492.11)
☐ LANDSCAPE IRRIGATION AUDIT REPORT (per ordinance Section 492.12)
☐ SOIL MANAGEMENT or ANALYSIS REPORT (per ordinance Section 492.6)

REVISED
10:38 am, Mar 08, 2023

NICCA
1766 SULPHUR SPRINGS AVE
ST HELENA CA, 94574

SETS ISSUED
Issue Date
Approver

REVISIONS ISSUED
Issue Date

MWELO DOCUMENTS
Project No. 2101
L1.02

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RECEIVED
By Xgamero at 4:18 pm, Feb 27, 2023

1766 Sulphur Springs Avenue

The 23,228 square foot site at 1766 Sulphur Springs Avenue currently houses a 1,616 square foot single-story home with a 534 square foot attached garage that will be demolished to make way for a newly constructed single-family residence, JADU, ADU, and pool. Along with the existing home, a 448 sf storage building and 66 sf greenhouse will be demolished to make way for new construction. The current structures are no taller than twenty feet, have a combined square footage of 2,664 sf, and cover 11 percent of the lot.

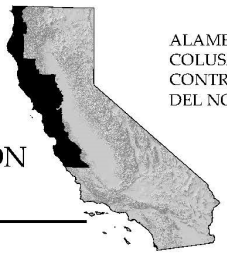
The new single-story, 3,865 square foot main residence will have a height of 23'-8", house three bedrooms, three and a half baths, an office, a two-car attached garage (535 sf), a 491 sf JADU, a 798 square foot ADU, and 1,074 square feet of covered patio/trellises. The total proposed square footage is 5,689 sf, but once allowances are made for the garage, ADU, and JADU, the F.A.R. will be 4,200 sf, coming in at the maximum allowable square footage. The proposed build will cover 29%, or a total of 6,763 sf, of the lot. The home will be accessed from the circular driveway that will provide additional parking for at least six vehicles.

The home's design will speak to the architectural vernacular that has come to define the Napa Valley, building upon and modernizing the tranquility of the farmhouse. Simple materials and a muted palette of wood, metal, and plaster will sit harmoniously among the vineyard estates.

Ryan Beliakoff

02/24/2023

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

ACCESS AGREEMENT SHORT FORM

File Number: 22-1172 revised

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the Califronia Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixy (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name: Ryan Beliakoff Date:

Signature:

Affiliation: <self affiliated>

Address: City/State/ZIP:

Billing Address (if different from above):

Special Billing Information

Telephone: (707) 365-3311 Email: ryan@presidioco.com

Purpose of Access:

Reference (project name or number, title of study, and street address if applicable):

1766 Sulphur Springs Avenue

County: NAP USGS 7.5' Quad: Rutherford

credit card

This is not an invoice. Sonoma State University will send separate Invoice

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
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MARIN
MENDOCINO
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NAPA
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SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

February 10, 2023 NWIC File No.: 22-1172 revised

Ryan Beliakoff
ryan@presidioco.com

Re: Record search results for the proposed project at 1766 Sulphur Springs Avenue, St. Helena, CA 94574

Dear Ryan Beliakoff:

Per your request received by our office on the 1st of February, 2023, a rapid records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Napa County. As per revised instructions received by this office on 2/8/2023 requesting review to only address the existing information related to the historic significance of the structures, this revised review only incorporated a review for buildings and structures within the referenced project boundaries and the immediate vicinity. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

The proposed project located at 1766 Sulphur Springs Avenue, APN 009-350-024-000, will demolish the existing buildings. The 23,228 square foot site at 1766 Sulphur Springs Avenue currently houses a 1,616 square foot single-story home that will be demolished to make way for a newly constructed single-family residence, JADU, ADU, and pool. Along with the existing home, a 448 sf storage building and 66 sf greenhouse will be demolished to make way for new construction. The current structures are no taller than twenty feet, have a combined square footage of 2,664 sf, and cover 11 percent of the lot.

The new single-story, 3,879 square foot main residence will have a height of 23'-8", house three bedrooms, three and a half baths, an office, a two-car attached garage (535 sf), a 477 sf JADU, and a 798 square foot ADU. The total proposed square footage is 5,689 sf but once allowances are made for the garage, ADU, and JADU, the F.A.R. will be 4,189 sf, coming in below the maximum allowable square footage of 4,200 sf. The proposed build will cover 24.5 percent of the lot. The home will be accessed from the circular driveway that will provide additional parking for at least six vehicles.

Review of the information at our office indicates that there has been no cultural resource study that covers the 1766 Sulphur Springs Avenue project area. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 1766 Sulphur Springs Avenue project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 1766 Sulphur Springs Avenue project area.

RECOMMENDATIONS:

1) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

2) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

Bryan Much
Coordinator

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation
1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **
2022 *Built Environment Resources Directory*. Listing by City (through September 23, 2022). State of California Office of Historic Preservation, Sacramento.

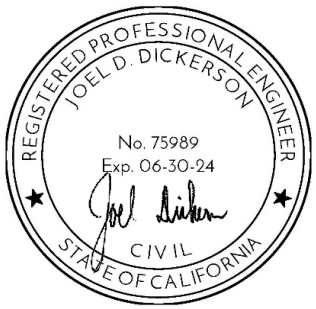
**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

REVISED
10:39 am, Mar 08, 2023

Water Use Analysis

1766 Sulphur Springs Ave, St. Helena, CA 94574
APN: 009-350-024

July 11, 2022
Revised: January 17, 2023
Revised: March 7, 2023



PREPARED BY:
Madrone Engineering
1485 Main Street, Suite 302
St. Helena, CA 94574

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A. Introduction 3
B. Project Description 3
II. Existing Water Use Analysis 3
III. Proposed Water Use Analysis 4
IV. Conclusion 5

I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 1766 Sulphur Springs Ave 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 property owner at 1766 Sulphur Springs Ave is proposing to construct a new 3-bedroom main residence, 1-bedroom JADU, a 1-bedroom ADU, and a pool. The existing main house is a 3-bedroom.

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 1766 Sulphur Springs Ave is a 3-bedroom constructed in 1963. 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 **450 gallons per day**.

Existing landscaped area appears to total approximately 12,500 square feet. The proposed main residence and ADU will permanently remove roughly 7,800 square feet of existing landscaping, so we estimate that post-project landscaping water use will be roughly 63% less than pre-project landscaping water use.

Based on the above calculations, the existing **baseline water usage** for the parcel can be estimated at **450 gallons per day**.

III. Proposed Water Use Analysis

This project proposes the construction of a new 3-bedroom main residence, 1-bedroom JADU, and a 1-bedroom ADU. The residence/JADU fixtures include 6 toilets, 6 bathroom sinks, 2 kitchen sinks, 5 shower heads, 1 bath, 1 mud room sink, as well as a clothes washer and 2 dish washers.

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

TABLE 1 - PROPOSED RESIDENCE/JADU DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	6	1.28 gal		4	8	41 gal	14950 gal	0.05 af
Low Flow Lavatory Faucet	6	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	5	1.75 gpm	8 min	1	8	112 gal	40880 gal	0.13 af
Bath	1	35 gal		0.14	8	40 gal	14600 gal	0.04 af
Low Flow Mud Room Faucet	1	1.0 gpm	4 min	1	8	32 gal	11680 gal	0.04 af
Clothes Washer	1	16 gal per load		0.37	8	47 gal	17286 gal	0.05 af
Dish Washer	2	4 gal per cycle		0.25	8	8 gal	2920 gal	0.01 af
Total						**424 gal**	**154,877 gal**	**0.48 af**

The 1-bedroom ADU will have 1 toilet, 1 bathroom sink, 1 kitchen sink, 1 shower, 1 dish washer. Please see Table 2, below, for a summary of the proposed water use generated by the new ADU.

TABLE 2 - PROPOSED ADU DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	1	1.28 gal		4	2	10 gal	3738 gal	0.01 af
Low Flow Lavatory Faucet	1	1.0 gpm	0.50 min	4	2	4 gal	1460 gal	0.00 af
Low Flow Kitchen Faucet	1	2.0 gpm	8 min	1	2	32 gal	11680 gal	0.04 af
Low Flow Shower Head	1	1.75 gpm	8 min	1	2	28 gal	10220 gal	0.03 af
Bath		35 gal		0.14	2	0 gal	0 gal	0.00 af
Low Flow Laundry Faucet		1.0 gpm	4 min	1	2	0 gal	0 gal	0.00 af
Clothes Washer		16 gal per load		0.37	2	0 gal	0 gal	0.00 af
Dish Washer	1	4 gal per cycle		0.50	2	4 gal	1460 gal	0.00 af
Total						**78 gal**	**28,558 gal**	**0.09 af**

The proposed pool can be filled with trucked water rather than City water. Based on the above calculations, the **proposed water usage** for the parcel can be estimated at **502 gallons per day**.

IV. Conclusion

Table 3, 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 3 - ESTIMATED TOTAL WATER USE

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	450	164,250	0.504
Savings - Showerhead Retrofits	-96	-35,040	-0.108
Proposed Water Use	502	183,230	0.562
Net Water Usage	**-44**	**-16,060**	**-0.049**

Replacing older fixtures in an existing residence connected to City water would accomplish the necessary water savings. A typical low-flow showerhead (1.5 gpm) would save 1.0 gpm over an older showerhead. As a specific example, replacing the showerheads within two (2) residences, each at least a 3-bedroom, would result in significant water savings. Please see Table 4, below, for an estimate of the water savings that could be accomplished by the retrofits.

TABLE 4 - ESTIMATED WATER SAVINGS

Use	Qty	Differential Flow	Duration	Daily Use	Occ.	Total Daily Water Savings	Total Annual Water Savings	Total Annual Water Savings
Showerheads	2	1.00 gpm	8.00 min	1	6	96 gal	35040 gal	0.11 af

This report demonstrates that, after completion of the required retrofits of existing residences, 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.

RECEIVED
By xgamero at 5:05 pm, Oct 14, 2022

madrone
engineering

STORMWATER CONTROL PLAN

SMALL/SINGLE-FAMILY HOME PROJECT

1766 SULPHUR SPRINGS AVE

ST. HELENA, CA 94574

APN: 009-350-024

SEPTEMBER 22, 2022



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

ST. HELENA, CA 94574

22.038
1766 Sulphur Springs Ave

madrone engineering

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C. Option 3: Cisterns or Rain Barrels 6
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I. Introduction & General Requirements

A. Report Overview

Madrone Engineering has prepared this report to assist the 1766 Sulphur Springs Ave project in complying with current storm water regulations, specifically the Phase II NPDES Permit for Small Municipal Storm Sewer Systems (MS4s). As of June 30, 2015, development projects that create or replace 2,500 square feet or more of impervious surface (roofs or pavement) must incorporate specific measures to reduce runoff.

As the total new or reconstructed impervious area for this project is more than 5,000 SF, but part of a single-family residence project the project is required to submit a complete Storm Water Control Plan for Small/Single-Family Home Projects. This report follows the Bay Area Stormwater Management Agencies Association guidelines found in Appendix C (Small/Single-Family Home Projects) of the Post-Construction Manual.

B. Project Description

This project is requesting a Building Permit for the construction of a new residence and ADU at 1766 Sulphur Springs Ave, St. Helena, CA (APN 009-350-024). The project will include construction of a new main residence, ADU, pool, driveway, and related utility infrastructure.

The project location is near the southwestern edge of St. Helena. The parcel itself is located on the valley floor with slopes ranging from 0-5% in the northern Napa Valley. Stormwater is currently transported across the parcel by sheet flow.

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II. Project Data Form

Project Name/Number	1766 Sulphur Springs Ave
Application Submittal Date	September 23, 2022
Project Location (street address + APN)	1766 Sulphur Springs Avenue St. Helena, CA 94574 APN: 009-350-024
Name of Owner or Developer	Presidio Companies
Project Type and Description	Single-Family Residence Project (< 5,000 square feet) New residence with new roof, new concrete sidewalk, and DG driveway.
Total Project Site Area (acres)	0.53 acres
Total New or Replaced Impervious Surface Area (square feet)	~12,505 square feet
Total Pre-Project Impervious Surface Area	~6,010 square feet
Total Post-Project Impervious Surface Area	~12,505 square feet
Runoff Reduction Measures Selected (check one or more)	☒ 1. Disperse runoff to vegetated area ☐ 2. Pervious Pavement ☐ 3. Cisterns or Rain Barrels ☒ 4. Bioretention Facility or Planter Box

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III. Runoff Reduction Option Checklists

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

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

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

A. Option 1: Disperse Runoff to Vegetated Areas

On the site plan, show:

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

Confirm the following standard specifications are met:

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

B. Option 2: Pervious Pavement

On the site plan, show:

- ☐ Location, extent and types of pervious pavements.

Confirm the following standard specifications are met:

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

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

C. Option 3: Cisterns or Rain Barrels

On the site plan, show:

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

Confirm the following standard specifications are met:

- ☐ Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
- ☐ Gutters tributary to rain barrels are screened with a leaf guard or maximum ½-inch to ¼-inch-minimum corrosion-resistant metallic hardware fabric.
- ☐ Water collected will be used for irrigation only.
- ☐ Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
- ☐ Large openings are secured to prevent entry by children.
- ☐ Rain barrels and gutters are to be cleaned annually.
- ☐ The local mosquito and vector control district is informed of the installation. The district will be provided additional information and/or rights of entry if they request.

D. Option 4: Bioretention Facility or Planter Box

On the site plan, show:

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

Confirm the following standard specifications are met:

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

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

IV. Conclusion

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

22.038
1766 Sulphur Springs Ave

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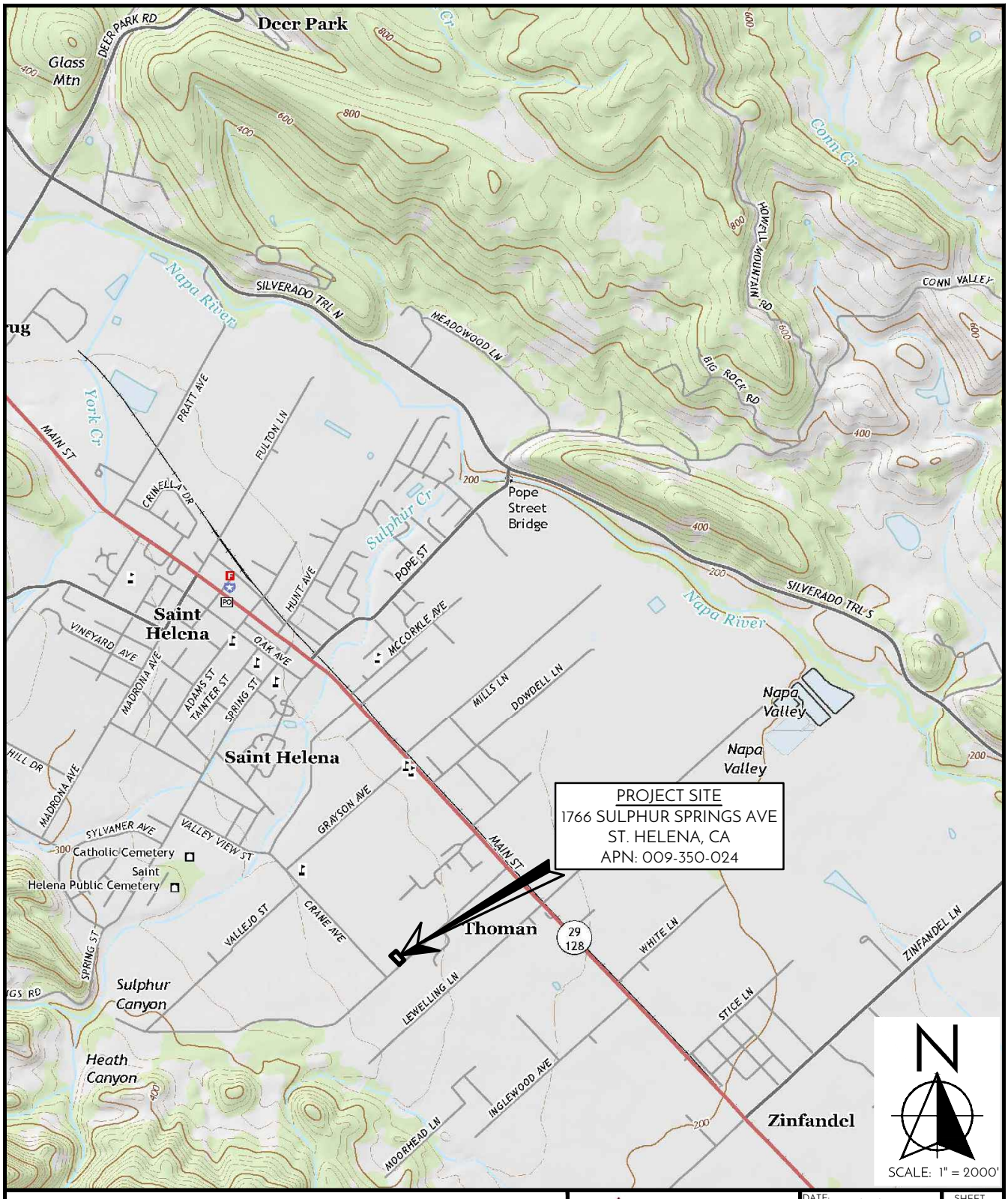
APPENDICES

APPENDIX A: VICINITY MAP
APPENDIX B: STORMWATER SKETCH

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1766 Sulphur Springs Ave

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APPENDIX A
VICINITY MAP



1766 SULPHUR SPRINGS AVE
VICINITY MAP

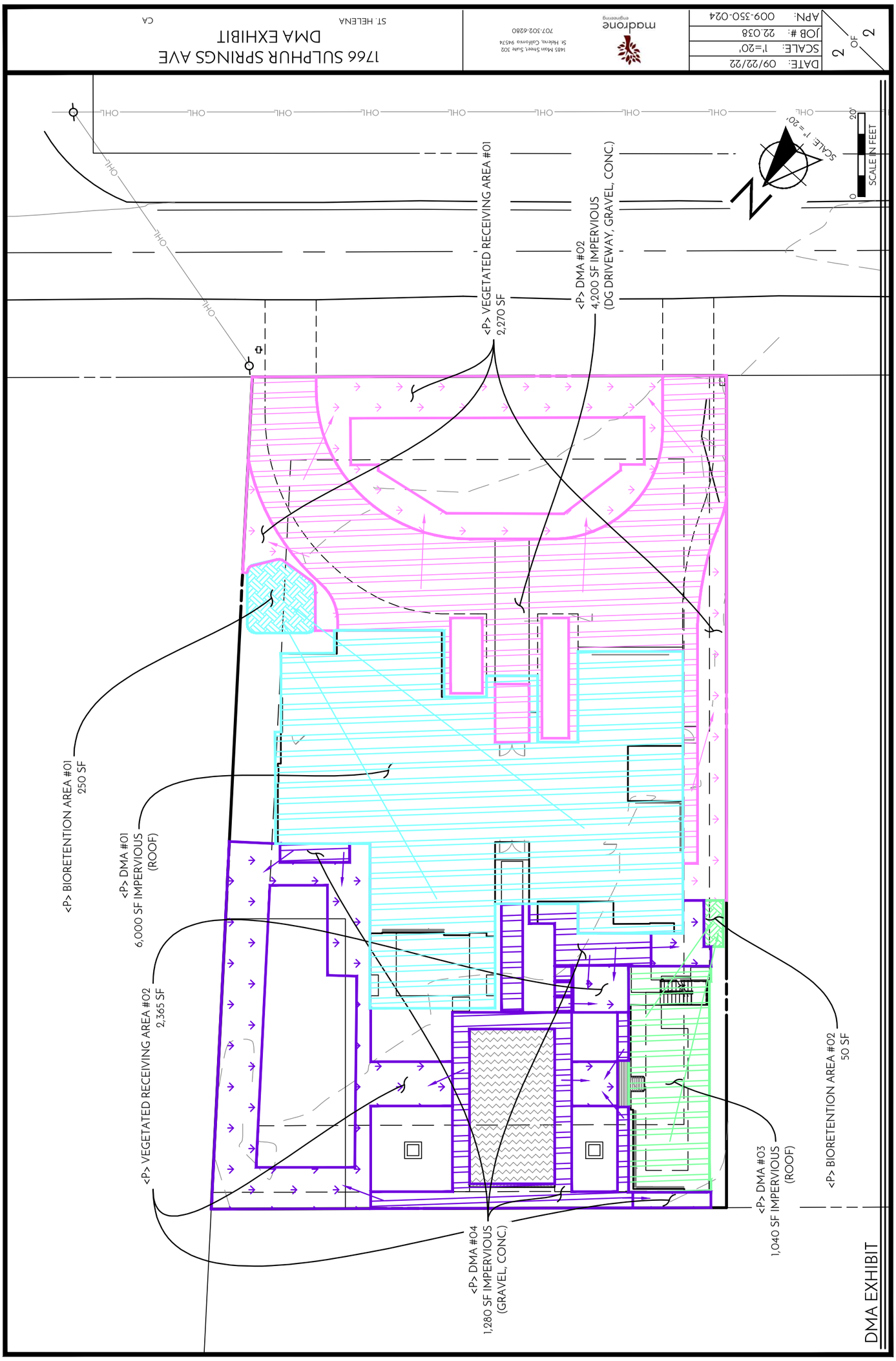
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1485 MAIN ST., SUITE 302
ST. HELENA, CA 94574
(707) 302-6280

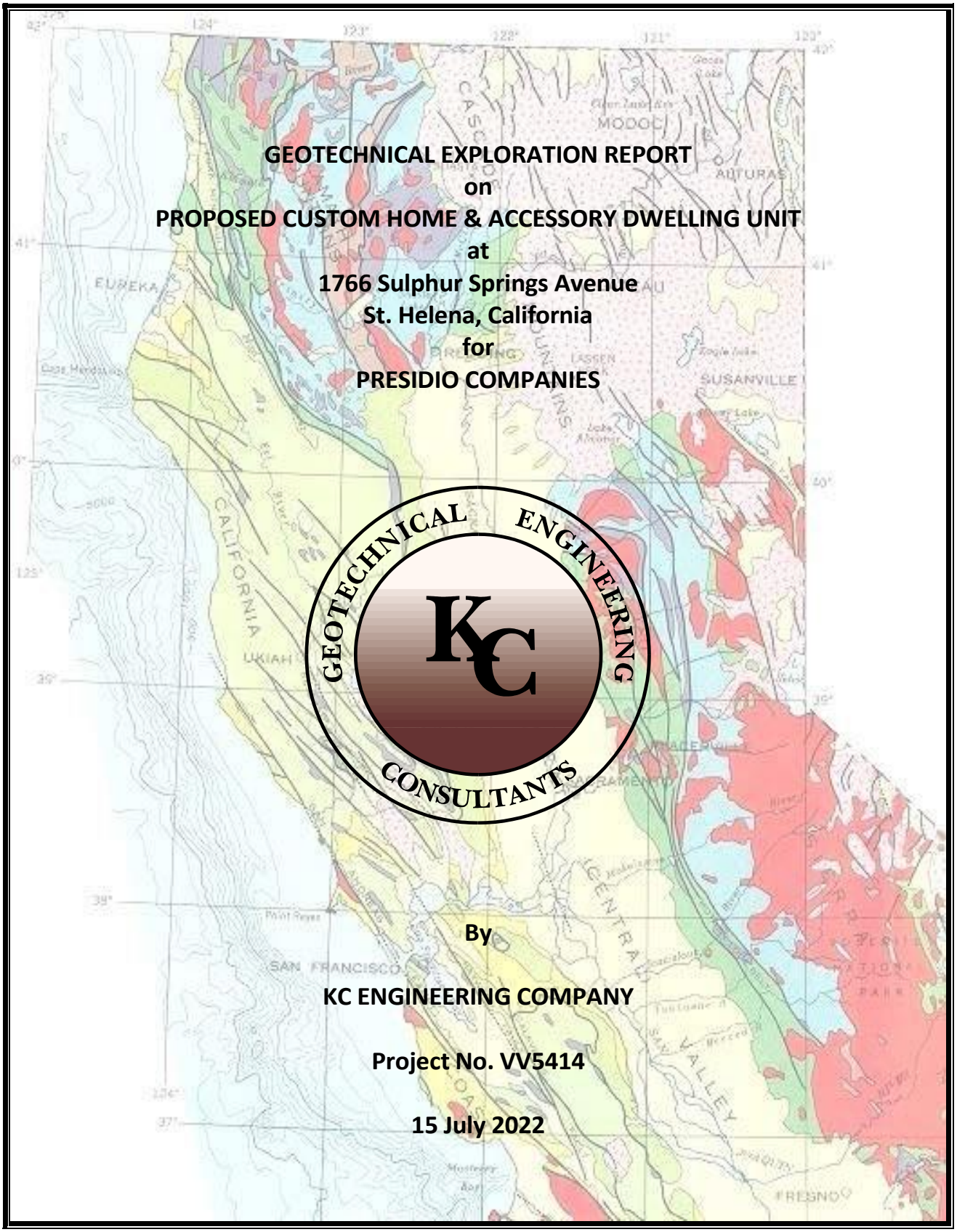
DATE:	9/22/22
SCALE:	1"=2000'
JOB #	22.038
APN:	009-350-024
SHEET	1
OF	2

22.038
1766 Sulphur Springs Ave

madrone engineering

APPENDIX B
STORMWATER SKETCH


1766 SULPHUR SPRINGS AVE
DMA EXHIBIT
ST. HELENA CA
madrone engineering
1485 Main Street, Suite 302
St. Helena, California 94574
707.302.6280
DATE: 09/22/22
SCALE: 1"=20'
JOB #: 22.038
APN: 009-350-024
2 OF 2
SCALE: 1" = 20'
SCALE IN FEET
0
20'
OHL
<P> VEGETATED RECEIVING AREA #01
2,270 SF
<P> DMA #02
4,200 SF IMPERVIOUS
(DG DRIVEWAY, GRAVEL, CONC.)
<P> BIORETENTION AREA #01
250 SF
<P> DMA #01
6,000 SF IMPERVIOUS
(ROOF)
<P> VEGETATED RECEIVING AREA #02
2,365 SF
<P> DMA #04
1,280 SF IMPERVIOUS
(GRAVEL, CONC.)
<P> DMA #03
1,040 SF IMPERVIOUS
(ROOF)
<P> BIORETENTION AREA #02
50 SF
DMA EXHIBIT



GEOTECHNICAL EXPLORATION REPORT
on
PROPOSED CUSTOM HOME & ACCESSORY DWELLING UNIT
at
1766 Sulphur Springs Avenue
St. Helena, California
for
PRESIDIO COMPANIES

GEOTECHNICAL ENGINEERING CONSULTANTS

KC

By

KC ENGINEERING COMPANY

Project No. VV5414

15 July 2022

865 Cotting Lane, Suite A
Vacaville, California 95688
(707) 447-4025, fax 447-4143

8798 Airport Road
Redding, California 96002
(530) 222-0832, fax 222-1611

KC ENGINEERING COMPANY
A SUBSIDIARY OF MATERIALS TESTING, INC.

Project No. VV5414
15 July 2022

Mr. Ryan Beliakoff
Presidio Companies
663 Jade Way
Fairfield, CA 94534

Subject: Proposed Custom Home & Accessory Dwelling Unit
1766 Sulphur Springs Avenue
St. Helena, California
GEOTECHNICAL EXPLORATION REPORT

Dear Mr. Beliakoff:

In accordance with your authorization, **KC ENGINEERING COMPANY** has explored the geotechnical conditions of the surface and subsurface soils for the proposed custom home and accessory dwelling unit (ADU) to be constructed at the subject site.

The accompanying report presents our conclusions and recommendations based on our exploration. Our findings indicate that the proposed custom home, ADU and associated improvements are geotechnically feasible for construction on the subject site provided the recommendations of this report are carefully followed and are incorporated into the project plans and specifications.

Should you have any questions relating to the contents of this report or should you require additional information, please contact our office at your convenience.

Reviewed by,



David V. Cymanski, G.E.
Principal Engineer

Respectfully Submitted,
KC ENGINEERING COMPANY

Daniel Sanchez
Staff Engineer

Copies: 3 mail, 1 email

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GEOTECHNICAL EXPLORATION REPORT

Purpose and Scope

The purpose of the geotechnical exploration for the proposed custom home and accessory dwelling unit (ADU) to be located at 1766 Sulphur Springs Avenue in St. Helena, California was to determine the surface and subsurface soil conditions at the subject site. Based on the results of the exploration, geotechnical criteria were established for the grading of the site, the design of foundations, slabs, drainage and the construction of other related facilities on the property.

In accordance with your authorization, our exploration services included the following tasks:

a. A review of available geotechnical and geologic literature concerning the site and vicinity;
b. Site reconnaissance by the Geotechnical Engineer to observe and map surface conditions;
c. Drilling and logging of two exploratory borings and sampling of the subsurface soils;
d. Laboratory testing of the samples obtained to determine their classification and engineering characteristics;
e. Analysis of the data and formulation of conclusions and recommendations; and
f. Preparation of this written report.

Site Location and Description

The subject property is located at 1766 Sulphur Springs Avenue in St. Helena, California as shown on Figure 1, "Aerial Vicinity Map" included in the Appendix of this report. The property is located in the southeast end of town. The property contains an existing old house and smaller structure approximately centered on the lot. The smaller structure is situated along the eastern property line and the house structure more along the western end to center of the lot. The site contains surrounding concrete flatwork, landscaping, planter boxes, young and mature trees, and a long concrete driveway. The topography of the property is relatively flat. The property/site is accessible off Sulphur Springs Avenue.

The above description is based on a reconnaissance of the site by the Geotechnical Engineer, a review of a Google Earth aerial image dated 10/21/20, and a Site Plan provided by the client showing the proposed footprints. The Google Earth aerial image was used as the basis for our "Aerial Vicinity Map" and the Site Plan was used as our "Site Plan" included as Figures 1 and 2, respectively, in the Appendix.

Proposed Construction

The proposed construction is planned to consist of demolishing the existing small structure and house structure following the reconstruction of a new home and ADU structure in the locations shown on Figure 2, "Site Plan" of the Appendix. The new custom home and ADU structures will be 1 to 2 stories in height and constructed of conventional wood framing. Grading of the upper 1 to 2 feet is expected for the new pad areas as recommended herein. Additional improvements are expected to consist of underground utilities, constructing a swimming pool, creating positive surface drainage and landscaping.

Field Exploration

The field exploration was performed on 6/14/22 and included a reconnaissance of site and the drilling of two exploratory test borings at the approximate locations shown on Figure 2.

The borings were drilled to a maximum depth of 14 feet below the existing ground surface. The drilling was performed with Mobile B24 rig using a power-driven, 4-inch diameter continuous flight solid auger. Visual classifications were made from the auger cuttings and the samples in the field. As the drilling proceeded, representative disturbed tube samples were obtained by driving a 3-inch O.D., California Modified split-tube sampler, containing thin brass liners, into the boring bottom in accordance with ASTM D3550. Disturbed samples were also obtained by driving a 2-inch O.D., split-barrel SPT sampler into the boring bottom in accordance with ASTM D1586. The sampler was driven into the in-situ soils under the impact of a 140-pound hammer having a free fall of 30 inches. The number of blows required to advance the sampler 12 inches into the soil were adjusted to the standard penetration resistance (N-Value). The raw blow counts obtained using the California sampler were corrected to equivalent N-Values using Burmister's (1948) 65% energy and diameter correction formula. When the sampler was withdrawn from the boring bottom, the brass liners containing the relatively undisturbed samples were removed, examined for identification purposes, labeled and sealed to preserve the natural or in-situ moisture content.

The samples were then transported to our laboratory for testing. Classifications made in the field were verified in the laboratory after further examination and testing. The stratification of the soils, descriptions, location of undisturbed soil samples and standard penetration resistance are shown on the respective "Log of Test Boring" contained within the Appendix.

Laboratory Testing

The laboratory testing program was directed towards providing sufficient information for the determination of the engineering characteristics of the site soils so that the recommendations

outlined in this report could be formulated. The laboratory test results are presented in the Appendix.

Moisture content and dry density tests (ASTM D2937) were performed on representative relatively undisturbed soil samples to determine the consistency and moisture variation of the underlying soils. In order to assist in the identification and classification of the subsurface soils, Atterberg Limits test (ASTM D4318) and sieve analysis tests (ASTM D6913) were performed on selected soil samples. The Atterberg Limits test results were also used to estimate the expansion potential of the near surface soils. The strength of the subsurface soils was evaluated by a direct shear test (ASTM D3080) performed on relatively undisturbed sample. A bulk sample of the pad was also collected and transported to Sunland Analytical for sulfate content testing.

Subsurface Conditions

Based on our findings from the field and laboratory results, the subsurface soil conditions across the proposed building site consist of alluvial fan deposits. For Boring 1, the upper 3.5 feet consist of medium dense clayey gravel with clay, underlain by dense sandy gravels with clay down to a refusal depth of 14 feet below the surface. For Boring 2, the upper 3.5 feet consist of medium dense sandy gravel with clay, underlain by very dense sandy gravel with clay down to a refusal depth of 8 feet below the surface. The clay fines present for the upper layers for the Borings were found to be very low to low expansive.

Groundwater was not encountered for the depths explored at the time of our exploration. Fluctuations in the groundwater level can occur with variations in seasonal rainfall, subsurface stratification, and irrigation on the site and vicinity.

A more thorough description and stratification of the soils encountered along with the results of the laboratory tests are presented on the respective “Log of Test Boring” in the Appendix. The approximate locations of the borings are shown on Figure 2, “Site Plan” in the Appendix.

Site Geology

According to the Geologic Map and Map Database of Eastern Sonoma and Western Napa Counties, California[1], the geologic deposits at the site are mapped as Alluvial fan deposits (Holocene). These deposits consist of moderately to poorly sorted sand, gravel, silt and clay. A portion of the Eastern Sonoma and Western Napa map showing the site and surrounding area is

[1] Graymer, R.W., Brabb, E.E., Jones, D.L., Barns, J., Nicholson R.S., and Stamski R.E., 2007, *Geologic Map and Map Database of Eastern Sonoma and Western Napa Counties*, *California*, United States Geological Survey, Scientific Investigations Map 2956

attached as Figure 3, "Geologic Map". The dense materials encountered below the sandy and clayey gravels could potentially be the nearby/surrounding Sonoma Volcanic formations.

Geo-Hazards

Seismicity & Ground Motion Analysis

The site is not located within an Alquist-Priolo Earthquake Fault Zone[2]. There are no known active faults crossing the site as mapped and/or recognized by the State of California. However, St. Helena is located in a seismically-active region and earthquake related ground shaking should be expected during the design life of structures constructed on the site. The California Geological Survey has defined an active fault as one that has had surface displacement in the last 11,700 years, or has experienced earthquakes in recorded history.

Based on our review of the Fault Activity Map of California[3] and the USGS National Seismic Hazard Maps-Source Parameters[4], the nearest active faults are sections of the West Napa Fault, the Hunting Creek-Berryessa Fault, the Rodgers Creek Fault, and the Green Valley Fault located approximately 7.3 miles southeast, 11.6 miles northeast, 12.5 miles southwest, and 17 miles southeast of the site, respectively. Numerous other active faults in the Bay Area may also produce significant seismic shaking at the site.

The 2019 CBC specifies that the potential for liquefaction and soil strength loss should be evaluated, where applicable, for the Maximum Considered Earthquake Geometric Mean (MCE_G) peak ground acceleration with an adjustment for site class effects in accordance with American Society of Civil Engineer (ASCE 7-16)[5]. The MCE_G is peak ground acceleration is based on the geometric mean peak ground acceleration with a 2 percent probability of exceedance in 50 years. Based on ASCE 7-16, the MCE_G peak ground acceleration with adjustment for site class effects (PGA_M) was calculated to be 0.917g for the property using ATC Hazards by Location web-based tool with a site coefficient (F_{PGA}) of 1.2 for Site Class C.

Structures at the site should be designed to withstand the anticipated ground accelerations. Based on the ATC Hazards website[6] and ASCE 7-16, the 2019 CBC earthquake design values are as follows. The seismic design summary report is included in the Appendix.

[2] Parish, J.G., 2018 *Earthquake Fault Zones*, California Geological Survey, Special Publication 42, Revised 2018.
[3] Jennings, C.W. and Bryant, W.A., 2010, *Fault Activity Map of California*, California Geological Survey Geologic Data Map No. 6, scale 1:750,000
[4] U.S. Geological Survey, 2008 National Seismic Hazards Maps – Source Parameters, accessed 6/30/22, from USGS web site: https://earthquake.usgs.gov/cfusion/hazfaults_2008_search/query_main.cfm
[5] American Society of Civil Engineer (ASCE), 2016, Minimum Design Loads for Buildings and Other Structures, Standard 7-16 and Supplement 1, dated 12/12/18.
[6] https://hazards.atcouncil.org/, accessed 6/30/2022

Site Class:	C
Mapped Acceleration Parameters:	S_S = 1.819g; S_1 = 0.661g
Design Spectral Response Accelerations:	S_{DS} = 1.455g; S_{D1} = 0.617g

Fault Rupture

The site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on our review of geologic maps, no known active faults cross the subject site. Therefore, it is our opinion that there is no potential for fault-related surface rupture at the subject site.

Landsliding

The property and building site are flat, and therefore, not subject to seismically induced landsliding.

Liquefaction

Soil liquefaction is a phenomenon in which loose and saturated cohesionless soils are subject to a temporary, but essentially total loss of shear strength, due to pore pressure build-up under the reversing cyclic shear stresses associated with earthquakes. Soils typically found most susceptible to liquefaction are saturated and loose, fine to medium grained sand having a uniform particle range and less than 35% fines passing the No. 200 sieve, and corrected standard penetration blow count $(N_1)_{60}$ less than 30. According to Special Publication 117A by the Division of California Geology Survey, the assessment of hazards associated with potential liquefaction of soil deposits at a site must consider translational site instability (i.e. lateral spreading, etc.) and more localized hazards such as bearing failure and settlement. The acceptable factor of safety against liquefaction is recommended in SP117 to be 1.3 or greater.

Based on our site exploration and laboratory test data, the soil profile consists of medium dense to very dense sandy and clayey gravels for the depths explored. Loose sands were not encountered. Therefore, liquefaction potential at the site is considered nil.

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

General

From a geotechnical point of view, the proposed custom home, ADU and associated improvements are considered to be feasible for construction on the subject site provided the recommendations presented in this report are incorporated into the project plans and specifications.

All grading and foundation plans for the development must be reviewed by the Soil Engineer prior to contract bidding or submittal to governmental agencies to ensure that the geotechnical recommendations contained herein are properly incorporated and utilized in design.

KC ENGINEERING CO., should be notified at least two working days prior to site clearing, grading, and/or foundation operations on the property. This will give the Soil Engineer ample time to discuss the problems that may be encountered in the field and coordinate the work with the contractor.

Field observation and testing during the grading and/or foundation operations must be provided by representatives of ***KC ENGINEERING CO.***, to enable them to form an opinion regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. Any work related to the grading and/or foundation operations performed without the full knowledge and under the direct observation of the Soil Engineer will render the recommendations of this report invalid.

Geotechnical Considerations

The primary geotechnical considerations for the property is the existing structures and larger trees to be removed, the competent bearing near surface materials, and the very low to low expansive clay soils. The site soils are expected to be disturbed in the upper 1 to 2 feet upon demolition and foundation removal of the existing structures and clearing of larger trees within the new footprints. This will require reworking the upper 2 feet for the new building footprints underlying disturbed areas from tree and foundation removal. Building pad grading recommendation are provided in the "Grading" section below.

Considering the competent bearing materials and the very low to low expansive material, it is the opinion of **KC ENGINEERING COMPANY** that the proposed new structures may be supported on a spread footing foundation system as recommended in the "Foundation" section below. Grading, foundation design, drainage, and slab-on-grade recommendations are presented herein.

Grading

Grading activities during the rainy season may be hampered by excessive moisture. Grading activities may be performed during the rainy season, however, achieving proper compaction may be difficult due to excessive moisture; and delays may occur. Grading performed during the dry months will minimize the occurrence of the above problems.

Due to the expected disturbance of surface soils upon demolition and foundation removal of the existing structures and clearing of larger trees, we recommend the new building pads be processed and compacted as noted below. Any trees to be removed within the proximity of the new footprints should be completely removed, cleared of roots, and loose soil. Depressions left from tree stump removal should be back filled as engineered fill if within the new building pads.

After demolition, foundation removal and clearing of vegetation and organics grading for the site may begin. For the proposed building pads, we recommend over-excavating the upper 12 inches followed by scarifying and moisture conditioning the underlying 12 inches in place, and compacting to a minimum degree of relative compaction of 90% at least 3 percent over optimum moisture content. This should occur for the structure footprints and all improvement areas plus an additional 5 feet horizontal over-build. We recommend moisture conditioning and compacting to a minimum degree of relative compaction of 90% at least 3 percent above optimum moisture content as determined by ASTM D1557 Laboratory Test Procedure. After processing the lower 12 inches and compacting the native subgrade, the site may be brought to the desired finished grades by placing engineered fill in lifts of 8 inches in uncompacted thickness and compacting to a relative compaction of 90% at 3% or more above optimum moisture content in accordance with the aforementioned test procedure. All soils encountered during our investigation are suitable for use as engineered fill when placed and compacted at the recommended moisture content.

Where loose or soft soils are encountered, they must be excavated to undisturbed native ground. Should it be desired to replace these materials to achieve the design grades, the soils must be placed as compacted engineered fill. Materials generated from loose/soft soils may be used as engineered fill with the approval of the Soil Engineer provided they do not contain debris or excessive organics.

Should import material be used to establish the proper grading for the proposed development, the import material should be approved by the Soil Engineer before it is brought to the site. If select import soil is used, it should meet the following requirements:

a. Have a Plasticity Index not higher than 12;
b. No rocks larger than 3 inches in maximum size;

The fill materials shall be placed in uniform lifts of not more than 8 inches in uncompacted thickness. Each layer shall be spread evenly and shall be thoroughly blade mixed during the spreading to obtain uniformity of material in each layer. Before compaction begins, the fill shall be brought to a water content that will permit proper compaction by either (a) aerating the material if it is too wet, or (b) spraying the material with water if it is too dry.

Compaction shall be by footed rollers or other types of acceptable compacting rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is within the specified moisture content range. Rolling of each layer shall be continuous over its entire area and the roller shall make sufficient trips to ensure that the required density has been obtained. No ponding or jetting shall be permitted.

The standard test used to define maximum densities and optimum moisture content of all compaction work shall be the Laboratory Test procedure ASTM D1557 and field tests shall be expressed as a relative compaction in terms of the maximum dry density and optimum moisture content obtained in the laboratory by the foregoing standard procedure. Field density and moisture tests should be made in each compacted layer by the Soil Engineer in accordance with ASTM D6938, respectively. When footed rollers are used for compaction, the density and moisture tests should be taken in the compacted material below the surface disturbed by the roller. When these tests indicate that the compaction requirements for any layer of fill, or portion thereof, have not been met, the particular layer, or portion thereof, shall be reworked until the compaction requirements have been met.

Surface Drainage

A very important factor affecting the performance of structures is the proper design, implementation, and maintenance of surface and subsurface drainage, as well as maintaining uniform moisture conditions around the structures. Ponded water will cause swelling and/or loss of soil strength and may also seep under structures. Should surface water be allowed to seep under the structures, differential foundation movement resulting in structural damage and/or standing water under the slab will occur. This may cause dampness to the floor which may result in mildew, staining, and/or warping of floor coverings. To minimize the potential for the above problems, dampproofing and waterproofing should be provided as required by Section 1805 of the 2019 CBC. In addition, the following surface drainage measures are recommended and must be maintained by the property owner in perpetuity:

a) Positive building pad slopes and drainage must be provided by the project Civil Engineer to remove all storm water from the pad and to prevent storm and/or irrigation water from ponding adjacent to the structure foundations. The finished pad grade around the structures should be compacted and sloped 5% away from the

exterior foundations and as required in Section 1804.4 of the 2019 CBC and be directed to yard swales and drainage outlets. Earth swales should slope a minimum of 2% to suitable outlet.

b) Enclosed or trapped planter areas adjacent to the structure foundation should be avoided if possible. Where enclosed planter areas are constructed, these areas must be provided with adequate measures to drain surface water (irrigation and rainfall) away from the foundation. Positive surface gradients and/or controlled drainage area inlets should be provided. Care should be taken to adequately slope surface grades away from the structure foundation and into area inlets. Drainage area inlets should be piped to a suitable discharge facility.

c) Adequate measures for storm water discharge from the roof gutter downspouts must be provided by the project Civil Engineer and maintained by the property owners at all times, such that no water is allowed to pond next to the structure. Closed pipe discharge lines should be connected to downspouts and discharged into a suitable drainage facility.

d) Site drainage should be designed by the project Civil Engineer. Civil engineering, hydraulic engineering, and surveying expertise is necessary to design proper surface drainage to assure that the flow of water is directed away from the foundations.

e) Over-irrigation of plants is a common source of water migrating beneath a structure. Consequently, the amount of irrigation should not be any more than the amount necessary to support growth of the plants. Foliage requiring little irrigation (drip system) is recommended for the areas immediately adjacent to the structure.

f) Landscape mounds or concrete flatwork should not be constructed to block or obstruct the surface drainage paths. The Landscape Architect or other landscaper should be made aware of these landscaping recommendations and should implement them as designed. The surface drainage facilities should be constructed by the contractor as designed by the Civil Engineer.

Foundations

Provided that the building pads are constructed in accordance with the “Grading” section noted above, the custom home and ADU structures may be supported on a well-reinforced and inter-connected spread footing foundation system as recommended below.

A bulk sample of the near surface soil was collected and transported to Sunland Analytical in Rancho Cordova for testing of water-soluble sulfates in accordance with ASTM C1580. The testing indicates a sulfate content of 16.3 ppm (mg/kg) for the samples collected. It is noted that the sulfate test results indicate low or "S0" sulfate exposure to concrete as identified in the Durability Requirements, Section 1904 of the 2019 California Building Code, and Tables 19.3.1.1 of ACI 318-14 Building Code Requirements for Structural Concrete. No cement type restriction is required.

Continuous spread footings should be utilized around the perimeter of the structure and for all interior bearing and shear walls. All interior and exterior column footings should be interconnected to the perimeter with reinforced concrete tie-beams. Isolated footings should not be utilized unless connected with reinforced tie-beams. The continuous and pad/column footings should extend a minimum depth of 18 inches below the interior slab subgrade soil elevation. The tie beams should extend to a minimum depth of 18 inches below the interior soil pad grade. The recommended design allowable bearing pressure for footings is 2,000 p.s.f. due to dead plus live loads. This value may be increased one-third for transient wind and seismic loads.

All foundations must be adequately reinforced to provide structural continuity and resist the anticipated loads as determined by the project Structural Engineer. The final footing design and reinforcement should be determined by the project Structural Engineer. However, continuous footings and tie-beams are recommended to be reinforced with a minimum of four No. 5 bars, two at the top and two near the bottom of the footing. Additional reinforcement will be as required by the Structural Engineer and in accordance with structural building code requirements. Foundations designed in accordance with the above criteria are expected to experience a total settlement of less than 1 of an inch with less than 1/2 of an inch of differential settlement across the footprint.

To accommodate lateral building loads, the passive resistance of the foundation soil can be utilized. The passive soil pressures can be assumed to act against the front face of the footing below a depth of 1 foot below the ground surface. It is recommended that a passive pressure equivalent to that of a fluid weighing 225 p.c.f. be used. For design purposes, an allowable friction coefficient of 0.32 can be assumed at the base of the spread footings. These two modes of resistance should not be added unless the frictional component is reduced by 50 percent since the mobilization of the passive resistance requires some horizontal movement, effectively reducing the frictional resistance.

Slab-on-Grade Construction

Interior and exterior slabs, including driveways and detached patios and flatwork may experience some cracking due to finishing and curing methods as well as moisture variations within the underlying clay soils. To reduce the potential cracking of the slabs-on-grade, the following recommendations are made

a) All areas to receive slabs should be thoroughly wetted in the upper 8 inches to seal any desiccation cracks prior to placing concrete. This work should be done under the observation of the Soil Engineer.

b) Slabs should be underlain by a minimum of 4 inches of angular gravel or clean crushed rock material placed between the finished subgrade and the slabs to serve as a capillary break between the subsoil and the slab. The gravel should not have more that 10% passing the No. 4 sieve per CBC Section 1805.4.1.

c) Slabs should be a minimum of 5 inches thick and reinforced with a minimum of No. 4 rebar spaced 18 inches center to center, each way. The actual slab thickness and reinforcement should be determined by the project structural engineer in accordance with the structural requirements and the anticipated loading conditions. The reinforcement shall be placed in the center to upper half of the slab unless otherwise designated by the design engineer. The edges of slabs adjacent to landscape areas should be thickened to rest on grade.

d) A vapor retarder membrane should be installed between the prepared building pad aggregate base and the interior slabs to minimize moisture condensation under the floor coverings and/or upward vapor transmission. The vapor barrier membrane should be a minimum 15-mil extruded polyolefin plastic that complies with ASTM E1745 Class A and have a permeance of less than 0.01 perms per ASTM E96 or ASTM F1249. It is noted that polyethylene films (visqueen) do not meet these specifications. The vapor barrier must be adequately lapped and taped/sealed at penetrations and seems in accordance with ASTM E1643 and the manufacturer's specifications. The vapor retarder must be placed continuously across the slab area.

e) Slabs for driveways, and exterior flatwork should be placed structurally independent of the foundations. A 30-pound felt strip, expansion joint material, or other positive separator should be provided around the edge of all floating slabs to prevent bonding to the foundation.

f) Exterior and interior slabs should be provided with crack control saw cut joints or tool joints to allow for expansion and contraction of the concrete. In general, contraction joints should be spaced no more than 20 times the slab thickness in each direction. The layout of the joints should be determined by the project Structural Engineer and/or Architect.

g) Curing of slabs should follow the guidelines provided by the American Concrete Institute and the CBC to minimize shrinkage cracking.

Swimming Pool

The pool walls should be designed to resist a lateral soil pressure exerted from a media having an equivalent fluid weight of 80 p.c.f. In addition, the pool shell should be designed to be as rigid and uniform as possible. A hydrostatic relief valve should be installed in the bottom of the pool shell to prevent damage during future maintenance.

It is recommended that the pool deck/flatwork adjacent to the pool areas be reinforced, as designed by the project structural engineer, and cantilevered over the pool bond beam in lieu of the standard coping. This will eliminate construction expansion joints between the pool coping and deck slab, which is a continuing maintenance problem. A watertight seal should be placed beneath the concrete slab at the contact with the pool bond beam.

The surrounding concrete flatwork (pool decking) should have positive surface drainage and be provided with an adequate number of surface drains and conduit system to remove surface runoff from rainfall and pool splash. In addition, all concrete flatwork should be provided with construction joints at regular intervals to provide for expansion and contraction of the slab components. Slab recommendations are provided above.

The Soil Engineer should review the pool plans and calculations prior to construction and observe the pool excavation at the completion of excavating activities.

General Construction Requirements

Utility trenches extending to the building foundations must be backfilled with native or approved import material and compacted to relative compaction of 90% in accordance with Laboratory Test Procedure ASTM D1557. Backfilling and compaction of these trenches must meet the requirements set forth by the City of St. Helena or Napa County, Department of Public Works.

Applicable safety standards require that trenches in excess of 5 feet must be properly shored or that the walls of the trench slope back to provide safety for installation of lines. If trench wall

sloping is performed, the inclination should vary with the soil type and applicable OSHA Safety Standards.

With respect to state-of-the-art construction or local requirements, utility lines are generally bedded with granular materials. These materials can convey surface or subsurface water beneath the structures. It is, therefore, recommended that all utility trenches which possess the potential to transport water be sealed with a compacted impervious cohesive soil material or lean concrete where the trench enters/exits the building perimeter. This impervious seal should extend a minimum of 2 feet away from the building perimeter.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. It should be noted that it is the responsibility of the owner or his representative to notify ***KC ENGINEERING CO.***, in writing, a minimum of two working days before any clearing, grading, or foundation excavation operations can commence at the site.

2. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings and from a reconnaissance of the site. Should any variations or undesirable conditions be encountered during the development of the site, ***KC ENGINEERING CO.***, will provide supplemental recommendations as dictated by the field conditions.

3. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are brought to the attention of the Architect and Engineer for the project and incorporated into the plans and that the necessary steps are taken to see that the Contractor and Subcontractors carry out such recommendations in the field.

4. At the present date, the findings of this report are valid for the property investigated. With the passage of time, significant changes in the conditions of a property can occur due to natural processes or works of man on this or adjacent properties. In addition, legislation or the broadening of knowledge may result in changes in applicable standards. Changes outside of our control may render this report invalid, wholly or partially. Therefore, this report should not be considered valid after a period of two (2) years without our review, nor should it be used, or is it applicable, for any properties other than those investigated.

5. Notwithstanding, all the foregoing applicable codes must be adhered to at all times.

APPENDIX

Aerial Vicinity Map

Site Plan

Geologic Map

Log of Test Borings

Subsurface Exploration Legend

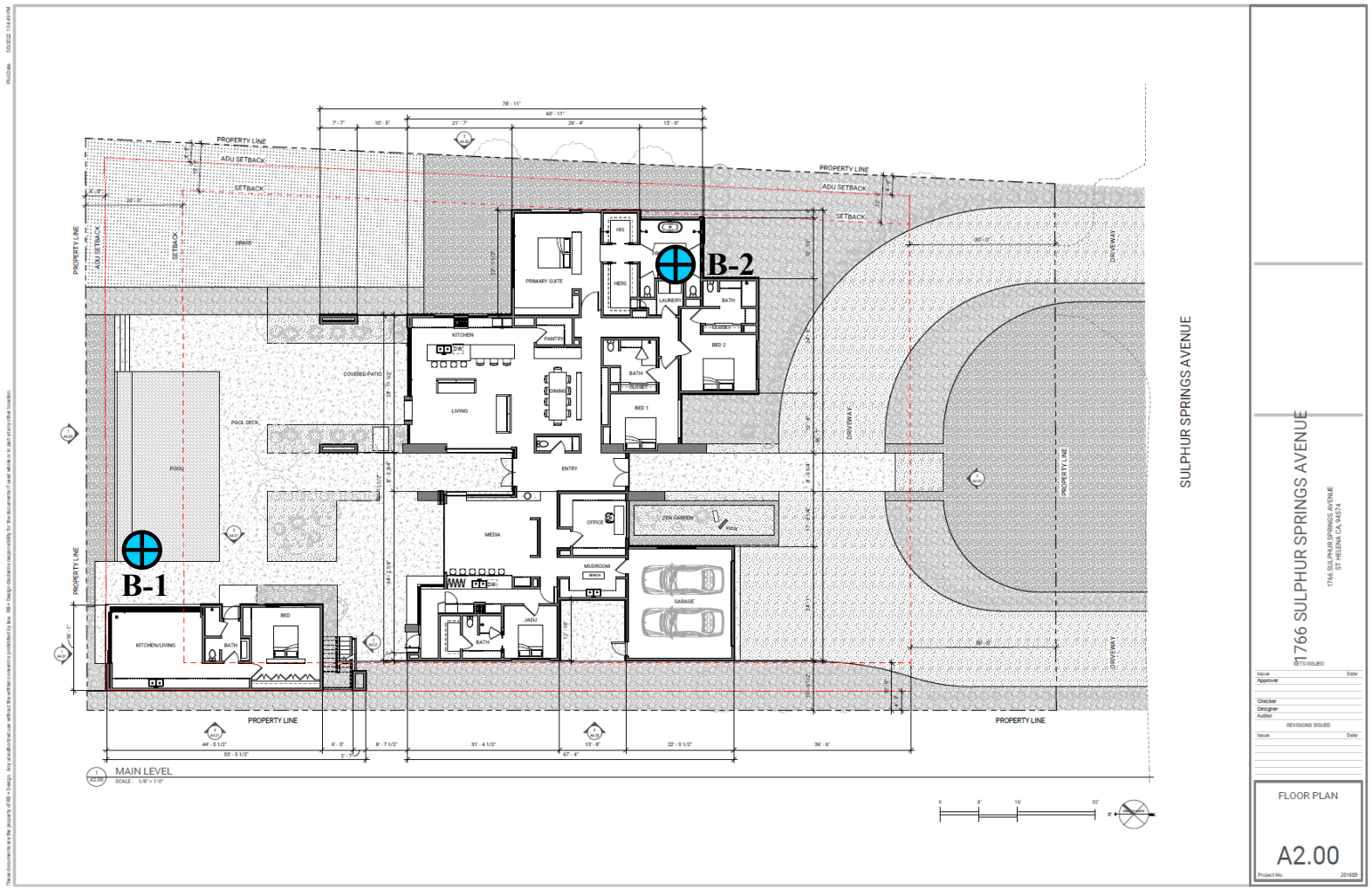
Laboratory Test Results

ATC Seismic Hazard Report



KC ENGINEERING COMPANY
865 Cotting Lane, Suite A
Vacaville, CA 95688
707.447.4025

Project No. VV5414
Proposed Custom Home & ADU
1766 Sulphur Springs Avenue, St. Helena, CA
Figure 1 – AERIAL VICINITY MAP

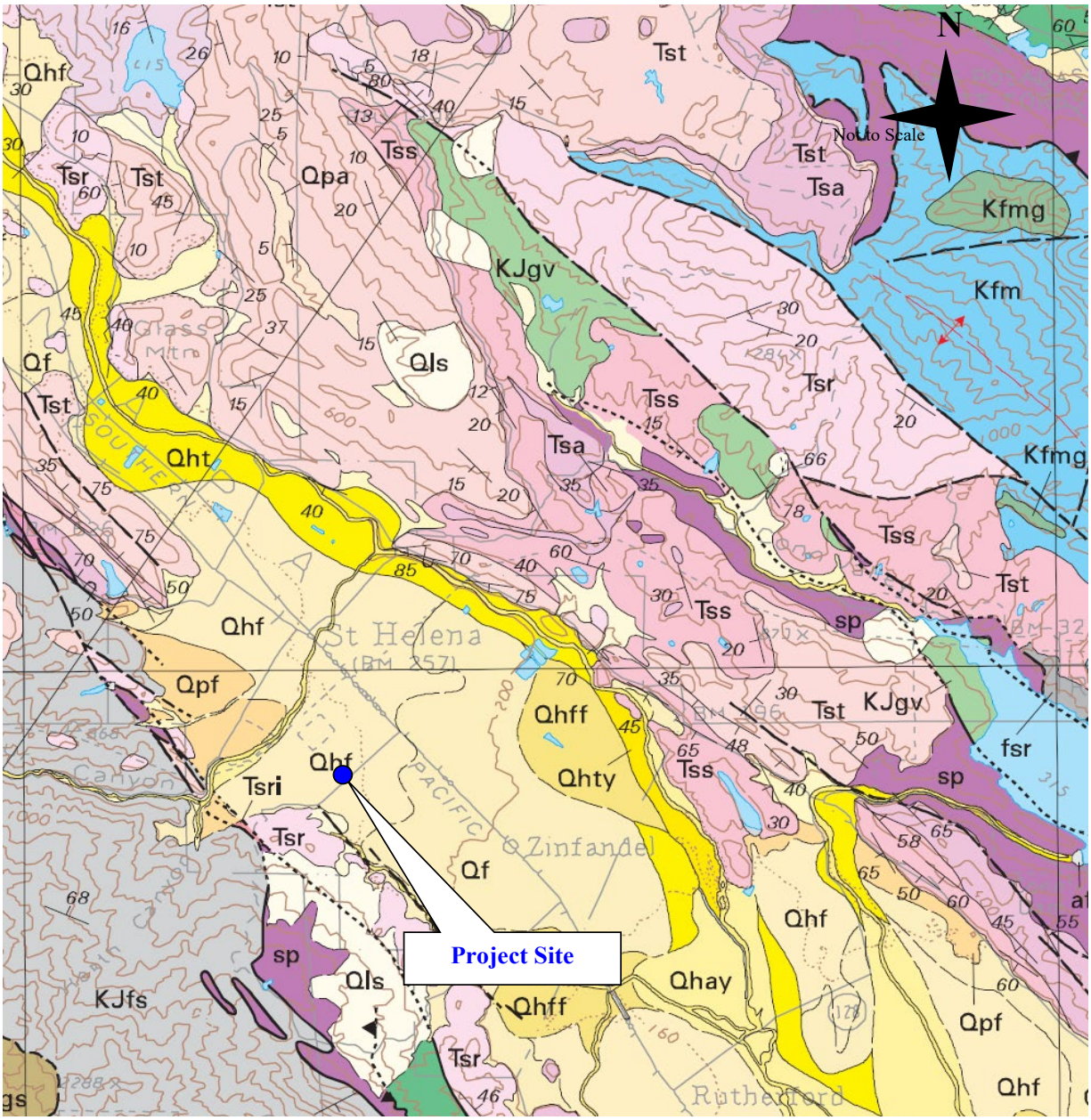


LEGEND

Approximate Boring Location

KC ENGINEERING COMPANY
865 Cotting Lane, Suite A
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Project No. VV5414
Proposed Custom Home & ADU
1766 Sulphur Springs Avenue, St. Helena, CA
Figure 2 – SITE PLAN



Geologic Map and Map Database of Eastern Sonoma and Western Napa Counties, California

By

R.W. Graymer, E.E. Brabb, D.L. Jones, J. Barnes, R.S. Nicholson, and R.E. Stamski

2007

Tsr **Rhyolite flows**

Qpf **Alluvial fan deposits (late Pleistocene)**

Qhf **Alluvial fan deposits (Holocene)**

Tst **Pumiceous ash-flow tuff**

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Project No. VV5414
Proposed Custom Home & ADU
1766 Sulphur Springs Avenue, St. Helena, CA
Figure 3 – GEOLOGIC MAP

LOG OF TEST BORING
BORING NO.: 1

PROJECT: Proposed Custom Home & ADU
CLIENT: Presidio Companies
LOCATION: 1766 Sulphur Springs Ave., St. Helena
DRILLER: California Geo-Tech
DRILL RIG: Mobile B-24
DEPTH TO WATER: INITIAL ▽ :

PROJECT NO.: VV5414
DATE: 6/14/22
ELEVATION: n/a
LOGGED BY: DS
BORING DIAMETER: 4"
FINAL: ▼ : AFTER: HRS

DEPTH	SAMPLE NO.	SAMPLER	GRAPHIC LOG	GEOTECHNICAL DESCRIPTION AND CLASSIFICATION	SOIL CLASSIFICATION	CONVERTED SPT BLOW COUNT (BLOWS/FT.)	DRY DENSITY (PCF)	MOISTURE CONTENT (PERCENT)	Qp (t.s.f.) Penetrometer	ADDITIONAL TESTS AND REMARKS (LL, PI, UCC, ø&c, Gradation)
0				Brown Clayey GRAVEL w/ Sand & Volcanic Rock Chunks; dry, medium dense.	GC-GM					
	1-1a						104.2	4.8		LL=24 PI=7 %<200=13
	1-1b					18	113.4	3.7		
5				Brown & Gray Sandy GRAVELS w/ Clay & Cobble Chunks; dry, dense. (Conglomerates)	GW					
	1-2					37				%<200=16
10										
	1-3			As Above, dry to moist, dense.		34				
				Boring Terminated @ 14'. Refusal on dense material. No Groundwater Encountered.						
15										
20										
25										

This information pertains only to this boring and is not necessarily indicative of the whole site.

KC ENGINEERING CO.

Figure 4

LOG OF TEST BORING
BORING NO.: 2

PROJECT: Proposed Custom Home & ADU
CLIENT: Presidio Companies
LOCATION: 1766 Sulphur Springs Ave., St. Helena
DRILLER: California Geo-Tech
DRILL RIG: Mobile B-24
DEPTH TO WATER: INITIAL ▽ :

PROJECT NO.: VV5414
DATE: 6/14/22
ELEVATION: n/a
LOGGED BY: DS
BORING DIAMETER: 4"
FINAL: ▼ : AFTER: HRS

DEPTH	SAMPLE NO.	SAMPLER	GRAPHIC LOG	GEOTECHNICAL DESCRIPTION AND CLASSIFICATION	SOIL CLASSIFICATION	CONVERTED SPT BLOW COUNT (BLOWS/FT.)	DRY DENSITY (PCF)	MOISTURE CONTENT (PERCENT)	Qp (t.s.f.) Penetrometer	ADDITIONAL TESTS AND REMARKS (LL, PI, UCC, ø&c, Gradation)
0	2-1a			Grayish Brown Sandy Gravel w/ Clay & Volcanic Rock Chunks; dry, medium dense.	GM					
	2-1b					20	102.8	4.9		LL=33 PI=8 ϕ=28° c=1,345 psf
5				Brown Sandy GRAVELS w/ Clay & Cobble Chunks; dry, very dense.	GW					
	2-2					53				
10				Boring Terminated @ 8'. Refusal on dense material. No Groundwater Encountered.						
15										
20										
25										

This information pertains only to this boring and is not necessarily indicative of the whole site.

KC ENGINEERING CO.

Figure 5

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			SYMBOLS		TYPICAL NAMES
COARSE GRAINED SOILS More than half of material is retained on the No. 200 Sieve	GRAVEL More than half of coarse fraction is larger than No. 4 sieve	Clean gravels (<5% fines)	GW		Well graded gravels, gravel-sand mixtures, little or no fines (Cu>4 & 1<Cc<3)
			GP		Poorly graded gravels, gravel-sand mixtures, little or no fines (Cu < 4 and/or 1>Cc>3)
		Gravel with fines (>12% fines)	GM		Silty gravels and gravel-sand-silt mixtures (PI<4 or below "A" line)
			GC		Clayey gravels and gravel-sand-clay mixtures (PI>7 & on or above "A" line)
	SAND Half or more of the coarse fraction is smaller than No. 4 sieve	Clean sands (<5% fines)	SW		Well graded sands, gravelly sands, little or no fines (Cu>6 & 1≤Cc≤3)
			SP		Poorly graded sands, gravelly sands, little or no fines (Cu<6 and/or 1>Cc>3)
		Sand with fines (>12% fines)	SM		Silty sands and gravel-sand-silt mixtures (PI<4 or below "A" line)
			SC		Clayey sands and gravel-sand-clay mixtures (PI>7 & on or above "A" line)
FINE GRAINED SOILS Half or more of the material passes the No. 200 Sieve	SILTS AND CLAYS Liquid Limit is less than 50%		ML		Inorganic silts with gravel and sand having slight plasticity (PI<4 or below "A" line)
			CL		Inorganic clays of low to med. plasticity with gravel and sand (PI>7 & on or above "A" line)
			OL		Organic silts and clays of low plasticity
	SILTS AND CLAYS Liquid Limit is 50% or more		MH		Inorganic elastic silts (PI below "A" line)
			CH		Inorganic clays of high plasticity, fat clays (PI on or above "A" line)
			OH		Organic silts and clays of medium to high plasticity
HIGHLY ORGANIC SOILS			Pt		Peat and other highly organic soils

MTI-KC ENGINEERING COMPANY
865 Cotting Lane, Ste A, Vacaville, CA 95688
8798 Airport Road, Redding, CA 96002

SAMPLER AND LAB TESTING LEGEND

- Auger
- Bulk Sample, taken from auger cuttings
- California Sampler
- Bulk/Grab Sample
- Pitcher
- Standard Penetration Test
- Shelby Tube
- No Recovery

LL=Liquid Limit (%)
PI=Plasticity Index
¦ =Friction Angle
C=Cohesion
UCC=Unconfined Compression
R value=Resistance Value
Consol=Consolidation Test

SOIL GRAIN SIZE

U.S. STANDARD SIEVE OPENINGS

	#200	#40	#10	#4	¾"	3"	12"
CLAY / SILT	SAND: FINE	SAND: MEDIUM	SAND: COARSE	GRAVEL: FINE	GRAVEL: COARSE	COBBLES	BOULDERS
0.002	0.075	0.425	2.00	4.75	19.0	75	300

SOIL GRAIN SIZE IN MILLIMETERS

RELATIVE DENSITY (Coarse-grained soils)

SANDS & GRAVELS	BLOWS/FOOT[1]
Very Loose	0 – 4
Loose	4 – 10
Medium Dense	10 – 30
Dense	30 – 50
Very Dense	> 50

CONSISTENCY (Fine-grained soils)

SILTS & CLAYS	STRENGTH[2]	BLOWS/FOOT[1]
Very Soft	< 500	0 – 2
Soft	500 – 1,000	2 – 4
Firm	1,000 – 2,000	4 – 8
Stiff	2,000 – 4,000	8 – 15
Very Stiff	4,000 – 8,000	15 – 30
Hard	> 8,000	>30

1 – Number of blows of 140 pound hammer falling 30 inches to drive a 2-inch O.D. split spoon sampler (ASTM D1586)
2 – Unconfined compressive strength in lb/ft^2 as determined by lab testing or approximated by the standard penetration test (ASTM D1586) or pocket penetrometer.

WEATHERING (Bedrock)

Fresh	No visible sign of decomposition or discoloration; rings under hammer impact
Slightly weathered	Slight discoloration inwards from open fractures; little or no effect on normal cementation; otherwise similar to Fresh
Moderately weathered	Discoloration throughout; weaker minerals decomposed; strength somewhat less than fresh rock but cores can not be broken by hand or scraped with knife; texture preserved; cementation little to not affected; fractures may contain filling
Highly weathered	Most minerals somewhat decomposed; specimens can be broken by hand with effort or shaved with knife; texture becoming indistinct but fabric preserved; faint fractures
Completely weathered	Minerals decomposed to soil but fabric and structure preserved; specimens can be easily crumbled or penetrated

STRENGTH (Bedrock)

Plastic	Very low strength
Friable	Crumbles easily by rubbing with fingers
Weak	An unfractured specimen will crumble under light hammer blows
Moderately strong	Specimen will withstand a few heavy hammer blows before breaking
Strong	Specimen will withstand a few heavy ringing blows and will yield with difficulty only dust and small flying fragments
Very strong	Specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments

BEDDING (Bedrock)	SPACING (inches)
Very thickly bedded	> 48
Thickly bedded	24 to 48
Thin bedded	2.5 to 24
Very thin bedded	5/8 to 2.5
Laminated	1/8 to 5/8
Thinly laminated	<1/8

FRACTURING (Bedrock)	SPACING (inches)
Very little fractured	> 48
Occasionally fractured	12 to 48
Moderately fractured	6 to 12
Closely fractured	1 to 6
Intensely fractured	5/8 to 1
Crushed	<5/8

Materials Testing, Inc.

8798 Airport Road
Redding, California 96002
(530) 222-1116, fax 222-1611

865 Cotting Lane, Suite A
Vacaville, California 95688
(707) 447-4025, fax 447-4143

Client: Presidio Companies
663 Jade Way
Fairfield, CA 94534

Project: Proposed Custom Home and ADU
1766 Sulphur Springs Avenue, St. Helena, CA

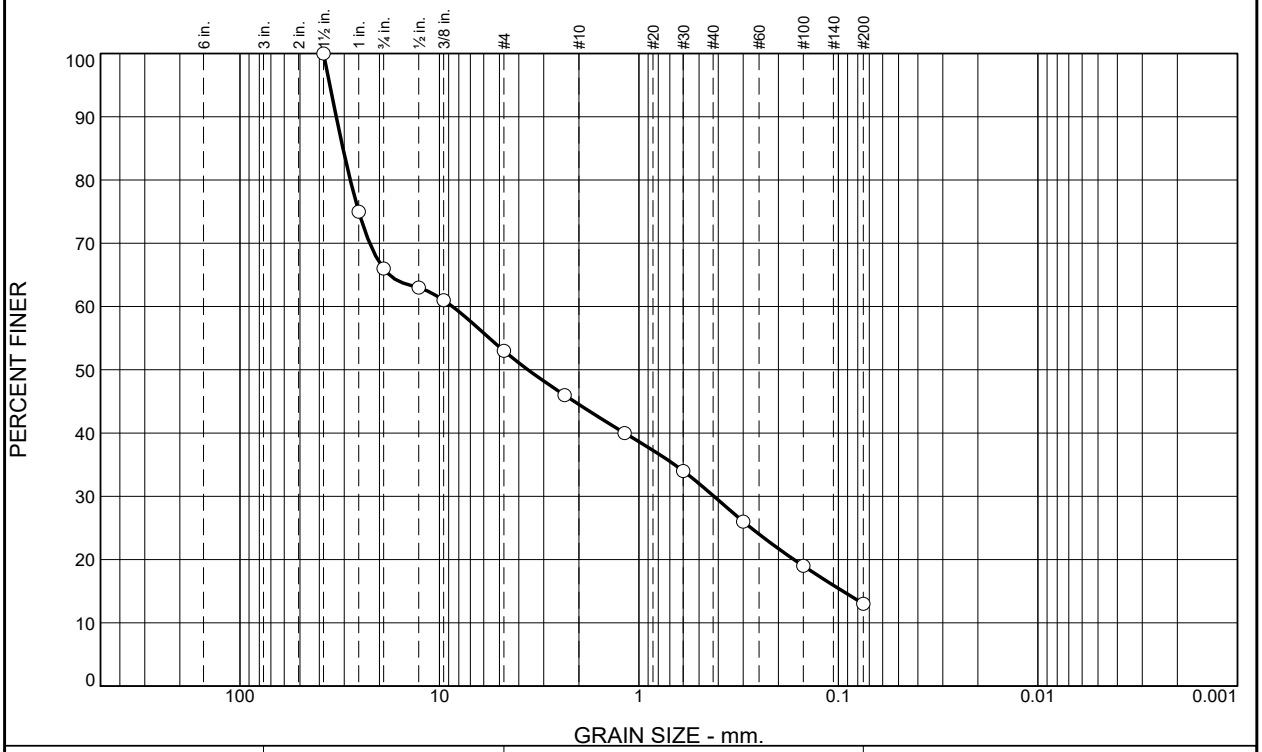
Client No.: VV5414
Figure No.: 0300-001
Date: 07/12/2022
Page No.: 1 of 1
Submitted by: KC Engineering
Date Sampled: 06/16/2022

Density of Soil in Place by the Drive-Cylinder Method (ASTM D2937) and Liquid Limit, Plastic Limit & Plasticity Index of Soils (ASTM D4318)

Sample #	Description	Dry Density p.c.f.	Moisture Content %	Liquid Limit	Plastic Limit	Plastic Index
1-1a @ 2.5’	Brown Clayey Gravel with Sand	104.2	4.8	24	17	7
1-1b @ 3.0’	Brown Clayey Gravel with Sand (visual)	113.4	3.7	---	---	---
2-1a @ 2.5’	Grayish Brown Sandy Gravel with Clay (visual)	---	---	33	25	8
2-1b @ 3.0’	Grayish Brown Sandy Gravel with Clay (visual)	102.8	4.9	---	---	---

Tested by John Hubbard.
The samples were tested according to the referenced standard test procedures and relate only to the items inspected or tested.
Results are not transferable and shall not be reproduced, except in full, without written permission from MTI.

PARTICLE SIZE DISTRIBUTION REPORT



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	34	13	8	15	17	13	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1-1/2"	100		
1"	75		
3/4"	66		
1/2"	63		
3/8"	61		
#4	53		
#8	46		
#16	40		
#30	34		
#50	26		
#100	19		
#200	13		

* (no specification provided)

Material Description

Brown Clayey Gravel with Sand

Atterberg Limits

PL= 17 LL= 24 PI= 7

Coefficients

D_{90}= 32.9135 D_{85}= 30.4572 D_{60}= 8.6013
D_{50}= 3.5992 D_{30}= 0.4213 D_{15}= 0.0950
D_{10}= C_u= C_c=

Classification

USCS= GC-GM AASHTO= A-2-4(0)

Remarks

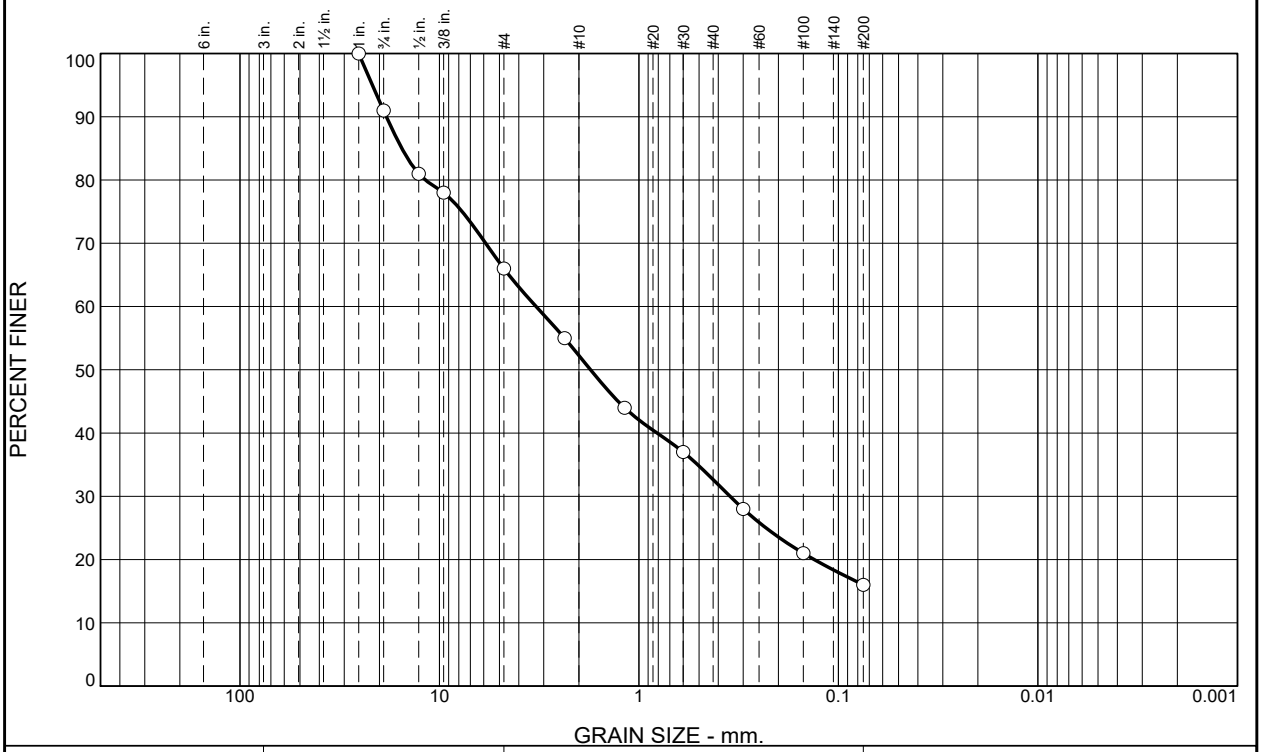
Material Tested in Accordance with ASTM D6913.

Location: 1-1a
Sample Number: 2 **Depth:** 2.5' **Date:** 07/12/2022

Client: Presidio Companies
Project: Proposed Custom Home and ADU
1766 Sulphur Springs Avenue, St. Helena, CA
Project No: VV5414 **Figure** 0300-001

Tested By: John Hubbard

PARTICLE SIZE DISTRIBUTION REPORT



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	9	25	14	19	17	16	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1"	100		
3/4"	91		
1/2"	81		
3/8"	78		
#4	66		
#8	55		
#16	44		
#30	37		
#50	28		
#100	21		
#200	16		

* (no specification provided)

Material Description

Brown Clayey Sand with Gravel (visual)

Atterberg Limits

PL= LL= PI=

Coefficients

D_{90}= 18.4299 D_{85}= 15.4181 D_{60}= 3.2786
D_{50}= 1.7476 D_{30}= 0.3499 D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= SC AASHTO=

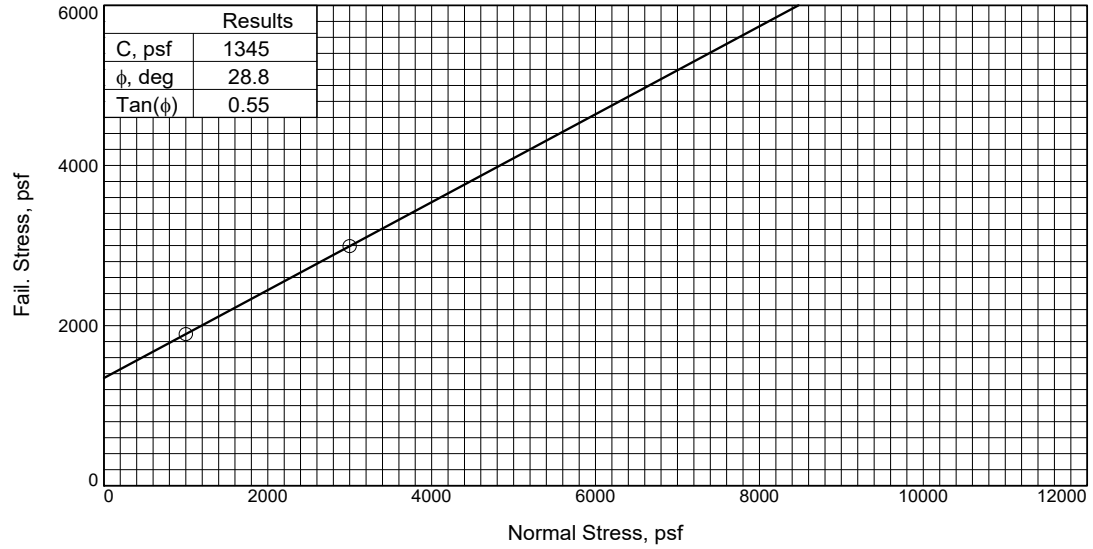
Remarks

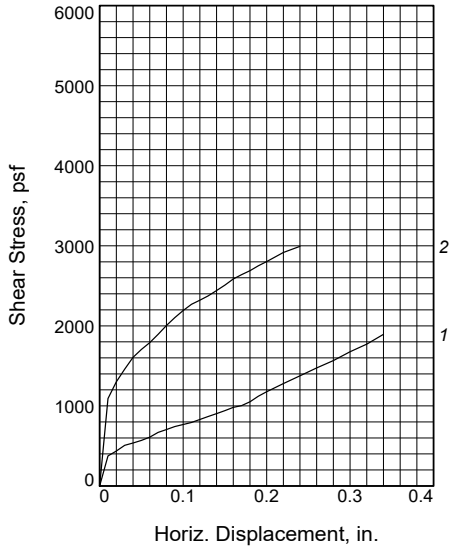
Material tested in Accordance with ASTM D6913.

Location: 1-2
Sample Number: 4 **Depth:** 8.0' **Date:** 07/12/2022

Client: Presidio Companies
Project: Proposed Custom Home and ADU
1766 Sulphur Springs Avenue, St. Helena, CA
Project No: VV5414 **Figure** 0300-002

Tested By: Allante Blocker





Sample No.		1	2
Initial	Water Content, %	4.9	4.9
	Dry Density, pcf	95.7	105.4
	Saturation, %	17.9	22.9
	Void Ratio	0.7290	0.5692
	Diameter, in.	2.41	2.41
	Height, in.	1.00	1.00
At Test	Water Content, %	25.1	19.3
	Dry Density, pcf	90.2	94.8
	Saturation, %	79.8	68.6
	Void Ratio	0.8336	0.7453
	Diameter, in.	2.41	2.41
	Height, in.	1.06	1.11
Normal Stress, psf		1000	3000
Fail. Stress, psf		1894	2993
Displacement, in.		0.34	0.24
Ult. Stress, psf			
Displacement, in.			
Strain rate, in./min.		0.002	0.002

Sample Type: Tube
Description: Grayish Brown Sandy Gravel with Clay (visual)

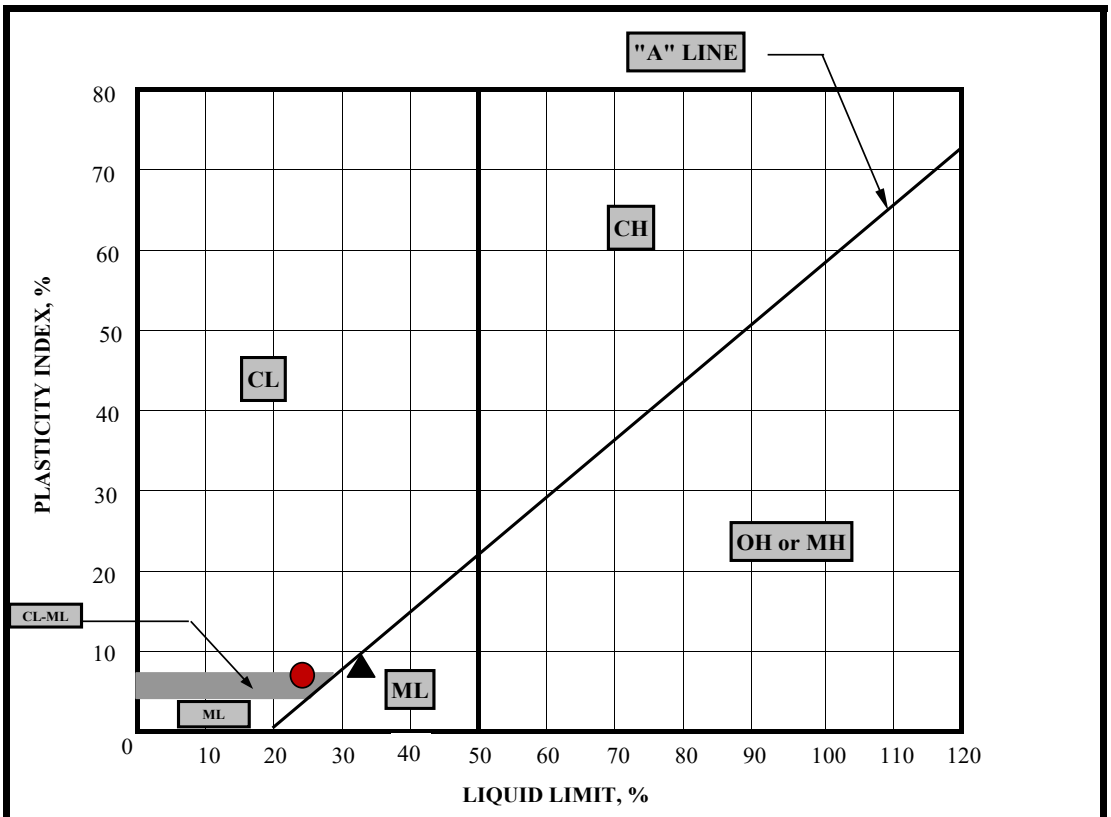
Specific Gravity= 2.65
Remarks: Material Tested in Accordance with ASTM D3080.

Figure 0300-004

Client: Presidio Companies

Project: Proposed Custom Home and ADU
1766 Sulphur Springs Avenue, St. Helena, CA
Location: 2-1b
Sample Number: 7 **Depth:** 3.0'
Proj. No.: VV5414 **Date Sampled:** 07/12/2022

Tested By: Jack Bianchin



KEY SYMBOL	SAMPLE NUMBER	DEPTH	NATURAL MOISTURE CONTENT, %	LIQUID LIMIT, LL	PLASTIC LIMIT, PL	PLASTICITY INDEX, PI	LIQUIDITY INDEX	UNIFIED SOIL CLASSIFICATION SYMBOL
●	1-1a	2.5'	N/A	24	17	7	N/A	GC-GM
▲	2-1a	2.5'	N/A	33	25	8	N/A	ML

Note: Atterberg Limits tested in accordance with ASTM D4318.

Materials Testing, Inc.

PLASTICITY CHART AND DATA

Proposed Custom Home and ADU
1766 Sulphur Springs Avenue, St. Helena, CA

Project No:	Date:	Figure No:
VV5414	7/12/2022	0300-005

Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 06/22/2022
Date Submitted 06/16/2022

To: David Cymanski
K.C. Engineering
865 Cotting Lane Suite A
Vacaville, CA 95688

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : VV5414 Site ID : PAD 0-3.
Thank you for your business.

* For future reference to this analysis please use SUN # 87596-182185.

EVALUATION FOR SOIL CORROSION

Sulfate-SO4	16.3 mg/kg	0.00163	%

METHODS
Sulfate-SO4 ASTM C1580

Hazards by Location

Search Information

Address: 1766 Sulphur Springs Ave, St Helena, CA 94574, USA

Coordinates: 38.4896733, -122.4621601

Elevation: 247 ft

Timestamp: 2022-07-01T00:49:11.680Z

Hazard Type: Seismic

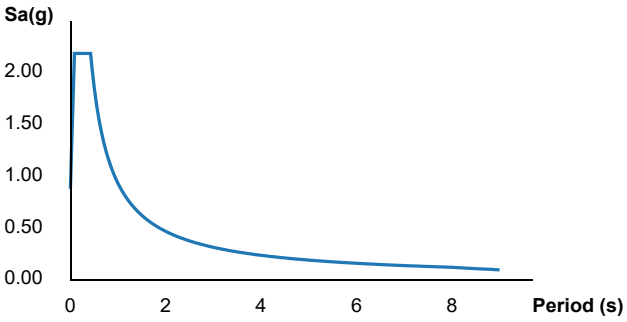
Reference Document: ASCE7-16

Risk Category: II

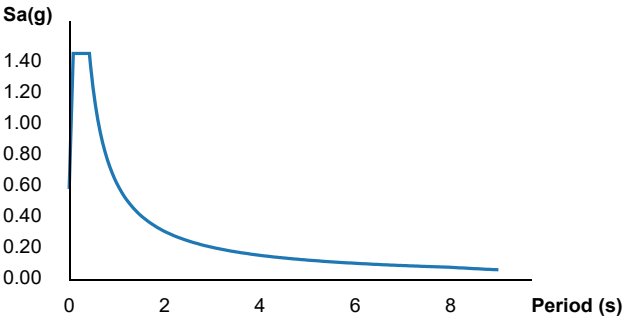
Site Class: C



MCER Horizontal Response Spectrum



Design Horizontal Response Spectrum



Basic Parameters

Name	Value	Description
S_S	1.819	MCE_R ground motion (period=0.2s)
S_1	0.661	MCE_R ground motion (period=1.0s)
S_{MS}	2.183	Site-modified spectral acceleration value
S_{M1}	0.925	Site-modified spectral acceleration value
S_{DS}	1.455	Numeric seismic design value at 0.2s SA
S_{D1}	0.617	Numeric seismic design value at 1.0s SA

Additional Information

Name	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2s
F_v	1.4	Site amplification factor at 1.0s

CR_S	0.927	Coefficient of risk (0.2s)
CR_1	0.92	Coefficient of risk (1.0s)
PGA	0.764	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.917	Site modified peak ground acceleration
T_L	8	Long-period transition period (s)
SsRT	1.819	Probabilistic risk-targeted ground motion (0.2s)
SsUH	1.964	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	2.278	Factored deterministic acceleration value (0.2s)
S1RT	0.661	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.719	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.802	Factored deterministic acceleration value (1.0s)
PGAd	0.944	Factored deterministic acceleration value (PGA)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION AND DESIGN REVIEW APPROVAL TO
1766 Sulphur Springs Avenue (File No. PL22-053)

PROPERTY OWNER: 1766 Sulphur Springs, LLC, represented by Ryan Beliakoff, Presidio Co.

APN: 009-350-024

Recitals

1. Whereas a request was submitted by Ryan Beliakoff of Presidio Co. on behalf of 1766 Sulphur Springs LLC for consideration and approval of a demolition of the existing home and accessory structures and for design review to accommodate the construction of a single-family home~~,~~ with an attached garage~~, attached junior accessory dwelling unit, and detached accessory dwelling unit~~ on a property located at 1766 Sulphur Springs Avenue in the Medium Density Residential (MR) 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 March 21, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the demolition application and design review thereby authorizing the proposal contained in said approved plans dated March 21, 2023, 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 as 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 1963 and is not historically or architecturally significant. A records search of the California Historic Resources Information System at the Northwest Information System at Sonoma State University was prepared for the existing home. The search did not indicate that the home is historically or architecturally significant, nor warrant further evaluation of the home as a structure that would be eligible for consideration as a historic resource. As such, 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. Furthermore, design review of the replacement structures is being completed as a part of this review, in conjunction with the demolition permit.

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, PF1.6, PF3.1, HR1.6, CD3.2, and HE2.4 as outlined in the staff report.

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

   The site is flanked by Sulphur Springs Avenue on the front, a single-family residence on one side, and open vineyards on the rear and other side. The design of the single-family residence is of a low-profile, single-story height and mass, consistent with the surrounding homes and the rural nature of the area. Two gable roofs cover the portion of the development closest to the street, which face Sulphur Springs Avenue and which cover a proposed 2-car attached garage and one of the bedrooms. Setback from those portions of the building are the walls for another bedroom and an office space, as well as a recessed, unassuming front entry porch. The mass and scale of the design is compatible with the immediate environs of the site.

3. Relationship of the design to the site;

   The project proposes a single-family home~~,~~ and attached two-car garage~~, an attached JADU, and a detached ADU.~~ All of the proposed structures meet the setbacks, lot coverage, floor area, density, height, and building separation

requirements for the MR zone, and proposed landscaping will provide privacy for the residents of the site as well as surrounding homes.

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

   The project site is not located in a historic neighborhood nor in an area with special design provisions. Regardless, the design is compatible with the low-profile and rural character of the surrounding area.

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

   The project is located in the Medium Density Residential zone and is adjacent to another residential property in the Medium Density Residential zone on one side and surrounded by the Twenty-Acre Agriculture (A-20) zone on the rear and other side. The properties directly across the street on Sulphur Springs Avenue are outside of city limits, but also consist of low-profile residential structures and agricultural uses. The proposed design promotes the harmonious transition between the MR zone which primarily allows for residential uses, and the A-20 zone which primarily allows for agricultural uses with residential uses generally permitted as accessory uses incidental to an agricultural use.

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

   As stated in the staff report, the project is located in a zone that allows residential uses and is surrounded by zones that allow residential uses and residential uses incidental to agricultural uses. The project is compatible with the scale and intensity of existing development in the area and will be compatible with development that could occur in the future based off of the uses that are permitted in the surrounding zones. Therefore, the project is compatible with 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;

   As the project is residential in nature, surrounded by agricultural and other residential zones and uses, and designed using scale, massing, colors and materials typical of residential uses, the design is appropriate to the function of the project. The exterior of the proposed home and accessory structures will be finished with light, warm gray smooth plaster, horizontal wood siding in a sealed natural finish, white brick, board-formed concrete, black anodized aluminum door and window cladding, and a standing seam metal roof. Simple materials and a muted palette, a modern take on the farmhouse aesthetic, and a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.

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 ~~three~~ structures proposed for the project are sited in a way that is both typical of residential uses and meets the requirements of the zoning designation in which it is located, complying with required setbacks and building separation, with the primary residence and attached garage situated at the front of the lot and the pool~~,~~ and rear-yard sitting areas, ~~and ADU~~ situated behind the primary residence, providing a desirable environment for all.

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

   The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, and outdoor seating areas and pool for gathering and recreation. The proposed landscaping consists of sizes and species consistent with the residential function of the property.

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

    Access is provided from Sulphur Springs Avenue, and improved rural road. Generous on-site parking is provided in excess of that required by the St. Helena Municipal Code.

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

    Existing trees and shrubs will be removed during the demolition of the existing structures but will be replaced with a water-efficient landscape design which will include 9 Fruitless Olive Trees and 2 Western Redbuds. Several species of ornamental grasses and pollinator-attracting Russian Sage will be planted throughout the project site. A swimming pool and seating areas amidst fire pits are also provided.

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 materials, textures, colors, and details of the proposed construction are typical for residential uses and compatible with adjacent and neighboring structures and functions. The home will be finished in light, warm gray smooth plaster, horizontal wood siding in a sealed natural finish, white brick, board-formed concrete, black anodized aluminum door and window cladding, and a standing seam metal roof. Simple materials and a muted palette, a modern take on the farmhouse aesthetic, and a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.

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 proposed landscaping will create pathways around the structures and gathering areas on the site, will create shade and color, and attract pollinators to create a desirable and functional residential environment.

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 proposed construction will be required to comply with Title 24 Energy Requirements and the California Green Code. Water saving fixtures will be utilized in the residence and the landscaping will comply with the city's water efficient landscape ordinance.

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 ofthe following:

Prior to the issuance of a building permit, 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 permitee 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 March 21, 2023, 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. In order to meet the minimum density requirements of the underlying zoning (minimum 5.1 dwelling units per acre), a minimum of 3 units are required to be produced on the lot. Altogether, the proposed primary residence, ~~detached~~ accessory dwelling unit, and ~~attached~~ junior accessory dwelling unit allow the

project to meet this requirement. As such, at the time of plan check submittal, the applicant shall submit plans for the ~~detached~~ ADU and ~~attached~~ JADU concurrently with the primary residence. The ~~detached~~ ADU and ~~attached~~ JADU will be required to be permitted and constructed at the same time as the primary unit and meet all code requirements, including but not limited to owner occupancy requirements per SHMC 17.116.030(E)6d. Occupancy of the primary residence shall not be granted until all 3 units have been constructed.

16. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if 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

17. Applicant is responsible for conformance with the City of St. Helena Water Neutrality Requirements (Policy 9.2.1) in accordance with SHMC Section 13.04.221(B)(13) and 13.12.030. Applicant shall provide a work plan detailing offsetting measures as quantified in the Water Use Analysis. The work plan shall include retrofit locations and acknowledgements from property residents or owners. All measures shall be in place and verified prior to issuance of a building permit.

18. Applicant shall provide sewage permit issued by Napa County Planning, Building & Environmental Services before clearance for issuance of a building permit. Plans shall be approved by Napa County Environmental Services and shall indicate and demonstrate conformance with Napa County Onsite Wastewater Treatment Technical Standards.

~~19. A separate utility connection directly between the ADU/JADU and the utility is required. Backflow prevention devices shall be installed; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).~~

~~20.~~19. An Encroachment Permit is required for all work within City right of way.

~~21.~~20. A Grading Permit is required for soil disturbance more than 50 cubic yards, a disturbance area of 10,000 square feet, a cut or fill of 3 feet or more, or alteration of any drainage pattern.

~~22.~~21. Drainage needs to be routed to prevent inundation of neighboring properties. Building plans shall demonstrate sufficient storm water runoff management. Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.

~~23.~~22. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review and approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual*. The Plan will be reviewed with the building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan.

~~24.~~23. Unless otherwise explicitly permitted, all existing wells and septic tanks/systems shall be abandoned under permit and inspection of Napa County Department of Environmental Services or other designated agency.

~~25.~~24. Prior to building permit issuance, the applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed residence. If the existing meter size and/or services size is not adequate, the applicant shall replace the existing piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size.

Building Department Conditions of Approval

~~26.~~25. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. Currently the city of St. Helena utilizes the 2019 Title-24 California Building Code series.

~~27.~~26. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

~~28.~~27. The applicant shall provide a Construction Waste Management Plan with the building permit application.

~~29.~~28. The plans for construction shall include a checklist for compliance with the California Green Building Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

~~30.~~29. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist Title Page requirements.

~~31.~~30. Building permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections

for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application.

~~32.~~31. Any deferral of the required submittal items shall have prior approval of the Building Official; however, deferral of the fire sprinkler design is not allowed.

~~33.~~32. A separate permit submittal is required for pools, generators and PV-systems.

~~34.~~33. A separate demolition permit is required from the Building Department prior to demo of any structure on the property.

Fire Department Conditions of Approval

~~35.~~34. 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.

~~36.~~35. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.

~~37.~~36. 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.

~~38.~~37. 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.

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 March 21, 2023 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Planning and Building Director

JOSHUA S. DEVORE
jdevore@dpf-law.com

March 17, 2023

Via Email:

Commissioner John Ponte, Chair, jponte@cityofsthelena.org
Commissioner Christopher Warner, Vice Chair, cwarner@cityofsthelena.org
Commissioner Autumn Anderson, aanderson@cityofsthelena.org
Commissioner Marika Rothfeld, mrothfeld@cityofsthelena.org
Commissioner Rosaura Segura, rsegura@cityofsthelena.org

City Manager Anil Comelo, acomelo@cityofsthelena.org

Community Development Director Maya DeRosa, mderosa@cityofsthelena.org

RE: PL22-053 – 1766 Sulphur Springs Design Review

Dear Chair Ponte, Vice Chair Warner, Commissioners, City Manager Comelo, and Community Development Director DeRosa:

We represent the owners of 1788 Sulphur Springs, the Strofs/Divakaruni family. The referenced project will substantially negatively impact their quality of life and enjoyment of their property. Although we made multiple efforts to resolve this issue informally with the developers of the project at 1766 Sulphur Springs, those efforts were ignored. As such, we are now dependent on the Planning Commission to tell the developer that its design does not meet City standards.

The proposed project at 1766 Sulphur Springs is one of two development projects pushed by the same out-of-town developer at the same time. 1766 Sulphur Springs is proposed to be a massive 5,689 sq. ft. five-bedroom compound including a detached ADU. This design must be rejected for a number of reasons, but most basically because the house far exceeds the allowed maximum gross floor area of 4,800 sq. ft., even allowing for an ADU and covered parking space. (SHMC § 17.40.070(B).)[1]

[1] To the extent the limit is controlled by SHMC § 17.116.030(F)(2), the result would be even smaller. The 23,228 sq. ft. lot is interpolated to a maximum F.A.R. of 0.200, i.e.,4,646 sq. ft. No additional exclusion for garage spaces is provided in that section. There is no exclusion of square footage for ADUs/JADUs either. Rather, this alternative maximum coverage calculation under the ADU Code is all-inclusive.

Violation of SHMC §§ 17.40.070(B), 17.116.030(F) – Square Footage Limitations

Both the applicant and staff have tortured and misapplied City code for ADUs and JADUs to the project. The project is for a four-bedroom home. In a misguided effort to evade the prescribed floor area ratio (F.A.R.), the applicant has termed one of those bedrooms a JADU. This is not a supposition – the originally-submitted version of the Water Use Analysis report for the project labeled it as a four-bedroom home. That was subsequently "fixed" to reference three bedrooms and a JADU. Yet the engineering plans attached to the staff report still show not a separate living space with its own efficiency kitchen, but rather a media room, with a sliding pass-through opening to its wet bar adjacent to a bedroom. (See staff report p. 87.)

But whether or not the fourth bedroom is actually a JADU, the project is not compliant. The staff report and applicant claim that a JADU adds an additional 500 sq. ft. of "exemption" to the project under City Code § 17.116.030(D)(2)(a). (See Staff Report at 4, item 7 "SHMC provides the following exceptions to maximum FAR: … up to 500 square feet for a junior accessory dwelling unit per Section 17.116.030(D)2a.")

This appears to be a mistake by staff, as the code says no such thing. That code section provides for an exemption from design review and allows construction with only a building permit for the *conversion* of residential space to a JADU that is **"<u>within</u>"** the space of an existing or proposed single-family dwelling. It does **not** allow for an extra 500 feet of F.A.R. for a JADU.[2]

The cited code provision, subparagraph a.i. below, allows only for taking space that already exists in a residence, or would otherwise be an allowed part of a proposed residence, and convert – not add[3] – that square footage to JADU use:

> D. Approvals. The following approvals apply to ADUs and JADUs under this section:
>
> 1. Generally. Except as described in subsection (D)(2) of this section, an ADU is allowed with only a building permit if it complies with each of the requirements in subsections E, F, and G of this section.
>
> 2. Partial Exemption for Certain ADUs and JADUs. An ADU or JADU in any of the four scenarios that are described in subsections (D)(2)(a) through (d) of this section is exempt from the design and development standards in subsection F of this section and is allowed with only a building permit if it complies with each of the requirements in subsections E and G of this section.

[2] *See also* SMHC § 17.116.030(C)(6), defining a JADU as no more than five hundred square feet in size "contained entirely within an existing or proposed single-family structure."
[3] With one exception of 150 sq. ft. to allow ingress and egress to a converted accessory structure.

> a. **Converted** on single-family lot: only one ADU or JADU on a lot with a proposed or existing single-family dwelling on it, where the ADU or JADU:
>
> > i. Is either: **within the space** of a proposed single-family dwelling; within the existing space of an existing single-family dwelling; or (in the case of an ADU only) within the existing space of an accessory structure, plus up to one hundred fifty (150) additional square feet if the expansion is limited to accommodating ingress and egress. For purposes of this subsection, "within the existing space" includes a structure that is constructed in the same location and to the same dimensions…..

SHMC § 17.116.030(D)(2)(a)(i) (as revised by Urgency Ordinance Jan. 10, 2023) (emphasis added.)

Because the proposal is to *add* square footage beyond the allowed F.A.R. for the creation of an attached JADU, not *convert* square footage "within" the otherwise-allowed footprint, the JADU does not qualify for approval under 17.116.030(D)(2). It thus is subject to the limits of 17.116.030(F) and the ordinary MR limits under 17.40.070. There is no "exemption" for an extra 500 sq. ft. in either case.

Moreover, the project proposes another detached ADU of nearly 800 sq. ft. Staff also misstates that the code provides for an 800 sq. ft. exemption to gross floor area for a new ADU. This is half true – the additional square foot allowance is rather 400 sq. ft. The ADU itself is indeed exempt "from the design and development standards in subsection F of [§ 17.116.030] and is allowed with only a building permit" if it is under 800 sq. ft. (SHMC § 17.116.030(D)(2)(b).)

But the main residence is ***not*** exempt from the MR development standards. The total single-family development on the parcel is ordinarily limited to 4,200 sq. ft. (SHMC § 17.40.070(B).) That may be increased **by only 400 square feet per parcel**, in allowance for an ADU as provided by the same section. An additional 200 sq. ft. is allowed for one garage space by SHMC § 17.40.070(C)(1) (but not by § 17.116.030(F)). That is, the total maximum gross floor area for all development on the parcel is 4,800 sq. ft total.

Thus, as the supposed 500 sq. ft. JADU exemption provided by section 17.116.030(D)(2) does not exist, and the total ADU exemption is 400, not 800, sq. ft., per 17.40.070, the main residence must be reduced in size such that the whole of the project meets the limits provided by 17.40.070 or 17.116.030(F).[4]

[4] To be clear, we have no objection to a JADU and ADU that fully meet the state requirements, and the City's rejection of the project should be based on the fact that the main residence itself, not the ADU or JADU, are too large.

Violation of SHMC § 17.164.030 – Design Criteria

Although the applicant has taken pains to hide it from review,[5] the project also includes proposing an ADU immediately adjacent to the Strofs/Divakaruni's swimming pool. While an ADU standing alone is technically exempt from design review, the project as a whole is not. The Planning Commission must find favorably, among other things, that "the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors, and the general community." (SHMC § 17.164.030(A)(8); Staff Report pp. 13-14.) The siting of the buildings does not do so, as the ADU is placed as close as possible to the project site's only neighbors. It also requires the removal of two large trees. (Staff Report p. 27.) Although the applicant omits the neighboring development from its plans, the proposed ADU location is less than 10 feet from the Strofs/Divakaruni's pool.[6]

Violation of SHMC § 17.112.060(B) – Projections Into Required Yards and Setbacks

Worse, the developer has proposed to build an illegal observation deck and staircase in the required yard above the ADU so that they can look over the Strofs/Divakaruni's fence and directly into their pool. (See, e.g., Staff Report p. 41, Plan Sheet C2.0, showing the staircase within the yard leading to the observation deck on the proposed ADU.) Such a blatant invasion of privacy is illegal as prohibited by SHMC § 17.112.060(B), which allows for "open floor space areas (open decks, … steps)" to project into yards only if they do not exceed 18 inches in height. This makes sense, as otherwise, neighbors could build structures that allow a person to look over a fence into the adjacent yard. That the observation deck is attached to an ADU is irrelevant. This proposed violation of the code and harassment of the neighbors is directly contrary to the required findings of compatibility with the immediate environment of the site or a desirable environment for the general community.

Violation of General Plan and SHMC § 17.116.030(E)(5) –
General ADU and JADU Requirements – Septic System

In separate correspondence, the developer has asserted that it must place its ADU next to the Strofs/Divakaruni's pool due to the failure of its property to allow for a conventional on-site septic system. This highlights yet another failure of the application: The applicant was required to submit a percolation test completed within the last five years, which it failed to do.[7] No on-site wastewater feasibility report was produced. Given that the site has apparently not met the percolation test requirements for the development proposed, the developer is required to connect the project to the City's sewer system.

[5] The history of the project's submission shows the applicant and staff variously suggesting removal from and then re-inclusion of the ADU on the plans. The final plans omit the ADU design, but several of the plan sheets reveal the illegal observation deck and staircase.
[6] The pool is fully permitted pursuant to BD2011-019.
[7] SHMC § 17.116.030(E)(5) ("Septic System. If the ADU or JADU will connect to an on-site water treatment system, the owner must include with the application a percolation test completed within the last five years or, if the percolation test has been recertified, within the last ten (10) years.")

Indeed, the developer has proposed to do precisely that from its other project on the same street which is simultaneously offered for consideration, PL22-063. That project at 1516 Sulphur Springs proposes to cover nearly the entire lot with development, leaving no room for an onsite waste disposal system. (The staff report for that project makes the same mistake in its maximum gross square footage analysis regarding the ADU.) The developer has proposed connecting the 1516 project to the City's sewer system at Sulphur Springs and Rosebud. That is approximately 900 feet away from that project. Meanwhile, the 1766 Sulphur Springs project is approximately 1000 feet away from the 1516 Sulphur Springs project. As such, the developer can connect both projects at the same time to the City sewer, as the run from the 1766 project to the 1516 project is very similar to the run from the 1516 project to Rosebud lane.

Such sewer extensions are required by General Plan policy PF2.2: "Require the extension of the City sewer to areas that are dependent upon septic systems prior to approval of future growth in these areas." General Plan Implementing Action PF2.A mandates the project connect to the City sewer: "Require all new units on parcels less than two acres, except those in the Woodlands and Watershed District, to connect to the City sewer." As such, unless the 1766 Sulphur Springs project is connected to the City sewer, the proposed new dwelling units will be in violation of the General Plan.[8]

Violation of SHMC § 17.116.030(E)(6) –
General ADU and JADU Requirements – Owner Occupancy

Finally, there is no suggestion whatsoever that the owners of the property will reside there – a requirement for approval of a JADU.[9] The barebones project description gives no indication of the proposed uses of the multiple dwelling units. Given that the same developer is building two houses at the same time, the inclusion of a JADU can clearly be seen as a ruse to construct an illegal oversized house for resale. Were the developer to at this late date suddenly claim to be building its primary residence it would not be credible. The project should instead be recategorized as only two dwelling units and require submission of a use permit for a project below the required three-unit density. At the least, to comply with the code, any approval of a project including a JADU must be conditioned to require a deed restriction that the developer, and any subsequent resident, make it their primary residence.

[8] The City has the authority to compel the connection pursuant to SHMC Chapter 13.20. Failure to do so, particularly given the apparent admission that a conventional septic system will not be viable on the parcel, constitutes a public health hazard.
[9] "All JADUs are subject to an owner-occupancy requirement. A natural person with legal or equitable title to the property must reside on the property, in either the primary dwelling or JADU, as the person's legal domicile and permanent residence." (SHMC § 17.116.030(E)(6)(d).)

Conclusion

In sum, this project requires a complete redesign. The main residence needs to be reduced in size such that the project meets the maximum gross square footage dictated by code. The buildings should be rearranged to be compatible with the neighbors. The ADU should be placed in the northeast corner, furthest from the neighbors' pool. The observation deck should be removed. The entrance to the JADU, to the extent one is still included, should also be placed on the northeast side, away from the neighbors. And the project must be connected to the City sewer system.

Sincerely,



Joshua S. Devore

cc: Ethan Walsh, Esq.

MurphyAustin
ATTORNEYS

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lnicolls@murphyaustin.com

March 21, 2023

VIA EMAIL

Commissioner John Ponte, Chair, jponte@cityofsthelena.org
Commissioner Christopher Warner, Vice Chair, cwarner@cityofsthelena.org
Commissioner Autumn Anderson, aanderson@cityofsthelena.org
Commissioner Marika Rothfeld, mrothfeld@cityofsthelena.org
Commissioner Rosaura Segura, rsegura@cityofsthelena.org
City Manager Anil Comelo, acomelo@cityofsthelena.org
Community Development Director Maya DeRosa, mderosa@cityofsthelena.org

Re: PL22-053 – 1766 Sulphur Springs Design Review

Dear Chair Ponte, Vice Chair Warner, Commissioners, City Manager Comelo, and Community Development Director:

We represent 1766 Sulphur Springs, LLC ("Owner"), owner of the property located at 1766 Sulphur Springs Avenue (the "Property"), which is scheduled for design review before the planning commission on March 21, 2023. We write to correct to the numerous misstatements and assertions contained in the March 17, 2023 letter submitted to you by Joshua S. Devore as counsel for the Strofs/Divakaruni family (the "Strofs"), owners of the property located at 1788 Sulphur Springs (the "Neighboring Property").

First, contrary to Mr. Devore's attempt to discredit the Owner by painting it as an "out-of-town developer" who has flatly ignored the Stofs' efforts to resolve this issue informally, nothing could be further from the truth. The Owner has tried from day one to establish a neighborly relationship with the Strofs, even taking the initiative at the outset to introduce himself and explain what his plans are for the project, especially development of the rear of the Property. In addition, our office has exchanged *numerous* letters with Mr. Devore regarding his clients' concerns and the Owner has further conferred with both the City Building Department and the Owner's engineer in order to fully vet and respond to the Strofs' concerns. Copies of all prior correspondence with Mr. Devore's office is enclosed herewith for reference and we strongly request that you review it so that you can see how the Strofs have repeatedly morphed their arguments over time in what is nothing more than a blatant attempt to limit construction on the Property so that the Strofs can maintain their view.

Please note that none of Mr. Devore's prior letters raised any concerns regarding the Owner's alleged violations of square footage limitations, septic system requirements, or owner occupancy. Rather, they focused solely on the Owner's intended placement of the ADU and the

ADU's proposed rooftop deck's allegedly impermissible projection into required setbacks. In response, the Owner provided a detailed explanation (including a letter from Owner's engineer) as to why the ADU is properly located where planned (and actually *cannot* be relocated to where the Stofs would prefer it be placed) and why the proposed observation deck is compliant with the City's regulations.

Further, each of the issues raised in Mr. Devore's letter have been vetted with City staff during the design process and Owner has been assured that its application as currently submitted is in full compliance with all City requirements (which is why staff has recommended approval of Owner's application). Owner therefore submits that the Strofs' concerns are entirely without merit.

The Owner's ultimate failure to reach a mutually agreeable solution with the Strofs was not due to lack of effort but, rather, due to the Strofs' refusal to support any design of the Property that does not include a complete redesign of the Property's back yard in order to accommodate the Strofs' preferences (i.e., so that the Strofs' view can be maintained). Owner respectfully requests that the City reject the Strofs' veiled attempt to defeat approval of Owner's application with respect to the Property solely because the project would block their thus-far unobstructed view. While Owner is sensitive to their concerns, the fact that a project may adversely affect a neighboring property's *preferred* use is not a reason to infringe upon Owner's right to develop its property within the confines of the law and the City's rules, which is precisely what Owner is seeking to do.

Sincerely,

MURPHY AUSTIN ADAMS SCHOENFELD LLP

LISA D. NICOLLS

LDN
Enclosures

JOSHUA S. DEVORE
jdevore@dpf-law.com

December 5, 2022

VIA EMAIL AND US MAIL: sushil@presidioco.com; ryan@presidioco.com

Sushil Patel
Ryan Beliakoff
316 Cottonwood Street
Vacaville, CA 95688

RE: 1766 Sulphur Springs Avenue

Dear Mr. Patel and Mr. Beliakoff:

We represent Jason Strofs, who as you know is the neighbor of your property at 1766 Sulphur Springs Avenue. We are aware that you submitted a design review application to the City of St. Helena for a proposed redevelopment (#PL22-053.) Mr. Strofs would like to be able to support your project. But we were disappointed to see the plans you submitted failed to adhere to any of the basic design standards for the property. We understand the City has directed you to revise the plans to comply.

More disturbingly, however, we understand that Mr. Patel falsely represented the nature of the plans to Mr. Strofs. As you are acutely aware, the construction of a detached unit on the west rear portion of the property would significantly impact Mr. Strofs' property. Mr. Strofs politely requested that you construct the detached unit on the eastern side of the property to avoid conflicts with the Strofs' enjoyment of their property, particularly as there is no neighbor to the east of your property.

Instead, Mr. Patel falsely represented that no detached unit was included in the plans. We obtained a copy of the plans from the City, which showed the opposite. Worse, we found that, in a patent attempt to harass Mr. Strofs and his family, you proposed to build an observation deck a mere four feet from the Strofs' fence, so that you can look over the fence into the Strofs' yard. This design, and the specific location of the detached unit, are clearly intended to harass and annoy your neighbors and deprive them of the quiet enjoyment of their property.

We expect that the City would not approve the design in any event, given the observation deck in the yard is patently contrary to code. There are other locations on the property where a

detached unit can be built that are not in an existing leach field. Given that you need to redesign your submission entirely, we expect you will not again submit a design that harasses the Strofs or negatively impacts their property.

It would be unfortunate if this potential neighborly relationship were to result in litigation. But my client would be happy to be an advocate for the redevelopment of your property if it complies with the zoning code, and the detached unit is on the east side of the property.

Should you have any questions or wish to discuss the revised plans before resubmittal, please do not hesitate to contact me.

Sincerely,



Joshua S. Devore

JSD:sol

MurphyAustin
ATTORNEYS

LISA D. NICOLLS
(916) 446-2300 EXT. 3074
lnicolls@murphyaustin.com

December 16, 2022

VIA EMAIL AND MAIL

Joshua S. Devore
Dickenson, Peatman & Fogarty PC
1500 First Street, Suite 200
Napa, CA 94559

Re: 1766 Sulphur Springs Avenue

Dear Mr. Devore:

We represent Nicca Holdings, LLC, the owner of the above referenced property ("Property"). We are in receipt of your December 5, 2022 letter to Sushil Patel and Ryan Beliakoff regarding development of the Property. We hope that this letter clarifies various issues and will address your client's concerns regarding said development.

First, Nicca disagrees that Mr. Patel made any sort of misrepresentations to Mr. Strof, or ever represented that the ADU would be placed in a specific location on the Property. To ease Mr. Strof's concerns regarding the planning commission's evaluation of the location of the ADU, it may help if we explain the history of the ADU's inclusion on the plans.

The plans submitted to the Planning Commission initially included the ADU. Subsequently, based upon the City's comments on another of Nicca's properties (where the City had told Nicca that ADU's should not be included on plans being submitted to the Planning Commission), Nicca did not include the ADU on Nicca's resubmittal to the Planning Commission (which is why Mr. Patel told Mr. Strof that the ADU would not be included on the plans being considered by the Planning Commission). However, Nicca has since been informed that the ADU *does* need to be included on the plans for this Property because the zoning of this particular property requires that three dwelling units be included on the plans. Accordingly, the current version of the plans to be considered *do* include the ADU.

With respect to Mr. Strof's concerns regarding the proposed location of the ADU, while we understand why Mr. Strofs would prefer that the detached unit be constructed on the eastern side of the Property, **that is simply not possible because the eastern portion is the *only* place where Nicca can place the leach field**. **Specifically, engineered septic leach fields (reserve**

and main fields) must be located at least 25 feet away from any pool[1]. Therefore, the leach field must be located on the eastern side and the ADU on the western side.

Nicca has no desire or intent to harass Mr. Strofs by having residents of the Property look over Mr. Strof's fence. Indeed, the proposed observation deck will include substantial screening (including landscape trees that will be taller than the ADU and observation deck) to ensure that both the Strofs and the future residents of the Property maintain their privacy while the observation deck is being used. Nicca is informed that the proposed ADU and observation deck are in all respects compliant with the building code, and City ordinances and building standards.

Should the Strofs have any remaining concerns that the design as proposed is not compliant with the building code, City ordinances and/or building standards, please provide citations to the specific sections that you believe the design violates and we will be more than willing to further evaluate your client's concerns. We regret that there is no solution to the issues raised in your letter that will fully ameliorate your client's concerns, some of which are unfortunately beyond legal redress.

Sincerely,

MURPHY AUSTIN ADAMS SCHOENFELD LLP

LISA D. NICOLLS

LDN

[1] See the enclosed Pool Setback Handout from the City of St. Helena, as well as the Sewage Permit Issuance Requirement from Napa County.

JOSHUA S. DEVORE
jdevore@dpf-law.com

December 29, 2022

Via U.S. Mail and Email: lnicolls@murphyaustin.com

Lisa D. Nicolls, Esq.
Murphy Austin Adams Schoenfeld LLP
555 Capitol Matl, Suite 850
Sacramento, CA 95814

Re: 1766 Sulphur Springs Avenue

Dear Ms. Nicolls:

We write in response to your letter of December 16, 2022. It is unfortunate that you appear to be unfamiliar with the City of St. Helena's zoning code and design requirements. It also appears that your client has either misinformed you, or you have misunderstood, the existing conditions of the property and the (non-compliant) plans that your client has submitted.

As a preliminary matter, we can find no record that Nicca Holdings, LLC owns the property at issue as your letter states. It certainly was not listed as the property owner on the design review application submitted to the City of St. Helena. To the extent that your client has misrepresented the owner of the property to the City, it should correct that misstatement immediately.

As to the location of the leach field, we are immensely confused by your response. The proposed location of the ADU *is the current location of the leach field.* We cannot conceive of how your response that the ADU must go in that location to accommodate a leach field makes any sense whatsoever. We are readily familiar with the 25-foot setback requirement,[1] and the Strofs' pool meets the setback from the existing system. There is no reason whatsoever why your clients cannot meet the setback from the existing system when they redesign their plans. The ADU can go in the location where the current accessory structure is slated for removal.

Indeed, given that the submitted plans met none of the City's design requirements, a complete redesign is already necessary. Leaving the septic system in its current location will

[1] While your letter references enclosures of the City of St. Helena's Pool Setback Handout and the Napa County Sewage Permit Issuance Requirements, those materials were not actually included in your transmission.

avoid potential environmental issues as well. We expect the City will confirm our understanding that the property layout should remain consistent with its current state.

As to the illegal observation deck to allow your clients (or as you put it vaguely, "residents of the Property") to observe the Strofs' yard and pool and disturb their quiet enjoyment of their property: we direct you to the City's zoning code that sets out general site design and development standards for projections into yards. You will find Section 17.116.060 prohibits open decks and steps more than 18 inches high in any yard. That the observation deck is on top of an ADU is irrelevant – with the exception that your response references your client's desire to add some sort of further visual obstruction to the top of the ADU that suggests it will well-exceed the allowed height limit.

Again, the City has already advised your clients that the design does not meet the City's residential design criteria. When your clients redesign their project, they should follow those rules. If they do so and submit a project consistent with the current property layout – with the detached accessory structure in the northeast corner of the property – my clients would be happy to support the project. If instead your clients continue to propose a nuisance to the Strofs, then the project will never proceed.

Sincerely,

DICKENSON, PEATMAN & FOGARTY

Joshua S. Devore
Partner

JSD:sol
cc: Client

MurphyAustin
ATTORNEYS

LISA D. NICOLLS
(916) 446-2300 EXT. 3074
lnicolls@murphyaustin.com

January 9, 2023

VIA EMAIL AND MAIL

Joshua S. Devore
Dickenson, Peatman & Fogarty PC
1500 First Street, Suite 200
Napa, CA 94559

Re: 1766 Sulphur Springs Avenue

Dear Mr. Devore:

This letter responds to your communication dated December 29, 2022. It appears from said communication that your client continues to rely upon inaccurate information and/or meritless arguments in his continuing attempt to force my client to redesign its Project to satisfy your client's preferences.

First, I understand you were sent the attached letter from Joel Dickerson, P.E. of Madrone Engineering. As he has explained, the reserve leach field cannot be placed adjacent to your client's lot, which means that the ADU must be constructed on that portion of the lot. There is no changing this fact.

Second, as to the observation deck, the section you cited does not prohibit construction of an observation deck as you assert. We presume your letter intended to refer to Section 17.112.060-B since the section you cited does not exist. With respect to Section 17.112.060-B, it does not, as you assert, "prohibit open decks and steps more than 18 inches high in any yard." Rather, that section provides as follows:

> B. Open floor space areas (open decks, unenclosed porches, unenclosed balconies, fire escapes, landings, steps) may extend into any required front setback or side setback for a distance of not more than six feet. Open floor space areas not exceeding eighteen (18) inches in height may extend into the required yard for a distance of not more than one-half the width of the yard required by the zoning district requirements. These limitations shall not apply to patios, walks, or other similar types of surfaced areas when constructed at grade. Ramps, railings, lifts and other similar open floor space areas or facilities used for handicapped access shall be exempt from the regulations of this subsection when approved by the planning director.

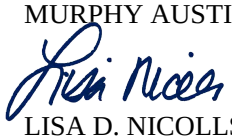
The proposed roof deck on the ADU does not extend into the yard for a distance of more than one-half the width of the yard required by the zoning district requirements and does not

extend into any required front or side setback. Accordingly, the above section is entirely inapplicable.

We trust that this letter addresses any remaining concerns the Strofs may have had that the design as proposed is not compliant with the building code, City ordinances and/or building standards. Should your client continue to assert meritless arguments in a blatant attempt to infringe upon my client's property rights, my client will pursue all available remedies to curtail said harassment.

Sincerely,

MURPHY AUSTIN ADAMS SCHOENFELD LLP



LISA D. NICOLLS

LDN

Project: 22.038
1766 Sulphur Springs Ave

madrone
engineering

January 4, 2023

Joshua S. Devore
Dickenson, Peatman & Fogarty PC
1500 First St., Suite 200
Napa, CA 94559

1766 Sulphur Springs Ave, St. Helena
APN: 009-350-024

This letter is in response to your letter dated December 29, 2022 to Lisa Nicolls of Murphy Austin Adams Schoenfeld LLP.

Per the 1978 permit on file with the County (attached), the existing leach lines at 1766 Sulphur Springs are 10 feet from the property line, which is the minimum required setback. As you note in your letter, the code requires a 25-foot setback between a pool and a leach field. The Strofs' pool appears to be about 4 feet from the property line, or 14 feet from the 1766 Sulphur Springs leach field. Unless the pool was constructed first, i.e. prior to 1978, it was constructed within 25 feet of an existing leach field, which is a violation of Napa County Code. As you know, this is a code enforcement issue and can be reported to the City and County immediately.

Fortunately for your clients, the existing leach field on 1766 Sulphur Springs is not able to be used for the proposed project, so I don't expect there would be a requirement for the Strofs to relocate their existing pool. For any proposed project that includes the addition of even a single bedroom, the County requires a new code compliant wastewater system. Because our recent site evaluation did not find sufficient soil depth for a conventional system, an engineered system will be required. A new code compliant engineered system cannot be placed directly on top of or near an existing leach field, so we are in fact required to find a different spot on the 1766 parcel for the new primary drip field and required reserve area. Our design as submitted to the City includes a code-compliant primary field (at the front of the property) and reserve area (in the NE corner of the property).

Because of these code requirements, and because the Strofs' existing pool is so close to the property line, we are not able to propose any new wastewater system or reserve area in the NW corner of our parcel. Therefore, the NW corner is the logical remaining spot where we can place an ADU. As shown on the proposed plans, the proposed ADU location meets all required City setbacks.

Sincerely,

Joel Dickerson, P.E.
President
joel@madrone.engineering

HEALTH DEPT. USE ONLY
FEE $20.00
DATE 3/10/78
RECEIPT NO. 5039
BY M. Yeed

A.P. NO. 9-350-24

NAPA COUNTY HEALTH DEPARTMENT
DIVISION OF ENVIRONMENTAL HEALTH

APPLICATION & PERMIT TO CONSTRUCT A WATER WELL

NAME Verino Menegon (OWNER) ADDRESS 1766 Sulphur Springs (JOB LOCATION) DATE 3/10/78

NAME M. J. O'Neill (WELL DRILLER) ADDRESS P.O. Box 3264 Napa

TYPE OF WORK
NEW WELL X RECONDITIONING ____ DEEPENING ____
TEST HOLES ____ DESTROYING ____ OTHER ____
TYPE I PERMIT ____ TYPE II PERMIT ____ FEE ____

PROPOSED USE
DOMESTIC X IRRIGATION ____ INDUSTRIAL ____ MUNICIPAL ____
TEST WELL ____ OTHER ____

Sewage disposal on site (existing or proposed) Public ____ Individual X Private ____
Distance from well to any part of nearest sewage disposal system 100 feet
(Sketch of site to accompany application.)

TYPE OF EQUIPMENT TO BE USED
Rotary ____ Cable X Hand Dug ____ Other ____

CONSTRUCTION PROPOSED
Diameter of casing 8" Material steel Annular Space: Size 2"+
Sealed with: Concrete X Grout ____ Neat Cement ____ Puddled Clay ____ Other ____
Conductor Casing: Yes ____ No X Material ____
Chlorination by: Owner X Pump Co. ____ Driller ____

M J O'Neill (SIGNATURE OF APPLICANT) 10 March 1978 (DATE)

OFFICE USE ONLY

	DATE	BY	REMARKS
PRE-INSPECTION			
CLASS II APPROVAL			
PERMIT ISSUE	5 April 78	JBMc	
CONST. INSPECTION	5 April 78	JBMc	20' seal
FINAL INSPECTION	12 April 78	JBMc	Grat 2" over ground level
FINAL APPROVAL			

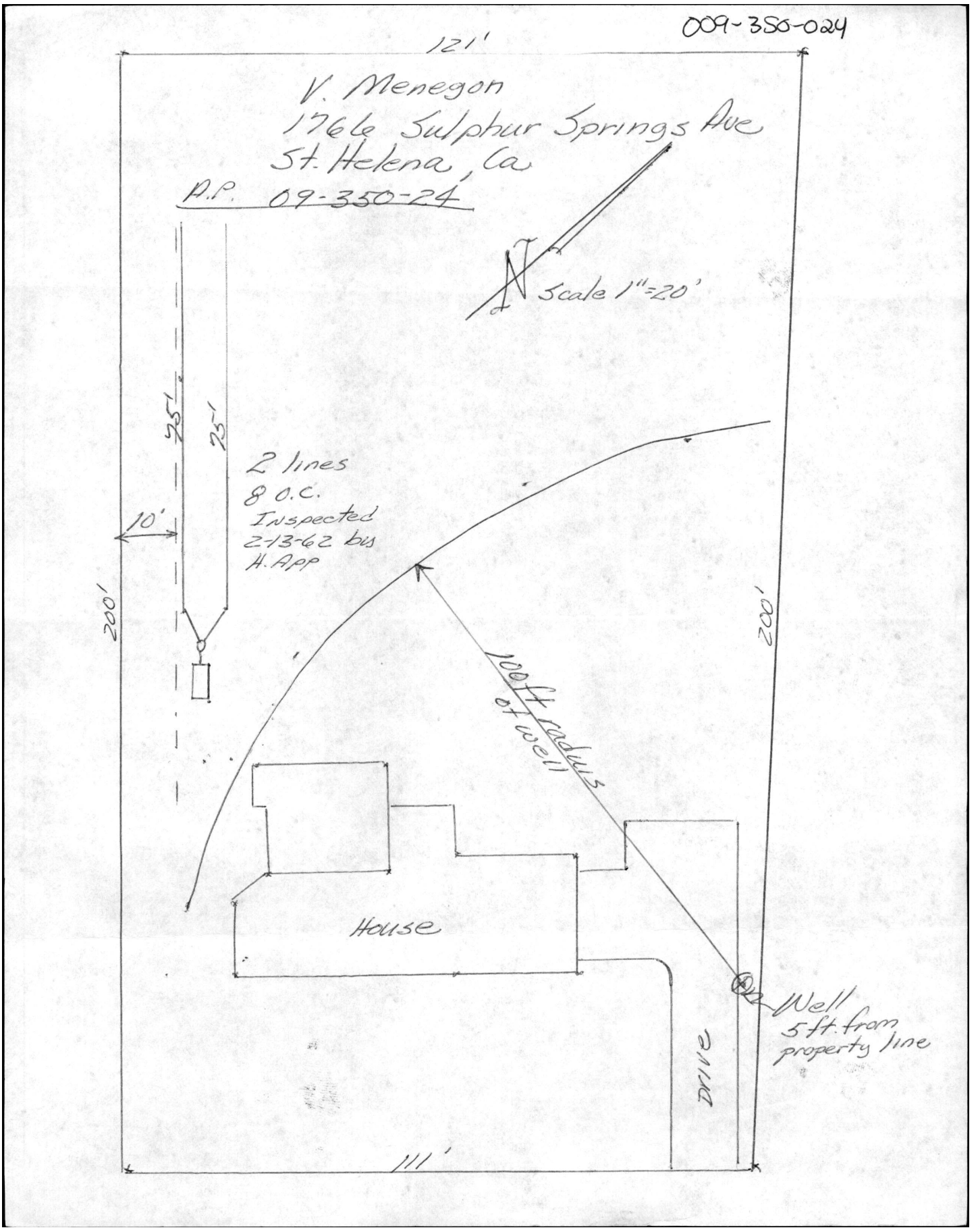
PUMP & STORAGE

Type of Pump: Jet ____ Submersible ____ Other ____ GPM ____
Type of Storage: Gallons ____ Pressure ____ Gravity ____
Well cover satisfactory? Yes ____ No ____

Remarks ____

EH 91

E. H. Copy


009-350-024
121'
V. Menegon
1766 Sulphur Springs Ave
St. Helena, Ca
A.P. 09-350-24
Scale 1"=20'
35'
25'
10'
2 lines
8 O.C.
Inspected
2-13-62 bs
H. App
200'
200'
100 ft radius
of well
House
Well
5 ft. from
property line
Drive
111'

JOSHUA S. DEVORE
jdevore@dpf-law.com

February 7, 2023

VIA EMAIL: lnicolls@murphyaustin.com

Murphy Austin Adams Schoenfeld LLP
Attn: Lisa D. Nicolls
55 Capitol Mall, Suite 850
Sacramento, CA 95814

Re: Response to January 9, 2023 Letter

Dear Ms. Nicolls:

This letter responds to your letter of January 9, 2023, as well as your enclosed letter from Madrone Engineering. While we appreciate the effort to provide additional information from your engineer, you continue to appear to misunderstand the restrictions on construction within yards. You also appear to not be aware of the permitted nature of my client's pool, and that all permits were issued and finalized by the City.

Again, the City's code clearly prohibits outdoor decks and stairs more than 18 inches above grade in any yard such as your client has proposed. A "'Yard' means an open space established in relation to interior lot lines which is required under the provisions of this title, other than a court, on the same lot with a building, **which open space shall be unoccupied and unobstructed from the ground to the sky, except for such encroachments as are specifically permitted in this title**." (St. Helena Muni. C. §§ 17.04.160, emphasis added.) The required side yard is 10 feet, and the rear yard is 20 feet, in the applicable Medium Density Residential zone. (Id. § 17.40.060 D.)

While an ADU needs meet only a four-foot setback (Id. § 17.116.030 D.2.b.i; F.5) there is no exception, nor the required specific permission, for structures that must otherwise comply with section 17.112.060. Your client's proposed observation deck and stairs are six feet into the required ten-foot yard. Only decks less than 18" in height may encroach into a yard at all. That the deck and stairs is attached to an ADU is irrelevant, and your observation deck is plainly not allowed in the required side or rear yard.

In any event, proposing an observation deck with a view into the Strof's yard and pool is highly invasive, completely unnecessary, harassing, and a nuisance. The suggestion that the ADU must

be constructed in the closest possible point to the Strof's pool is completely imaginary, as there is ample width on the property to accommodate all of a pool, reserve septic area, and ADU without placing the ADU at the closest possible point to the Strofs' pool. You could very easily change the locations of the pool, reserve area, and ADU and maintain all of the same features and required spacing. Again, since your project already requires a complete redesign given the complete failure to follow any of the design criteria, you should take the opportunity to do this now.

As to the letter from Madrone Engineering, which we did not receive separate from your communication -- Mr. Dickerson is fully capable of locating the permits for the Strofs' pool and identifying that it is fully permitted and approved by the City. To the extent your engineer believes that your current septic location is not suitable for the new system, then you can easily redesign your project to use that space for some other use given the size of the property.

We also note that, to the extent you believe you are somehow preserving a better view to your clients' property by attempting to place the ADU adjacent to the Strofs' pool, you should be aware that the property to your clients' north and east is designated as a multifamily Key Opportunity Site under the City's general plan housing element.[1] We believe your client will be much better served in the long run by placing its ADU in the northeast corner, and maximizing its views of Spring Mountain and the vineyards to the west.

Rather than continuing to exchange letters, we suggest we discuss the project at your convenience. As we said initially, the Strofs would be happy to support your application if we can reach an agreement on the design. They continue to be willing to do so.

Sincerely,
DICKENSON, PEATMAN & FOGARTY PC

Joshua S. Devore

JSD:sol

[1] https://www.cityofsthelena.org/sites/default/files/fileattachments/planning_resources/page/871/a_key_opportunity_sites_medium_high_density_residential_resized.pdf

PLANNING COMMISSION REPORT

Planning Commission Meeting of March 21, 2023

FILE NUMBER: PL22-063

SUBJECT: A request for a demolition approval for the demolition of a single-family residence with attached garage, a detached guesthouse, and a detached storage, and a request for design review approval for the construction of a new single-family residence with an attached 2-car garage. A detached accessory dwelling unit (ADU) will also be constructed as part of this project. The subject site is located at 1516 Sulphur Springs Avenue and within the Medium Density Residential (MR) zoning district and has a Rural Residential Overlay designation.

PREPARED BY: Jennifer Williams, Planning Consultant

REVIEWED BY: Maya DeRosa, Community Development Director

APPROVED BY: Maya DeRosa, Community Development Director

APPLICATION FILED:12/09/22 **ACCEPTED AS COMPLETE:**02/16/23

LOCATION OF PROPERTY: 1516 Sulphur Springs Avenue

APN: 009-362-018

GENERAL PLAN/ZONING: Medium Density / MR: Medium Density Residential ; Rural Residential Overlay Zone

APPLICANT: Ryan Beliakoff **PHONE:** 707-365-3311

BACKGROUND

The subject site is located in the Medium Density Residential (MR) district, which allows for single-family detached homes, accessory dwelling units, limited agricultural uses, and compatible uses. Per St. Helena Municipal Code (SHMC) Section 17.164.050(B), design review is required for the construction of a new single-family home and per SHMC Section 17.164.050(G), Planning Commission approval is required for the demolition of the proposed structures. It should also be noted that the subject site is also designated in the

Rural Residential Overlay Zone; however, as no subdivisions are proposed as a part of this proposal, the standards of the Rural Residential Overlay Zone do not apply to this project.

PROJECT DESCRIPTION

The applicant is seeking approval for the demolition of all existing structures on-site, including a single-family home of approximately 1,671 square feet, a 373 square foot detached garage, a 693 square foot detached guest house, and a 627 square foot storage building, as well as design review approval for the construction of a new 3,699 square foot single-story, single-family residence with an attached 489 square foot 2-car garage. An 800 square foot detached accessory dwelling unit (ADU) will also be constructed as part of this project.

The proposed primary dwelling would include an open-concept kitchen, living, and dining area along with 3 bedrooms, 3.5 bathrooms, an office, a media room, and a mudroom/laundry room. A detached 800 square foot ADU will be located towards the rear corner of the lot. A swimming pool and landscaping improvements are also indicated on the plans.

The design of the ADU cannot be considered under this discretionary review pursuant to State law. However, it is mentioned for context, and required to be constructed as a part of the project in order to allow the project to meet the minimum density requirements of the MR zone. Further discussion on the minimum density is provided in the Analysis (Zoning) section below.

The attached garage will maintain an approximately 22' setback from the front property line, with the house maintaining an approximately 45' front setback. The proposed residence and attached garage maintain 10' and 10' interior side setbacks, and an approximately 55' rear setback. The proposed ADU is located in the rear yard in the northeast corner of the site and would maintain the minimum required 4' side yard and rear yard setbacks. The site abuts an existing single-family residence on the south side, a vacant residential lot on the north side, vineyards to the west (rear), and fronts Sulphur Springs Avenue to the east. The plan proposes a building separation of 20' from the neighboring residence. Additional site features include patios and a swimming pool and spa in the rear yard.

As shown on the elevations, the exterior of the primary unit is proposed in a modern architectural style, with a common area "wing" and a private area "wing" joined by the entry in the middle of the structure. The structure will be finished with smooth plaster siding in light and medium warm gray colors, with accents of brick in a neutral white and gray, horizontal wood siding with a sealed weathered finish, horizontal cedar siding in a stained gray finish, and board formed concrete siding. A dark gray standing seam metal roof is proposed. The tallest point of the primary structure and attached garage will be 18'10".

ANALYSIS

CEQA

Staff has conducted the requisite analysis and determined that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines, which exempts the construction 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 as the proposed project 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 Medium Density Residential (MDR) The MDR land use designation allows for single-family detached and attached homes, secondary residential units, and compatible uses. 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:

1. LU1.4 - In order to minimize and postpone the need for expansion of Urban Limit Line, encourage infill development within currently developed areas.
    a. *This project proposes to redevelop a previously developed residential site within the bounds of the Urban Limit Line and qualifies as infill development.*
2. PF1.6 - Aggressively promote adoption of "best practices" for reducing water usage in the existing housing stock through the City's existing ordinances and water conservation plans.
    a. *A Water Use Analysis was prepared for this project. The report indicates that the current estimated water use on-site is 600 gallons per day (gpd). With the use of low flow water fixtures and appliances, the total water demand on the site will be 408 gpd. As such, the project will result in a net savings of 192 gpd and water neutrality requirements will be met.*
3. PF3.1 - Ensure that new developments provided adequate drainage improvements and detention to mitigate flooding from increased stormwater runoff attributable to the development.
    a. *Sheet C2.0 - Hardscape and Grading plan of the project plan set indicates two separate bioretention areas in the front yard- one at 185 square feet and another at 195 square feet. Additionally, the Stormwater Control Plan indicates approximately 1,535 square feet of vegetated receiving area. These measures will provide adequate drainage and detention to mitigate flooding from increased stormwater runoff attributable to the development.*
4. 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. *The existing home was constructed in 1955. The applicant requested a records search (CHRIS report) through the Northwest Information Center at Sonoma State University. The report indicates that the State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 1516 Sulphur Springs Avenue project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area. As such, city staff determined that a historical resources evaluation was not warranted.*

5. CD3.2 - Ensure that new residential designs contribute positively to existing neighborhoods by complementing character and incorporating design features, such as front porches, façade articulation and step backs.
   a. *The proposed residence is designed to fit into the existing neighborhood. Thoughtful attention was given to the building siting as well as the single-story design at a low maximum height. Massing is reduced due to building planes having significant variation in depth, and the façade articulation is highlighted with the use of modern, high quality material accents.*
6. HE2.4 - Promote second unit production.
   a. *Though the detached ADU is not subject to design review, it should be noted that the project proposes the construction of a detached ADU consistent with this general plan policy.*

ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR), which allows single-family detached homes, accessory dwelling units, limited agricultural uses and compatible uses.

Per SHMC 17.40.060, the following development standards apply:

1. Maximum height of principal building - 30' allowed (18'10" proposed)
2. Maximum width of principal building measured at the front elevation, excluding lineal footage of staggered architectural features that start at least 20 ft. back from the front elevation - 60% of lot width allowed (approximately 25% proposed)
3. Minimum front setback - 20' required (approximately 22' proposed)
4. Minimum side yard setbacks - 10' required (10' proposed)
5. Minimum rear yard setback - 20' required (approximately 45' proposed)
6. Maximum lot coverage - 45% allowed (34% proposed)
7. Maximum floor area - 4,000 square feet is the maximum gross floor area permitted after exceptions are granted. SHMC provides the following exceptions to maximum FAR: up to 800 square feet for an accessory dwelling unit per Section 17.116.030(D)2b and up to 200 square feet to be used for one covered parking

space per Section 17.40.070(C)1. (Proposed project includes 3,699 square foot main residence, two-car attached garage at 496 square feet, and an 800 square foot detached accessory dwelling unit. Once allowances are made for 200 square feet of garage space and 800 square feet for the proposed accessory dwelling unit, the floor area would be 3,995 square feet)

8. Minimum density of not less than 5.1 dwelling units per acre - 2 unit yield is required based off on lot size of 16,140 square feet (2 units proposed between primary unit and detached accessory dwelling unit)

Staff Response: The project as proposed meets 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: The Water Use Analysis provided indicates an existing baseline water usage of 600 gallons per day (gpd) for the existing structures and landscaping on-site. Water efficient plumbing fixtures will be utilized throughout the proposed structures. Landscaping on-site will be replaced with a water efficient landscape pallet, and irrigation will also be replaced for water efficiency. The proposed pool and spa would be filled with trucked-in water rather than city water. As such, the proposed water usage for the site is estimated at 408 gpd, resulting in a net savings of 192 gpd and resulting in compliance with the St. Helena Municipal Code.

PARKING

SHMC Section 17.124.030 "Minimum On-Site Parking Requirements", requires that residential uses provide two parking spaces for the main dwelling unit, one of which shall be contained within a garage or carport. In addition to the required parking for the primary residence, one parking space, covered or uncovered, shall be provided on site for an ADU.

Staff Response: As detailed in the attached plan set and noted in the project narrative, the project includes an attached 496 square foot 2-car garage and driveway which would provide enough parking space for at least 2 additional vehicles. As such, the proposed project complies with the parking requirements of the MR zone.

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.

Furthermore, General Plan Policy HR1.6 states "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..."

Staff Response: The existing home was constructed in 1955. The applicant requested a records search (CHRIS report) through the Northwest Information Center at Sonoma State University. The report indicated that the State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 1516 Sulphur Springs Avenue project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area. As such, city staff determined that the structures to be demolished are not significant or historical, and a historical resources evaluation was not warranted.

DESIGN REVIEW

SHMC Section 17.40.040 requires design review approval for all subdivisions, signs, new structures or buildings (except for one accessory dwelling unit which complies with the provisions set forth in Section 17.116.030) or exterior revisions (not including change in exterior color) of any existing structures or buildings 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;
    a. *The proposed project meets or exceeds the requirements of the SHMC and is consistent with General Plan Policies LU1.4, PF1.6, PF3.1, HR1.6, CD3.2, and HE2.4 as outlined above.*
2. Compatibility of design with the immediate environment of the site;
    a. *The site is flanked by Sulphur Springs Avenue to the front, vineyards to the rear, a single-family residence on the southwest side, and an undeveloped residential parcel on the northeast side. The design of the single-family residence is of a low-profile, single-story height and mass, consistent with the surrounding homes and the rural nature of the area. From the street, two gable roofs lower than 19' in height cover building walls which are offset from each other by approximately 30' feet, and are connected by the entry way which is covered with a flat roof. The mass and scale of the design is compatible with the immediate environs of the site.*
3. Relationship of the design to the site;
    a. *The project proposes a single-family home, an attached two-car garage, and a detached ADU. All of the proposed structures meet the setbacks, lot coverage, floor area, density, height, and building separation requirements for the MR zone, and proposed landscaping will provide privacy for the residents of the site as well as surrounding homes.*
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
    a. *The project site is not located in a historic neighborhood nor in an area with special design provisions. Regardless, the design is compatible with the low-profile and rural character of the surrounding area.*
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
    a. *The project is located in the Medium Density Residential zone and is bounded on one side (front) by Sulphur Springs Avenue and is bounded to the sides and rear by other properties which are also zoned Medium Density Residential. Currently, the parcel immediately adjacent to the southwest is developed with a single-family residence, the parcel immediately adjacent to the northeast is undeveloped, and the parcel to the rear of the site is planted with vineyards. The properties in the immediate vicinity across the street on Sulphur Springs Avenue are also zoned Medium Density Residential with vineyards on A:20 Agricultural zoning nearby. The surrounding land uses consist of agricultural and low-profile uses. The proposed design promotes the harmonious transition between the MR zone which primarily allows for residential uses, and the A-20 zone which primarily allows for agricultural uses with residential uses generally permitted as accessory uses incidental to an agricultural use.*
6. Compatibility with future construction both on and off the site;
    a. *As stated above, the project is located in a zone that allows residential uses and is surrounded by zones that allow residential uses. The architectural*

design is modern, but the project is compatible with the scale and intensity of existing development in the area and will be compatible with development that could occur in the future based off of the uses that are permitted in the surrounding zones. Therefore, the project is compatible with 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;
    a. *As the project is residential in nature, surrounded by agricultural and other residential zones and uses, and designed using scale, massing, colors and materials typical of residential uses, the design is appropriate to the function of the project. The exterior of the proposed home and accessory structures will be finished with smooth warm gray plaster in light and medium tones, white and gray brick, vertical wood siding in a sealed weathered finish on both the residence and on the flush-finish garage door, black anodized aluminum door and window cladding, and a standing seam metal roof. Simple materials, a muted palette and a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.*
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;
    a. *The structures are sited in a manner to take advantage of the shape of the lot, being more narrow and long in shape, to capitalize on the scenic vistas of both the vineyards and mountains, to enjoy the outdoor backyard recreational space. Internally, the project is organized in a manner that clearly distinguishes the private areas of the home and the more public areas of the home, with the bedrooms sited in one wing of the house and the common areas, such as the kitchen and living room, sited in the other wing. The proposal meets the requirements of the zoning designation in which it is located and complies with required setbacks and building separation, with the primary residence and attached garage situated at the front of the lot and the pool, rear-yard patio areas, and ADU situated behind the primary residence, providing a desirable environment for all.*
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
    a. *The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, and outdoor seating areas and pool for gathering and recreation. The proposed landscaping consists of sizes and species consistent with the residential function of the property.*
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
    a. *Access is provided from Sulphur Springs Avenue, an improved rural road. In addition, on-site parking is provided in excess of that required by the St. Helena Municipal Code.*
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;

a. *Existing trees and shrubs will be removed during the demolition of the existing structures, but will be replaced with a water-efficient landscape design which will include 4 Japanese Maple, 6 Fruitless Olive, and 1 Live Oak tree. Several species of ornamental grasses and pollinator-attracting Russian Sage and California Fuschia will be planted throughout the project site. A swimming pool and spa and outdoor seating areas under covered patios are also provided.*

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;
    a. *The materials, textures, colors, and details of the proposed construction are typical for residential uses. The modern architectural styling and materials combines with a very low-height, low-profile, and unassuming mass which is compatible with adjacent and neighboring structures and functions. The home will be finished in light and medium tones of a warm gray smooth plaster finish, vertical wood siding in a sealed weathered finish, white and gray brick, black metal window cladding, and a standing seam metal roof. Simple materials and a muted palette along with a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.*
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;
    a. *The proposed landscaping will create pathways around the structures and gathering areas on the site, will create shade and color, and attract pollinators to create a desirable and functional residential environment.*
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.
    a. *The proposed construction will be required to comply with Title 24 Energy Requirements and the California Green Code. Water saving fixtures will be utilized in the residence and the landscaping will comply with the city's water efficient landscape ordinance.*

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 categorically exempt from the requirements of CEQA pursuant to Section 15303 of the CEQA Guidelines; and
2. Accept the required findings and approve the attached resolution granting demolition of the existing structures and design review approval for the proposed construction on the property located at 1516 Sulphur Springs Avenue.

ATTACHMENTS

Resolution
Plans
Written Statement
CHRIS Report
Water Use Analysis
Stormwater Control Plan
Geotechnical Report

CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION AND DESIGN REVIEW APPROVAL TO
1516 Sulphur Springs Avenue (File No. PL22-063)

PROPERTY OWNER: 1516 Sulphur Springs, LLC, represented by Ryan Beliakoff of Presidio Companies

APN: 009-362-018

Recitals

1. Whereas a request was submitted by Ryan Beliakoff of Presidio Co. on behalf of 1516 Sulphur Springs LLC for consideration and approval of a demolition of the existing home and accessory structures and for design review to accommodate the construction of a single-family home with an attached garage and detached accessory dwelling unit on a property located at 1516 Sulphur Springs Avenue in the Medium Density Residential (MR) zoning district; and
2. A public notice was published in the Napa Valley Register and mailed to residents andoccupants 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 theproject, staff report, and all testimony, written and spoken, at a duly noticed public hearing on March 21, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the demolition application and design review thereby authorizing the proposal contained in said approved plans dated March 21, 2023, 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 as 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 1955 and is not historically or architecturally significant. A records search of the California Historic Resources Information System at the Northwest Information System at Sonoma State University was prepared for the existing home. The search did not indicate that the home is historically or architecturally significant, nor warrant further evaluation of the home as a structure that would be eligible for consideration as a historic resource. As such, 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. Furthermore, design review of the replacement structures is being completed as a part of this review, in conjunction with the demolition permit.

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, PF1.6, PF3.1, HR1.6, CD3.2, and HE2.4 as outlined in the staff report.

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

   The site is flanked by Sulphur Springs Avenue on the front, vineyards to the rear, a single-family residence on the southwest side, and an undeveloped residential parcel on the northeast side. The design of the single-family residence is of a low-profile, single-story height and mass, consistent with the surrounding homes and the rural nature of the area. From the street, two gable roofs lower than 19' in height cover building walls which are offset from each other by approximately 30' feet, and are connected by the entry way which is covered with a flat roof. The mass and scale of the design is compatible with the immediate environs of the site.

3. Relationship of the design to the site;

   The project proposes a single-family home, an attached two-car garage, and a detached ADU. All of the proposed structures meet the setbacks, lot coverage, floor area, density, height, and building separation requirements for the MR

zone, and proposed landscaping will provide privacy for the residents of the site as well as surrounding homes.

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

   The project site is not located in a historic neighborhood nor in an area with special design provisions. Regardless, the design is compatible with the low-profile and rural character of the surrounding area.

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

   The project is located in the Medium Density Residential zone and is bounded on one side (front) by Sulphur Springs Avenue and is bounded to the sides and rear by other properties which are also zoned Medium Density Residential. Currently, the parcel immediately adjacent to the southwest is developed with a single-family residence, the parcel immediately adjacent to the northeast is undeveloped, and the parcel to the rear of the site is planted with vineyards. The properties in the immediate vicinity across the street on Sulphur Springs Avenue are also zoned Medium Density Residential with vineyards on A:20 Agricultural zoning nearby. The surrounding land uses consist of agricultural and low-profile uses. The proposed design promotes the harmonious transition between the MR zone which primarily allows for residential uses, and the A-20 zone which primarily allows for agricultural uses with residential uses generally permitted as accessory uses incidental to an agricultural use.

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

   As stated in the staff report, the project is located in a zone that allows residential uses and is surrounded by zones that allow residential uses. The architectural design is modern, but the project is compatible with the scale and intensity of existing development in the area and will be compatible with development that could occur in the future based off of the uses that are permitted in the surrounding zones. Therefore, the project is compatible with 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;

   As the project is residential in nature, surrounded by agricultural and other residential zones and uses, and designed using scale, massing, colors and materials typical of residential uses, the design is appropriate to the function of the project. The exterior of the proposed home and accessory structures will be finished with smooth warm gray plaster in light and medium tones, white and gray brick, vertical wood siding in a sealed weathered finish on both the residence and on the flush-finish garage door, black anodized aluminum door

and window cladding, and a standing seam metal roof. Simple materials, a muted palette and a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.

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 structures are sited in a manner to take advantage of the shape of the lot, being more narrow and long in shape, to capitalize on the scenic vistas of both the vineyards and mountains, to enjoy the outdoor backyard recreational space. Internally, the project is organized in a manner that clearly distinguishes the private areas of the home and the more public areas of the home, with the bedrooms sited in one wing of the house and the common areas, such as the kitchen and living room, sited in the other wing. The proposal meets the requirements of the zoning designation in which it is located and complies with required setbacks and building separation, with the primary residence and attached garage situated at the front of the lot and the pool, rear-yard patio areas, and ADU situated behind the primary residence, providing a desirable environment for all.

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

   The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, and outdoor seating areas and pool for gathering and recreation. The proposed landscaping consists of sizes and species consistent with the residential function of the property.

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

    Access is provided from Sulphur Springs Avenue, an improved rural road. On-site parking is provided in excess of that required by the St. Helena Municipal Code.

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

    Existing trees and shrubs will be removed during the demolition of the existing structures, but will be replaced with a water-efficient landscape design which will include 4 Japanese Maple, 6 Fruitless Olive, and 1 Live Oak tree. Several species of ornamental grasses and pollinator-attracting Russian Sage and California Fuschia will be planted throughout the project site. A swimming pool and spa and outdoor seating areas under covered patios are also provided.

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 materials, textures, colors, and details of the proposed construction are typical for residential uses. The modern architectural styling and materials combines with a very low-height, low-profile, and unassuming mass which is compatible with adjacent and neighboring structures and functions. The home will be finished in light and medium tones of a warm gray smooth plaster finish, vertical wood siding in a sealed weathered finish, white and gray brick, black metal window cladding, and a standing seam metal roof. Simple materials and a muted palette along with a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.

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 proposed landscaping will create pathways around the structures and gathering areas on the site, will create shade and color, and attract pollinators to create a desirable and functional residential environment.

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 proposed construction will be required to comply with Title 24 Energy Requirements and the California Green Code. Water saving fixtures will be utilized in the residence and the landscaping will comply with the city's water efficient landscape ordinance.

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:

   Prior to the issuance of a building permit, 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 permitee 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 March 21, 2023, 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. In order to meet the minimum density requirements of the underlying zoning (minimum 5.1 dwelling units per acre), a minimum of 2 units are required to be produced on the lot. Together, the proposed primary residence and detached accessory dwelling unit allow the project to meet this requirement. As such, at the time of plan check submittal, the applicant shall submit plans for the detached ADU concurrently with the primary residence. The detached ADU will be required to be permitted and constructed at the same time as the primary unit and meet all code requirements. Occupancy of the primary residence shall not be granted until the ADU has been constructed.
16. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if 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

17. Applicant is responsible for conformance with the City of St. Helena Water Neutrality Requirements (Policy 9.2.1) in accordance with SHMC Section 13.04.221(B)(13) and 13.12.030.

18. Prior to the issuance of a building permit, the applicant shall submit improvement plans for review and approval for the extension of the sewer line to service the property. The applicant shall obtain an encroachment permit for all offsite work within the public right of way. The encroachment permit shall include additional conditions that will specify paving limits on Sulfur Springs Road. All sewer line extensions must be designed per the City of St. Helena Standards. Construction of the sewer line extension shall be completed prior

to the issuance of the certificate of occupancy. The applicant for this project shall be responsible to pay for all costs to extend the sewer line. However, per Section 13.20.050 of the City's Municipal Code, a sewer main extension agreement will be provided to the owner for potential reimbursements if properties adjacent to the new sewer line extension apply for connection to the new line within 10 years after it is installed.

19. Driveway approach and apron shall be AC pavement as indicated on the plans. The design shall account for existing drainage patterns and accessibility. Limits shall extend to the existing pavement or right of way, whichever is greater.

20. A separate utility connection directly between the ADU and the utility is required (SHMC 17.116.030). Backflow prevention devices shall be installed; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).

21. An Encroachment Permit is required for all work within City right of way.

22. A Grading Permit is required for soil disturbance more than 50 cubic yards, a disturbance area of 10,000 square feet, a cut or fill of 3 feet or more, or alteration of any drainage pattern.

23. Drainage needs to be routed to prevent inundation of neighboring properties. Building plans shall demonstrate sufficient storm water runoff management. Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.

24. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review and approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual*. The Plan will be reviewed with the building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan.

25. Unless otherwise explicitly permitted, all existing wells and septic tanks/systems shall be abandoned under permit and inspection of Napa County Department of Environmental Services.

26. The applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed residence. If the existing meter size and/or services size is not adequate, the applicant shall replace the existing piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size.

Building Department Conditions of Approval

27. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. Currently the city of St. Helena utilizes the 2019 Title-24 California Building Code series.

28. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

29. The applicant shall provide a Construction Waste Management Plan with the building permit application.

30. The plans for construction shall include a checklist for compliance with the California Green Building Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

31. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist Title Page requirements.

32. Building permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application.

33. Any deferral of the required submittal items shall have prior approval of the Building Official; however, deferral of the fire sprinkler design is not allowed.

34. A separate permit submittal is required for pools, generators and PV-systems.

35. A separate demolition permit is required from the Building Department prior to demo of any structure on the property.

36. Properties that are connected to septic systems are encouraged to contact the Napa County Environmental Health Department early in the design phase of construction for approval to abandon existing septic systems, and for approval of new or expanded septic systems. Approval by Napa County EHD of the on-site sewer treatment/septic system is required prior to building permit issuance.

Fire Department Conditions of Approval

37. 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.

38. Fire sprinklers shall be installed as required by Fire Code and the Fire

Department.

39. 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.

40. 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.

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 March 21, 2023 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

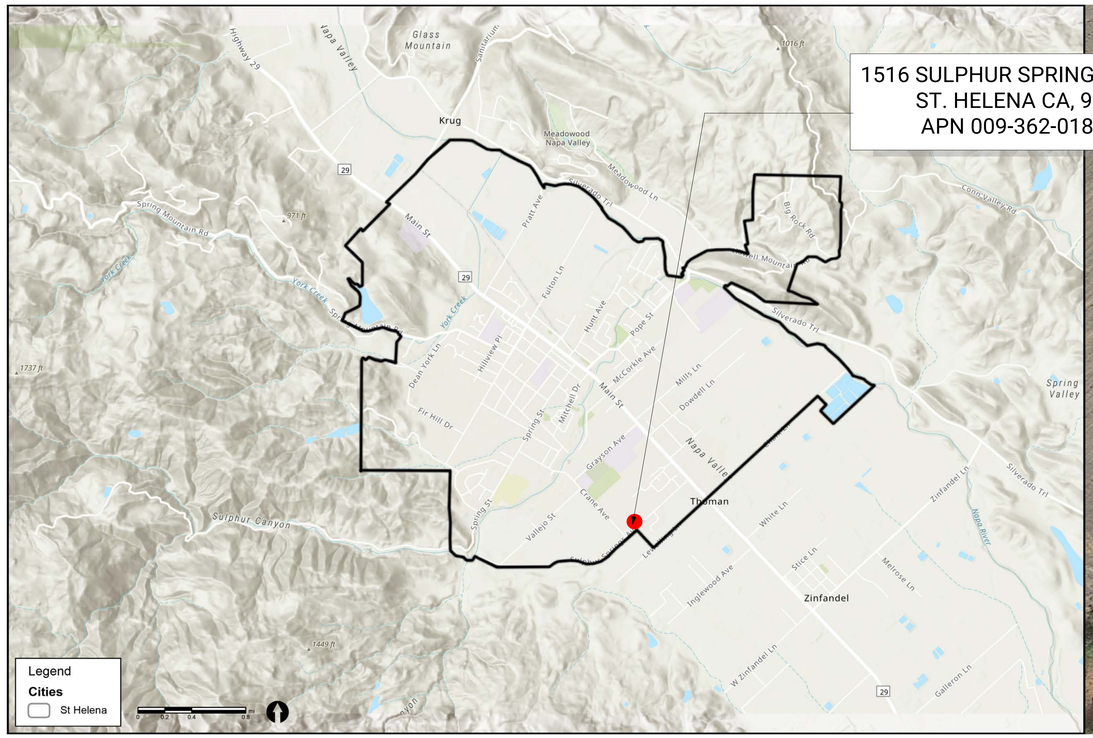
John Ponte
Chair, Planning Commission

ATTEST:

Maya DeRosa, AICP
Planning and Building Director

Plot Date 3/7/2023 7:29:19 AM

1516 SULPHUR SPRINGS AVENUE



VICINITY MAP

EXISTING AREA CALCULATIONS

NET PARCEL AREA	=	16,140 SF	MAXIMUM FLOOR AREA RATIO (F.A.R.)	=	0.25	MAXIMUM GROSS FLOOR AREA	=	4,000 SF

EXISTING AREA

MAIN RESIDENCE	=	1,672 SF
GUEST HOUSE	=	693 SF
GARAGE	=	373 SF
STORAGE BUILDING	=	628 SF
TOTAL EXISTING SQUARE FOOTAGE	=	**3,366 SF**

F.A.R. CALCULATION

TOTAL EXISTING SQUARE FOOTAGE		3,366 SF
GARAGE ALLOWANCE		- 200 SF
EXISTING F.A.R.	=	**3,166 SF**
		0.20

LOT COVERAGE CALCULATION

3,366 SF/16,140 SF

EXISTING LOT COVERAGE	=	21%

PROPOSED AREA CALCULATIONS

NET PARCEL AREA	=	16,140 SF	MAXIMUM FLOOR AREA RATIO (F.A.R.)	=	0.25	MAXIMUM GROSS FLOOR AREA	=	4,000 SF

PROPOSED AREA

MAIN RESIDENCE	=	3,699 SF
GARAGE	=	496 SF
ADU	=	800 SF
TOTAL PROPOSED SQUARE FOOTAGE	=	**4,995 SF**

F.A.R. CALCULATION

TOTAL PROPOSED SQUARE FOOTAGE		4,995 SF
GARAGE ALLOWANCE		200 SF
ADU ALLOWANCE		- 800 SF
PROPOSED F.A.R.	=	**3,995 SF**
		0.25

LOT COVERAGE CALCULATION

TOTAL PROPOSED SQUARE FOOTAGE	4,995 SF
COVERED PATIOS & TRELLISES	650 SF

5,645 SF/16,140 SF

PROPOSED LOT COVERAGE	=	34%

SHEET INDEX

ARCHITECTURE

COVER SHEET	A0.00
TOPOGRAPHY	A0.01
EXISTING SITE PLAN	A1.00
PROPOSED SITE PLAN	A1.01
EXISTING/DEMOLITION PLAN	A1.02
SITE PHOTOGRAPHS	A1.03
MAIN FLOOR	A2.00
ROOF PLAN	A2.01
EXISTING VEGITATION PLAN	A2.02
ELEVATIONS	A4.00
AWAKE WINDOWS & DOORS	A4.01
METAL FENCE DETAILS	A6.00
WOOD FENCE DETAILS	A6.01
ENTRY GATE DETAILS	A6.02

CIVIL

COVER SHEET	C1.0
HSCP & GRADING PLAN	C2.0
UTILITY PLAN	C3.0

LANDSCAPE

PROPOSED LANDSCAPE PLAN & PLANT LIST	L1.00
PROPOSED IRRIGATION PLAN	L1.01
MWELO DOCUMENTS	L1.02

CONTACT INFORMATION

OWNER
Sushil Patel
60 Hunter Ranch Road
Napa, CA 94558
530 - 304 - 5619

DESIGNER
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221 G St., Suite 205
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707 - 365 - 3311

CONTRACTOR
DesCor
Brian Powell
3164 Gold Camp Drive, Suite 250
Napa, CA 94559
530 - 717 - 0723

CIVIL ENGINEER
Madrone Engineering
Joel Dickerson, P.E.
St Helena, CA 94574
707 - 302 - 6280

GEOTECH
KC Engineering
Dave Cymanski
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Vacaville, CA 95688
707 - 447 - 4025

SURVEYOR
Jackson & Associates, INC.
P.O. Box 737
Cloverdale, CA 95425
707 - 894 - 8484

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1516 Sulphur Springs Avenue

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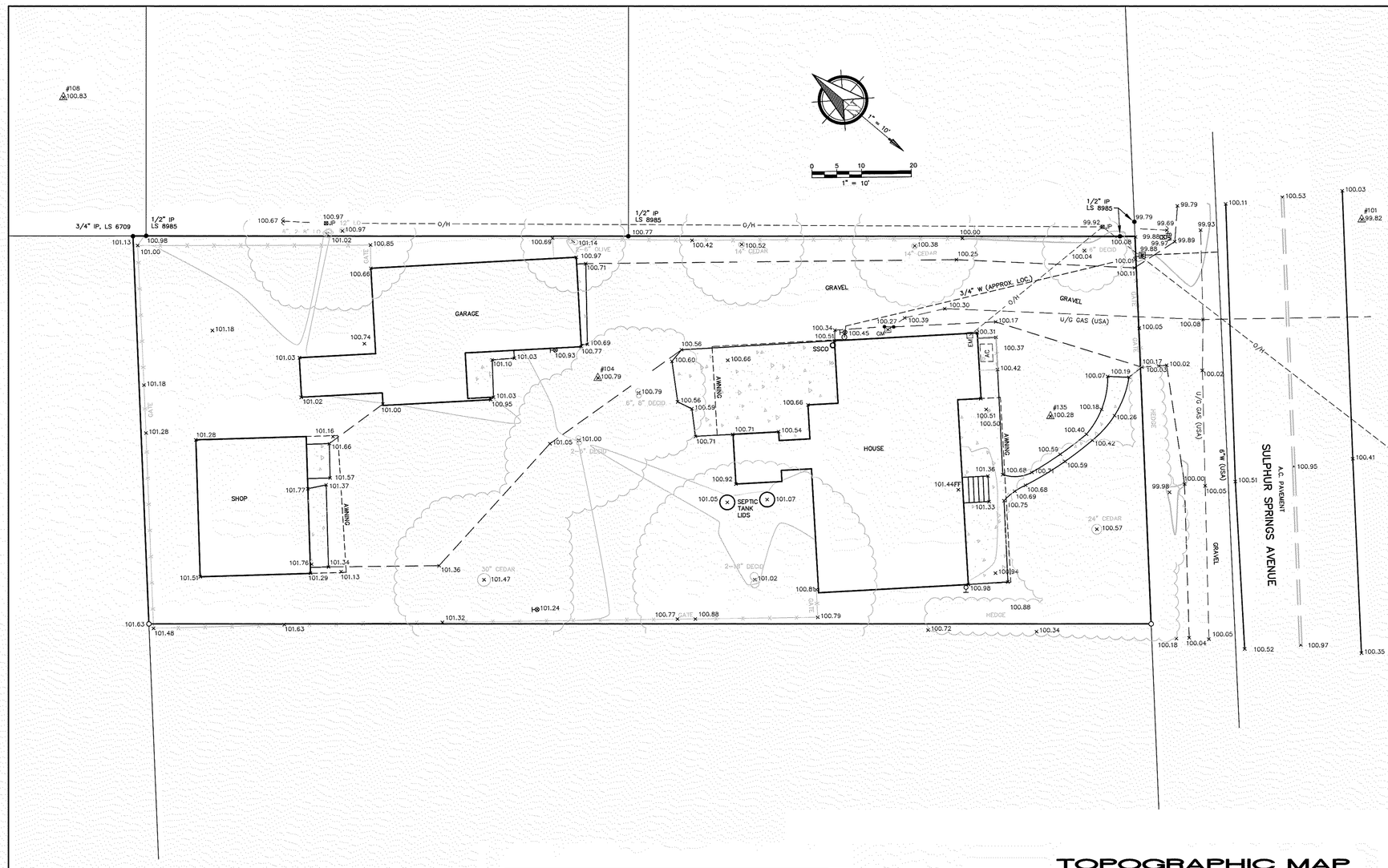
COVER SHEET

Project No. 2201

A0.00

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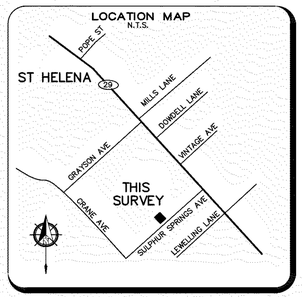


1" = 10'

0 5 10 20

1" = 10'

LOCATION MAP
N.T.S.



LEGEND

- PROPERTY LINES
- EASEMENT LINES
- SET 1/2" IRON PIPE TAGGED LS 7251
- FOUND MONUMENT AS SHOWN
- SURVEY CONTROL POINT
- FENCE LINE
- JP JOINT POLE
- O/H OVERHEAD LINES
- GV HOSE BIB
- GAS VALVE
- EM ELECTRIC METER
- W WATER METER
- SSCO SANITARY SEWER CLEAN OUT
- APPROXIMATE TREE DRIPLINES
- CONCRETE
- FF FINISH FLOOR ELEVATION

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4:34 pm, Mar 08, 2023

MAPPING NOTES

AN ELECTRONIC FORMAT OF THIS MAP IS BEING PROVIDED AS A COURTESY TO OUR CLIENT AND SINCE THE FILE IS ALTERABLE, IT CANNOT CONSTITUTE OUR FINISHED WORK PRODUCT. ALL RELIANCES SHOULD BE MADE TO THE SIGNED VELLUM AS DELIVERED, CONSTITUTING OUR PROFESSIONAL WORK PRODUCT. JACKSON & ASSOCIATES SHALL NOT BE RESPONSIBLE FOR ANY MODIFICATIONS MADE TO THE ELECTRONIC FILE, NOR FOR ANY PRODUCTS DERIVED THEREFROM.

THE PROPERTY LINES SHOWN HEREON WERE BASED ON A FIELD SURVEY AND SHALL BE SHOWN AND FILED ON A PENDING RECORD OF SURVEY BY THIS OFFICE.

THE ELEVATIONS AND RELATIVE POSITIONS OF FEATURES SHOWN HEREON ARE IN CONFORMANCE WITH THE NATIONAL STANDARDS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

BENCH MARK: CONTROL POINT #101, SET 50d SPIKE, ELEVATION = 99.82', ASSUMED.

DARRIN E. JACKSON PLS 7251

TOPOGRAPHIC MAP

1516 SULPHUR SPRINGS LLC
1516 SULPHUR SPRINGS AVE., ST HELENA

JACKSON AND ASSOCIATES, INC.
LAND SURVEYORS
PO BOX 737
CLOVERDALE, CA 95425
(707) 894-8494

JOB NO. 42-143 APN 009-362-018 JUNE 24, 2022 SHEET 1 OF 1

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1516 Sulphur Springs Avenue

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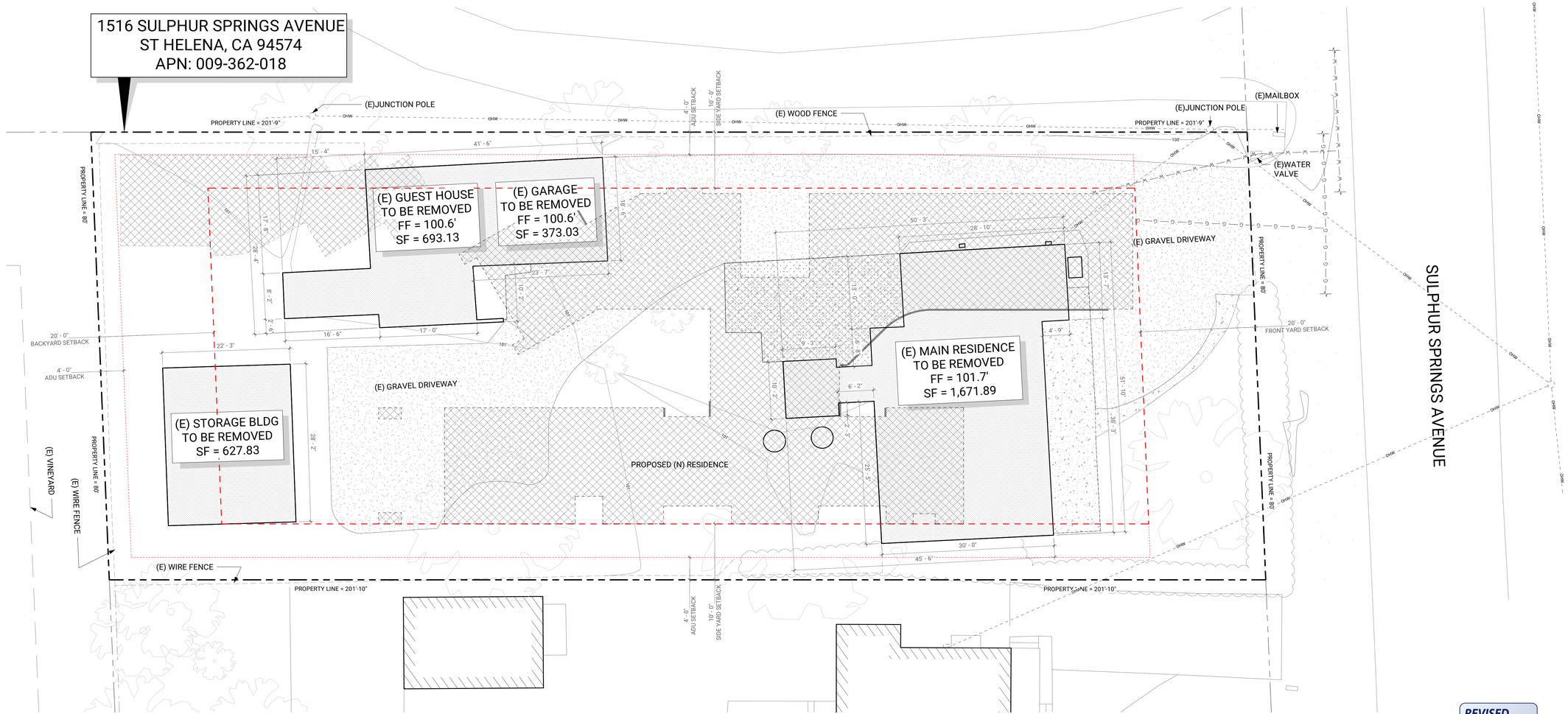
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TOPOGRAPHY

Project No. 2201 A0.01

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Plot Date 3/7/2023 7:01:00 AM



EXISTING AREA CALCULATIONS

NET PARCEL AREA	=	**16,140 SF**	**MAXIMUM FLOOR AREA RATIO (F.A.R.)**	=	**0.25**	**MAXIMUM GROSS FLOOR AREA**	=	**4,000 SF**
EXISTING AREA			F.A.R. CALCULATION			LOT COVERAGE CALCULATION		
MAIN RESIDENCE	=	1,672 SF	TOTAL EXISTING SQUARE FOOTAGE		3,366 SF			
GUEST HOUSE	=	693 SF	GARAGE ALLOWANCE		- 200 SF			
GARAGE	=	373 SF						
STORAGE BUILDING	=	628 SF						3,366 SF/16,140 SF
TOTAL EXISTING SQUARE FOOTAGE	=	**3,366 SF**	**EXISTING F.A.R.**	=	**3,166 SF 0.20**	**EXISTING LOT COVERAGE**	=	**21%**

1 / A1.00 EXISTING SITE PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

N PROJECT NORTH

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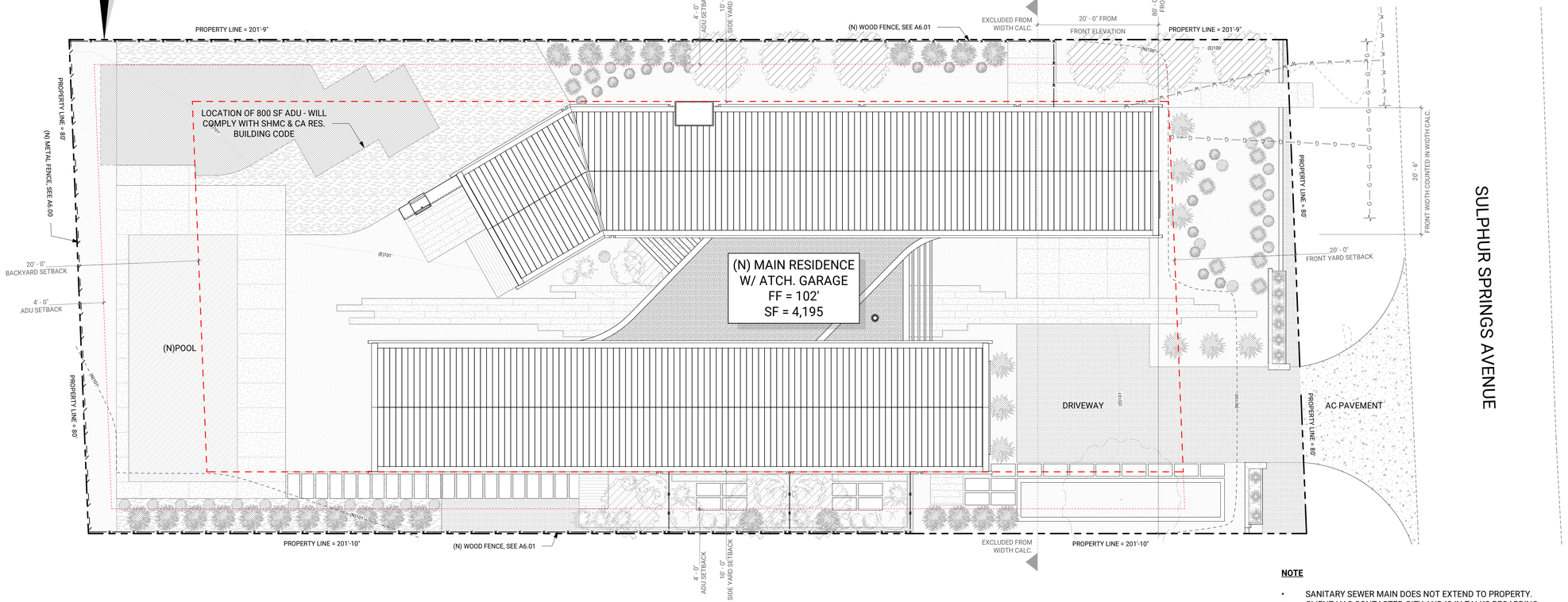
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Issue Date

EXISTING SITE PLAN
Project No. 2201
A1.00

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1516 SULPHUR SPRINGS AVENUE
ST HELENA, CA 94574
APN: 009-362-018



ELEVATION WIDTH CALCULATION

PROPERTY WIDTH	80'
ELEVATION WIDTH COUNTED TOWARD %	20'-6"
ELEVATION WIDTH %	**20'-6"/80' = 25.625%**

NOTE

- SANITARY SEWER MAIN DOES NOT EXTEND TO PROPERTY.
- CLIENT HAS CONTACTED CITY AND IS IN TALKS REGARDING SANITARY SEWER MAIN EXTENSION/ANNEXATION FROM EXISTING TERMINUS LOCATED APPROXIMATELY 700 FEET NORTHEAST @ ROSEBUD LANE.
- CLIENT HAS EVERY INTENT TO CONSTRUCT THE SEWER EXTENSION PRIOR TO PROJECT COMPLETION.

PROPOSED AREA CALCULATIONS

NET PARCEL AREA	=	**16,140 SF**	**MAXIMUM FLOOR AREA RATIO (F.A.R.)**	=	**0.25**	**MAXIMUM GROSS FLOOR AREA**	=	**4,000 SF**
PROPOSED AREA			F.A.R. CALCULATION			LOT COVERAGE CALCULATION		
MAIN RESIDENCE	=	3,699 SF	TOTAL PROPOSED SQUARE FOOTAGE		4,995 SF	TOTAL PROPOSED SQUARE FOOTAGE		4,995 SF
GARAGE	=	496 SF	GARAGE ALLOWANCE		200 SF	COVERED PATIOS & TRELLISES		650 SF
ADU	=	800 SF	ADU ALLOWANCE		- 800 SF			
								5,645 SF/16,140 SF
TOTAL PROPOSED SQUARE FOOTAGE	=	**4,995 SF**	**PROPOSED F.A.R.**	=	**3,995 SF 0.25**	**PROPOSED LOT COVERAGE**	=	**34%**

1 / A1.01 OVERALL SITE PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

N

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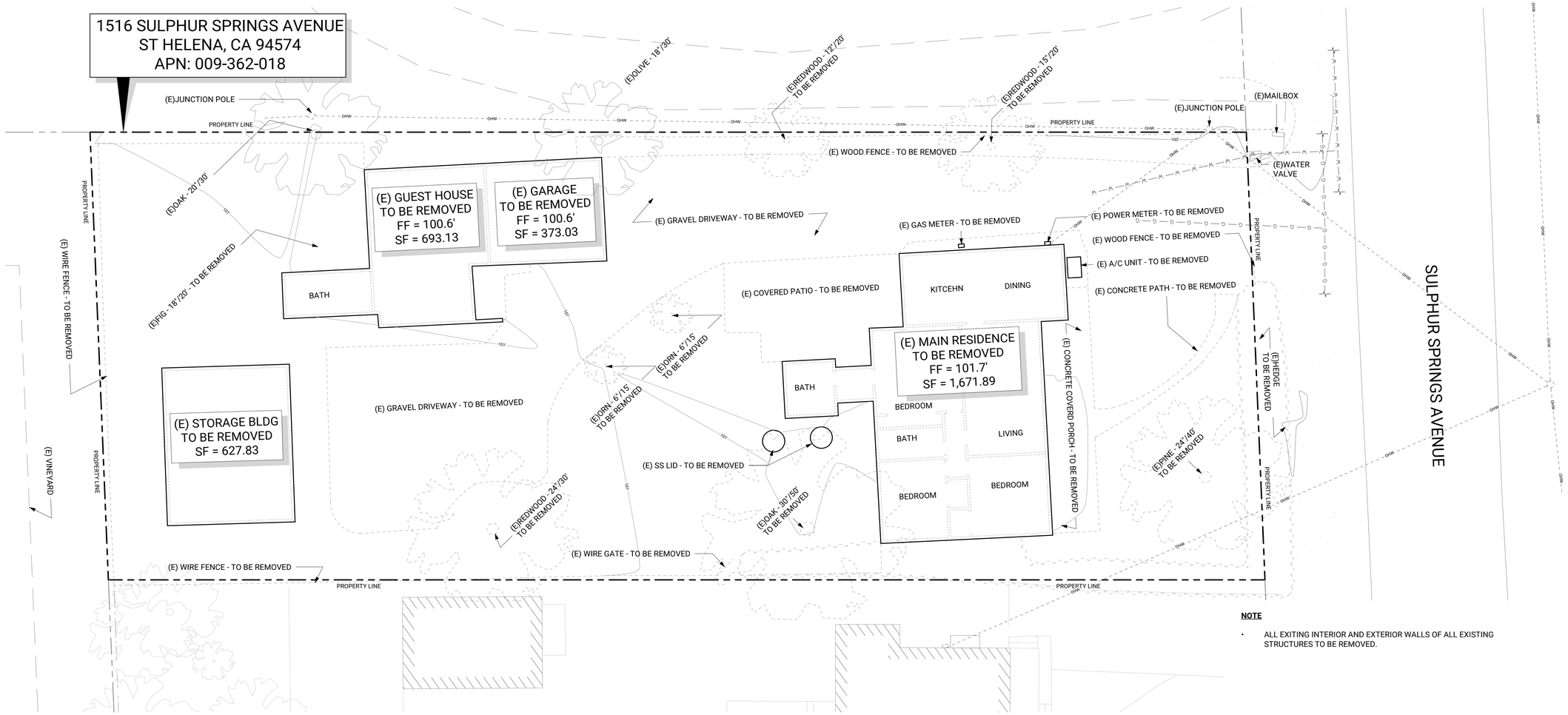
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Issue Date

PROPOSED SITE PLAN
Project No. 2201
A1.01

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NOTE

- ALL EXITING INTERIOR AND EXTERIOR WALLS OF ALL EXISTING STRUCTURES TO BE REMOVED.

1 / A1.02 DEMOLITION PLAN

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

0 8' 16' 32'

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EXISTING/DEMOLITION PLAN

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A1.02

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1



2



3



4



5



6



7



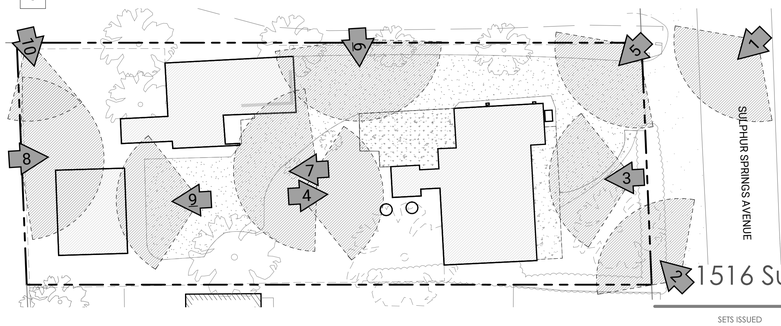
8



9



10



SITE PHOTOS

SCALE : 1" = 20'-0"

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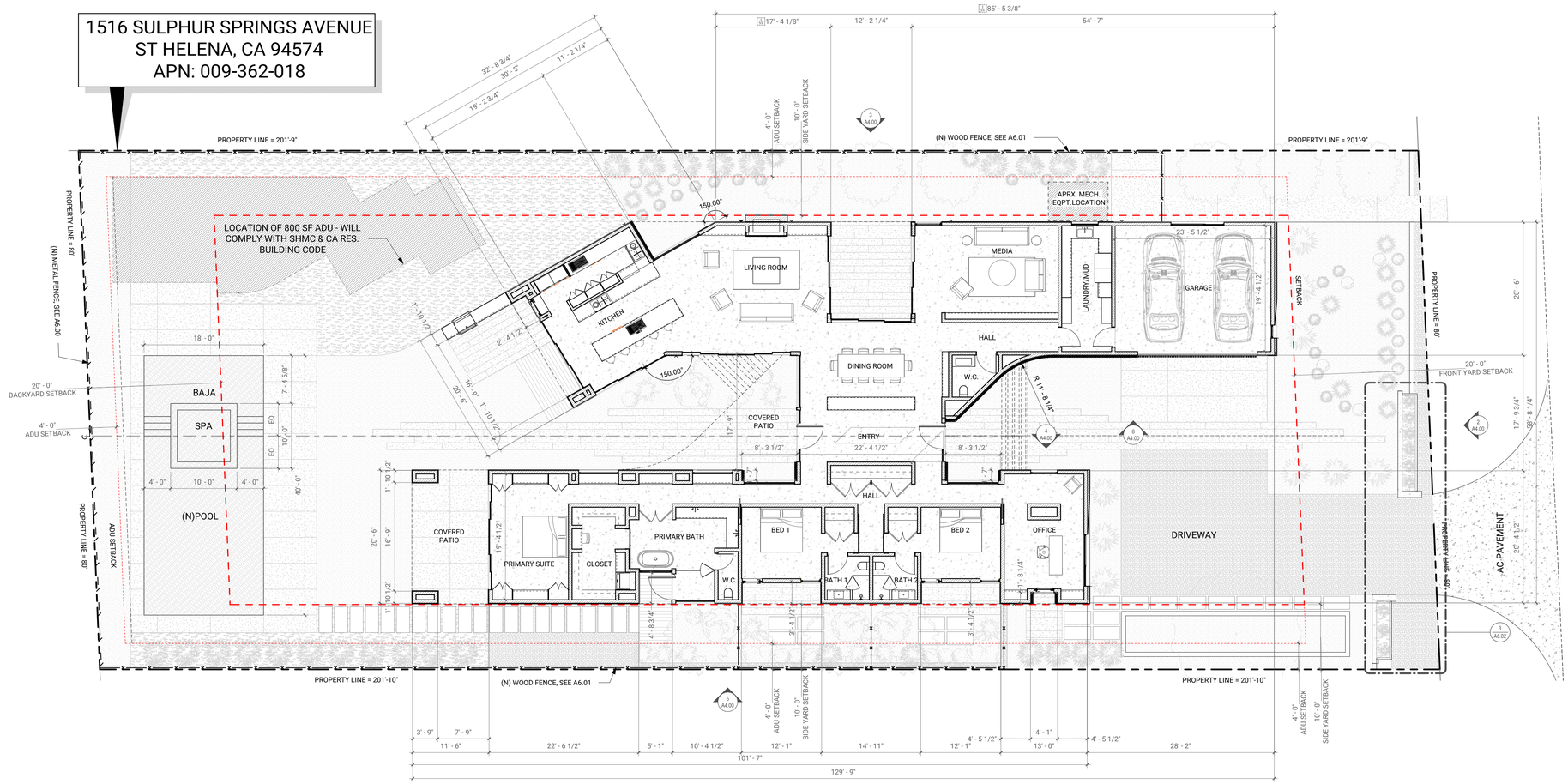
SITE PHOTOGRAPHS

Project No. 2201

A1.03

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1516 SULPHUR SPRINGS AVENUE
ST HELENA, CA 94574
APN: 009-362-018



SULPHUR SPRINGS AVENUE

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1 A2.00 MAIN FLOOR PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

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Issue	Date

MAIN FLOOR

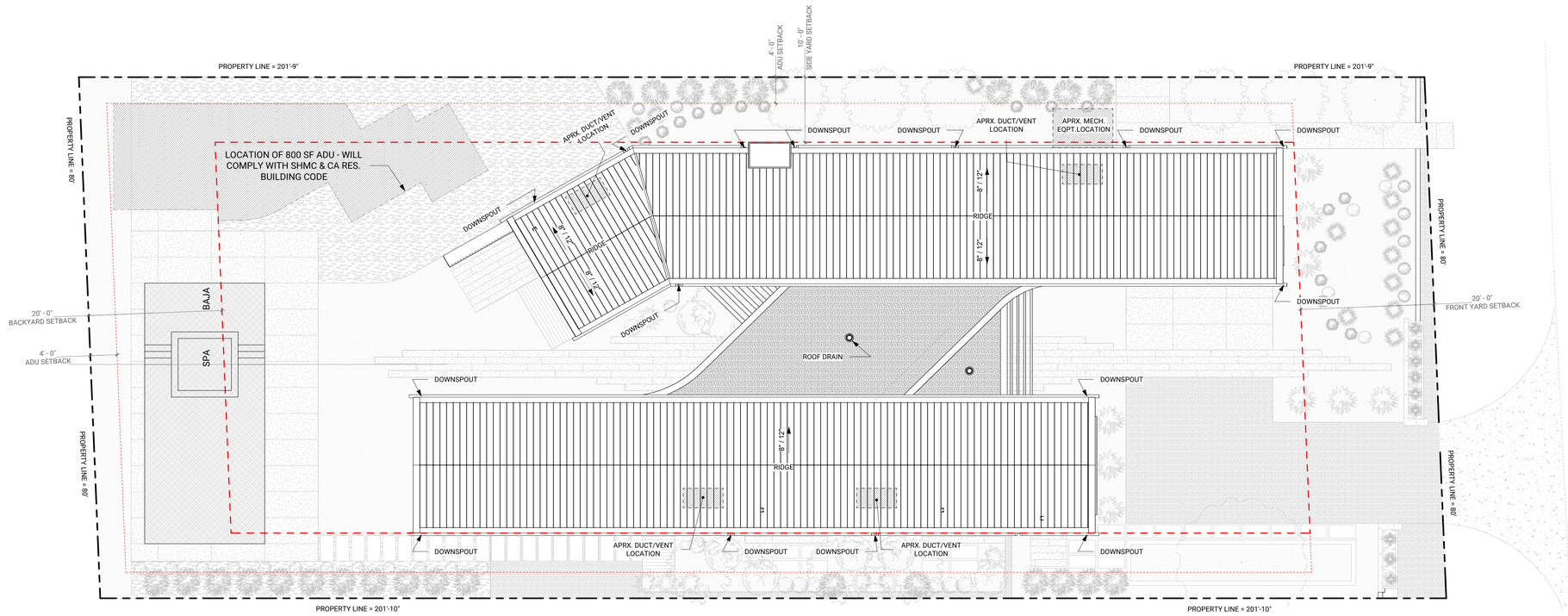
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Plot Date 3/7/2023 6:26:05 AM

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Plot Date 3/7/2023 6:26:12 AM



SULPHUR SPRINGS AVENUE

1 A2.01 ROOF PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

N

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ROOF PLAN

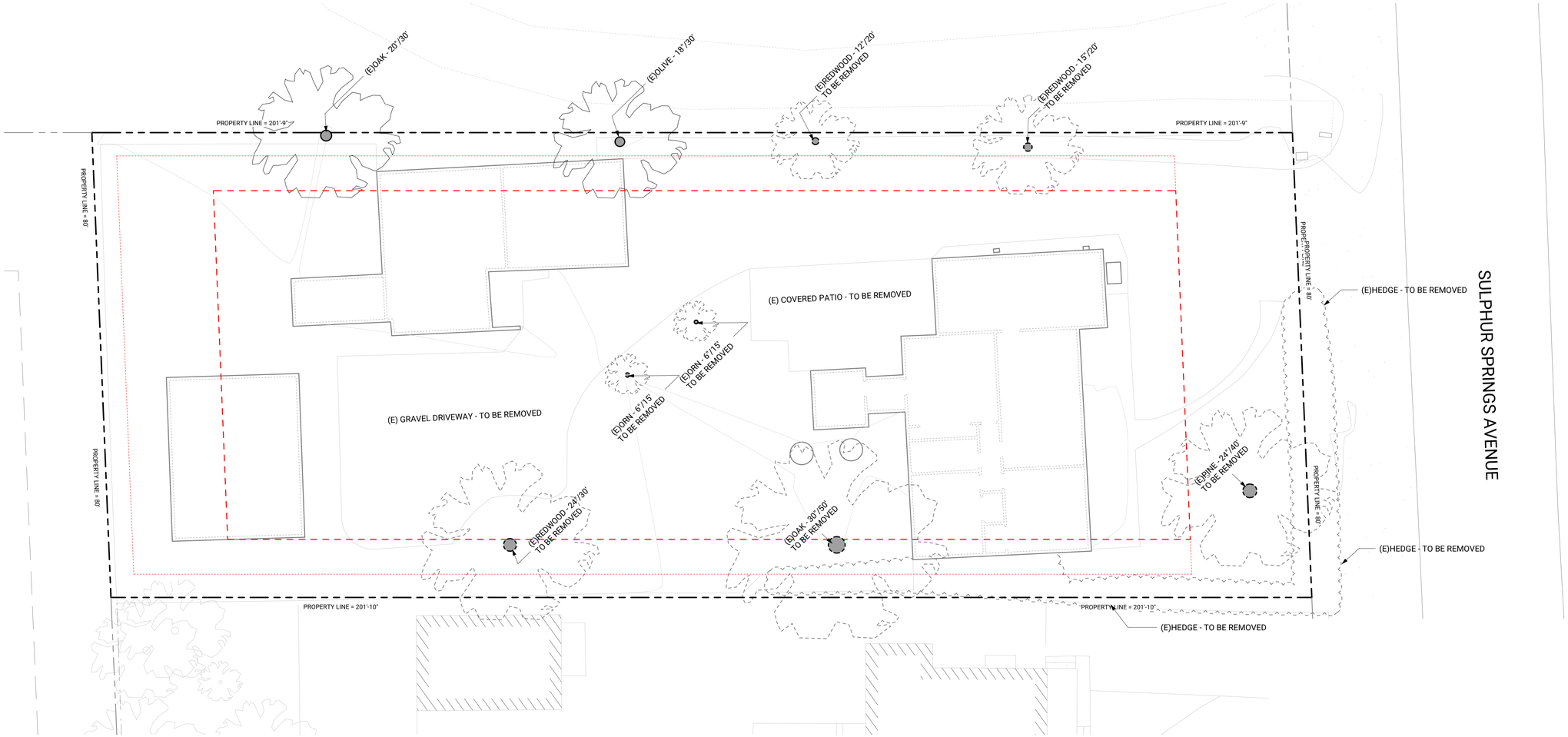
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Plot Date 3/7/2023 6:26:13 AM



1 / A2.02 EXISTING VEGETATION PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

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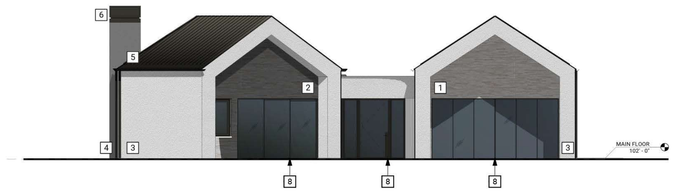
Issue	Date

EXISTING VEGITATION PLAN

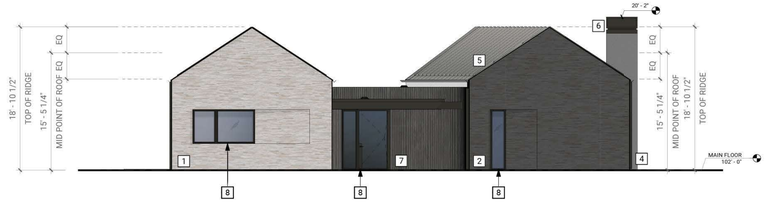
Project No. 2201

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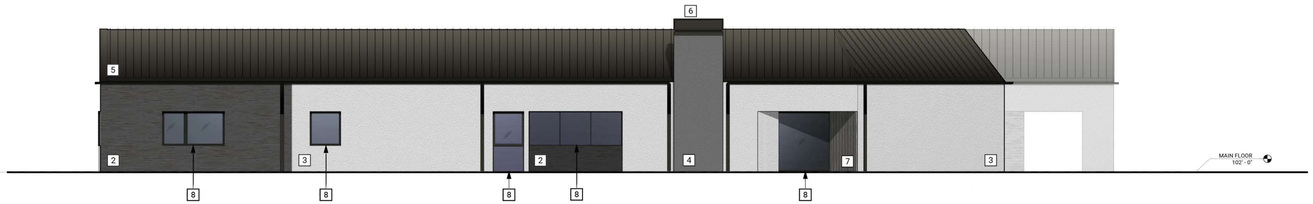
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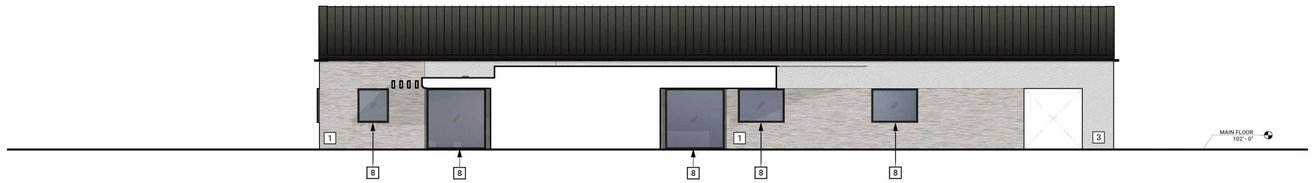
1 A4.00 NORTH
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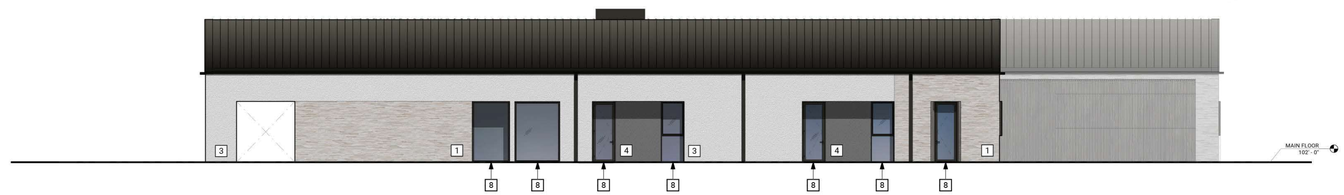
2 A4.00 SOUTH
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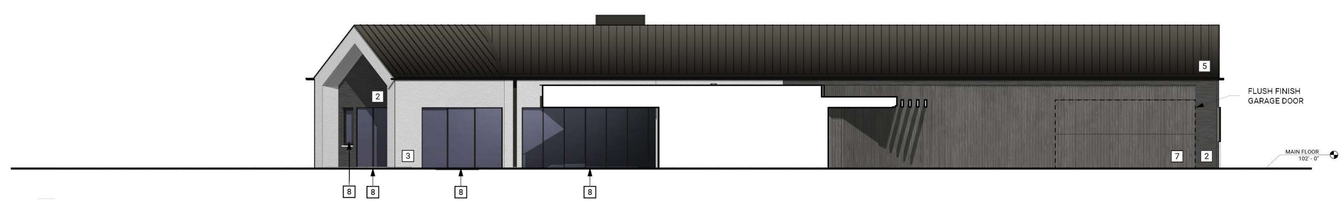
3 A4.00 EAST
SCALE : 1/8" = 1'-0"



4 A4.00 EAST INTERIOR
SCALE : 1/8" = 1'-0"



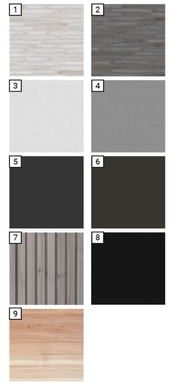
5 A4.00 WEST
SCALE : 1/8" = 1'-0"



6 A4.00 WEST INTERIOR
SCALE : 1/8" = 1'-0"

MATERIALS LEGEND

1. BRICK - RANDERS TEGL ULTIMA RT 162 OR SIMILAR
2. BRICK - RANDERS TEGL ULTIMA RT 150 OR SIMILAR
3. SMOOTH PLASTER - LIGHT, WARM GRAY
4. SMOOTH PLASTER - MEDIUM, WARM GRAY
5. METAL ROOF - SIMILAR TO PAINT
6. PAINT - SHERWIN-WILLIAMS CAVIAR OR SIMILAR
7. VERTICAL WOOD SIDING - SEALED WEATHERED FINISH
8. BLACK ANODIZED ALUMINUM WINDOW & DOOR FRAMES
9. REDWOOD FENCE BOARDS - NATURAL FINISH



NOTE:
WINDOW AND DOOR PACKAGE TO BE PROVIDED BY AWAKE WINDOW & DOOR COMPANY OR SIMILAR

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ELEVATIONS

Project No. 201609

A4.00

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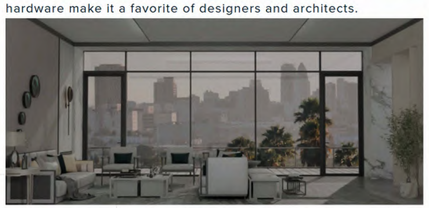
AWAKE WINDOWS & DOORS PRODUCT OVERVIEW



CASEMENT & AWNING WINDOW

Series 105

Our 105 Series Casement & Awning are some of the most energy efficient aluminum windows on the market. The 2" sightline and squared-off stop design are focused on guiding your eye towards your view. Hidden hinges, large sizes, and contemporary hardware make it a favorite of designers and architects.

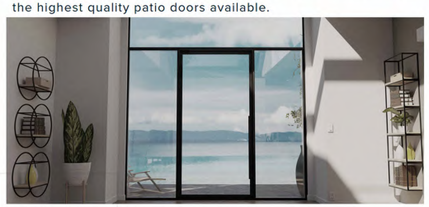


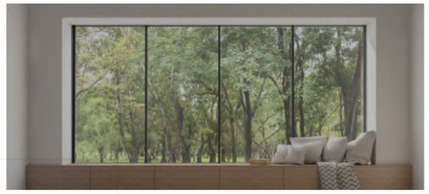


PATIO DOOR

Series 275

Our 275 Series Patio Door is designed to emulate our multi-slide door (narrow sightlines, groundbreaking rolling system, hidden handle) but at a more economical price. Available with multiple sills, 1-3/8" sightlines, and gliding open with ease, this is one of the highest quality patio doors available.

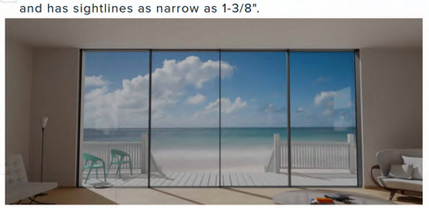




WINDOW WALL

Series 425

Inspired by the structural integrity of commercial curtain wall, but with the refinement, ease of install, and energy efficiency required for luxury residential. Our 425 Series Window Wall puts all glass in the same plane, removes unsightly stops and weeps, and has sightlines as narrow as 1-3/8".



HINGED DOOR

Series 505

Our 505 Series Hinged Door is expertly designed to achieve high water and structure ratings, while maximizing glass size and thinning out sight lines. Water-rated inswing doors, 12' heights, cutting-edge multi-point locks, and highly engineered design that inserts seamlessly with our window wall.

PIVOT DOOR

Series 555

Our 555 Series Pivot Door is the perfect combination of form and function, with a myriad of innovative design features such as Concealed Overhead Closer, Magnetic Catch and the industry's only unrestricted pivot point assembly. Our Pivot Door features will allow you the highest level of customization the industry can offer.

MULTI SLIDE DOOR

Series 905

Our 905 Series Multi-Slide is a breakthrough innovation in indoor/outdoor living solutions. Interlockers as narrow as 3/4" keep your view nearly unobstructed. Our innovative rolling system and PFTE bulb seals allow massive panels to glide open with ease so you can entertain and enjoy the outdoors.



Anodized (In-Stock)

Our most popular finish color is Black anodized. We use a Class 1 coating thickness for increased durability. Our anodized material also has an Acid Etch coating which gives a clean, matte finish. Since this is the only finish color we stock, our Black Anodized color typically has our shortest lead time.



¾" Deep

The 3/4" Deep Interlock is ultra narrow, but to gain rigidity, the interlock extends to the interior and exterior of the track for additional strength and optional steel inserts. With this narrow but deep interlock, we can build panels as large as 84" x 144".



Energy Efficiency

Our dual seal silicone insulated glass units utilize cutting edge LowE technologies to achieve the highest levels of energy efficiency. We offer a variety of coatings from industry leaders such as PPG, Guardian, and Cardinal. Insulated glass units are also available with argon gas.



T-Sill

The T-Sill is the perfect choice when your finishing details require the need to see your finish flooring run through the door track to seamlessly transition the tile from the interior to the exterior. The innovate, 1.5" tall T-sill can be self-draining and flush water to a draining system (if the contractor desires), or can simply have the tile installed over the track. Our doors utilizing the T-Sill have a narrow 2-1/4" bottom rail.

Awake Windows & Doors

SCALE : 1" = 1'-0"

REVISED
4:38 pm, Mar 08, 2023

NICCA

1516 Sulphur Springs Avenue

SETS ISSUED

Issue	Date
Approver	

REVISIONS ISSUED

Issue	Date

AWAKE WINDOWS & DOORS

Project No. 2201

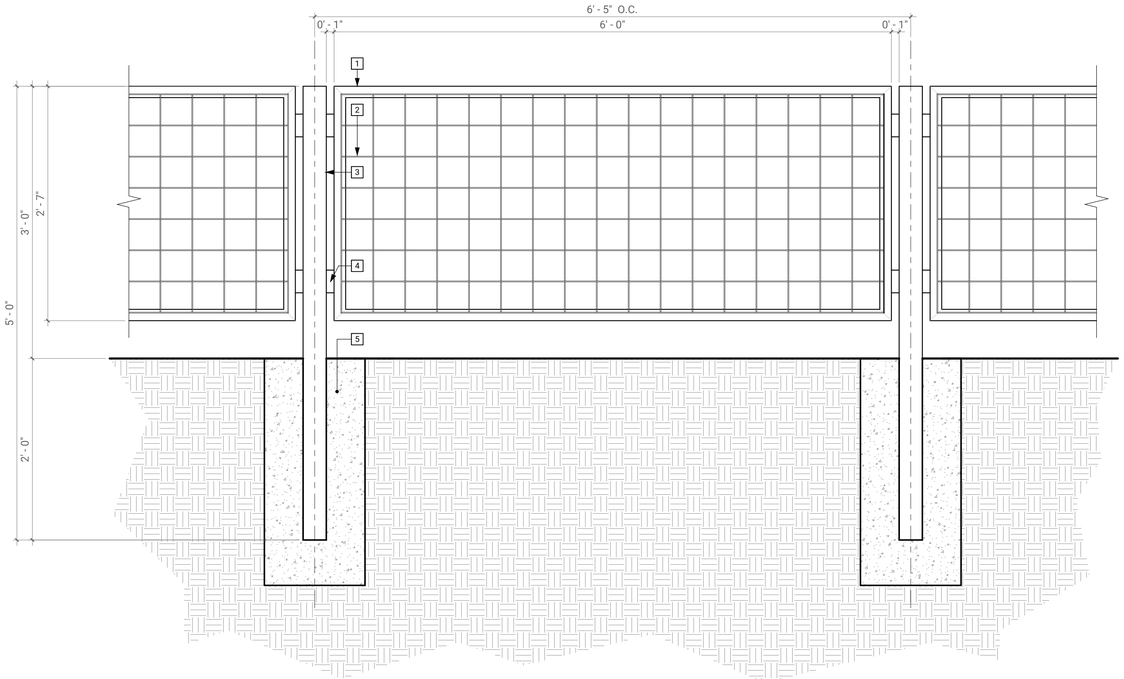
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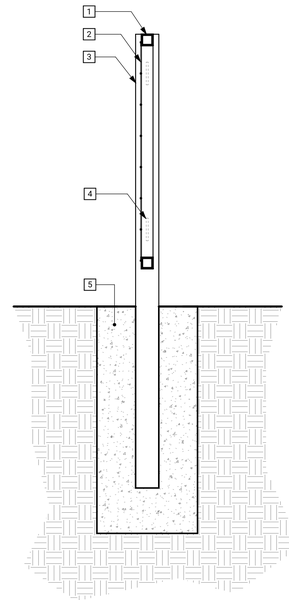
Plot Date 3/7/2023 6:26:36 AM

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Plot Date 3/7/2023 6:26:37 AM





1 1-1/2" X 1-1/2" SQUARE STEEL TUBE
2 4" X 4" STEEL WELDED WIRE MESH
3 3" X 1/4" FLAT STEEL BAR
4 3" ROUND STEEL TUBE
5 CONCRETE FOOTING

*NOTE: ALL NEWLY CONSTRUCTED FENCES WILL COMPLY WITH SHMC 17.120.010

1 / A6.00 Fence - Steel
SCALE : 1 1/2" = 1'-0"

REVISED
4:38 pm, Mar 08, 2023

NICCA

1516 Sulphur Springs Avenue

SETS ISSUED

Issue	Date
Approver	

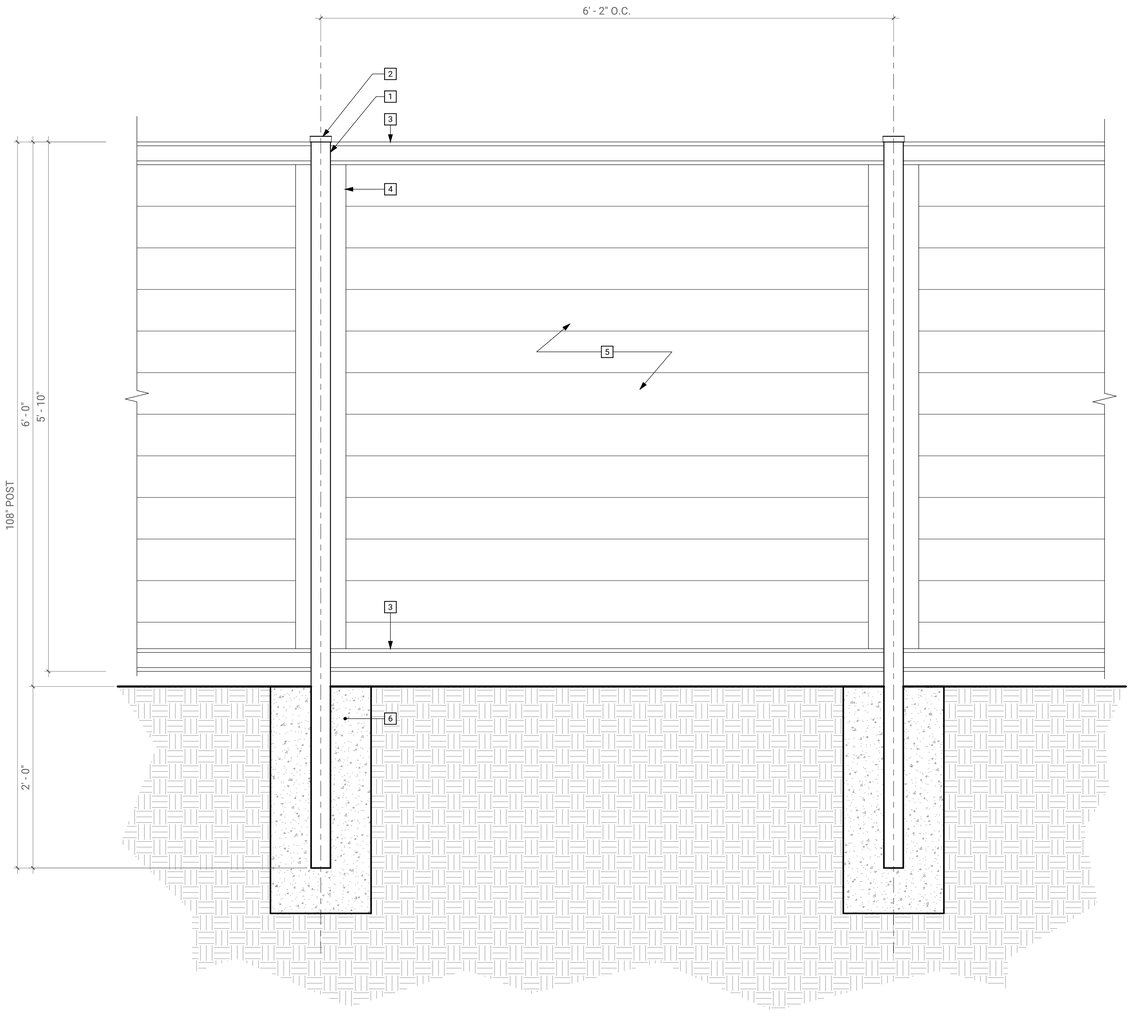
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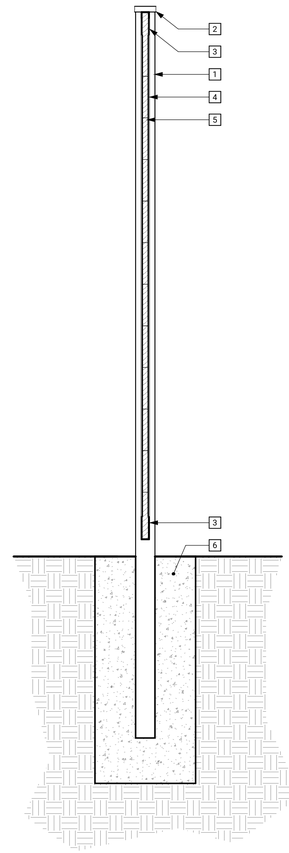
Issue	Date

METAL FENCE DETAILS

Project No. 2201

A6.00





1 2-1/2" X 2-1/2" SQUARE STEEL TUBE
2 2-1/2" X 2-1/2" CAP
3 3" X 6' STEEL CHANNEL
4 2" X 6' STEEL CHANNEL
5 1" X 6" WOOD BOARDS
6 CONCRETE FOOTING

*NOTE: ALL NEWLY CONSTRUCTED FENCES WILL COMPLY WITH SHMC 17.120.010

1 / A6.01 Fence - Wood
SCALE : 1 1/2" = 1'-0"

REVISED
4:38 pm, Mar 08, 2023

NICCA
1516 Sulphur Springs Avenue

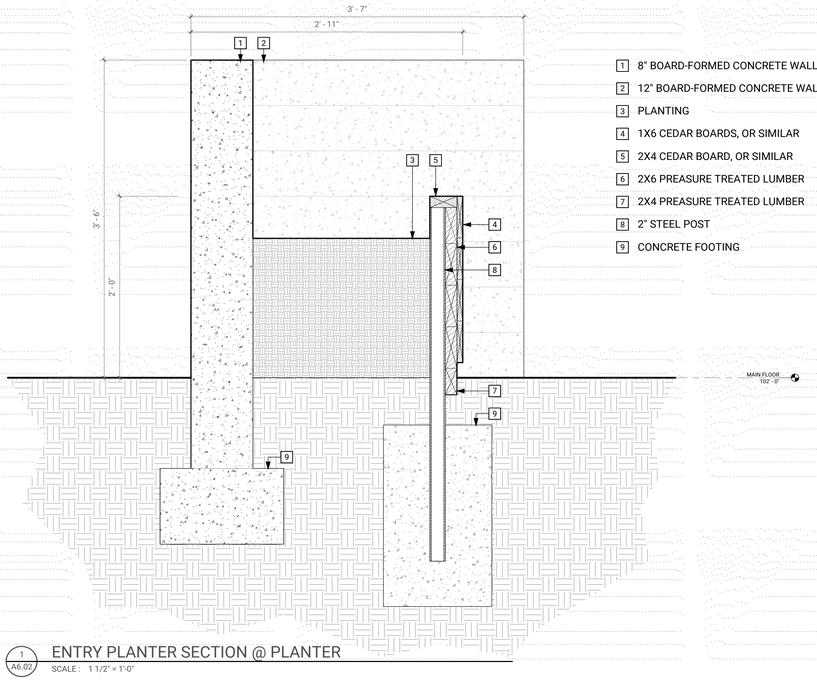
SETS ISSUED
Issue Date
Approver

REVISIONS ISSUED
Issue Date

WOOD FENCE DETAILS
Project No. 2201
A6.01

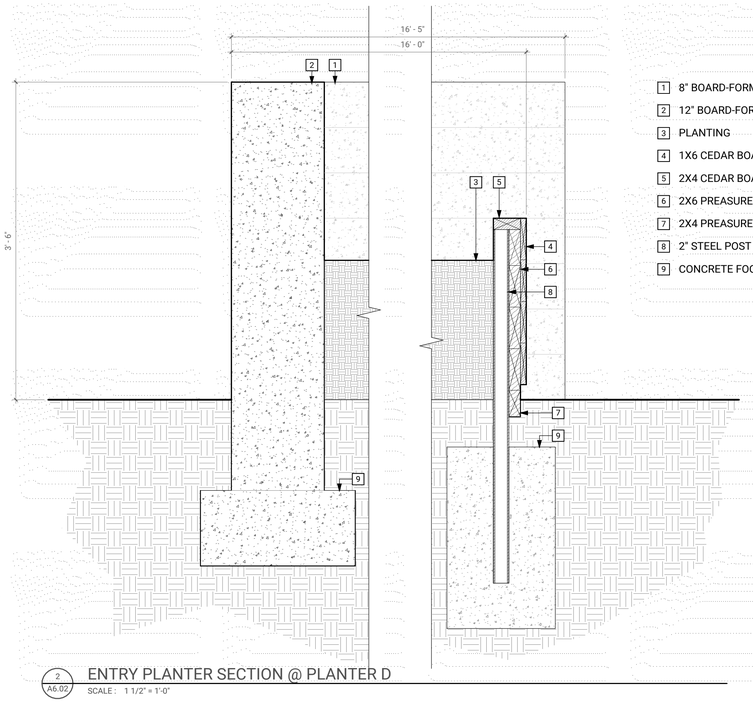
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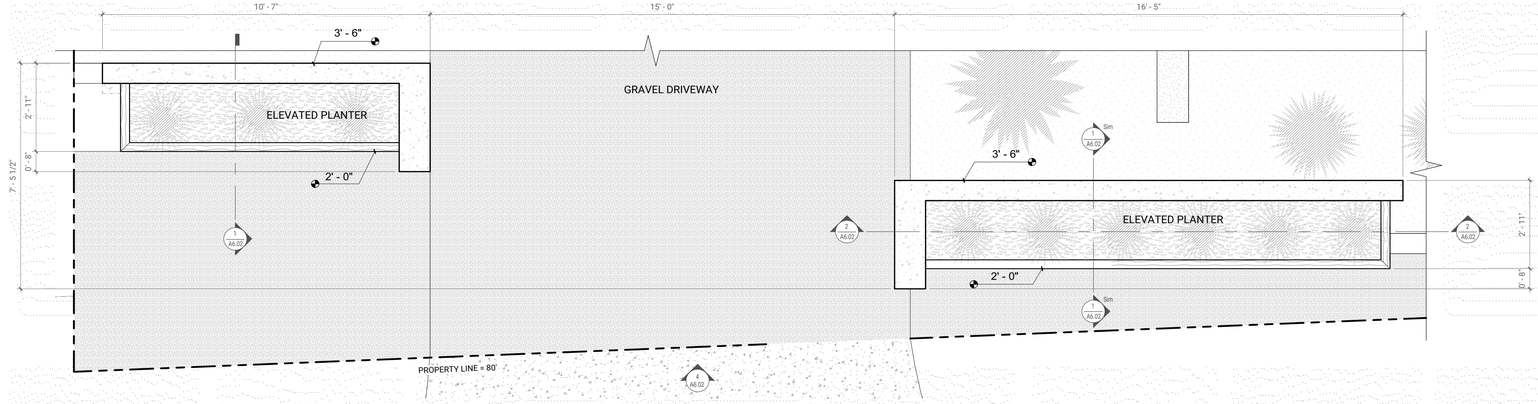
1. 8" BOARD-FORMED CONCRETE WALL
2. 12" BOARD-FORMED CONCRETE WALL
3. PLANTING
4. 1X6 CEDAR BOARDS, OR SIMILAR
5. 2X4 CEDAR BOARD, OR SIMILAR
6. 2X6 PREASURE TREATED LUMBER
7. 2X4 PREASURE TREATED LUMBER
8. 2" STEEL POST
9. CONCRETE FOOTING

1 A6.02 ENTRY PLANTER SECTION @ PLANTER
SCALE : 1 1/2" = 1'-0"

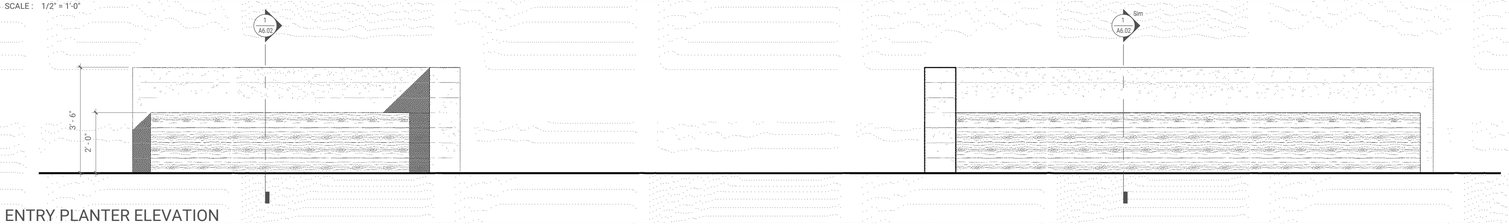


1. 8" BOARD-FORMED CONCRETE WALL
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3. PLANTING
4. 1X6 CEDAR BOARDS, OR SIMILAR
5. 2X4 CEDAR BOARD, OR SIMILAR
6. 2X6 PREASURE TREATED LUMBER
7. 2X4 PREASURE TREATED LUMBER
8. 2" STEEL POST
9. CONCRETE FOOTING

2 A6.02 ENTRY PLANTER SECTION @ PLANTER D
SCALE : 1 1/2" = 1'-0"



3 A6.02 ENTRY PLANTER PLAN
SCALE : 1/2" = 1'-0"



4 A6.02 ENTRY PLANTER ELEVATION
SCALE : 1/2" = 1'-0"

REVISED
4:39 pm, Mar 08, 2023

NICCA

1516 Sulphur Springs Avenue

SETS ISSUED

Issue	Date
Approver	

REVISIONS ISSUED

Issue	Date

ENTRY GATE DETAILS

Project No. 2201

A6.02

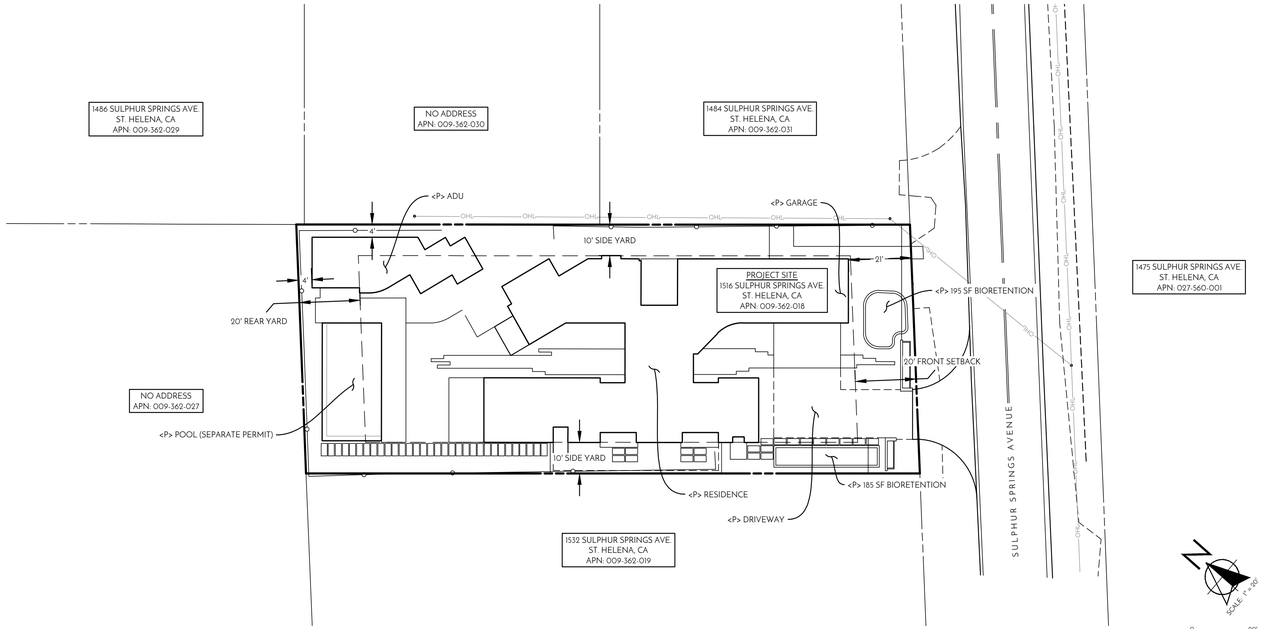
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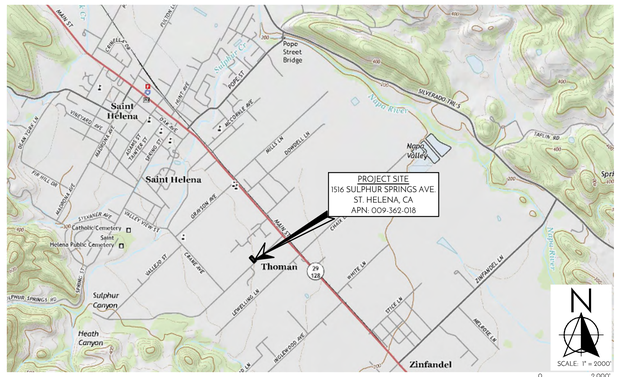
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SITE MAP

CIVIL IMPROVEMENT PLANS FOR:
1516 SULPHUR SPRINGS AVE.
ST. HELENA, CA, 94574



VICINITY MAP

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

GEOTECHNICAL NOTES

1. A GEOTECHNICAL REPORT DATED JULY 14, 2022 HAS BEEN PREPARED BY KC ENGINEERING COMPANY. THE GEOTECHNICAL REPORT AND ALL UPDATES SHOULD BE CONSIDERED A PART OF THESE PLANS. ALL GRADING, FOUNDATION EXCAVATIONS, AND DRAINAGE SHALL BE IN ACCORD WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT.

2. THE GEOTECHNICAL ENGINEER SHALL BE RETAINED TO PROVIDE OBSERVATION AND TESTING SERVICES DURING CONSTRUCTION, INCLUDING SITE EXCAVATIONS, FILL PLACEMENT AND COMPACTION, EXCAVATION OF SPREAD FOOTING FOUNDATIONS PRIOR TO FORMING OR STEEL PLACEMENT, OBSERVATION OF RETAINING WALL BACKDRAINS, CRAWL SPACE GRADING AND DRAINAGE, AND OBSERVATION AND TESTING OF RETAINING WALL BACKFILL.

3. THE GEOTECHNICAL ENGINEER SHALL BE PROVIDED AT LEAST 48 HOURS NOTICE PRIOR TO THE START OF GRADING, FOUNDATION EXCAVATIONS, OR OTHER ITEMS REQUIRING OBSERVATION AND TESTING.

4. A PRECONSTRUCTION CONFERENCE SHALL BE CALLED BY THE CONTRACTOR PRIOR TO ANY EQUIPMENT BEING MOVED ONTO THE SITE. TO BE PRESENT AT THIS CONFERENCE ARE:
   - OWNER'S REPRESENTATIVE
   - GRADING CONTRACTOR
   - GEOTECHNICAL ENGINEER
   - CIVIL ENGINEER

5. UPON COMPLETION OF GRADING ACTIVITIES, THE GEOTECHNICAL ENGINEER SHALL PROVIDE A "FINAL SOIL REPORT", AND DESCRIBE HOW GRADING ACTIVITIES MET THE REQUIREMENTS OF THE PRELIMINARY REPORT.

SURVEY NOTES

1. THE BOUNDARY ON THESE DRAWINGS REPRESENTS A PROPERTY LINE SURVEY. PROPERTY LINES SHOWN HEREON ARE BASED ON A PENDING RECORD OF SURVEY.

2. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY OF JUNE & SEPTEMBER, 2022 PERFORMED BY JACKSON AND ASSOCIATES, INC.

3. THE TOPOGRAPHY IS BASED ON A FIELD SURVEY PERFORMED BY JACKSON AND ASSOCIATES, INC. ON JUNE 24 & SEPTEMBER 1, 2022. THE ELEVATIONS ARE BASED ON A FIELD SURVEY PERFORMED BY CINQUINI & PASSARINO IN APRIL 2015 WHICH IS BASED ON A FIELD SURVEY BY MICHAEL W. BROOKS & ASSOCIATES, INC. DATED NOVEMBER 2004 WHICH USED THE ELEVATION BENCHMARK OF "NAPA COUNTY BENCHMARK #601-C, ELEV 228.08', NGVD 1929".

4. SITE BENCHMARK DESCRIPTION. "SANITARY SEWER MANHOLE RIM AT ROSEBUD LANE, ELEVATION = 230.32'"

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.

ABBREVIATIONS

AB	AGGREGATE BASE	FH	FIRE HYDRANT
AC	ASPHALT CONCRETE	FIRM	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	GRAVEL
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
℄	CENTERLINE	MH	MANHOLE
CO	CLEANOUT	MON	MONUMENT
COMM	COMMUNICATION	(N)	NORTH
CV	CHECK VALVE	<N>	NEW
CW	COLD WATER	OC	ON CENTER
DCV	DOUBLE CHECK VALVE	OG	ORIGINAL GROUND
DG	DECOMPOSED GRANITE	OH	OVERHEAD
DIP	DUCTILE IRON PIPE	OHL	OVERHEAD LINE
DS	DOWNSPOUT	<P>	PROPOSED
DW	DOMESTIC WASTE	PCC	PORTLAND CEMENT CONCRETE
DWG	DRAWING	PD	PRESSURE DISTRIBUTION
EC	END OF CURVE	PG&E	PACIFIC GAS AND ELECTRIC
(E)	EAST	PI	POINT OF INTERSECTION
<E>	EXISTING	PIV	POST INDICATOR VALVE
ECR	END CURB RETURN	P/L	PROPERTY LINE
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
R	RADIUS
RT	RIGHT
ROW	RIGHT OF WAY
RWL	RAIN WATER LEADER
RCP	REINFORCED CONCRETE PIPE
(S)	SOUTH
S	SLOPE (FEET/FOOT)
SAD	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDP	SUBDRAIN PIPE
SED	SEE ELECTRICAL DRAWINGS
SLD	SEE LANDSCAPE DRAWINGS
SLV	SLEEVE
SMD	SEE MECHANICAL DRAWINGS
SPD	SEE PLUMBING DRAWINGS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SW	SIDEWALK
TC	TOP OF CURB
TFC	TOP FACE OF CURB
TOC	TOP OF CONCRETE
TS	TOP OF STAIRS
TW	TOP OF WALL
TYP	TYPICAL
UG	UNDERGROUND
VC	VERTICAL CURVE
VG	VALLEY GUTTER
(W)	WEST
WM	WATER METER
W/S	WATER SERVICE
WV	WATER VALVE

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.
4. THE FOLLOWING ASSUMPTIONS HAVE BEEN MADE WHEN DEVELOPING ADJUSTED QUANTITY ESTIMATES:
   - QUANTITIES FROM UTILITY TRENCHES, FOUNDATION TRENCHES, ELEVATOR PIT, AND STORMWATER DETENTION BASINS HAVE NOT BEEN ESTIMATED.
   - QUANTITIES RELATED TO OVEREXCAVATION AND RECOMPACTION HAVE BEEN ESTIMATED ASSUMING A 20% VOLUME LOSS DURING RECOMPACTION, AND ASSUMING AN AVERAGE DEPTH OF EXCAVATION OF 1.0'.
3. 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.
4. SEE THE TABLE BELOW FOR THE ESTIMATED EARTHWORK QUANTITIES FOR THE PROJECT.

ESTIMATED PROJECT EARTHWORK		
	UNADJUSTED QUANTITIES (CY)	ADJUSTED QUANTITIES (CY)
CUT	180	350
FILL	65	485
ESTIMATED NET EARTHWORK		45 (EXPORT)

THE APPROXIMATE AREA OF DISTURBED SOIL IS 14,135 SF (0.37 AC). EXCESS SOIL WILL BE OFF-HAULED TO A LOCATION APPROVED BY NAPA COUNTY.

SYMBOL LEGEND

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

REVISIONS

1	ADDED ADU, REMOVED ENTRY GATE

SHEET INDEX

C1.0	COVER SHEET
C2.0	HSCP & GRADING PLAN
C3.0	UTILITY PLAN

PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW APPROVAL FOR A NEW RESIDENCE AT 1766 SULPHUR SPRINGS AVE. THIS PROJECT ALSO PROPOSES TO CONSTRUCT AN ADU, POOL, DRIVEWAY, AND RELATED UTILITY IMPROVEMENTS.

PROJECT INFORMATION

OWNER: 1516 SULPHUR SPRINGS LLC
60 HUNTER RANCH ROAD
NAPA, CALIFORNIA 94558

SITE ADDRESS: 1516 SULPHUR SPRINGS AVENUE
ST. HELENA, CA 94508

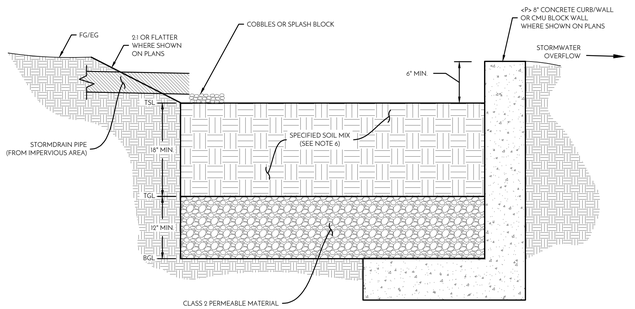
ASSESSOR PARCEL #: 009-362-018
PARCEL SIZE: 0.35 ACRES
CITY ZONING: MR

SURVEYOR: JACKSON AND ASSOCIATES, INC.
P.O. BOX 737
CLOVERDALE, CA 95425
PETE JACKSON P.L.S.
707/894-8494

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

ARCHITECT: RB + DESIGN
663 JADE WAY
FAIRFIELD, CA 94534
RYAN BELIAKOFF
(707) 365-3311

GEOTECHNICAL ENGINEER: KC ENGINEERING COMPANY
865 COTTING LANE, SUITE A
VACAVILLE, CA 95688
DAVID CYMANSKI, G.E.
(707) 447-4025



NOTES:

1. FACILITIES LOCATED WITHIN 10 FEET OF STRUCTURES SHALL INCORPORATE AN IMPERVIOUS CUTOFF WALL.
2. FACILITIES LOCATED IN AREAS OF HIGH GROUNDWATER, HIGHLY INFILTRATIVE SOILS, OR WHERE CONNECTION OF THE UNDERDRAIN TO A SURFACE DRAIN OR SUBSURFACE STORM DRAIN ARE INFEASIBLE MAY OMIT THE UNDERDRAIN.
3. NO LINER, NO FILTER FABRIC, NO LANDSCAPE CLOTH.
4. MAINTAIN BGL, TGL, TSL AT LEVEL ELEVATIONS AS SPECIFIED ON THE PLANS.
5. CLASS 2 PERMEABLE LAYER MAY EXTEND BELOW AND UNDERNEATH DROP INLET.
6. REQUIRED SOIL MIX: 60%-70% FINE SAND, 30%-40% COMPOST (VOLUME BASIS). SOIL SHALL BE CAPABLE OF ACHIEVING A LONG-TERM, IN-PLACE INFILTRATION RATE OF AT LEAST 5 INCHES PER HOUR. SOIL SHALL ALSO SUPPORT VIGOROUS PLANT GROWTH.

1 BIORETENTION FACILITY
NO SUBDRAIN
NOT TO SCALE

NOT FOR CONSTRUCTION

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

CIVIL IMPROVEMENT PLANS
COVER SHEET

1516 SULPHUR SPRINGS AVE
ST. HELENA, CA 94574
APN: 009-362-018
PROJECT: 22.037

PROFESSIONAL ENGINEER
No. 75989
Exp. 06-30-24
CIVIL
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION
FOR MORE INFORMATION SEE WWW.USANORTH.ORG

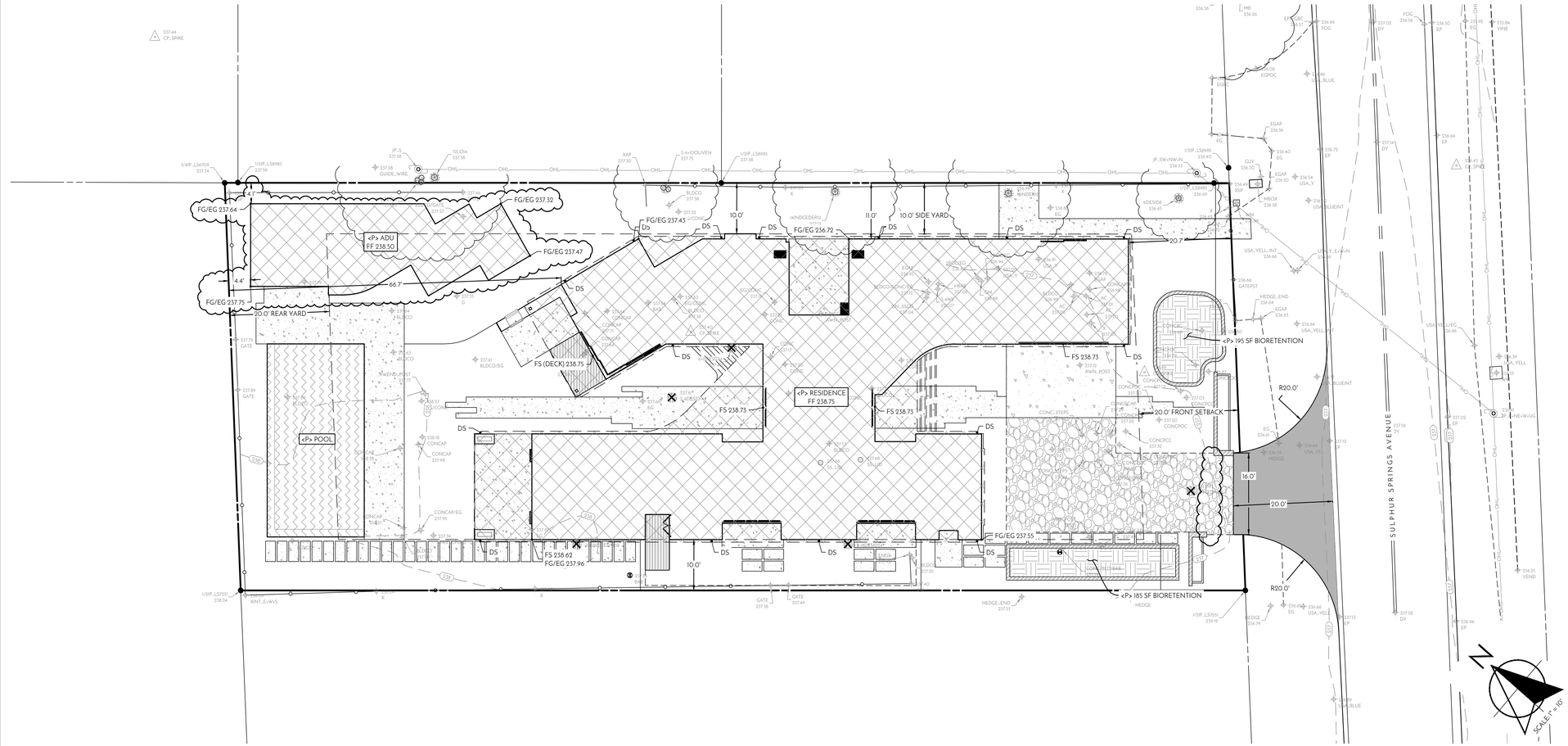
DATE	ISSUE
11/08/22	DESIGN REVIEW
01/23/23	1 REV 1

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	6,320	N/A	IMPERVIOUS
		WALLS	115	N/A	IMPERVIOUS
	PATIO, IMPERVIOUS DECKING, PAVERS AND IMPERVIOUS LINERS	CONCRETE	2,520	N/A	IMPERVIOUS
	SIDEWALKS AND PATHS	GRAVEL	0	6" CL 2 AB	IMPERVIOUS
	ROADWAYS AND DRIVEWAYS	ASPHALT CONCRETE	490	2.5" AC OVER 6.0" CL 2 AB	IMPERVIOUS
		CONCRETE	320	5" CONC OVER 4" CL 2 AB	IMPERVIOUS
		GRAVEL	860	10" CL 2 AB	IMPERVIOUS
	OTHER PERVIOUS SURFACE	DECOMPOSED GRANITE	0	N/A	PERVIOUS
		PLANTING	0	N/A	PERVIOUS
		WOOD DECK	130	N/A	PERVIOUS
		BIORETENTION	380	N/A	PERVIOUS
		TOTAL	11,135		

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA : 9,370 SF (0.22 AC)
TOTAL DISTURBED SOIL AREA: 16,135 SF (0.37 AC)



HARDSCAPE & GRADING PLAN

NOT FOR CONSTRUCTION

FOR OFFICIAL USE ONLY

REVISED
4:39 pm, Mar 08, 2023

REVISIONS

1 ADDED ADU, REMOVED ENTRY GATE

PROFESSIONAL ENGINEER
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madrone engineering
1485 Main Street, Suite 102
St. Helena, California 94574
Tel. (707) 302-0280

CIVIL IMPROVEMENT PLANS
HSCP & GRADING PLAN

1516 SULPHUR SPRINGS AVE
ST. HELENA, CA 94574
APN: 009-362-018
PROJECT: 22.037

REGISTERED PROFESSIONAL ENGINEER
DAVID D. DICKENSON
No. 75989
Exp. 06-30-24
CIVIL
STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION
FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE	ISSUE
11/08/22	DESIGN REVIEW
01/25/23	1 REV 1

SHEET
C2.0

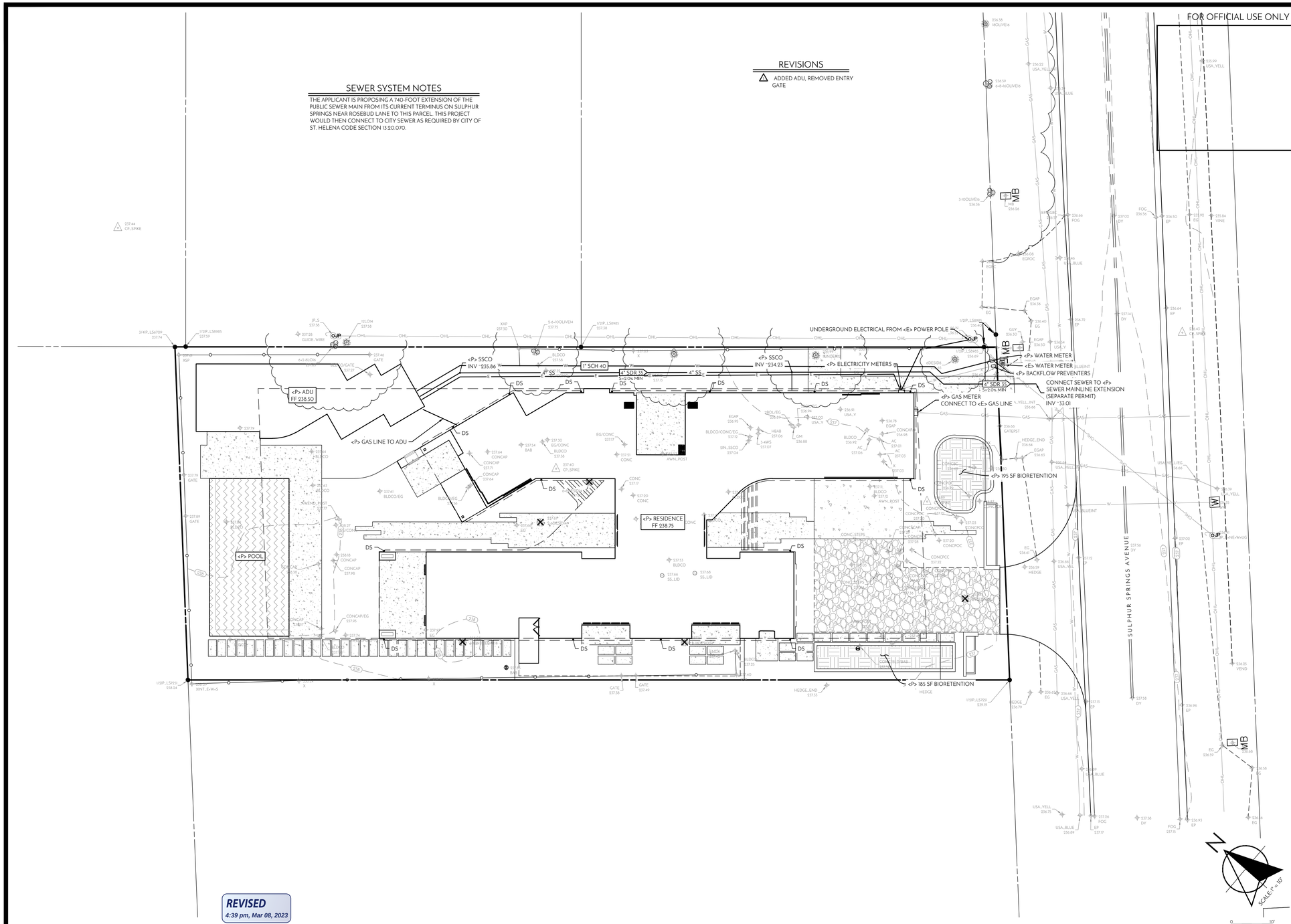
FOR OFFICIAL USE ONLY

SEWER SYSTEM NOTES

THE APPLICANT IS PROPOSING A 740-FOOT EXTENSION OF THE PUBLIC SEWER MAIN FROM ITS CURRENT TERMINUS ON SULPHUR SPRINGS NEAR ROSEBUD LANE TO THIS PARCEL. THIS PROJECT WOULD THEN CONNECT TO CITY SEWER AS REQUIRED BY CITY OF ST. HELENA CODE SECTION 13.20.070.

REVISIONS

1 ADDED ADU, REMOVED ENTRY GATE



REVISED
4:39 pm, Mar 08, 2023

UTILITY PLAN

NOT FOR CONSTRUCTION

SCALE: 1" = 10'

madrone civil
1485 Main Street, Suite 102
St. Helena, California 94574
Tel. (707) 302-0280

CIVIL IMPROVEMENT PLANS
UTILITY PLAN

1516 SULPHUR SPRINGS AVE
ST. HELENA, CA 94574
APN: 009-362-018
PROJECT: 122.037

REGISTERED PROFESSIONAL ENGINEER DAVID D. DICKERSON No. 75989 Exp. 06-30-24 CIVIL STATE OF CALIFORNIA

EVERY PERSON PLANNING TO DIG CALL USA AT 811 PRIOR TO EXCAVATION
FOR MORE INFORMATION SEE WWW.USANORTH.ORG

DATE	ISSUE
11/08/22	DESIGN REVIEW
01/23/23	1 REV 1

SHEET:

C3.0

THESE DRAWINGS AND SPECIFICATIONS, INCORPORATED HEREIN, AS PREPARED BY MADRONE ENGINEERING, ARE AND SHALL REMAIN THE PROPERTY OF MADRONE ENGINEERING AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF MADRONE ENGINEERING. MADRONE ENGINEERING HAS PREPARED THESE PLANS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE EXERCISED BY REASONABLY PRUDENT ENGINEERS PRACTICING IN THE SAME FIELD. ANY UNAUTHORIZED CHANGES TO OR USES OF THESE PLANS ALL UNAUTHORIZED CHANGES TO OR USES SHALL BE REPRESENTED AS SUCH BY MADRONE ENGINEERING. THE ENGINEER OF RECORD SHALL NOT BE RESPONSIBLE FOR UNAUTHORIZED CHANGES TO OR USES OF THE PLANS



SULPHUR SPRINGS AVENUE

LANDSCAPE MATERIALS & PLANT LIST



1 CONCRETE

2 DECOMPOSED GRANITE

3 3/8 LODI CHIP

4 CEDAR MULCH

5 1 1/2" LODI ROCK

6 BERMUDA GRASS
CYNODON DACTYLON
QNTY. = 767 SF H=N/A W= N/A

7 TUFFTED HAIR GRASS
DESCHAMPSIA CESPITOSA
QNTY. = 13 H=2' W= 2'

8 MEXICAN FEATHER GRASS
STIPA TENUISSIMA
QNTY. = 26 H=3' W= 2'

9 PURPLE NEEDLE GRASS
STIPA PULCHRA
QNTY. = SEED H=2' W= 2'

10 BLUE FESCUE
FESTUCA GLAUCA
QNTY. = 17 H=1' W= 1'

11 ELK BLUE RUSH
JUNCUS PATENS
QNTY. = 7 H=2' W= 2'

12 NEEDLE AGAVE
AGAVE STRIATA
QNTY. = 9 H=2' W= 2'

13 DESERT SPOON
DASYLIRION SPP.
QNTY. = 9 H=3-6' W= 3-6'

14 CALIFORNIA FUCHSIA
ZAUSCHNERIA
QNTY. = 9 H=2' W= 3'

15 CALIFORNIA POPPY
ESCHSCHOLIZIA CALIFORNICA
QNTY. = 17 H=2' W= 2'

16 RUSIAN SAGE
PEROVSKIA SPP.
QNTY. = 6 H=3' W= 3'

17 LADY FERN
ATHYRIUM FILIX-FEMINA
QNTY. = 9 H= 3' W= 3'

18 JAPANESE MAPLE
ACER PALMATUM
QNTY. = 4 H= 20' W= 20'

19 FRUITLESS OLIVE
OLEA EUROPAEA
QNTY. = 6 H=25' W= 25'

20 LIVE OAK
QUERCUS WISLIZENI
QNTY. = 1 H=20' W= 30-70'

*NOTE LANDSCAPE IRRIGATION TO BE PROVIDED BY A COMBINATION OF ONSITE RAINWATER COLLECTION AND METERED WATER.

REVISED
4:39 pm, Mar 08, 2023

NICCA

1516 Sulphur Springs Avenue

1 / L1.00 LANDSCAPE PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

PROJECT NORTH

SETS ISSUED

Issue	Date
Approver	

REVISIONS ISSUED

Issue	Date

PROPOSED LANDSCAPE PLAN & PLANT LIST

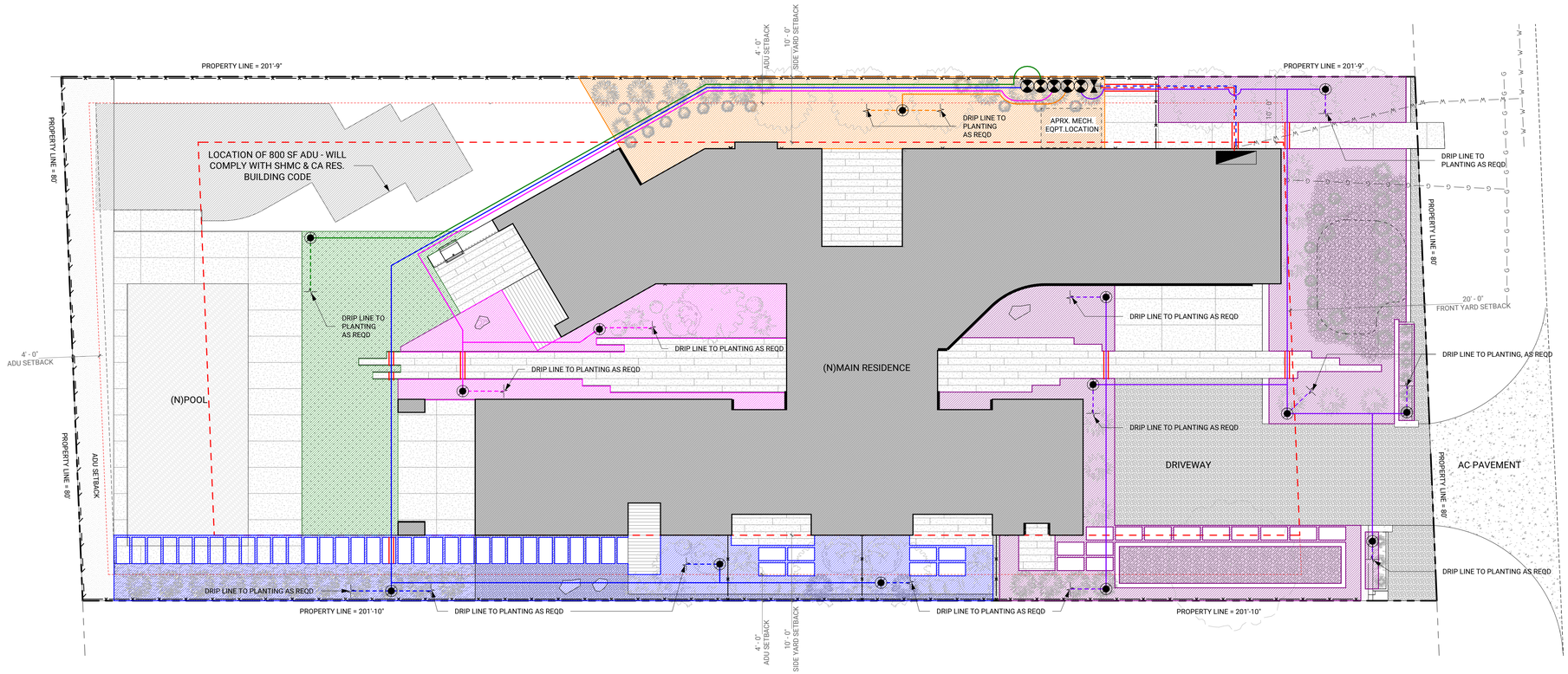
Project No. 2201

L1.00

Plot Date 3/7/2023 6:26:50 AM

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Plot Date 3/7/2023 6:26:57 AM



SULPHUR SPRINGS AVENUE

IRRIGATION LEGEND

SPRINKLER HEAD	DRIP LINE	ZONE 1	ZONE 4
SHUT OFF VALVE	1" PVC LINE	ZONE 2	ZONE 5
REMOTE CONTROL VALVE	IRRIGATION MAIN	ZONE 3	
PVC TO DRIP LINE CONN.	1" CONDUIT		
SYSTEM CONTROLLER	PIPE SLEEVE		

REVISED
4:39 pm, Mar 08, 2023

1 / L1.01 IRRIGATION PLAN
SCALE : 1/8" = 1'-0"

0 8' 16' 32'

NICCA

1516 Sulphur Springs Avenue

SETS ISSUED

Issue	Date
Approver	

REVISIONS ISSUED

Issue	Date

PROPOSED IRRIGATION PLAN

Project No. 2201

L1.01

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Plot Date 3/7/2023 6:26:58 AM

MWELO
Landscape Documentation Package – Part 1

Effective December 1, 2015 the California Department of Water Resources has updated the Model Water Efficient Landscape Ordinance (MWELO) to increase water efficiency standards for new and retrofitted landscapes. All forms are available online in an interactive PDF format: http://www.cityofsthelena.org/publicworks/webform/forms-and-documents

PROPERTY INFORMATION (REQUIRED)

Application Date	Are the owner and applicant the same?	Is the property located within the City Limits?	
12/7/2022	☐ Yes ■ No	■ Yes ☐ No ☐ Unsure	
Property Owner's Legal Name or Business Name	Property Owner's Email	Owner's Phone Number	
Sushil Patel	sushil@presidioco.com	530-304-5619	
Project Address	City	State	Zip Code
1516 Sulphur Springs, LLC	St Helena	CA	94574

Have you previously submitted a Landscape Documentation Package for this site? ☐ Yes ■ No

APPLICANT INFORMATION (REQUIRED)

Project Applicant Full Name or DBA	Phone	Tax ID # (if applicable)
Ryan Beliakoff	707-365-3311	
Email	APN	
ryan@presidioco.com	009-350-024-000	
Mailing Address	City	State	Zip Code
316 Cottonwood Street	Vacaville	CA	95688

DOES YOUR PROJECT INCLUDE LANDSCAPING?

☐ Currently, this project does not include landscaping. I am aware that future landscape installation may be required to comply with the Model Water Efficient Landscape Ordinance (MWELO) requirements per California Code of Regulations, Title 23, Division 2, Chapter 2.7.

■ This project incorporates landscaping. (Please provide the information below specific to the landscape area which will be completed as part of this project and specify the compliance method to be used.)

MWELO PROJECT CRITERIA (REQUIRED)

The State of California adopted new MWELO regulations on December 1, 2015 for full content please click here.

		Exempt*
1. Does your project include **new** construction with a total landscape area greater than 500 square feet and does your project include **new** landscape construction requiring a building or landscape permit, plan check, or design review?	■ Yes	☐ No
2. Does your project include rehabilitation of a landscape area greater than 2,500 square feet and does your project include rehabilitation of landscape requiring a building or landscape permit, plan check, or design review?	☐ Yes	■ No
3. Is your project a registered a) local, state or federal historic site b) ecological restoration or mined land reclamation project or c) botanical garden or arboretum open to the public?	■ No	☐ Yes
Does your project trigger MWELO?		

*If you have answered **NO** to both question 1 & 2 above or **YES** to question 3 your project is likely exempt from MWELO criteria.

SIGNATURE

I certify the above information is correct and agree to comply with the requirements of the MWELO.

Signature of property owner or authorized representative — Date: 12/7/2022

MWELO
Landscape Documentation Package – Part 2

LANDSCAPE DOCUMENTATION PACKAGE - PART 1

■ Yes ☐ No — Have you completed and submitted Part 1 of the Landscape Documentation Package? If no, please complete Landscape Documentation Package – Part 1.

PROJECT DETAILS

Project Address	City	State	Zip Code
1516 Sulphur Springs Avenue	St Helena	CA	94574

What is the total landscaped area planned for your project? (LA)			Square Feet
What is the total turf area planned for your project? T_{sf}			Square Feet
What is the total plant area planned for your project? $0.422 \times LA$			Square Feet
Type of project:	■ Residential	☐ Commercial	☐ Other
Type of project:	☐ Public	■ Private	☐ Other
Type of project:	■ New	☐ Rehabilitation	☐ Other
Who is the water supplier for the project site?	■ City of St. Helena		☐ Other
What is the water supply type for this project?	■ Potable ☐ Well ☐ Recycled		☐ Other

LANDSCAPE DOCUMENTATION PACKAGE CHECKLIST

The following forms and documents are required to for MWELO approval:	STAFF USE ONLY	
Design/Review Phase of Project		
☐ City of St. Helena MWELO Application (this form)	☐ Submitted _____	☐ Complete
☐ Water Efficient Landscape Worksheet (Appendix B of MWELO)	☐ Submitted _____	☐ Complete
☐ Soil Analysis Report (Soil Management Report) (Section 492.5)	☐ Submitted _____	☐ Complete
☐ Landscape Design Plan (Section 492.6)	☐ Submitted _____	☐ Complete
☐ Irrigation Design Plan (Section 492.7)	☐ Submitted _____	☐ Complete
☐ Grading Design Plan (Section 492.8)	☐ Submitted _____	☐ Complete
☐ Plant List with Water Use	☐ Submitted _____	☐ Complete
Inspection/Certification Phase of Project		
☐ Certificate of Completion (Appendix C of MWELO)	☐ Submitted _____	☐ Complete
☐ Irrigation schedule (Section 492.10)	☐ Submitted _____	☐ Complete
☐ Landscape and irrigation maintenance schedule (Section 492.11)	☐ Submitted _____	☐ Complete
☐ Landscape irrigation audit report (Section 492.12)	☐ Submitted _____	☐ Complete

STAFF USE ONLY			
Has the applicant met all MWELO requirement for design/review?	☐ Yes	☐ No	Date _____
Has the applicant met all MWELO requirement for building/inspections?	☐ Yes	☐ No	Date _____
Has the certificate of completion been issued?	☐ Yes	☐ No	Date _____

PROPERTY OWNER/DESIGNEE

By typing or signing my name below I certify that the information provided in this application and all additional documentation is, to the best of my knowledge, accurate and complete. I understand that any changes to the planned project will require an additional application. Additionally, I understand in order to proceed with my project I must receive approval of this form or notification of exemption and all additional documentation from the City of St. Helena. I agree to stay within the water budget (Maximum Applied Water Allowance) calculated on attached forms when irrigating this project landscape.

Property Owner or Authorized Designee's Signature — Print Name: Ryan Beliakoff — Date: 12/7/2022

City of St. Helena
Water Efficient Landscape Worksheets

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Other standard MWELO Worksheets will be accepted, provided all information is included.

Attachments:

Soil management or Analysis Report	Section 492.5
Irrigation Scheduling	Section 492.10
Schedule of Landscape and Irrigation maintenance	Section 492.11
Landscape Irrigation Audit Report	Section 492.12

Definitions:

	Plant List	Plant List should include the common or scientific name of the plant **and the expected water use** as identified by the following source, or other sources allowed by law. http://ucanr.edu/sites/WUCOLS/Plant_Search/
ETo = 44.1	Reference Evapotranspiration	The annual evapotranspiration for the St. Helena area is 44.1 as defined by the State Department of Resources
HA	Hydrozone Area /Planting Description	The landscaped area having plants with similar water needs and rooting depth, a hydrozone may be irrigated or non-irrigated. Divided into four categories: High Water Use Plants (HW), Moderate Water Use Plants (MW), Low Water Use Plants (LW), Very Low Water Use Plants (VLW)
LA	Landscape Area	The hydrozone area in square feet
PF	Plant Factor (plant water use factor)	A factor, when multiplied by ETo, estimates the amount of water needed by plants. The plant factor ranges, and plant factors are determined by the Department of Water Resources 2000 publication "Water Use Classification of Landscape Species". The City of St. Helena will assume the high number for each range for plant type. Divided into four categories: HW = 0.9, MW = 0.6, LW = 0.3 and VLW = 0.1
IM	Irrigation Method	The type of irrigation to be used in a hydrozone use, divided into three categories: overhead spray, drip or non-irrigated
IE	Irrigation Efficiency	The measurement of the amount of water beneficially used divided by the amount of water applied, 0.75 for overhead spray devices and 0.81 for drip systems
ETAF	Estimate Total Adjustment Factor	A factor of the Plant Factor divided by the Irrigation Efficiency (PF/IE) Regular landscape areas must be of 0.55 or below for residential and 0.45 or below for non-residential areas, when applied to ETo adjusts for plant factor and irrigation efficiency
SLA	Special Landscape Area	An area of the landscape dedicated solely to edible plants, recreational area, areas irrigated with recycled water or water features using recycled water
ETWU	Estimated Total Water Use	The estimated water use (in gallons per year) that the project would use for the landscape based on plant selection and irrigation efficiency. Where .62 is a conversion factor that converts acre inches per acre per year to gallon per square foot per year. ETo x .62 x ETAF x LA = ETWU (gallons per year)
	Planting Description	Provide details on the location of the area, reference plans or common names. *i.e.* Front Lawn, back north east of property
MAWA	Maximum Applied Water Allowance	The upper limit of the annual applied water for the established landscaped area. The ETWU should not exceed the MAWA. (ETo) (0.62) ((ETAF x LA) + ((1) x SLA)) = MAWA

City of St. Helena Water Efficient Landscape Worksheets

Section A: HYDROZONE INFORMATION TABLE

Please complete the hydrozone table(s) for each hydrozone. Use as many tables as necessary to provide the information for each landscape area per hydrozone. If you have more than ten hydrozones, please attach additional page(s) with your application as necessary to complete hydrozone information for all portions of your project and calculation of your project's Estimated Total Water Use (ETWU). Other standard MWELO worksheets will be accepted.

1. The plant factor used shall be from sources identified above or other sources allowed by law
2. Individual hydrozones that mix plants of moderate and low water use shall use the higher water using plant factor
3. Use 44.1 as the ETo for the City of St. Helena
4. *ETAF must be below .55 for residential and below .45 for non-residential

Regular Landscape Areas

Hydrozone Area	Planting Description	Plant Factor	Irrigation Method	Irrigation Efficiency	Estimate Total Adjustment Factor			Estimated Total Water Use
HA	Planting Description	PF	IM	IE	ETAF* PF/IE = ETAF	Landscape Area (LA) (sq. ft.)	ETAF x Area	ETWU (gallons per year) ETo x .62 x ETAF x LA = ETWU
e.g. VLW	*Northeast Corner*	*.1*	*Drip*	*.81*	*(.1/.81) = .12*	*650*	*(.12x650)=78*	*(44.1)(.62)(78)(650)=1,386,239*
VLW	Zone 1	.1	Drip	.81	.12	1794	215	5878.5
LW	Zone 2	.3	Drip	.81	.37	916	339	9269
LW	Zone 3	.3	Drip	.81	.37	767	284	7759
LW	Zone 4	.3	Drip	.81	.37	482	178	4876
VLW	Zone 5	.1	Drip	.81	.12	863	104	2832
					TOTALS	A 4,922	B 1,120	E 30,614.5

Special Landscape Areas

						Special Landscape Area (SLA) (sq. ft.)		
		N/A	N/A	N/A	1			
		N/A	N/A	N/A	1			
		N/A	N/A	N/A	1			
		N/A	N/A	N/A	1			
		N/A	N/A	N/A	1			
					SUBTOTALS	C 4,822	D 1,120	F 30,614.5

Section B: Calculations

Use the subtotal calculations from Section A to complete the following:

1. What is the Average ETAF for regular landscape area of your project? (B÷A) = Average ETAF	.23	Ave ETAF
2. What is the sitewide ETAF for your project? (B+D)÷(A+C)= sitewide ETAF	.23	Site ETAF
3. What is the MAWA (Maximum Applied Water Allowance) for your project? (44.1) (.62) (B + D) = MAWA	30,623	MAWA
4. What is the ETWU total for your project? (E+F) = Total ETWU	30,614.5	ETWU

If you feel this does worksheet does not reflect the annual Maximum Applied Water Allowance (MAWA) for your project, please explain in the box below.

Thank you for completing your Water Efficient Landscape Worksheet!

Please remember your Landscape Documentation Package **IS NOT COMPLETE** until all of the necessary attachments have been received (see top of page 3). After you submit your application to the City of St. Helena for review and approval, and the irrigation and landscape is installed, a **Certificate of Completion** is required to verify compliance with the ordinance.

City of St. Helena
Certificate of Completion

PROPERTY INFORMATION

Date	Project Name	Has the Landscape Documentation Package for this site been completed?	
		☐ Yes ☐ No	
Property Owner's Legal Name or Business Name	Property Owner's Email	Owner's Phone Number	
Landscape Project Site Address	City	State	Zip Code

APPLICANT INFORMATION

Project Applicant Full Name or DBA	Phone	Tax ID # (if applicable)
Email	APN	
Mailing Address	City	State	Zip Code

PROPERTY OWNER

By typing or signing my name below I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule.

Property Owner or Authorized Designee's Signature — Print Name — Date

PROPERTY OWNER QUESTIONAIRE

1. Date the Landscape Documentation Package was submitted to the City of St. Helena:	
2. Date the Landscape Documentation Package was approved by the City of St. Helena:	
3. Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the City of St. Helena:	

CERTIFICATION OF INSTALLATON

Name**	Phone	
Company	Title	
Email	License No. or Certification No.	
Mailing Address	City	State	Zip Code

By typing or signing my name below I/we certify that based upon periodic site observations, the work has been completed in accordance with the ordinance wan that the landscape planting and irrigation installation conforms with the criteria and specification of the approved Landscape Documentation Package.

Property Owner or Authorized Designee's Signature — Print Name — Date

** Signer of the Landscape design plan, signer of the irrigation plan or a licensed landscaper contractor.

REQUIRED ATTACHMENTS

- ☐ IRRIGATION SCHEDULING (per ordinance Section 492.10)
- ☐ SCHEDULE OF LANDSCAPE AND IRRIGATION MAINTENANCE (per ordinance Section 492.11)
- ☐ LANDSCAPE IRRIGATION AUDIT REPORT (per ordinance Section 492.12)
- ☐ SOIL MANAGEMENT or ANALYSIS REPORT (per ordinance Section 492.6)

REVISED
4:39 pm, Mar 08, 2023

NICCA

1516 Sulphur Springs Avenue

SETS ISSUED

Issue	Date
Approver	

REVISIONS ISSUED

Issue	Date

MWELO DOCUMENTS

Project No. 2201

L1.02

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RECEIVED
By Xgamero at 4:16 pm, Feb 27, 2023

1516 Sulphur Springs Avenue

The 1516 Sulphur Spring Avenue property is a 16,140 square foot lot (.37 acres) that houses a 1,671.89 square foot single-story main residence, 373 square foot garage, a 693 square foot single-story guest house, and a 628 square foot single-story storage building. All existing structures have a height of twenty feet or less. The lot coverage for the existing structures is 21%. Given the dilapidated state of the existing structures, I am proposing to demolish all 3,366 square feet of the existing buildings.

To further improve the site conditions, I will extend the sewer line located 700 feet east of the property at Rosebud Lane to proposed home. This will nullify the need for a septic system and provide neighboring properties to the east an opportunity to improve outdated systems.

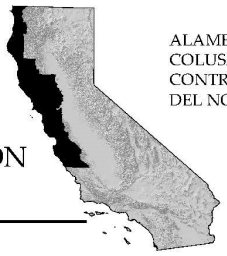
The design I am proposing seeks to minimize the impact of a typical elevation by drastically staggering the living wing and the bedroom wing, setting the former further into the heart of the site. By doing so, you can capitalize on the long, narrow nature of the site creating layers as you filter through. This allows the calming nature of the home to be separated from the chaos of the outside world.

The design will host a 3,699 square foot single-story main residence with a ridge height of 18'-10 ½", 496 square foot two car garage, 800 square foot ADU, driveway with an additional four parking spaces, and a pool. The maximum gross floor area for the property is 4,000 square feet. Our design will be below this maximum allowance, as the F.A.R. calculated for the proposed design is 3,995 square feet. This is achieved by subtracting the 800 square foot ADU allowance and the 200 square foot garage allowance from the 4,995 square feet of total proposed square footage resulting in 3,995 square feet. This will add an additional 1,629 square feet to the square footage of the existing buildings. The proposed lot coverage will be 34% when adding the total proposed square footage of 4,995 sf with the 650 square feet of covered patios.

Ryan Beliakoff

02/24/2023

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM



ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

ACCESS AGREEMENT SHORT FORM

File Number: 22-1173 revised

I, the the undersigned, have been granted access to historical resources information on file at the Northwest Information Center of the Califronia Historical Resources Information System.

I understand that any CHRIS Confidential Information I receive shall not be disclosed to individuals who do not qualify for access to such information, as specified in Section III(A-E) of the CHRIS Information Center Rules of Operation Manual, or in publicly distributed documents without written consent of the Information Center Coordinator.

I agree to submit historical Resource Records and Reports based in part on the CHRIS information released under this Access Agreement to the Information Center within sixy (60) calendar days of completion.

I agree to pay for CHRIS services provided under this Access Agreement within sixty (60) calendar days of receipt of billing.

I understand that failure to comply with this Access Agreement shall be grounds for denial of access to CHRIS Information.

Print Name: Ryan Beliakoff Date:

Signature:

Affiliation: <self affiliated>

Address: City/State/ZIP:

Billing Address (if different from above):

Special Billing Information

Telephone: (707) 365-3311 Email: ryan@presidioco.com

Purpose of Access:

Reference (project name or number, title of study, and street address if applicable):

1516 Sulphur Springs Avenue

County: NAP USGS 7.5' Quad: Rutherford

credit card

This is not an invoice. Sonoma State University will send separate Invoice

CALIFORNIA HISTORICAL RESOURCES INFORMATION SYSTEM

ALAMEDA
COLUSA
CONTRA COSTA
DEL NORTE
HUMBOLDT
LAKE
MARIN
MENDOCINO
MONTEREY
NAPA
SAN BENITO
SAN FRANCISCO
SAN MATEO
SANTA CLARA
SANTA CRUZ
SOLANO
SONOMA
YOLO

Northwest Information Center
Sonoma State University
1400 Valley House Drive, Suite 210
Rohnert Park, California 94928-3609
Tel: 707.588.8455
nwic@sonoma.edu
https://nwic.sonoma.edu

February 10, 2023 NWIC File No.: 22-1173 - revised

Ryan Beliakoff
ryan@presidioco.com

Re: Record search results for the proposed project at 1516 Sulphur Springs Avenue, St. Helena, CA 94574

Dear Ryan Beliakoff:

Per your request received by our office on the 1st of February, 2023, a rapid records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for Napa County. As per revised instructions received by this office on 2/8/2023 requesting review to only address the existing information related to the historic significance of the structures, this revised review only incorporated a review for buildings and structures within the referenced project boundaries and the immediate vicinity. Please note that use of the term cultural resources includes both archaeological resources and historical buildings and/or structures.

The proposed project located at 1516 Sulphur Springs Avenue, APN 009-362-018-000, will demolish the existing buildings. The 1516 Sulphur Spring Avenue property is a 16,140 square foot lot (.37 acres) that houses a 1,671.89 square foot single-story main residence, 373 square foot garage, a 693 square foot single-story guest house, and a 627 square foot single-story storage building. The lot coverage for the existing structures is 21%. Given the dilapidated state of the existing structures, I am proposing to demolish all 3,366 square feet of the existing buildings.

The new design will be a 3,699 square foot single-story main residence, 489 square foot two car garage, driveway with an additional four parking spaces, and a pool. The maximum gross floor area for the property is 4,000 square feet. The proposed lot coverage will be 26%.

Review of the information at our office indicates that there has been no cultural resource study that covers the 1516 Sulphur Springs Avenue project area. The State Office of Historic Preservation Built Environment Resources Directory (OHP BERD), which includes listings of the California Register of Historical Resources, California State Historical Landmarks, California State Points of Historical Interest, and the National Register of Historic Places, lists no recorded buildings or structures within or adjacent to the proposed 1516 Sulphur Springs Avenue project area. In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed 1516 Sulphur Springs Avenue project area.

RECOMMENDATIONS:

1) If archaeological resources are encountered **during construction,** work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

2) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: https://ohp.parks.ca.gov/?page_id=28351

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the California Historical Resources Information System (CHRIS) Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,

Bryan Much
Coordinator

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

State of California Department of Parks and Recreation
1976 *California Inventory of Historic Resources*. State of California Department of Parks and Recreation, Sacramento.

State of California Department of Parks and Recreation and Office of Historic Preservation
1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation ******
2022 *Built Environment Resources Directory*. Listing by City (through September 23, 2022). State of California Office of Historic Preservation, Sacramento.

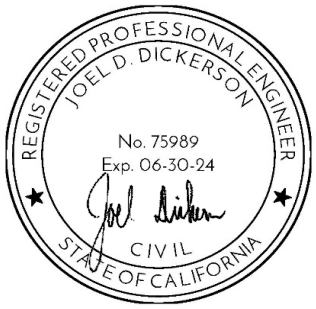
******Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

REVISED
1:50 pm, Jan 26, 2023

Water Use Analysis

1516 Sulphur Springs Ave, St. Helena, CA 94574
APN: 009-362-018

November 9, 2022
Revised January 17, 2023



PREPARED BY:
Madrone Engineering
1485 Main Street, Suite 302
St. Helena, CA 94574

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I. Introduction & General Overview

A. Introduction

Madrone Engineering has prepared this report to assist the 1516 Sulphur Springs Ave 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 1516 Sulphur Springs Ave is proposing to construct a new 3-bedroom main residence and 1-bedroom ADU. There is currently an existing 3-bedroom residence and 1-bedroom guest house on the parcel.

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 1516 Sulphur Springs Ave is a 3-bedroom constructed in 1955. There is also an existing 1-bedroom guest house on the property. 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 5100 square feet. The proposed main residence and ADU will permanently remove roughly 2,300 square feet of existing landscaping, so we estimate that post-project landscaping water use will be roughly 45% 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

This project proposes the construction of a 3-bedroom residence, a future 1-bedroom ADU, and a pool at 1516 Sulphur Springs Ave. The new main residence will have 4 toilets, 5 bathroom sinks, 1 kitchen sink, 3 shower heads, 1 bath, 1 sink in the laundry room, as well as a clothes washer and a dish washer.

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

TABLE 1 - PROPOSED RESIDENCE DAILY WATER USE

	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	6	31 gal	11213 gal	0.03 af
Low Flow Lavatory Faucet	5	1.0 gpm	0.50 min	4	6	12 gal	4380 gal	0.01 af
Low Flow Kitchen Faucet	1	2.0 gpm	8 min	1	6	96 gal	35040 gal	0.11 af
Low Flow Shower Head	3	1.75 gpm	8 min	1	6	84 gal	30660 gal	0.09 af
Bath	1	35 gal		0.14	6	30 gal	10950 gal	0.03 af
Low Flow Laundry Faucet	1	1.0 gpm	4 min	1	6	24 gal	8760 gal	0.03 af
Clothes Washer	1	16 gal per load		0.37	6	36 gal	12965 gal	0.04 af
Dish Washer	1	4 gal per cycle		0.25	6	6 gal	2190 gal	0.01 af
Total						**318 gal**	**116,158 gal**	**0.36 af**

The future 1-bedroom ADU will have 2 toilets, 2 bathroom sinks, 1 kitchen sink, 2 shower heads, as well as a clothes washer and a dish washer. Please see Table 2, below, for a summary of the proposed water use generated by the future ADU.

TABLE 2 - PROPOSED ADU DAILY WATER USE

	Qty	Average Flow	Duration	Daily Use	Occ.	Total Daily Water Use	Total Annual Water Use	Total Annual Water Use
Low Flow Toilet	2	1.28 gal		4	2	10 gal	3738 gal	0.01 af
Low Flow Lavatory Faucet	2	1.0 gpm	0.50 min	4	2	4 gal	1460 gal	0.00 af
Low Flow Kitchen Faucet	1	2.0 gpm	8 min	1	2	32 gal	11680 gal	0.04 af
Low Flow Shower Head	2	1.75 gpm	8 min	1	2	28 gal	10220 gal	0.03 af
Bath		35 gal		0.14	2	0 gal	0 gal	0.00 af
Low Flow Laundry Faucet		1.0 gpm	4 min	1	2	0 gal	0 gal	0.00 af
Clothes Washer	1	16 gal per load		0.37	2	12 gal	4322 gal	0.01 af
Dish Washer	1	4 gal per cycle		0.50	2	4 gal	1460 gal	0.00 af
Total						**90 gal**	**32,879 gal**	**0.10 af**

The proposed pool can be filled with trucked water rather than City water. Based on the above calculations, the **proposed water usage** for the parcel can be estimated at **408 gallons per day**.

IV. Conclusion

Table 3, 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 3 - ESTIMATED TOTAL WATER USE

Use	Gallons		Acre-Feet
	Daily	Annual	Annual
Existing Water Use	600	219,000	0.672
Proposed Water Use	408	149,037	0.457
Net Water Usage	**-192**	**-69,963**	**-0.215**

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.

RECEIVED
By Xgamero at 1:52 pm, Jan 26, 2023

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STORMWATER CONTROL PLAN

SMALL/SINGLE-FAMILY HOME PROJECT

1516 SULPHUR SPRINGS AVENUE

ST. HELENA, CA 94574

APN: 009-362-018

JANUARY 23, 2023



PREPARED BY:

MADRONE ENGINEERING

1485 MAIN STREET, SUITE 302

ST. HELENA, CA 94574

22.037
1516 Sulphur Springs Ave

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I. Introduction & General Requirements

A. Report Overview

Madrone Engineering has prepared this report to assist the 1516 Sulphur Springs project in complying with current storm water regulations, specifically the Phase II NPDES Permit for Small Municipal Storm Sewer Systems (MS4s). As of June 30, 2015, development projects that create or replace 2,500 square feet or more of impervious surface (roofs or pavement) must incorporate specific measures to reduce runoff.

As the total new or reconstructed impervious area for this project is more than 5,000 SF, but part of a single-family residence project, the project is required to submit a complete Storm Water Control Plan for Small/Single-Family Home Projects. This report follows the Bay Area Stormwater Management Agencies Association guidelines found in Appendix C (Small/Single-Family Home Projects) of the Post-Construction Manual.

B. Project Description

This project is requesting a Building Permit for the building of a new residence and ADU at 1516 Sulphur Springs, St. Helena, CA (APN 009-362-018). The project will include construction of a new residence, ADU, pool, driveway, and related utility infrastructure.

The project location is along Sulphur Springs Road near the St. Helena city limit, a developed residential neighborhood with several homes and accessory buildings, roads, and driveways. The parcel itself is constructed on the valley floor with slopes ranging from 0%-5% on the valley floor. Stormwater is currently transported across the parcel by sheet flow.

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II. Project Data Form

Project Name/Number	1516 Sulphur Springs Avenue
Application Submittal Date	January 25, 2023
Project Location (street address + APN)	1516 Sulphur Springs Avenue St. Helena, CA 94574 APN: 009-362-018
Name of Owner or Developer	1516 Sulphur Springs LLC
Project Type and Description	Single-Family Residence New residence & ADU with new roof, new concrete patio, new concrete driveway, and new AC pavement.
Total Project Site Area (acres)	0.35 acres
Total New or Replaced Impervious Surface Area (square feet)	~9,370 square feet
Total Pre-Project Impervious Surface Area	~7,910 square feet
Total Post-Project Impervious Surface Area	~9,370 square feet
Runoff Reduction Measures Selected (check one or more)	☒ 1. Disperse runoff to vegetated area ☐ 2. Pervious Pavement ☐ 3. Cisterns or Rain Barrels ☒ 4. Bioretention Facility or Planter Box

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III. Runoff Reduction Option Checklists

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

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

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

A. Option 1: Disperse Runoff to Vegetated Areas

On the site plan, show:

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

Confirm the following standard specifications are met:

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

B. Option 2: Pervious Pavement

On the site plan, show:

- ☐ Location, extent and types of pervious pavements.

Confirm the following standard specifications are met:

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

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

C. Option 3: Cisterns or Rain Barrels

On the site plan, show:
☐ Impervious areas tributary to each cistern or rain barrel.
☐ Location of each cistern or rain barrel.

Confirm the following standard specifications are met:
☐ Rain barrels are sited at grade on a sound and level surface at or near gutter downspouts.
☐ Gutters tributary to rain barrels are screened with a leaf guard or maximum ½-inch to ¼-inch-minimum corrosion-resistant metallic hardware fabric.
☐ Water collected will be used for irrigation only.
☐ Openings are screened with a corrosion-resistant metallic fine mesh (1/16 inch or smaller) to prevent mosquito harborage.
☐ Large openings are secured to prevent entry by children.
☐ Rain barrels and gutters are to be cleaned annually.
☐ The local mosquito and vector control district is informed of the installation. The district will be provided additional information and/or rights of entry if they request.

D. Option 4: Bioretention Facility or Planter Box

On the site plan, show:
☒ Impervious areas tributary to the planter box.
☒ Location and footprint of planter box.

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

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

IV. Conclusion

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

22.037
1516 Sulphur Springs Ave

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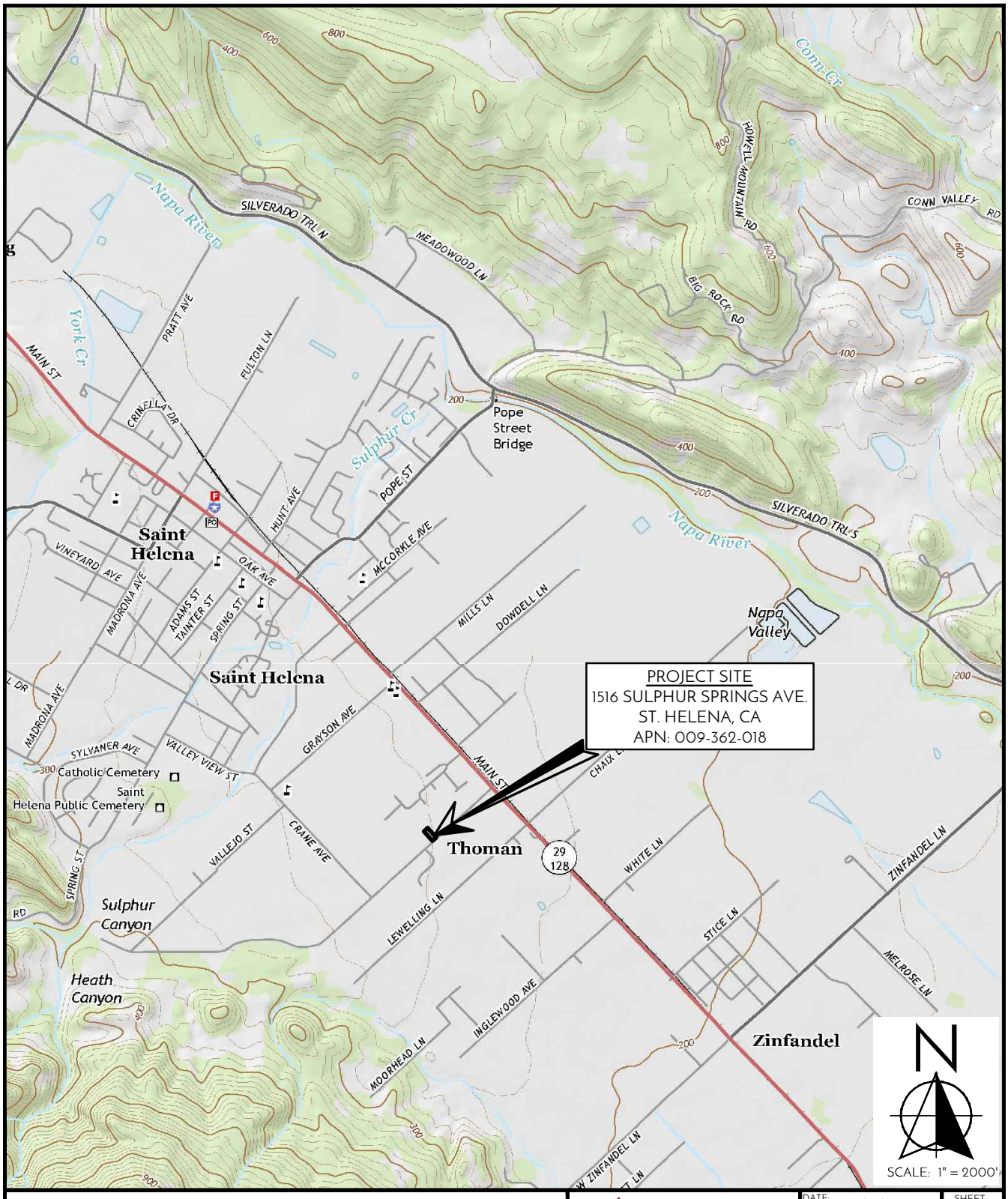
APPENDICES

APPENDIX A: VICINITY MAP
APPENDIX B: STORMWATER SKETCH

22.037
1516 Sulphur Springs Ave

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APPENDIX A
VICINITY MAP



1516 SULPHUR SPRINGS AVE
VICINITY MAP

madrone engineering
1485 MAIN ST., SUITE 302
ST. HELENA, CA 94574
(707) 302-6280

DATE:	01/23/23
SCALE:	1"=2000'
JOB #	22.037
APN:	009-362-018
SHEET	1 OF 2

22.037
1516 Sulphur Springs Ave

madrone engineering

APPENDIX B
STORMWATER SKETCH

<P> VEGETATED RECEIVING AREA #01
1,535 SF

<P> DMA #01
1,930 SF IMPERVIOUS
(CONC.)

<P> DMA #02
6,980 SF IMPERVIOUS
(ROOF, GRAVEL, CONC., AC)

<P> BIORETENTION #02
195 SF

<P> DMA #03
460 SF IMPERVIOUS
(CONC.)

<P> VEGETATED RECEIVING AREA #02
990 SF

<P> BIORETENTION #01
185 SF

OHL

SCALE: 1" = 20'

0 20'
SCALE IN FEET

DMA EXHIBIT

1516 SULPHUR SPRINGS AVE
DMA EXHIBIT

ST. HELENA CA

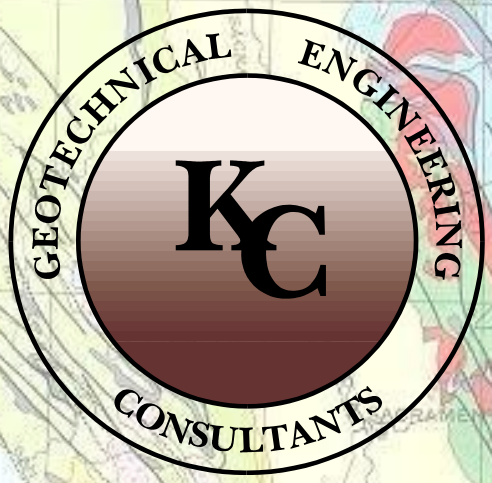
1485 Main Street Suite 302
St. Helena, California 94574
707.302.6280

madrone engineering

DATE: 01/23/23
SCALE: 1"=20'
JOB #: 22.037
APN: 009-362-018

2 OF 2

GEOTECHNICAL EXPLORATION REPORT
on
PROPOSED CUSTOM HOME & ACCESSORY DWELLING UNIT
at
1516 Sulphur Springs Avenue
St. Helena, California
for
PRESIDIO COMPANIES



By

KC ENGINEERING COMPANY

Project No. VV5413

14 July 2022

865 Cotting Lane, Suite A
Vacaville, California 95688
(707) 447-4025, fax 447-4143

8798 Airport Road
Redding, California 96002
(530) 222-0832, fax 222-1611

KC ENGINEERING COMPANY
A SUBSIDIARY OF MATERIALS TESTING, INC.

Project No. VV5413
14 July 2022

Mr. Ryan Beliakoff
Presidio Companies
663 Jade Way
Fairfield, CA 94534

Subject: Proposed Custom Home & Accessory Dwelling Unit
1516 Sulphur Springs Avenue
St. Helena, California
GEOTECHNICAL EXPLORATION REPORT

Dear Mr. Beliakoff:

In accordance with your authorization, **KC ENGINEERING COMPANY** has explored the geotechnical conditions of the surface and subsurface soils for the proposed custom home and accessory dwelling unit (ADU) to be constructed at the subject site.

The accompanying report presents our conclusions and recommendations based on our exploration. Our findings indicate that the proposed custom home, ADU and associated improvements are geotechnically feasible for construction on the subject site provided the recommendations of this report are carefully followed and are incorporated into the project plans and specifications.

Should you have any questions relating to the contents of this report or should you require additional information, please contact our office at your convenience.

Reviewed by,

David V. Cymanski, G.E.
Principal Engineer

REGISTERED PROFESSIONAL ENGINEER
DAVID V. CYMANSKI
GE 2585
EXP. 6-30-24
GEOTECHNICAL
STATE OF CALIFORNIA

Respectfully Submitted,
KC ENGINEERING COMPANY

Daniel Sanchez
Staff Engineer

Copies: 3 mail, 1 email

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- Subsurface Exploration Legend
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GEOTECHNICAL EXPLORATION REPORT

Purpose and Scope

The purpose of the geotechnical exploration for the proposed custom home and accessory dwelling unit (ADU) to be located at 1516 Sulphur Springs Avenue in St. Helena, California was to determine the surface and subsurface soil conditions at the subject site. Based on the results of the exploration, geotechnical criteria were established for the grading of the site, the design of foundations, slabs, drainage and the construction of other related facilities on the property.

In accordance with your authorization, our exploration services included the following tasks:

a. A review of available geotechnical and geologic literature concerning the site and vicinity;
b. Site reconnaissance by the Geotechnical Engineer to observe and map surface conditions;
c. Drilling and logging of two exploratory borings and sampling of the subsurface soils;
d. Laboratory testing of the samples obtained to determine their classification and engineering characteristics;
e. Analysis of the data and formulation of conclusions and recommendations; and
f. Preparation of this written report.

Site Location and Description

The subject property is located at 1516 Sulphur Springs Avenue in St. Helena, California as shown on Figure 1, “Aerial Vicinity Map” included in the Appendix of this report. The property is bounded on the northwest by a vineyard field, on the southwest by a neighboring property, on the northeast by another private property previously containing a residential structure, and on the southwest by Sulphur Springs Avenue. The property contains an existing old main residence on the front half of the lot and a guest house and storage building at the rear half of the lot. The site contains surrounding landscaping, young and mature trees, and concrete flatwork. The topography of the property is relatively flat. The property/site is accessible off Sulphur Springs Avenue.

The above description is based on a reconnaissance of the site by the Geotechnical Engineer, a review of a Google Earth aerial image dated 10/21/20, and a Site Plan provided by the client showing the proposed footprints. The Google Earth aerial image was used as the basis for our “Aerial Vicinity Map” and the Site Plan was used as our “Site Plan” included as Figures 1 and 2, respectively, in the Appendix.

Proposed Construction

The proposed construction is planned to consist of demolishing the existing residence, guest house and storage structure and constructing a new home and ADU in the locations shown on Figure 2, "Site Plan" of the Appendix. The new custom home and ADU structures will be 1 story in height and constructed of conventional wood framing. Grading of the upper 1 to 2 feet is expected for the new pad areas as recommended herein. Additional improvements are expected to consist of underground utilities, creating positive surface drainage and landscaping.

Field Exploration

The field exploration was performed on 6/14/22 and included a reconnaissance of site and the drilling of two exploratory test borings at the approximate locations shown on Figure 2.

The borings were drilled to a maximum depth of 10 feet below the existing ground surface. The drilling was performed with Mobile B24 rig using a power-driven, 4-inch diameter continuous flight solid auger. Visual classifications were made from the auger cuttings and the samples in the field. As the drilling proceeded, representative disturbed tube samples were obtained by driving a 3-inch O.D., California Modified split-tube sampler, containing thin brass liners, into the boring bottom in accordance with ASTM D3550. Disturbed samples were also obtained by driving a 2-inch O.D., split-barrel SPT sampler into the boring bottom in accordance with ASTM D1586. The sampler was driven into the in-situ soils under the impact of a 140-pound hammer having a free fall of 30 inches. The number of blows required to advance the sampler 12 inches into the soil were adjusted to the standard penetration resistance (N-Value). The raw blow counts obtained using the California sampler were corrected to equivalent N-Values using Burmister's (1948) 65% energy and diameter correction formula. When the sampler was withdrawn from the boring bottom, the brass liners containing the relatively undisturbed samples were removed, examined for identification purposes, labeled and sealed to preserve the natural or in-situ moisture content.

The samples were then transported to our laboratory for testing. Classifications made in the field were verified in the laboratory after further examination and testing. The stratification of the soils, descriptions, location of undisturbed soil samples and standard penetration resistance are shown on the respective "Log of Test Boring" contained within the Appendix.

Laboratory Testing

The laboratory testing program was directed towards providing sufficient information for the determination of the engineering characteristics of the site soils so that the recommendations outlined in this report could be formulated. The laboratory test results are presented in the Appendix.

Moisture content and dry density tests (ASTM D2937) were performed on representative relatively undisturbed soil samples to determine the consistency and moisture variation of the underlying soils. In order to assist in the identification and classification of the subsurface soils, Atterberg Limits test (ASTM D4318) and sieve analysis tests (ASTM D6913) were performed on selected soil samples. The Atterberg Limits test results were also used to estimate the expansion potential of the near surface soils. The strength of the subsurface soils was evaluated by a direct shear test (ASTM D3080) performed on a relatively undisturbed sample. A bulk sample of the pad was also collected and transported to Sunland Analytical for sulfate content testing.

Subsurface Conditions

Based on our findings from the field and laboratory results, the subsurface soil conditions across the proposed building site consist of sandy clay, clayey sand and clayey gravel deposits. For Boring 1, the upper 3 feet consist of very low expansive very stiff sandy clay with gravel, underlain by a 6 inch medium dense clayey sand layer, following a dense to very dense clayey gravels with sand down to a refusal depth of 10 feet below the surface. The soils at Boring 2 consist of medium dense to dense clayey gravels with sand down to a depth explored of 8 feet below the surface where refusal on dense material was also encountered.

Groundwater was not encountered for the depths explored at the time of our exploration. Fluctuations in the groundwater level can occur with variations in seasonal rainfall, subsurface stratification, and irrigation on the site and vicinity.

A more thorough description and stratification of the soils encountered along with the results of the laboratory tests are presented on the respective “Log of Test Boring” in the Appendix. The approximate locations of the borings are shown on Figure 2, “Site Plan” in the Appendix.

Site Geology

According to the Geologic Map and Map Database of Eastern Sonoma and Western Napa Counties, California[1], the geologic deposits at the site are mapped as Alluvial fan deposits (Holocene). These deposits consist of moderately to poorly sorted sand, gravel, silt and clay. The subsurface deposits encountered correlate with geologic mapping. The denser materials encountered below the alluvial deposits could potentially be the nearby Rhyolite flows or Pumiceous ash-flow tuff formation. A portion of the Eastern Sonoma and Western Napa map showing the site and surrounding area is attached as Figure 3, “Geologic Map”.

[1] Graymer, R.W., Brabb, E.E., Jones, D.L., Barns, J., Nicholson R.S., and Stamski R.E., 2007, *Geologic Map and Map Database of Eastern Sonoma and Western Napa Counties*, *California*, United States Geological Survey, Scientific Investigations Map 2956

Geo-Hazards

Seismicity & Ground Motion Analysis

The site is not located within an Alquist-Priolo Earthquake Fault Zone[2]. There are no known active faults crossing the site as mapped and/or recognized by the State of California. However, St. Helena is located in a seismically-active region and earthquake related ground shaking should be expected during the design life of structures constructed on the site. The California Geological Survey has defined an active fault as one that has had surface displacement in the last 11,700 years, or has experienced earthquakes in recorded history.

Based on our review of the Fault Activity Map of California[3] and the USGS National Seismic Hazard Maps-Source Parameters[4], the nearest active faults are sections of the West Napa Fault, the Hunting Creek-Berryessa Fault, the Rodgers Creek Fault, and the Green Valley Fault located approximately 7.3 miles southeast, 11.4 miles northeast, 12.7 miles southwest, and 16.9 miles southeast of the site, respectively. Numerous other active faults in the Bay Area may also produce significant seismic shaking at the site.

The 2019 CBC specifies that the potential for liquefaction and soil strength loss should be evaluated, where applicable, for the Maximum Considered Earthquake Geometric Mean (MCE_G) peak ground acceleration with an adjustment for site class effects in accordance with American Society of Civil Engineer (ASCE 7-16)[5]. The MCE_G is peak ground acceleration is based on the geometric mean peak ground acceleration with a 2 percent probability of exceedance in 50 years. Based on ASCE 7-16, the MCE_G peak ground acceleration with adjustment for site class effects (PGA_M) was calculated to be 0.911g for the property using ATC Hazards by Location web-based tool with a site coefficient (F_{PGA}) of 1.2 for Site Class C.

Structures at the site should be designed to withstand the anticipated ground accelerations. Based on the ATC Hazards website[6] and ASCE 7-16, the 2019 CBC earthquake design values are as follows. The seismic design summary report is included in the Appendix.

Site Class:	C
Mapped Acceleration Parameters:	S_S = 1.810g; S_1 = 0.658g
Design Spectral Response Accelerations:	S_{DS} = 1.448g; S_{D1} = 0.614g

[2] Parish, J.G., 2018 *Earthquake Fault Zones*, California Geological Survey, Special Publication 42, Revised 2018.
[3] Jennings, C.W. and Bryant, W.A., 2010, *Fault Activity Map of California*, California Geological Survey Geologic Data Map No. 6, scale 1:750,000
[4] U.S. Geological Survey, 2008 National Seismic Hazards Maps – Source Parameters, accessed 6/30/22, from USGS web site: https://earthquake.usgs.gov/cfusion/hazfaults_2008_search/query_main.cfm
[5] American Society of Civil Engineer (ASCE), 2016, Minimum Design Loads for Buildings and Other Structures, Standard 7-16 and Supplement 1, dated 12/12/18.
[6] https://hazards.atcouncil.org/, accessed 6/30/2022

Fault Rupture

The site is not located within an Alquist-Priolo Earthquake Fault Zone. Based on our review of geologic maps, no known active faults cross the subject site. Therefore, it is our opinion that there is no potential for fault-related surface rupture at the subject site.

Landsliding

The property and building site are flat, and therefore, not subject to seismically induced landsliding.

Liquefaction

Soil liquefaction is a phenomenon in which loose and saturated cohesionless soils are subject to a temporary, but essentially total loss of shear strength, due to pore pressure build-up under the reversing cyclic shear stresses associated with earthquakes. Soils typically found most susceptible to liquefaction are saturated and loose, fine to medium grained sand having a uniform particle range and less than 35% fines passing the No. 200 sieve, and corrected standard penetration blow count $(N_1)_{60}$ less than 30. According to Special Publication 117A by the Division of California Geology Survey, the assessment of hazards associated with potential liquefaction of soil deposits at a site must consider translational site instability (i.e. lateral spreading, etc.) and more localized hazards such as bearing failure and settlement. The acceptable factor of safety against liquefaction is recommended in SP117 to be 1.3 or greater.

Based on our site exploration and laboratory test data, the soil profile consists of very stiff cohesive fine grain soils and medium dense to very dense gravel for the depths explored. Loose sands were not encountered. Therefore, liquefaction potential at the site is considered nil.

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

General

From a geotechnical point of view, the proposed custom home, ADU and associated improvements are considered to be feasible for construction on the subject site provided the recommendations presented in this report are incorporated into the project plans and specifications.

All grading and foundation plans for the development must be reviewed by the Soil Engineer prior to contract bidding or submittal to governmental agencies to ensure that the geotechnical recommendations contained herein are properly incorporated and utilized in design.

KC ENGINEERING CO., should be notified at least two working days prior to site clearing, grading, and/or foundation operations on the property. This will give the Soil Engineer ample time to discuss the problems that may be encountered in the field and coordinate the work with the contractor.

Field observation and testing during the grading and/or foundation operations must be provided by representatives of ***KC ENGINEERING CO.***, to enable them to form an opinion regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. Any work related to the grading and/or foundation operations performed without the full knowledge and under the direct observation of the Soil Engineer will render the recommendations of this report invalid.

Geotechnical Considerations

The primary geotechnical considerations for the property are the existing residence structures to be removed and the competent bearing near surface materials. The site soils are expected to be disturbed in the upper 1 to 2 feet upon demolition and foundation removal of the existing structures and mature trees within the new footprints. This will require reworking the upper 2 feet in areas of the existing residence, guest house and storage building. Building pad grading recommendation are provided in the "Grading" section below.

Considering the very low expansive clay soils and competent materials, it is the opinion of **KC ENGINEERING COMPANY** that the proposed new resident structures may be supported on a spread footing foundation system as recommended in the "Foundation" section below. Grading, foundation design, drainage, and slab-on-grade recommendations are presented herein.

Grading

Grading activities during the rainy season may be hampered by excessive moisture. Grading activities may be performed during the rainy season, however, achieving proper compaction may be difficult due to excessive moisture; and delays may occur. Grading performed during the dry months will minimize the occurrence of the above problems.

Due to the expected disturbance of surface soils upon demolition and foundation removal of the old residence, guest house and storage building, we recommend the new building pads be processed and compacted as noted below. Any trees to be removed within the proximity of the new footprints should be completely removed, cleared of roots, and loose soil. Depressions left from tree stump removal should be back filled as engineered fill if within the new building pads.

After demolition, foundation removal and clearing of vegetation and organics grading for the site may begin. For the proposed building pads, we recommend over-excavating the upper 12 inches followed by scarifying and moisture conditioning the underlying 12 inches in place, and compacting to a minimum degree of relative compaction of 90% at least 3 percent over optimum moisture content. This should occur for the structure footprints and all improvement areas plus an additional 5 feet horizontal over-build. We recommend moisture conditioning and compacting to a minimum degree of relative compaction of 90% at least 3 percent above optimum moisture content as determined by ASTM D1557 Laboratory Test Procedure. After processing the lower 12 inches and compacting the native subgrade, the site may be brought to the desired finished grades by placing engineered fill in lifts of 8 inches in uncompacted thickness and compacting to a relative compaction of 90% at 3% or more above optimum moisture content in accordance with the aforementioned test procedure. All soils encountered during our investigation are suitable for use as engineered fill when placed and compacted at the recommended moisture content.

Where loose or soft soils are encountered, they must be excavated to undisturbed native ground. Should it be desired to replace these materials to achieve the design grades, the soils must be placed as compacted engineered fill. Materials generated from loose/soft soils may be used as engineered fill with the approval of the Soil Engineer provided they do not contain debris or excessive organics.

Should import material be used to establish the proper grading for the proposed development, the import material should be approved by the Soil Engineer before it is brought to the site. If select import soil is used, it should meet the following requirements:

a. Have a Plasticity Index not higher than 12;
b. No rocks larger than 3 inches in maximum size;

The fill materials shall be placed in uniform lifts of not more than 8 inches in uncompacted thickness. Each layer shall be spread evenly and shall be thoroughly blade mixed during the spreading to obtain uniformity of material in each layer. Before compaction begins, the fill shall be brought to a water content that will permit proper compaction by either (a) aerating the material if it is too wet, or (b) spraying the material with water if it is too dry.

Compaction shall be by footed rollers or other types of acceptable compacting rollers. Rollers shall be of such design that they will be able to compact the fill to the specified density. Rolling shall be accomplished while the fill material is within the specified moisture content range. Rolling of each layer shall be continuous over its entire area and the roller shall make sufficient trips to ensure that the required density has been obtained. No ponding or jetting shall be permitted.

The standard test used to define maximum densities and optimum moisture content of all compaction work shall be the Laboratory Test procedure ASTM D1557 and field tests shall be expressed as a relative compaction in terms of the maximum dry density and optimum moisture content obtained in the laboratory by the foregoing standard procedure. Field density and moisture tests should be made in each compacted layer by the Soil Engineer in accordance with ASTM D6938, respectively. When footed rollers are used for compaction, the density and moisture tests should be taken in the compacted material below the surface disturbed by the roller. When these tests indicate that the compaction requirements for any layer of fill, or portion thereof, have not been met, the particular layer, or portion thereof, shall be reworked until the compaction requirements have been met.

Surface Drainage

A very important factor affecting the performance of structures is the proper design, implementation, and maintenance of surface and subsurface drainage, as well as maintaining uniform moisture conditions around the structures. Ponded water will cause swelling and/or loss of soil strength and may also seep under structures. Should surface water be allowed to seep under the structures, differential foundation movement resulting in structural damage and/or standing water under the slab will occur. This may cause dampness to the floor which may result in mildew, staining, and/or warping of floor coverings. To minimize the potential for the above problems, dampproofing and waterproofing should be provided as required by Section 1805 of the 2019 CBC. In addition, the following surface drainage measures are recommended and must be maintained by the property owner in perpetuity:

a) Positive building pad slopes and drainage must be provided by the project Civil Engineer to remove all storm water from the pad and to prevent storm and/or irrigation water from ponding adjacent to the structure foundations. The finished pad grade around the structures should be compacted and sloped 5% away from the

exterior foundations and as required in Section 1804.4 of the 2019 CBC and be directed to yard swales and drainage outlets. Earth swales should slope a minimum of 2% to suitable outlet.

b) Enclosed or trapped planter areas adjacent to the structure foundation should be avoided if possible. Where enclosed planter areas are constructed, these areas must be provided with adequate measures to drain surface water (irrigation and rainfall) away from the foundation. Positive surface gradients and/or controlled drainage area inlets should be provided. Care should be taken to adequately slope surface grades away from the structure foundation and into area inlets. Drainage area inlets should be piped to a suitable discharge facility.

c) Adequate measures for storm water discharge from the roof gutter downspouts must be provided by the project Civil Engineer and maintained by the property owners at all times, such that no water is allowed to pond next to the structure. Closed pipe discharge lines should be connected to downspouts and discharged into a suitable drainage facility.

d) Site drainage should be designed by the project Civil Engineer. Civil engineering, hydraulic engineering, and surveying expertise is necessary to design proper surface drainage to assure that the flow of water is directed away from the foundations.

e) Over-irrigation of plants is a common source of water migrating beneath a structure. Consequently, the amount of irrigation should not be any more than the amount necessary to support growth of the plants. Foliage requiring little irrigation (drip system) is recommended for the areas immediately adjacent to the structure.

f) Landscape mounds or concrete flatwork should not be constructed to block or obstruct the surface drainage paths. The Landscape Architect or other landscaper should be made aware of these landscaping recommendations and should implement them as designed. The surface drainage facilities should be constructed by the contractor as designed by the Civil Engineer.

Foundations

Provided that the building pads are constructed in accordance with the “Grading” section noted above, the custom home and ADU structure may be supported on a well-reinforced and inter-connected spread footing foundation system as recommended below.

A bulk sample of the near surface soil was collected and transported to Sunland Analytical in Rancho Cordova for testing of water-soluble sulfates in accordance with ASTM C1580. The testing indicates a sulfate content of 13.9 ppm (mg/kg) for the samples collected. It is noted that the sulfate test results indicate low or "S0" sulfate exposure to concrete as identified in the Durability Requirements, Section 1904 of the 2019 California Building Code, and Tables 19.3.1.1 of ACI 318-14 Building Code Requirements for Structural Concrete. No cement type restriction is required.

Continuous spread footings should be utilized around the perimeter of the structure and for all interior bearing and shear walls. All interior and exterior column footings should be interconnected to the perimeter with reinforced concrete tie-beams. Isolated footings should not be utilized unless connected with reinforced tie-beams. The continuous and pad/column footings should extend a minimum depth of 18 inches below the interior slab subgrade soil elevation. The tie beams should extend to a minimum depth of 18 inches below the interior soil pad grade. The recommended design allowable bearing pressure for footings is 2,000 p.s.f. due to dead plus live loads. This value may be increased one-third for transient wind and seismic loads.

All foundations must be adequately reinforced to provide structural continuity and resist the anticipated loads as determined by the project Structural Engineer. The final footing design and reinforcement should be determined by the project Structural Engineer. However, continuous footings and tie-beams are recommended to be reinforced with a minimum of four No. 5 bars, two at the top and two near the bottom of the footing. Additional reinforcement will be as required by the Structural Engineer and in accordance with structural building code requirements. Foundations designed in accordance with the above criteria are expected to experience a total settlement of less than 1 of an inch with less than 1/2 of an inch of differential settlement across the footprint.

To accommodate lateral building loads, the passive resistance of the foundation soil can be utilized. The passive soil pressures can be assumed to act against the front face of the footing below a depth of 1 foot below the ground surface. It is recommended that a passive pressure equivalent to that of a fluid weighing 250 p.c.f. be used. For design purposes, an allowable friction coefficient of 0.32 can be assumed at the base of the spread footings. These two modes of resistance should not be added unless the frictional component is reduced by 50 percent since the mobilization of the passive resistance requires some horizontal movement, effectively reducing the frictional resistance.

Slab-on-Grade Construction

Interior and exterior slabs, including driveways and detached patios and flatwork may experience some cracking due to finishing and curing methods as well as moisture variations within the underlying clay soils. To reduce the potential cracking of the slabs-on-grade, the following recommendations are made

a) All areas to receive slabs should be thoroughly wetted in the upper 8 inches to seal any desiccation cracks prior to placing concrete. This work should be done under the observation of the Soil Engineer.

b) Slabs should be underlain by a minimum of 4 inches of angular gravel or clean crushed rock material placed between the finished subgrade and the slabs to serve as a capillary break between the subsoil and the slab. The gravel should not have more that 10% passing the No. 4 sieve per CBC Section 1805.4.1.

c) Slabs should be a minimum of 5 inches thick and reinforced with a minimum of No. 4 rebar spaced 18 inches center to center, each way. The actual slab thickness and reinforcement should be determined by the project structural engineer in accordance with the structural requirements and the anticipated loading conditions. The reinforcement shall be placed in the center to upper half of the slab unless otherwise designated by the design engineer. The edges of slabs adjacent to landscape areas should be thickened to rest on grade.

d) A vapor retarder membrane should be installed between the prepared building pad aggregate base and the interior slabs to minimize moisture condensation under the floor coverings and/or upward vapor transmission. The vapor barrier membrane should be a minimum 15-mil extruded polyolefin plastic that complies with ASTM E1745 Class A and have a permeance of less than 0.01 perms per ASTM E96 or ASTM F1249. It is noted that polyethylene films (visqueen) do not meet these specifications. The vapor barrier must be adequately lapped and taped/sealed at penetrations and seems in accordance with ASTM E1643 and the manufacturer's specifications. The vapor retarder must be placed continuously across the slab area.

e) Slabs for driveways, and exterior flatwork should be placed structurally independent of the foundations. A 30-pound felt strip, expansion joint material, or other positive separator should be provided around the edge of all floating slabs to prevent bonding to the foundation.

f) Exterior and interior slabs should be provided with crack control saw cut joints or tool joints to allow for expansion and contraction of the concrete. In general, contraction joints should be spaced no more than 20 times the slab thickness in each direction. The layout of the joints should be determined by the project Structural Engineer and/or Architect.

g) Curing of slabs should follow the guidelines provided by the American Concrete Institute and the CBC to minimize shrinkage cracking.

General Construction Requirements

Utility trenches extending to the building foundations must be backfilled with native or approved import material and compacted to relative compaction of 90% in accordance with Laboratory Test Procedure ASTM D1557. Backfilling and compaction of these trenches must meet the requirements set forth by the City of St. Helena or Napa County, Department of Public Works.

Applicable safety standards require that trenches in excess of 5 feet must be properly shored or that the walls of the trench slope back to provide safety for installation of lines. If trench wall sloping is performed, the inclination should vary with the soil type and applicable OSHA Safety Standards.

With respect to state-of-the-art construction or local requirements, utility lines are generally bedded with granular materials. These materials can convey surface or subsurface water beneath the structures. It is, therefore, recommended that all utility trenches which possess the potential to transport water be sealed with a compacted impervious cohesive soil material or lean concrete where the trench enters/exits the building perimeter. This impervious seal should extend a minimum of 2 feet away from the building perimeter.

LIMITATIONS AND UNIFORMITY OF CONDITIONS

1. It should be noted that it is the responsibility of the owner or his representative to notify ***KC ENGINEERING CO.***, in writing, a minimum of two working days before any clearing, grading, or foundation excavation operations can commence at the site.

2. The recommendations of this report are based upon the assumption that the soil conditions do not deviate from those disclosed in the borings and from a reconnaissance of the site. Should any variations or undesirable conditions be encountered during the development of the site, ***KC ENGINEERING CO.***, will provide supplemental recommendations as dictated by the field conditions.

3. This report is issued with the understanding that it is the responsibility of the owner, or his representative, to ensure that the information and recommendations contained herein are brought to the attention of the Architect and Engineer for the project and incorporated into the plans and that the necessary steps are taken to see that the Contractor and Subcontractors carry out such recommendations in the field.

4. At the present date, the findings of this report are valid for the property investigated. With the passage of time, significant changes in the conditions of a property can occur due to natural processes or works of man on this or adjacent properties. In addition, legislation or the broadening of knowledge may result in changes in applicable standards. Changes outside of our control may render this report invalid, wholly or partially. Therefore, this report should not be considered valid after a period of two (2) years without our review, nor should it be used, or is it applicable, for any properties other than those investigated.

5. Notwithstanding, all the foregoing applicable codes must be adhered to at all times.

APPENDIX

Aerial Vicinity Map

Site Plan

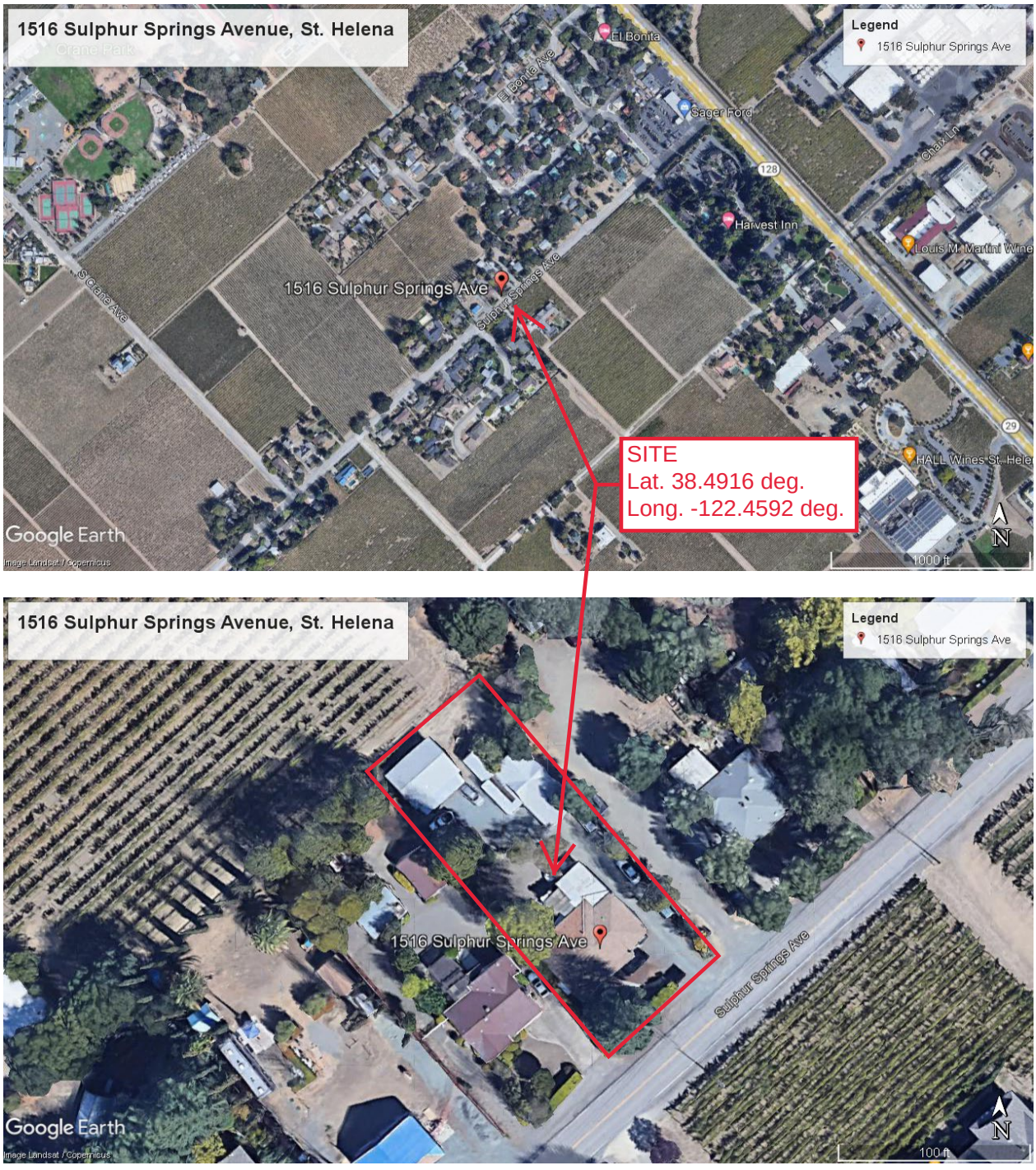
Geologic Map

Log of Test Borings

Subsurface Exploration Legend

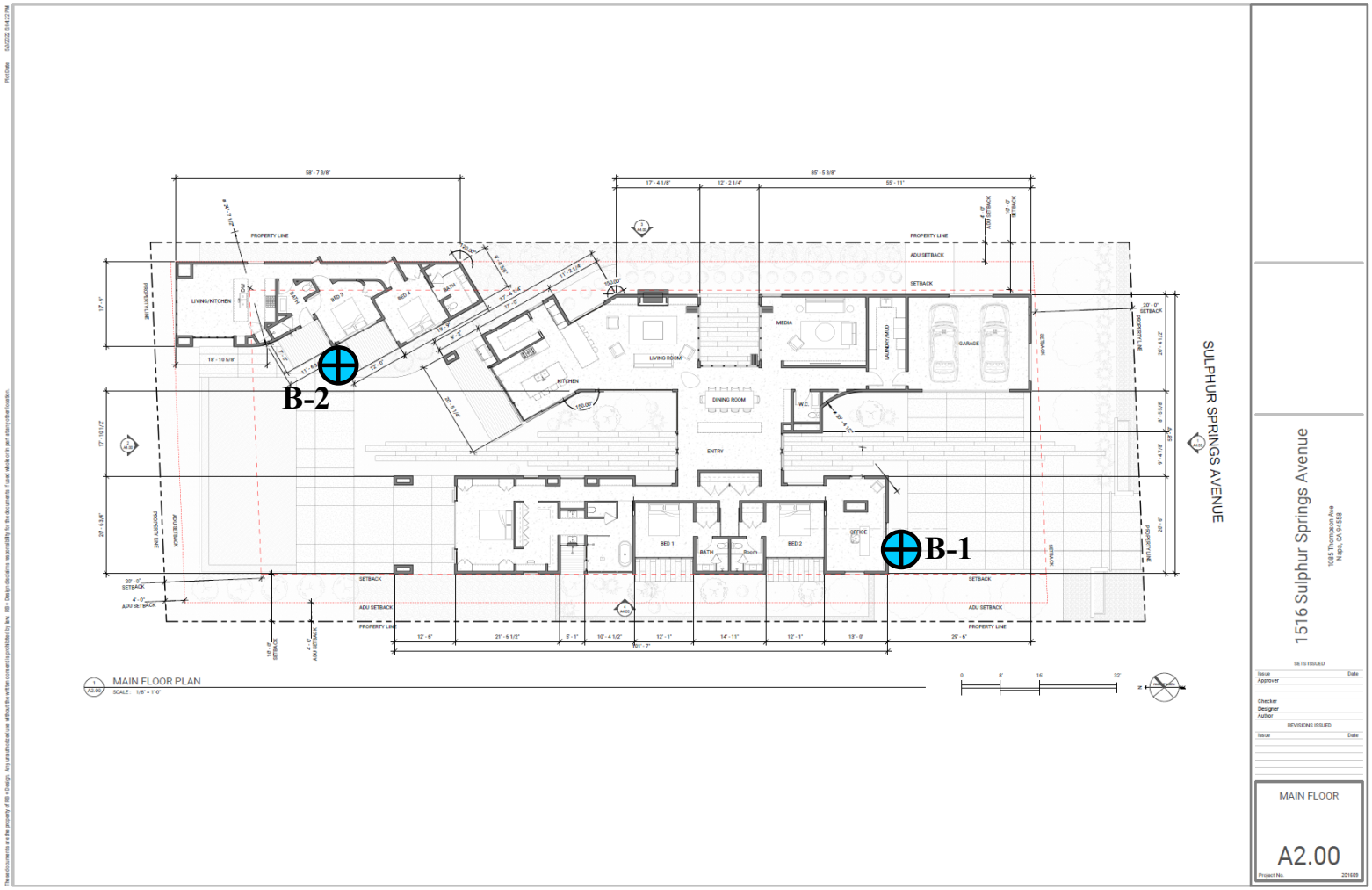
Laboratory Test Results

ATC Seismic Hazard Report



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Project No. VV5413
Proposed Custom Home & ADU
1516 Sulphur Springs Avenue, St. Helena, CA
Figure 1 – AERIAL VICINITY MAP

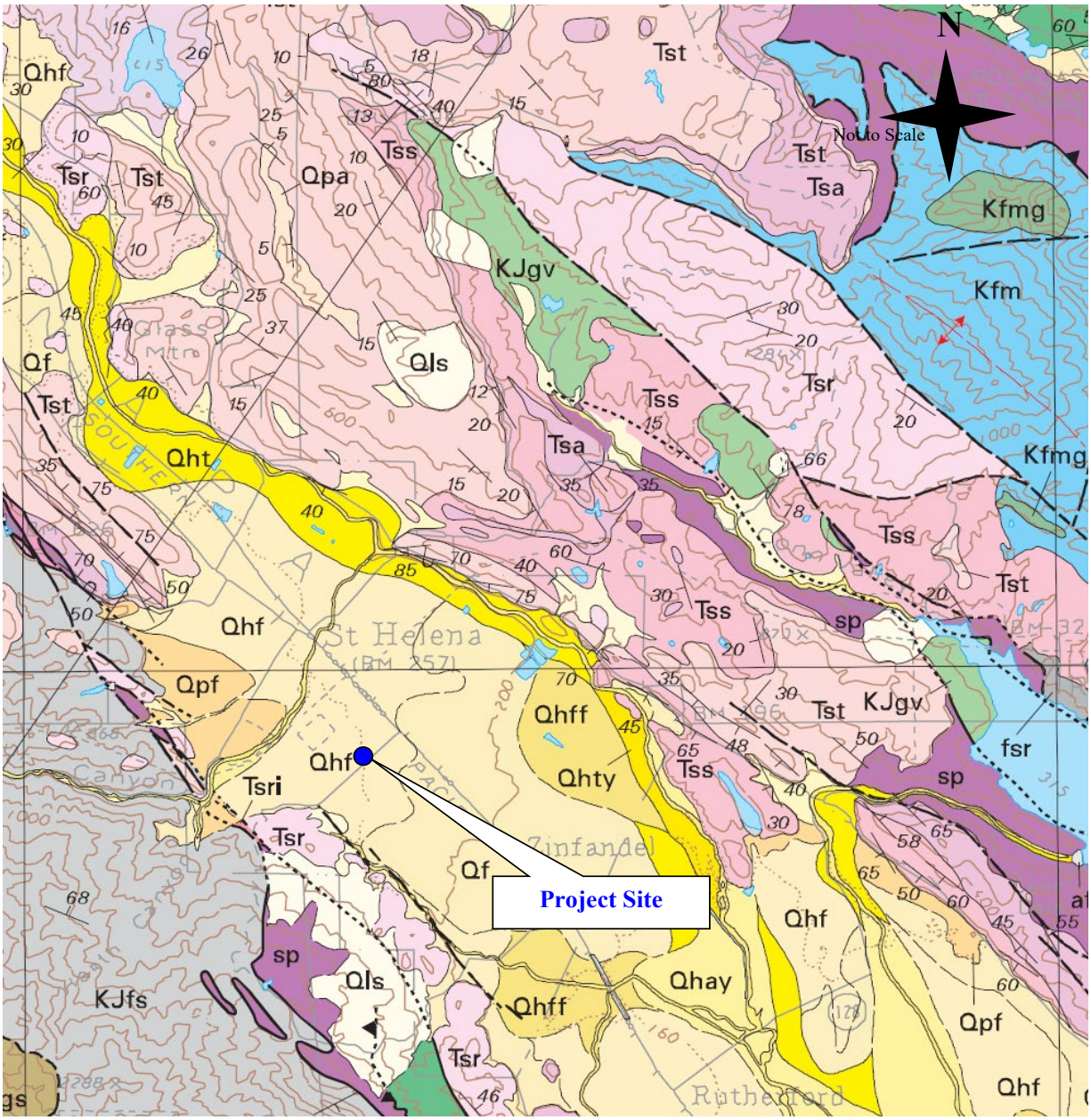


LEGEND

Approximate Boring Location

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Proposed Custom Home & ADU
1516 Sulphur Springs Avenue, St. Helena, CA
Figure 2 – SITE PLAN



Geologic Map and Map Database of Eastern Sonoma and Western Napa Counties, California

By

R.W. Graymer, E.E. Brabb, D.L. Jones, J. Barnes, R.S. Nicholson, and R.E. Stamski

2007

Tsr	Rhyolite flows	Qpf	Alluvial fan deposits (late Pleistocene)
Qhf	Alluvial fan deposits (Holocene)	Tst	Pumiceous ash-flow tuff

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Proposed Custom Home & ADU
1516 Sulphur Springs Avenue, St. Helena, CA
Figure 3 – GEOLOGIC MAP

LOG OF TEST BORING
BORING NO.: 1

PROJECT: Proposed Custom Home and ADU
CLIENT: Presido Companies
LOCATION: 1516 Sulphur Springs Ave., St. Helena
DRILLER: California Geo-Tech
DRILL RIG: Mobile B-24
DEPTH TO WATER: INITIAL ▽ :

PROJECT NO.: VV5413
DATE: 6/14/22
ELEVATION: n/a
LOGGED BY: DS
BORING DIAMETER: 4"
FINAL: ▼ : AFTER: HRS

DEPTH	SAMPLE NO.	SAMPLER	GRAPHIC LOG	GEOTECHNICAL DESCRIPTION AND CLASSIFICATION	SOIL CLASSIFICATION	CONVERTED SPT BLOW COUNT (BLOWS/FT.)	DRY DENSITY (PCF)	MOISTURE CONTENT (PERCENT)	Qp (t.s.f.) Penetrometer	ADDITIONAL TESTS AND REMARKS (LL, PI, UCC, ø&c, Gradation)
0				Brown Sandy CLAY w/ Gravel; dry, very stiff.	CL-ML					
	1-1a						102.1	4.0		LL=19 PI=4
	1-1b			Brown Clayey SAND w/ Gravel; dry, medium dense.	SC	19	102.9	3.3		
5				Reddish Brown Clayey GRAVELS w/ Sand & Cobble Chunks; dry, dense to very dense.	GC					
	1-2					50-6"	114.6	5.7		%<200=34
10				Boring Terminated @ 10'. Refusal on dense material. No Groundwater Encountered.						
15										
20										
25										

This information pertains only to this boring and is not necessarily indicative of the whole site.

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Figure 4

LOG OF TEST BORING
BORING NO.: 2

PROJECT: Proposed Custom Home and ADU
CLIENT: Presido Companies
LOCATION: 1516 Sulphur Springs Ave., St. Helena
DRILLER: California Geo-Tech
DRILL RIG: Mobile B-24
DEPTH TO WATER: INITIAL ▽ :

PROJECT NO.: VV5413
DATE: 6/14/22
ELEVATION: n/a
LOGGED BY: DS
BORING DIAMETER: 4"
FINAL: ▼ : AFTER: HRS

DEPTH	SAMPLE NO.	SAMPLER	GRAPHIC LOG	GEOTECHNICAL DESCRIPTION AND CLASSIFICATION	SOIL CLASSIFICATION	CONVERTED SPT BLOW COUNT (BLOWS/FT.)	DRY DENSITY (PCF)	MOISTURE CONTENT (PERCENT)	Qp (t.s.f.) Penetrometer	ADDITIONAL TESTS AND REMARKS (LL, PI, UCC, ø&c, Gradation)
0	2-1a			Yellowish Brown Clayey GRAVELS w/ Sand & Rock Chunks; dry, medium dense.	GC					
	2-1b					27				
	2-2			As Above, w/ Cobbles.		28	104.7	3.9		%<200=21
5	2-3			As Above, dense.		33				
				Boring Terminated @ 8'. No Groundwater Encountered. Refusal on Dense Cobbles/ Gravels Materials.						
10										
15										
20										
25										

This information pertains only to this boring and is not necessarily indicative of the whole site.

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Figure 5

UNIFIED SOIL CLASSIFICATION SYSTEM

MAJOR DIVISIONS			SYMBOLS		TYPICAL NAMES
COARSE GRAINED SOILS More than half of material is retained on the No. 200 Sieve	GRAVEL More than half of coarse fraction is larger than No. 4 sieve	Clean gravels (<5% fines)	GW		Well graded gravels, gravel-sand mixtures, little or no fines (Cu>4 & 1<Cc<3)
			GP		Poorly graded gravels, gravel-sand mixtures, little or no fines (Cu < 4 and/or 1>Cc>3)
		Gravel with fines (>12% fines)	GM		Silty gravels and gravel-sand-silt mixtures (PI<4 or below "A" line)
			GC		Clayey gravels and gravel-sand-clay mixtures (PI>7 & on or above "A" line)
	SAND Half or more of the coarse fraction is smaller than No. 4 sieve	Clean sands (<5% fines)	SW		Well graded sands, gravelly sands, little or no fines (Cu>6 & 1≤Cc≤3)
			SP		Poorly graded sands, gravelly sands, little or no fines (Cu<6 and/or 1>Cc>3)
		Sand with fines (>12% fines)	SM		Silty sands and gravel-sand-silt mixtures (PI<4 or below "A" line)
			SC		Clayey sands and gravel-sand-clay mixtures (PI>7 & on or above "A" line)
FINE GRAINED SOILS Half or more of the material passes the No. 200 Sieve	SILTS AND CLAYS Liquid Limit is less than 50%		ML		Inorganic silts with gravel and sand having slight plasticity (PI<4 or below "A" line)
			CL		Inorganic clays of low to med. plasticity with gravel and sand (PI>7 & on or above "A" line)
			OL		Organic silts and clays of low plasticity
	SILTS AND CLAYS Liquid Limit is 50% or more		MH		Inorganic elastic silts (PI below "A" line)
			CH		Inorganic clays of high plasticity, fat clays (PI on or above "A" line)
			OH		Organic silts and clays of medium to high plasticity
HIGHLY ORGANIC SOILS			Pt		Peat and other highly organic soils

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SAMPLER AND LAB TESTING LEGEND

- Auger
- Bulk Sample, taken from auger cuttings
- California Sampler
- Bulk/Grab Sample
- Pitcher
- Standard Penetration Test
- Shelby Tube
- No Recovery

LL=Liquid Limit (%)
PI=Plasticity Index
¦ =Friction Angle
C=Cohesion
UCC=Unconfined Compression
R value=Resistance Value
Consol=Consolidation Test

SOIL GRAIN SIZE

U.S. STANDARD SIEVE OPENINGS

	#200	#40	#10	#4	¾"	3"	12"
CLAY / SILT	SAND: FINE	SAND: MEDIUM	SAND: COARSE	GRAVEL: FINE	GRAVEL: COARSE	COBBLES	BOULDERS
0.002	0.075	0.425	2.00	4.75	19.0	75	300

SOIL GRAIN SIZE IN MILLIMETERS

RELATIVE DENSITY (Coarse-grained soils)

SANDS & GRAVELS	BLOWS/FOOT[1]
Very Loose	0 – 4
Loose	4 – 10
Medium Dense	10 – 30
Dense	30 – 50
Very Dense	> 50

CONSISTENCY (Fine-grained soils)

SILTS & CLAYS	STRENGTH[2]	BLOWS/FOOT[1]
Very Soft	< 500	0 – 2
Soft	500 – 1,000	2 – 4
Firm	1,000 – 2,000	4 – 8
Stiff	2,000 – 4,000	8 – 15
Very Stiff	4,000 – 8,000	15 – 30
Hard	> 8,000	>30

1 – Number of blows of 140 pound hammer falling 30 inches to drive a 2-inch O.D. split spoon sampler (ASTM D1586)
2 – Unconfined compressive strength in lb/ft^2 as determined by lab testing or approximated by the standard penetration test (ASTM D1586) or pocket penetrometer.

WEATHERING (Bedrock)

Fresh	No visible sign of decomposition or discoloration; rings under hammer impact
Slightly weathered	Slight discoloration inwards from open fractures; little or no effect on normal cementation; otherwise similar to Fresh
Moderately weathered	Discoloration throughout; weaker minerals decomposed; strength somewhat less than fresh rock but cores can not be broken by hand or scraped with knife; texture preserved; cementation little to not affected; fractures may contain filling
Highly weathered	Most minerals somewhat decomposed; specimens can be broken by hand with effort or shaved with knife; texture becoming indistinct but fabric preserved; faint fractures
Completely weathered	Minerals decomposed to soil but fabric and structure preserved; specimens can be easily crumbled or penetrated

STRENGTH (Bedrock)

Plastic	Very low strength
Friable	Crumbles easily by rubbing with fingers
Weak	An unfractured specimen will crumble under light hammer blows
Moderately strong	Specimen will withstand a few heavy hammer blows before breaking
Strong	Specimen will withstand a few heavy ringing blows and will yield with difficulty only dust and small flying fragments
Very strong	Specimen will resist heavy ringing hammer blows and will yield with difficulty only dust and small flying fragments

BEDDING (Bedrock)	SPACING (inches)
Very thickly bedded	> 48
Thickly bedded	24 to 48
Thin bedded	2.5 to 24
Very thin bedded	5/8 to 2.5
Laminated	1/8 to 5/8
Thinly laminated	<1/8

FRACTURING (Bedrock)	SPACING (inches)
Very little fractured	> 48
Occasionally fractured	12 to 48
Moderately fractured	6 to 12
Closely fractured	1 to 6
Intensely fractured	5/8 to 1
Crushed	<5/8

Materials Testing, Inc.

8798 Airport Road
Redding, California 96002
(530) 222-1116, fax 222-1611

865 Cotting Lane, Suite A
Vacaville, California 95688
(707) 447-4025, fax 447-4143

Client: Presidio Companies
663 Jade Way
Fairfield, CA 94534

Project: Proposed Custom Home and ADU
1516 Sulphur Springs Avenue, St. Helena, CA

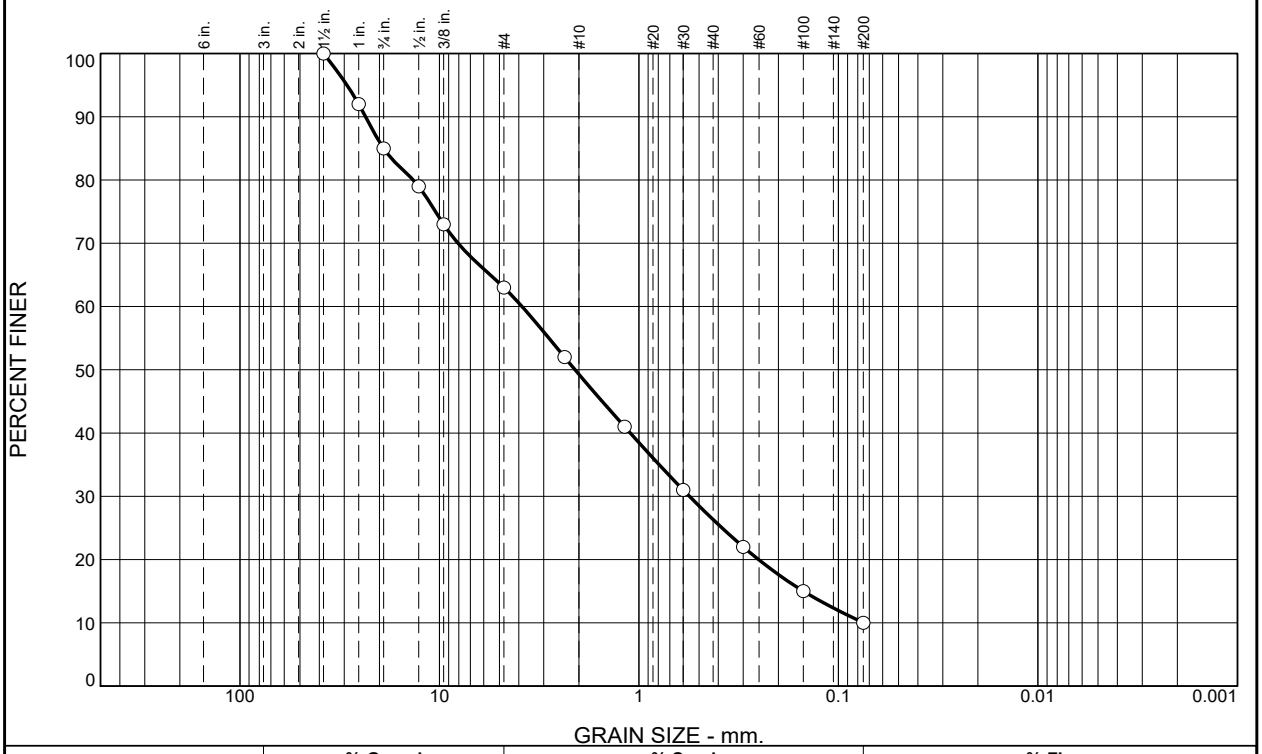
Client No.: VV5413
Figure No.: 0300-001
Date: 07/13/2022
Page No.: 1 of 1
Submitted by: KC Engineering
Date Sampled: 06/16/2022

Density of Soil in Place by the Drive-Cylinder Method (ASTM D2937) and Liquid Limit, Plastic Limit & Plasticity Index of Soils (ASTM D4318)

Sample #	Description	Dry Density p.c.f.	Moisture Content %	Liquid Limit	Plastic Limit	Plastic Index
1-1a @ 2.5’	Brown Sandy Clay (visual)	102.1	4.0	19	15	4
1-1b @ 3.0’	Brown Clayey Sand with Gravel (visual)	102.9	3.3	---	---	---
1-2 @ 6.5’	Reddish Brown Clayey Sand (visual)	114.6	5.7	---	---	---
2-2 @ 4.0’	Yellowish Brown Clayey Sand with Gravel (visual)	104.7	3.9	---	---	---

Tested by John Hubbard.
The samples were tested according to the referenced standard test procedures and relate only to the items inspected or tested.
Results are not transferable and shall not be reproduced, except in full, without written permission from MTI.

PARTICLE SIZE DISTRIBUTION REPORT



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	15	22	14	23	16	10	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1-1/2"	100		
1"	92		
3/4"	85		
1/2"	79		
3/8"	73		
#4	63		
#8	52		
#16	41		
#30	31		
#50	22		
#100	15		
#200	10		

* (no specification provided)

Material Description

Brown Clayey Sand with Gravel (visual)

Atterberg Limits

PL= LL= PI=

Coefficients

D_{90}= 23.4585 D_{85}= 19.0500 D_{60}= 3.8564
D_{50}= 2.0889 D_{30}= 0.5586 D_{15}= 0.1500
D_{10}= 0.0750 C_u= 51.42 C_c= 1.08

Classification

USCS= SC AASHTO=

Remarks

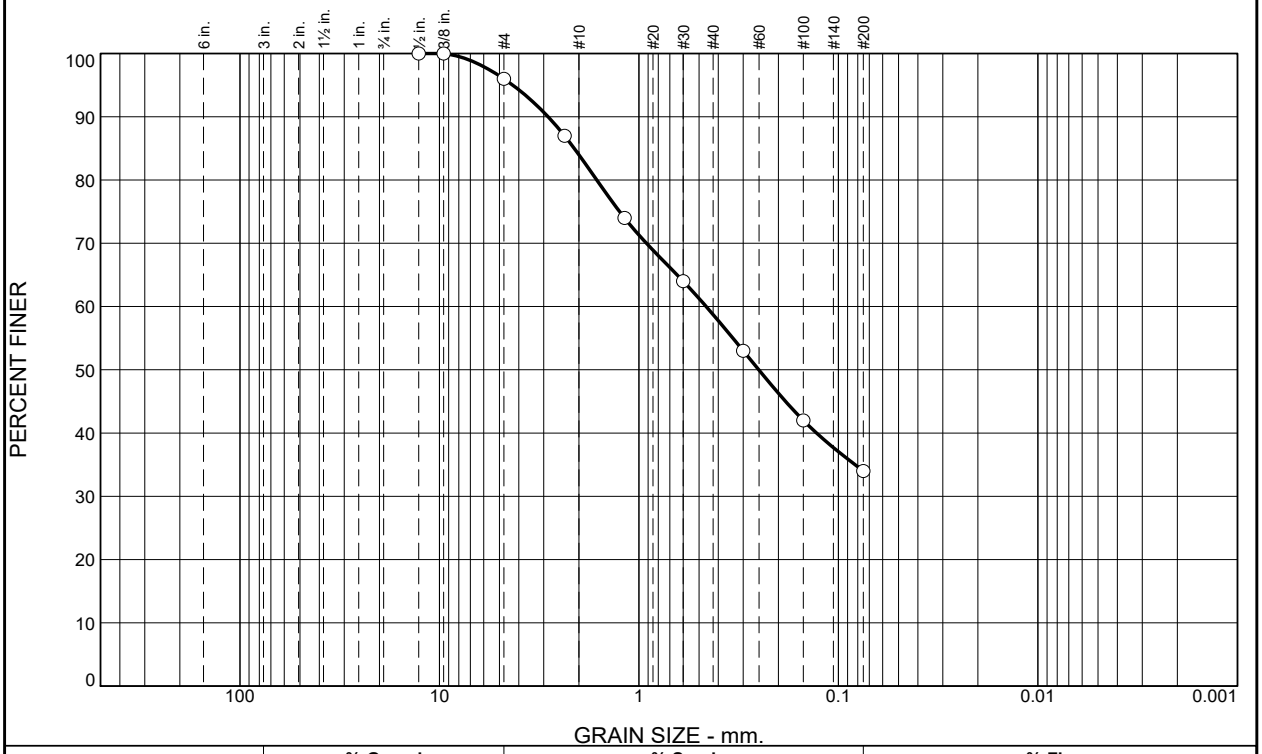
Material Tested in Accordance with ASTM D6913.

Location: 1-1b
Sample Number: 3 **Depth:** 3.0' **Date:** 07/13/2022

Client: Presidio Companies
Project: Proposed Custom Home and ADU
1516 Sulphur Springs Avenue, St. Helena, CA
Project No: VV5413 **Figure** 0300-002

Tested By: Jack Bianchin

PARTICLE SIZE DISTRIBUTION REPORT



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	0	4	12	25	25	34	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
1/2"	100		
3/8"	100		
#4	96		
#8	87		
#16	74		
#30	64		
#50	53		
#100	42		
#200	34		

* (no specification provided)

Material Description

Reddish Brown Clayey Sand (visual)

Atterberg Limits

PL= LL= PI=

Coefficients

D_{90}= 2.8533 D_{85}= 2.1090 D_{60}= 0.4606
D_{50}= 0.2508 D_{30}= D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= SC AASHTO=

Remarks

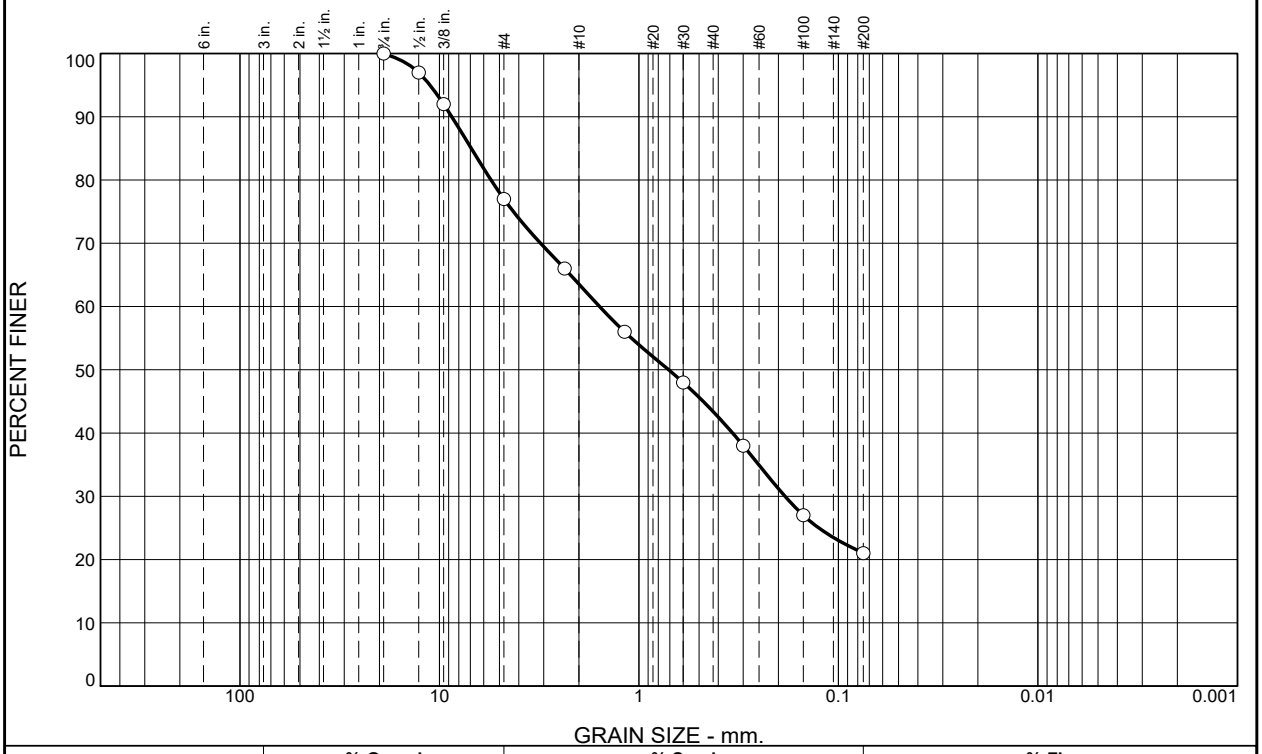
Material Tested in Accordance with ASTM D6913.

Location: 1-2
Sample Number: 4 **Depth:** 6.5' **Date:** 07/13/2022

Client: Presidio Companies
Project: Proposed Custom Home and ADU
1516 Sulphur Springs Avenue, St. Helena, CA
Project No: VV5413 **Figure** 0300-003

Tested By: John Hubbard

PARTICLE SIZE DISTRIBUTION REPORT



% +3"	% Gravel		% Sand			% Fines	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay
0	0	23	13	21	22	21	

SIEVE SIZE	PERCENT FINER	SPEC.* PERCENT	PASS? (X=NO)
3/4"	100		
1/2"	97		
3/8"	92		
#4	77		
#8	66		
#16	56		
#30	48		
#50	38		
#100	27		
#200	21		

* (no specification provided)

Material Description

Brown Clayey Sand with Gravel (visual)

Atterberg Limits

PL= LL= PI=

Coefficients

D_{90}= 8.6628 D_{85}= 6.9141 D_{60}= 1.5740
D_{50}= 0.7099 D_{30}= 0.1854 D_{15}=
D_{10}= C_u= C_c=

Classification

USCS= SC AASHTO=

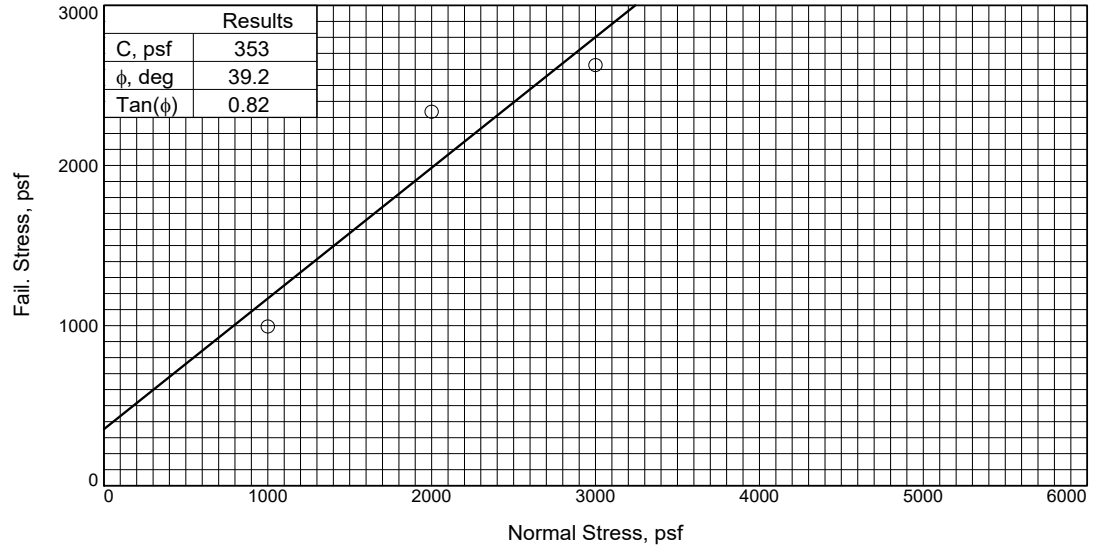
Remarks

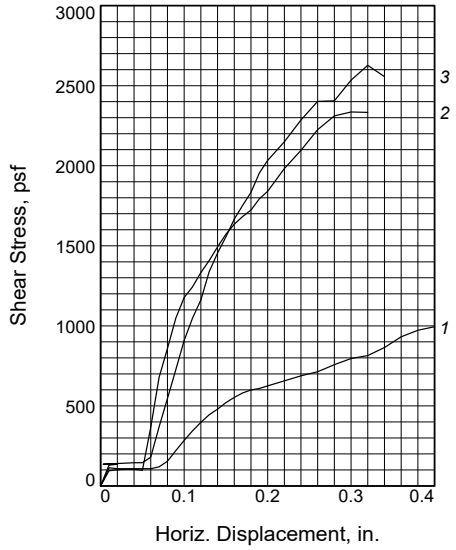
Material Tested in Accordance with ASTM D6913.

Location: 2-2
Sample Number: 7 **Depth:** 4.0' **Date:** 07/13/2022

Client: Presidio Companies
Project: Proposed Custom Home and ADU
1516 Sulphur Springs Avenue, St. Helena, CA
Project No: VV5413 **Figure** 0300-004

Tested By: John Hubbard





Sample No.		1	2	3
Initial	Water Content, %	3.3	3.3	3.3
	Dry Density, pcf	93.1	99.4	101.9
	Saturation, %	10.8	12.6	13.4
	Void Ratio	0.8436	0.7279	0.6844
	Diameter, in.	2.41	2.41	2.41
	Height, in.	1.00	1.00	1.00
At Test	Water Content, %	16.0	16.2	15.5
	Dry Density, pcf	88.1	93.0	94.5
	Saturation, %	46.4	52.5	52.0
	Void Ratio	0.9481	0.8466	0.8176
	Diameter, in.	2.41	2.41	2.41
	Height, in.	1.06	1.07	1.08
Normal Stress, psf		1000	2000	3000
Fail. Stress, psf		994	2336	2627
Displacement, in.		0.40	0.30	0.32
Ult. Stress, psf				
Displacement, in.				
Strain rate, in./min.		0.002	0.002	0.002

Sample Type: Tube
Description: Brown Clayey Sand with Gravel (visual)

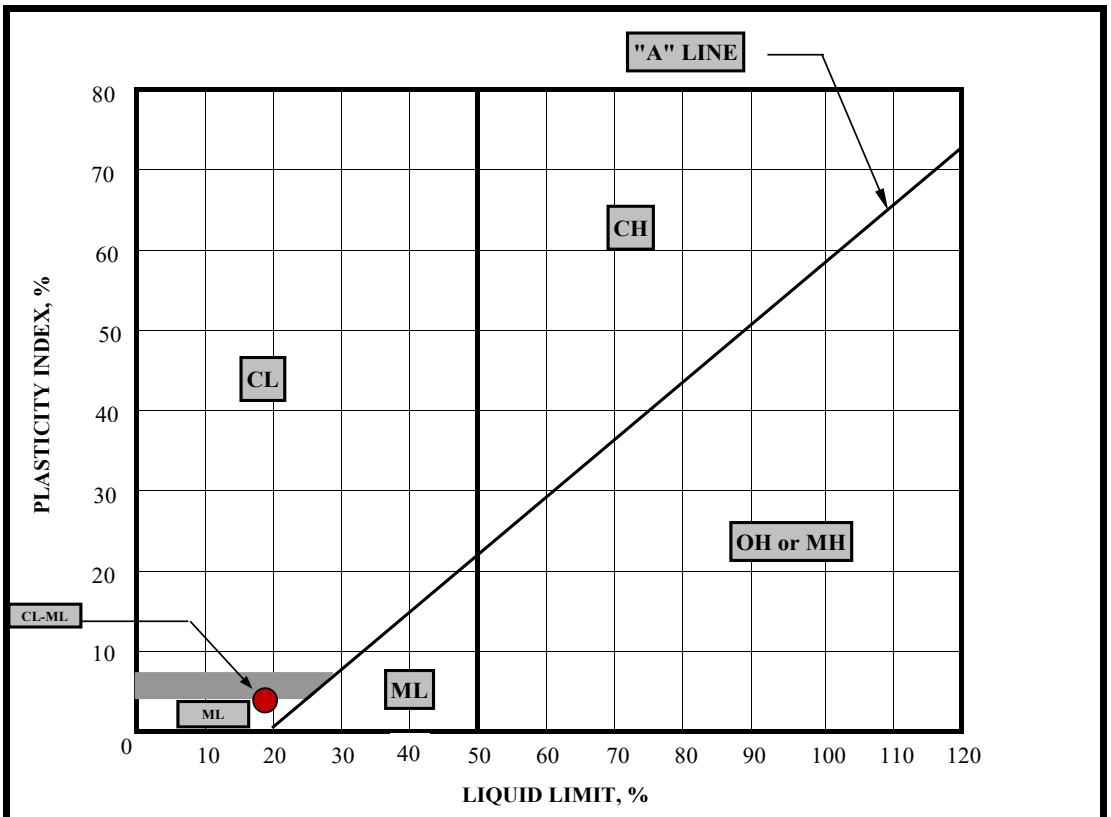
Specific Gravity= 2.75
Remarks: Material Tested in Accordance with ASTM D3080.

Figure 0300-005

Client: Presidio Companies

Project: Proposed Custom Home and ADU
1516 Sulphur Springs Avenue, St. Helena, CA
Location: 1-1b
Sample Number: 3 **Depth:** 3.0'
Proj. No.: VV5413 **Date Sampled:** 07/13/2022

Tested By: Jack Bianchin



KEY SYMBOL	SAMPLE NUMBER	DEPTH	NATURAL MOISTURE CONTENT, %	LIQUID LIMIT, LL	PLASTIC LIMIT, PL	PLASTICITY INDEX, PI	LIQUIDITY INDEX	UNIFIED SOIL CLASSIFICATION SYMBOL
●	1-1a	2.5'	N/A	19	15	4	N/A	CL-ML

Note: Atterberg Limits tested in accordance with ASTM D4318.

Materials Testing, Inc.

PLASTICITY CHART AND DATA

Proposed Custom Home and ADU
1516 Sulphur Springs Avenue, St. Helena, CA

Project No:	Date:	Figure No:
VV5413	7/13/2022	0300-006

Sunland Analytical
11419 Sunrise Gold Circle, #10
Rancho Cordova, CA 95742
(916) 852-8557

Date Reported 06/22/2022
Date Submitted 06/16/2022

To: David Cymanski
K.C. Engineering
865 Cotting Lane Suite A
Vacaville, CA 95688

From: Gene Oliphant, Ph.D. \ Randy Horney
General Manager \ Lab Manager

The reported analysis was requested for the following location:
Location : VV5413 Site ID : PAD 0-3.
Thank you for your business.

* For future reference to this analysis please use SUN # 87595-182184.

EVALUATION FOR SOIL CORROSION

Sulfate-SO4	13.9 mg/kg	0.00139 %

METHODS
Sulfate-SO4 ASTM C1580

Hazards by Location

Search Information

Address: 1516 Sulphur Springs Ave, St Helena, CA 94574, USA

Coordinates: 38.4916576, -122.4592632

Elevation: 239 ft

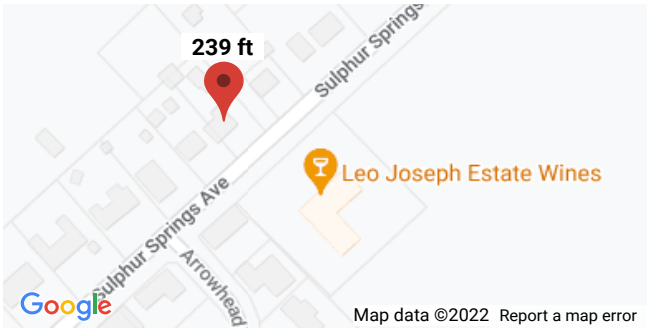
Timestamp: 2022-06-30T23:24:09.316Z

Hazard Type: Seismic

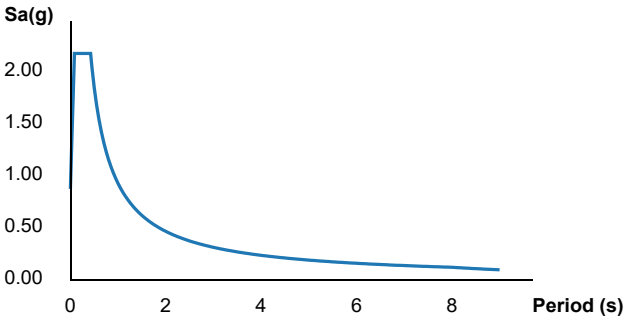
Reference Document: ASCE7-16

Risk Category: II

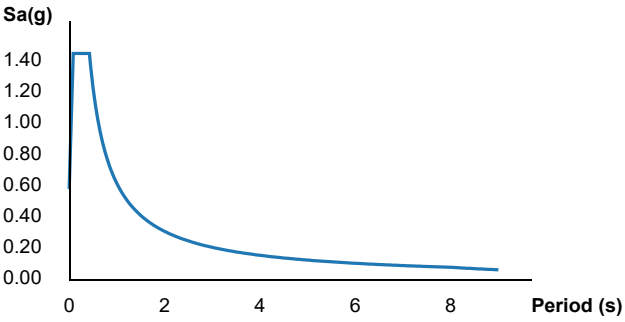
Site Class: C



MCER Horizontal Response Spectrum



Design Horizontal Response Spectrum



Basic Parameters

Name	Value	Description
S_S	1.81	MCE_R ground motion (period=0.2s)
S_1	0.658	MCE_R ground motion (period=1.0s)
S_{MS}	2.172	Site-modified spectral acceleration value
S_{M1}	0.921	Site-modified spectral acceleration value
S_{DS}	1.448	Numeric seismic design value at 0.2s SA
S_{D1}	0.614	Numeric seismic design value at 1.0s SA

Additional Information

Name	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2s
F_v	1.4	Site amplification factor at 1.0s

CR_S	0.927	Coefficient of risk (0.2s)
CR_1	0.92	Coefficient of risk (1.0s)
PGA	0.759	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.911	Site modified peak ground acceleration
T_L	8	Long-period transition period (s)
SsRT	1.81	Probabilistic risk-targeted ground motion (0.2s)
SsUH	1.952	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
SsD	2.231	Factored deterministic acceleration value (0.2s)
S1RT	0.658	Probabilistic risk-targeted ground motion (1.0s)
S1UH	0.715	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
S1D	0.788	Factored deterministic acceleration value (1.0s)
PGAd	0.925	Factored deterministic acceleration value (PGA)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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CITY OF ST. HELENA PLANNING COMMISSION
RESOLUTION NO.
GRANTING DEMOLITION AND DESIGN REVIEW APPROVAL TO
1516 Sulphur Springs Avenue (File No. PL22-063)

PROPERTY OWNER: 1516 Sulphur Springs, LLC, represented by Ryan Beliakoff of Presidio Companies

APN: 009-362-018

Recitals

1. Whereas a request was submitted by Ryan Beliakoff of Presidio Co. on behalf of 1516 Sulphur Springs LLC for consideration and approval of a demolition of the existing home and accessory structures and for design review to accommodate the construction of a single-family home with an attached garage ~~and detached accessory dwelling unit~~ on a property located at 1516 Sulphur Springs Avenue in the Medium Density Residential (MR) 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 March 21, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the demolition application and design review thereby authorizing the proposal contained in said approved plans dated March 21, 2023, 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 as 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 1955 and is not historically or architecturally significant. A records search of the California Historic Resources Information System at the Northwest Information System at Sonoma State University was prepared for the existing home. The search did not indicate that the home is historically or architecturally significant, nor warrant further evaluation of the home as a structure that would be eligible for consideration as a historic resource. As such, 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. Furthermore, design review of the replacement structures is being completed as a part of this review, in conjunction with the demolition permit.

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, PF1.6, PF3.1, HR1.6, CD3.2, and HE2.4 as outlined in the staff report.

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

   The site is flanked by Sulphur Springs Avenue on the front, vineyards to the rear, a single-family residence on the southwest side, and an undeveloped residential parcel on the northeast side. The design of the single-family residence is of a low-profile, single-story height and mass, consistent with the surrounding homes and the rural nature of the area. From the street, two gable roofs lower than 19' in height cover building walls which are offset from each other by approximately 30' feet, and are connected by the entry way which is covered with a flat roof. The mass and scale of the design is compatible with the immediate environs of the site.

3. Relationship of the design to the site;

   The project proposes a single-family home and, ~~and a detached ADU~~. All of the proposed structures meet the setbacks, lot

coverage, floor area, density, height, and building separation requirements for the MR zone, and proposed landscaping will provide privacy for the residents of the site as well as surrounding homes.

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

   The project site is not located in a historic neighborhood nor in an area with special design provisions. Regardless, the design is compatible with the low-profile and rural character of the surrounding area.

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

   The project is located in the Medium Density Residential zone and is bounded on one side (front) by Sulphur Springs Avenue and is bounded to the sides and rear by other properties which are also zoned Medium Density Residential. Currently, the parcel immediately adjacent to the southwest is developed with a single-family residence, the parcel immediately adjacent to the northeast is undeveloped, and the parcel to the rear of the site is planted with vineyards. The properties in the immediate vicinity across the street on Sulphur Springs Avenue are also zoned Medium Density Residential with vineyards on A:20 Agricultural zoning nearby. The surrounding land uses consist of agricultural and low-profile uses. The proposed design promotes the harmonious transition between the MR zone which primarily allows for residential uses, and the A-20 zone which primarily allows for agricultural uses with residential uses generally permitted as accessory uses incidental to an agricultural use.

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

   As stated in the staff report, the project is located in a zone that allows residential uses and is surrounded by zones that allow residential uses. The architectural design is modern, but the project is compatible with the scale and intensity of existing development in the area and will be compatible with development that could occur in the future based off of the uses that are permitted in the surrounding zones. Therefore, the project is compatible with 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;

   As the project is residential in nature, surrounded by agricultural and other residential zones and uses, and designed using scale, massing, colors and materials typical of residential uses, the design is appropriate to the function of the project. The exterior of the proposed home and accessory structures will be finished with smooth warm gray plaster in light and medium tones, white and gray brick, vertical wood siding in a sealed weathered finish on both

the residence and on the flush-finish garage door, black anodized aluminum door and window cladding, and a standing seam metal roof. Simple materials, a muted palette and a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.

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 structures are sited in a manner to take advantage of the shape of the lot, being more narrow and long in shape, to capitalize on the scenic vistas of both the vineyards and mountains, to enjoy the outdoor backyard recreational space. Internally, the project is organized in a manner that clearly distinguishes the private areas of the home and the more public areas of the home, with the bedrooms sited in one wing of the house and the common areas, such as the kitchen and living room, sited in the other wing. The proposal meets the requirements of the zoning designation in which it is located and complies with required setbacks and building separation, with the primary residence and attached garage situated at the front of the lot and the pool, and rear-yard patio areas~~, and ADU~~ situated behind the primary residence, providing a desirable environment for all.

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

   The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, and outdoor seating areas and pool for gathering and recreation. The proposed landscaping consists of sizes and species consistent with the residential function of the property.

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

    Access is provided from Sulphur Springs Avenue, an improved rural road. On-site parking is provided in excess of that required by the St. Helena Municipal Code.

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

    Existing trees and shrubs will be removed during the demolition of the existing structures, but will be replaced with a water-efficient landscape design which will include 4 Japanese Maple, 6 Fruitless Olive, and 1 Live Oak tree. Several species of ornamental grasses and pollinator-attracting Russian Sage and California Fuschia will be planted throughout the project site. A swimming pool and spa and outdoor seating areas under covered patios are also provided.

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 materials, textures, colors, and details of the proposed construction are typical for residential uses. The modern architectural styling and materials combines with a very low-height, low-profile, and unassuming mass which is compatible with adjacent and neighboring structures and functions. The home will be finished in light and medium tones of a warm gray smooth plaster finish, vertical wood siding in a sealed weathered finish, white and gray brick, black metal window cladding, and a standing seam metal roof. Simple materials and a muted palette along with a low profile, single-story mass will result in the proposed structure fitting harmoniously among the surrounding vineyards and estates.

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 proposed landscaping will create pathways around the structures and gathering areas on the site, will create shade and color, and attract pollinators to create a desirable and functional residential environment.

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 proposed construction will be required to comply with Title 24 Energy Requirements and the California Green Code. Water saving fixtures will be utilized in the residence and the landscaping will comply with the city's water efficient landscape ordinance.

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:

   Prior to the issuance of a building permit, 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 permitee 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 unlessanother 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 thePlanning Commission on March 21, 2023, 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. In order to meet the minimum density requirements of the underlying zoning (minimum 5.1 dwelling units per acre), a minimum of 2 units are required to be produced on the lot. Together, the proposed primary residence and an ~~detached~~ accessory dwelling unit or junior accessory dwelling unit allow the project to meet this requirement. As such, at the time of plan check submittal, the applicant shall submit plans for an ~~the detached~~ ADU or JADU concurrently with the primary residence. The ~~detached~~ ADU or JADU will be required to be permitted and constructed at the same time as the primary unit and meet all code requirements. Occupancy of the primary residence shall not be granted until an ~~the~~ ADU or JADU has been constructed.
16. To reduce disturbance of residents in the project vicinity, construction activities which generate noise that can be heard at the property line of any parcel of real property within the City limits shall be limited to 8:00 a.m. to 5:00 p.m. Monday through Saturday. Delivery of materials/equipment and cleaning and servicing of machines/equipment shall be limited to 7:00 a.m. to 6:00 p.m. Exceptions to these time restrictions may be granted by the Public Works Director for one of the following reasons: (1) inclement weather affecting work, (2) emergency work, or (3) other work, if 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

17. Applicant is responsible for conformance with the City of St. Helena Water Neutrality Requirements (Policy 9.2.1) in accordance with SHMC Section 13.04.221(B)(13) and 13.12.030.

18. Prior to the issuance of a building permit, the applicant shall submit improvement plans for review and approval for the extension of the sewer line to service the property. The applicant shall obtain an encroachment permit for all offsite work within the public right of way. The encroachment permit shall include additional conditions that will specify paving limits on Sulfur Springs Road. All sewer line extensions must be designed per the City of St. Helena Standards. Construction of the sewer line extension shall be completed prior to the issuance of the certificate of occupancy. The applicant for this project shall be responsible to pay for all costs to extend the sewer line. However, per Section 13.20.050 of the City's Municipal Code, a sewer main extension agreement will be provided to the owner for potential reimbursements if properties adjacent to the new sewer line extension apply for connection to the new line within 10 years after it is installed.

19. Driveway approach and apron shall be AC pavement as indicated on the plans. The design shall account for existing drainage patterns and accessibility. Limits shall extend to the existing pavement or right of way, whichever is greater.

~~20. A separate utility connection directly between the ADU and the utility is required (SHMC 17.116.030). Backflow prevention devices shall be installed; all public improvements utility connections shall be designed in accordance with the City of St. Helena's Construction Standards (SHMC 16.32.230).~~

~~21.~~20. An Encroachment Permit is required for all work within City right of way.

~~22.~~21. A Grading Permit is required for soil disturbance more than 50 cubic yards, a disturbance area of 10,000 square feet, a cut or fill of 3 feet or more, or alteration of any drainage pattern.

~~23.~~22. Drainage needs to be routed to prevent inundation of neighboring properties. Building plans shall demonstrate sufficient storm water runoff management. Additionally, an erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.

~~24.~~23. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review and approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual*. The Plan will be reviewed with the building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan.

~~25.~~24. Unless otherwise explicitly permitted, all existing wells and septic tanks/systems shall be abandoned under permit and inspection of Napa County Department of Environmental Services.

~~26.~~25. The applicant shall verify that the existing water service and meter sizes are adequate to provide domestic and sprinkler water to the proposed residence. If the existing meter size and/or services size is not adequate, the applicant shall replace the existing piping and/or meter with the appropriate size and be responsible for any fees associated with increasing the meter size.

Building Department Conditions of Approval

~~27.~~26. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. Currently the city of St. Helena utilizes the 2019 Title-24 California Building Code series.

~~28.~~27. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.

~~29.~~28. The applicant shall provide a Construction Waste Management Plan with the building permit application.

~~30.~~29. The plans for construction shall include a checklist for compliance with the California Green Building Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.

~~31.~~30. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist Title Page requirements.

~~32.~~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.

~~33.~~32. Any deferral of the required submittal items shall have prior approval of the Building Official; however, deferral of the fire sprinkler design is not allowed.

~~34.~~33. A separate permit submittal is required for pools, generators and PV-systems.

~~35.~~34. A separate demolition permit is required from the Building Department prior to demo of any structure on the property.

~~36.~~35. Properties that are connected to septic systems are encouraged to contact the Napa County Environmental Health Department early in the design phase of construction for approval to abandon existing septic systems, and for approval of new or expanded septic systems. Approval by Napa County EHD of the on-site sewer treatment/septic system is required prior to building permit issuance.

Fire Department Conditions of Approval

~~37.~~36. 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.

~~38.~~37. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.

~~39.~~38. 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.

~~40.~~39. 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.

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 March 21, 2023 by the following roll call vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

APPROVED:

John Ponte

ATTEST:

Maya DeRosa, AICP

Chair, Planning Commission

Planning and Building Director