



**City of St. Helena
Planning Commission
Regular Meeting
Tuesday, November 7, 2023 @ 6:00 PM
Vintage Hall Board Room - Second Floor**

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@cityofsthelelena.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@cityofsthelelena.org.

The schedule of upcoming meetings and published meeting agendas can be found on the City of St. Helena website at <https://sthelelena.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@cityofsthelelena.org.

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

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1. PLEDGE OF ALLEGIANCE
2. CALL TO ORDER AND ROLL CALL  
Chair: John Ponte  
Vice-Chair: Chris Warner  
Commissioners: Autumn Anderson, Chad Krsek, and Marika Rothfeld

City staff present at the meeting will be noted in the minutes.

3. PUBLIC FORUM:  
This is an opportunity for the public to address the Commission on items of interest to the public that are NOT listed on the agenda. Because of restrictions imposed by the Brown Act, the Commission may not engage in discussion nor take action on matters not described on the agenda. **Please observe the time limit of four minutes.**
4. CONSENT ITEMS



Members of the Commission or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

4.1. Approval of Minutes: October 17, 2023 7 - 10

[Planning Commission Minutes 10.17.23](#)

5. PUBLIC HEARINGS

5.1. ***\*THIS ITEM WILL NOT BE CONSIDERED AND WILL BE CONTINUED TO A DATE UNCERTAIN.*** 11 - 87

Request by Ric Forman to amend Use Permit 2009-22 to allow an increase in wine production at the Forman Vineyard located at 1501 Big Rock Road in the Agriculture (A-20) zoning district.

CEQA Determination: Class 1 Categorical Exemption for Existing Facilities

Prepared By: Chantal Power, Associate Planner

Recommendation:

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and
2. Accept the required findings and approve the attached resolution granting use permit amendment approval for and increase in wine production from 2,500 cases or 6,000 gallons (2.4 gallons per case) to approximately 4,510 cases or 10,725 gallons annually for a small winery located at 1501 Big Rock Road.

[1501 Big Rock Rd.- Staff Report](#)

[Public Comment. William McKinnon. Water Audit California](#)

5.2. A request to adopt a resolution approving a demolition permit for existing structures and design review for the construction of a new 2,397 sf single-story, single-family residence with detached 380 sf garage at 1504 Stockton Street in the Medium Density Residential (MR) zoning district. A 362 square foot ADU is also proposed to be attached to the detached garage. The ADU is not subject to design review but is shown for reference only as the garage and ADU comprise one combined structure. 89 - 155

CEQA Determination: Categorically Exempt pursuant to Section 15303

Prepared By: Jennifer Williams, Planning Consultant

Recommendation:

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 adopt the attached resolution granting demolition permit and design review approval for the proposed construction on the property located at 1504 Stockton Street.

[1504 Stockton St. - Staff Report](#)  
[Public Comment.Leslie Dunlap](#)

- 5.3. Request by Our Town St. Helena for approval of a use permit, demolition permit, design review and a sign permit to demolish an existing two-unit residential structure in order to construct five (5) new affordable units in a multi-family housing development on the property located at 951 Pope Street in the Medium Density Residential zoning district.

157 - 276

CEQA Determination: Exempt pursuant to CEQA Guidelines Sections 15194, 15195, 15301 and 15303.

Prepared By: Aaron Hecock, Senior Planner

Recommendation:

For the reasons described in the foregoing report, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15194, 15195, 15301 and 15303.
2. Grant state density bonus concessions and development standard waivers under existing state law for the following:
  - a. A reduction in the principal triplex's front setback from 30' to 19'6".
  - b. A reduction in the principal triplex's internal side yard setback from 15' to 0'.
  - c. An increase in the maximum height of the ADU units from 18' to 27'.
  - d. An increase in the maximum structure width from 60% to 80%.
  - e. An increase in the allowed floor area ratio from .335 to .50 (allowing for an additional 1,239 sf).
  - f. An exemption from the covered parking requirement.
3. Accept the required findings and approve a resolution granting use permit, demolition permit, design review and sign permit approval for the proposed project on the property located at 951 Pope Street.

[951 Pope St. - Staff Report](#)

[1. Public Comment Stel](#)

[Public Comment.Dave Whitmer](#)

[Public Comment.Mike Chisek](#)

[Public Comment.Nena Talcott](#)

[Public Comment.Polly Ogden](#)

[Public Comment.Rick Jones](#)

[Public Comment.Susan Shay](#)

[Public Comment.Barbara Oliver](#)

[Public Comment.Chuck Shinnamon](#)

[Public Comment.John Sales](#)

[Public Comment.Mary Stephenson](#)

[Public Comment.Mary Wilson](#)

[Public Comment.Walter Nirenberg](#)

[Public Comment.Michele Grupe](#)  
[Public Comment.Jennifer Lamb](#)  
[Public Comment.Maria White](#)  
[Public Comment.Celeste Giunta](#)  
[Public Comment.Jordan Bentley](#)  
[Public Comment.bonnie storm](#)  
[Public Comment.Stéphanie Beaurain](#)  
[Public Comment.Jenny Ocon](#)  
[Public Comment.Daniel Hale](#)  
[Public Comment.Colleen Buckley](#)  
[Public Comment.Thomas Faherty](#)  
[Public Comment.Ramona Gibb](#)

- 5.4. The applicant is requesting adoption of a resolution approving design review and a use permit amendment in order to remodel and add a small second story space to the existing commercial building located at 1080 Main Street (Suite A) in the Central Business zoning district.

277 - 315

CEQA Determination: Exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301, 15303 and 15332.

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 CEQA Guidelines Sections 15301, 15303 and 15332; and
2. Accept the required findings and approve the attached resolution granting design review and use permit amendment approval for the proposed remodel and second story addition on the property located at 1080 Main Street, Suite A.

[1080 Main St. - Staff Report](#)

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](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 November 21, 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 Avenue, and at Vintage Hall, 465 Main Street, St. Helena, California on October 27, 2023.



Maya DeRosa, Community Development 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 1088 College Ave., 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://cityofstheleena.org> and will be available for public review at the respective meeting.

**MINUTES**  
**City of St. Helena**  
**Planning Commission Meeting**  
**Tuesday, October 17, 2023 @ 6:00 PM**  
**Vintage Hall Board Room - Second Floor**  
**465 Main Street, St. Helena**

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

**Present:** Chair John Ponte, Vice-Chair Christopher Warner, Commissioner Autumn Anderson, Commissioner Chad Krsek, and Commissioner Marika Rothfeld.  
**Absent:** None  
**Staff Present:** Maya DeRosa, Community Development Director, Aaron Hecock, Senior Planner, Mario Traverso, Assistant Engineer, and Xinia Gamero, Permit Technician III and Planning Commission Secretary.

**1. PLEDGE OF ALLEGIANCE**

**2. CALL TO ORDER AND ROLL CALL**

**3. PUBLIC FORUM:**

No public comment was received.

**4. CONSENT ITEMS**

**4.1 Approval of Minutes: August 15, 2023**

Vice-Chair Christopher Warner moved to approve the Minutes on Consent Calendar with the modification to update the sentence under item 5.1 from "...proposed a *straw* vote to approve..." to "...proposed a vote to approve...". The motion was seconded by Commissioner Autumn Anderson and on roll call carried by the following vote:

AYES: Autumn Anderson, Chad Krsek, John Ponte, Marika Rothfeld, and Christopher Warner

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

**5. PUBLIC HEARINGS**

Item 5.1 was pulled and will be continued to date certain of November 7, 2023.



- 5.1 Request by Ric Forman to amend Use Permit 2009-22 to allow an increase in wine production at the Forman Vineyard located at 1501 Big Rock Road in the Agriculture (A-20) zoning district.

**Prepared By:** Chantal Power, Associate Planner

- 5.2 The applicant is requesting adoption of a resolution approving a demolition permit, design review and a use permit amendment in order to demolish an existing restaurant to accommodate the construction of a new restaurant on the property located at 61 Main Street in the Service Commercial zoning district.

**Prepared By:** Aaron Hecock, Senior Planner

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

Senior Planner Aaron Hecock reported on the item and showed a presentation.

Sasha Janev, project architect addressed the Planning Commission.

Chair Ponte opened the public hearing.

No public comment was received.

Chair Ponte closed the public hearing.

Vice-Chair Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15301, 15302, 15303 and 15332; and accept the required findings and approve the attached resolution with the following additions:

- Modify COA #22 to adjust the hours of operation to Wednesday through Sunday from 4:30 pm to 11:00 pm.
- Add a COA requiring that the HVAC and other venting be pointed away from the residential properties to the west.
- Add a COA requiring a tire stop or bollards be placed in front of parking space #6.
- Add a COA that an accessible path of travel be provided from the restaurant entrance to the sidewalk.

And grant demolition permit, design review and use permit amendment approval for the proposed demolition and new construction on the property located at 61 Main Street. The motion was seconded by Commissioner Chad Krsek and on roll call carried by the following vote:

AYES: Autumn Anderson, Chad Krsek, John Ponte, Marika Rothfeld, and Christopher Warner

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

- 5.3 The applicant is requesting adoption of a resolution approving a Short-Term Rental Permit to rent one dwelling unit on their property located at 777 Fulton Lane in the A-20 zoning district in accordance with the requirements of the Short-Term Rental Ordinance.

**Prepared By:** Aaron Hecock, Senior Planner

Chair Ponte opened the public hearing.

No ex parte communication was disclosed by the Planning Commission.

Senior Planner Aaron Hecock reported on the item and showed a presentation.

Andrew Navone, applicant addressed the Planning Commission.

No public comment was received.

Vice-Chair Christopher Warner moved to determine that the project is exempt from the requirements of CEQA pursuant to Section 15061(B)3; and approve the attached resolution allowing for the issuance of a short-term rental permit at 777 Fulton Lane. The motion was seconded by Commissioner Chad Krsek and on roll call carried by the following vote:

AYES: Autumn Anderson, Chad Krsek, John Ponte, Marika Rothfeld, and Christopher Warner

NOES: None

ABSENT: None

ABSTAIN: None

RECUSE: None

## **6. SCHEDULED MATTERS**

## **7. DEPARTMENT REPORTS**

Community Development Director Maya DeRosa reported on the following:

- Heavy agenda expected for the next Planning Commission meeting of November 7th.
- City Council approved the first reading of the Zoning Code on October 10th. Second reading to be held October 24th.
- Permit applicants are being notified they are subject to new zoning code standards if their proposed project is not approved by the second Planning Commission meeting in November.
- City Council decision on Planning Commission recommendation as it relates to counting ADUs towards density; City Council decided to leave code as is which counts ADUs towards minimum density requirements.
- Community Development Director Maya DeRosa to attend Rotary club meeting

- on November 7th to present ULI report findings.
- Krug winery hotel proposal open house to be held October 25th & 26th at 5:30pm at Vintage Hall.

Vice-Chair Warner shared his thoughts on the Krug hotel development and water use analysis process.

**8. AGENDA FORCAST**

**9. ADJOURNMENT**

Chair Ponte adjourned the meeting at **6:57 p.m.**

The October 17, 2023 minutes were approved at the \_\_\_\_\_ Planning Commission meeting.

**APPROVED:**

**ATTEST:**

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

\_\_\_\_\_  
Maya DeRosa, AICP  
Community Development Director



**PLANNING COMMISSION REPORT**

Planning Commission Meeting of November 7, 2023

**FILE NUMBER:** PL20-052

**SUBJECT:** Request by Ric Forman to amend Use Permit 2009-22 to allow an increase in wine production at the Forman Vineyard located at 1501 Big Rock Road in the Agriculture (A-20) zoning district.

**PREPARED BY:** Chantal Power, Associate Planner

**REVIEWED BY:** Maya DeRosa, Community Development Director

**APPROVED BY:** Maya DeRosa, Community Development Director

**APPLICATION FILED:**12/29/20

**ACCEPTED AS COMPLETE:**06/26/23

**LOCATION OF PROPERTY:** 1501 Big Rock Road

**APN:** 025-070-029

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

**APPLICANT:** Jeff Redding on behalf of  
Ric Forman

**PHONE:** (707) 255-7375

**BACKGROUND**

The subject property located at 1501 Big Rock Road has been under the ownership of Ric Forman since 1979. The following is the entitlement and permit history of the Forman Winery:

1984

- A use permit was approved for winery operations and included approval of a winery building, storage building, crush pad, and a deck constructed with permits following the use permit approval. The use permit allowed for the production of 2,500 cases or 6,000 gallons (2.4 gallons per case) of wine annually and waived

the SHMC Section 17.180.080 (E) requirement for a minimum of 85% of the grape source utilized for the wine produced at the small winery to be grown on the premises and contiguous parcels.

1990

- The City initiated a rezone of several properties, including 1501 Big Rock Road, from Ag/Watershed to Woodland Watershed (WW) for General Plan compliance. The rezone resulted in the legal non-conforming status of the existing vineyard, as the use permit approved in 1984 was for the winery, but the vineyard, an approved use under the Ag/Watershed designation required a use permit under the WW designation.
- Several buildings accessory to the vineyard and winery operations were constructed without permits following the 1990 rezone, including a 2,224 square foot barn, a 560 square foot tasting room, a 156 square foot bathroom, a 406 square foot cave portal, and a 775 square foot equipment shed.

2009

- Design Review 2009-01 was approved by the Planning Commission on February 17, 2009, to replace the permitted 1,057 square foot deck with a 632 square foot second dwelling unit.
- Rezone 2008-55 was approved by the City Council on May 12, 2009, to rezone the property from WW to Twenty-Acre Agriculture (A-20) to rectify the zoning with the existing structures and operations and adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.
- Use Permit and Design Review 2009-22 was approved on August 4, 2009, by the Planning Commission to legalize the barn, tasting room, bathroom, cave portal, and equipment shed structures, and approved a new 484 square foot two-story cylindrical storage tower.

### **PROJECT DESCRIPTION**

Forman Vineyard located at 1501 Big Rock Road in the A-20 zoning district, on a 20.26-acre parcel with 9.5 acres of vineyards, approximately 2,000 feet northeast of the intersection with Howell Mountain Road. The approved use permit from 1984 allows for 2500 cases annually. The operations include four full-time employees and private wine tasting limited to 4 days a week, three appointments per day and no more than ten visitors per day. No public events are permitted.

As noted in the attached narrative description, the current operations produce 55 tons of grapes. This is sourced from on premise production of 42 tons and the remaining 13 tons are sourced from an adjacent 3-acre parcel. Currently the site is producing a total of 9075 gallons or 3,816 cases of wine, which is beyond what the current use permit allows.

The applicant is requesting a use permit amendment to bring the site into conformity with new increased production and allow a total of approximately 4,510 cases, or 10,725 gallons (2.4 gallons per case) annually. . The requested increase would require a total of 65 tons of grapes of which 42 tons would continue to be grown on the premises, 13 tons would continue to be grown on the adjacent parcel (APN: 021-320-022), and an additional 10 tons of grapes would be trucked to the site from a Star Vineyard located outside of the City limits in Napa (APN: 030-150-019), which would

result in approximately two to three additional truck trips over the four to six week harvesting period. The additional production would result in a negligible increase in water use, approximately 0.126-acre feet annually. The project does not propose construction of new structures or expansion of existing structures, nor does it propose additional changes to operations beyond the requested increase in production.

## **ANALYSIS**

### **CEQA**

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities) which exempts the operation, permitting and leasing of private structures involving negligible or no expansion of existing or former use. 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. Additionally, a previous Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program were adopted for the 2009 zone change, finding no potential impacts that could not be mitigated to a less than significant level. Although, the project would increase existing production, the project still falls under the category of a small winery and would only minimally increase water usage by 0.126-acre foot per year, and traffic by two to three truck trips over the four to six week harvesting period, neither of which would require additional mitigation or CEQA review.

### **GENERAL PLAN**

The subject property has a General Plan Land Use designation of Agriculture(AG). The AG land use designation provides for agricultural, and winery uses with restricted single-family residential and public/quasi-public uses. This designation applies to large areas of the valley floor that surround the city's urban core. With the exception of hillside area designated WW, all lands outside the urban limit line are designated AG regardless of their size or actual use. The 2040 St. Helena General Plan Update includes the following policies that are relevant to the proposed project:

- LU1.3 - Support agricultural and low-intensity uses beyond the Urban Limit Line.
- LU5.1 - Discourage conversion of existing farmland to non-agricultural uses
- LU5.6 - Permit wineries and other agricultural-related industries to locate in the city if their location does not adversely impact surroundings, uses, or city services (water, traffic, etc.) or the quality and character of the community.
- ES1.2 - Identify and expand economic sectors in which the City has competitive advantages and capitalize on these strengths in order to diversify local economic activities and strengthen St. Helena's role as an agriculturally-based service center for the surrounding area.
- ES2.2 - Encourage visitor-serving uses oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. Discourage the introduction of uses that are dependent upon a mass tourist market.

***Staff Response:** In accordance with the General Plan and in particular those policies listed above, the proposed project would support both a local and visitor serving*

*component to the City's economy by providing jobs, tax revenue, and additional amenities. The project would also be oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. As a small winery operation, the project is a low intensity use that would not adversely impact surrounding uses, city services, or the quality or character of the community. For these reasons, the proposed project exhibits overall consistency with the General Plan Update 2040.*

## **ZONING**

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Twenty-Acre Agriculture (A-20), which allows residential and agricultural uses, and is intended to preserve agricultural land uses. With the exception of those hillside areas designated woodlands and watershed, and wineries designated winery, all lands outside the urban limit line are designated A-20 regardless of their size or use. The purpose of the A-20 district is to promote and implement the policies of the general plan to preserve agricultural land uses and provide for future orderly development as the urban limit line is adjusted to accommodate urban growth. Additionally, Section 17.080.080 requires small wineries to comply with the following standards:

- The property on which the winery is located must be a minimum of five acres in size.  
*The winery is located on a 20.26-acre parcel.*
- The winery must be accessory to a primary residential use.  
*The primary use on the property is a single-family residence and accessory dwelling unit occupied by the owner/operators of the vineyard and winery.*
- The development of small wineries must be consistent with the development standards for accessory buildings for the district in which the winery is located.  
*The existing structures on the project site have been approved by the Planning Commission through the Design Review 2009-01, and Use Permit and Design Review 2009-22 and have been inspected and approved by the Building and Safety Department.*
- Only one small winery is permitted per parcel.  
*The project consists of one vineyard and winery. The proposed production increase from 2,500 cases or 6,000 gallons (2.4 gallons per case) to 4,510 cases or 10,725 gallons per year would still fall under the definition of a small winery.*
- A minimum of eighty-five percent (85%) of the grape source utilized for the wine produced at the small winery shall be grown on the premises and contiguous parcels.  
*This limitation was waived with the approval of the 1984 Use Permit, and production was limited to 2,500 cases or 6,000 gallons annually. The applicant is seeking approval of a Use Permit Amendment to increase production to 4,510 cases or 10,725 gallons annually. With the proposed request to expand production utilizing off site grapes, the project is still within the 15% off site grapes allowance.*

- No municipal water may be utilized for the small winery operations or vineyard irrigation.  
*The vineyard currently uses existing on-site wells, and the project would only result in an additional 0.126-acre foot per year of water used for the proposed production increase.*
- A minimum of three parking spaces shall be provided.  
*There is ample space for parking to accommodate the two full-time residents, four full-time employees, and a maximum of 10 visitors per day.*

## **WATER**

Section 17.180.090(A) of the Municipal Code requires a well water analysis if any wells on the property have adequate capacity to support the estimated future water use. Section 17.180.090(B) requires an application for a small winery use permit shall include Phase I Water Availability Analysis (WAA-1), describing current and estimated future water use on the parcel, including residential, small winery, and irrigation uses, for review by the city engineer, to determine if the water use is likely to exceed one acre foot of water per acre of land per year.

*Staff Response: The increase in wine production from 2,500 cases or 6,000 gallons (2.4 gallons per case) to 4,510 cases or 10,725 gallons (2.4 gallons per case) annually would result in a marginal increase in water use. A Phase I Water Availability Analysis has been prepared for the project in accordance with Section 17.080.080 of the SHMC and determined that the total increase in water usage will be 0.126 acre feet annually. Current water usage is 3.39-acre feet and will increase to 3.51-acre feet annually. Public Works has reviewed and approved the Phase I Water Availability Analysis and determined that the increase will not be adverse to City services or surrounding wells and land uses, or to City water, as all the water required for the winery operations and irrigation is supplied by on-site wells.*

## **USE PERMIT AMENDMENT**

As noted above, SHMC Section 17.20.030 requires use permit approval for small wineries in the A-20 district. As the applicant wishes to expand wine production beyond what was previously approved and beyond what is currently being produced, a use permit amendment is required. 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.  
*The proposed increase in wine production will not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community as the operations will only change modestly to meet the proposed increase, and current operations do not create impacts that are injurious to the surrounding uses or community.*



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

*The current winery operations do not generate levels of noise that adversely impact neighboring properties or uses. The proposed increase in production is modest and not likely to produce noise beyond the current operations.*

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

*The proposed increase in wine production would only generate two to three additional truck trips to the winery during the four-to-six-week harvesting period and would be trucked from the neighboring parcel. No increase in traffic noise will result.*

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

*The proposed increase would not make excessive demands on public services. The Water Availability Analysis for the project was reviewed and approved by the Public Works Department and a Wastewater Feasibility report was reviewed and approved by the Napa County Environmental Health Department. The County provided conditions for the proposed increase which have been included on the project conditions of approval contained in the attached resolution.*

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

*No changes to the existing ingress and egress are proposed and existing conditions are adequate for the current operations as well as the proposed increase in wine production which would only minimally affect traffic to the site, approximately two to three additional truck trips over the four to six week harvesting period.*

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

*The proposed increase in wine production would contribute to 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.

*The proposed use is surrounded by other vineyards and agricultural lands and is consistent with the AG general plan land use designation and the A-20 zoning district, which allows for agricultural, and winery uses with restricted single family residential and public/quasi-public uses.*

8. That the proposed use would not be in conflict with the City's General Plan.

*The proposed use will not conflict with the City's General Plan which allows agricultural uses including vineyards and wineries in the AG land use designation.*

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

*The proposed increase in wine production minimally increase impacts to traffic and water use beyond those that are generated under current operations and would not be injurious to public health, safety, and 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.

*A conditionally approved vineyard and winery use already exists on the project site and the request to increase the annual production of wine will not create a precedent that would be detrimental to the City or conflict with the General Plan. The increase in production would not require the expansion of existing or construction of new structures and would result in only a minor increase in water usage, which would be supplied by the existing on-site wells, and two to three additional truck trips during harvest season. Furthermore, the increased demand to the on-site wells is minimal (an increase of approximately 0.126 acre feet per year) and would not require a Phase II Water Availability Analysis as specified by Section 17.180.090.B of the SHMC.*

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

*The project site adequately accommodates the off-street parking needs of the existing operations and the requested increase in wine production would not increase the parking needs of the existing vineyard and winery operations.*

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

*The proposed increase in wine production would only result in an additional two to three trucks over the course of the four-to-six-week harvest period .The surrounding streets would not be impacted by this increase.*

### **ISSUES**

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

### **CORRESPONDENCE**

Staff received one email from an adjacent property owner concerned about a well on their parcel that is half-owned by the project applicant. The adjacent property owner thought the well was used for the vineyard operations and was concerned about the proposed production increase. The project applicant has indicated that despite having 50% ownership of that well, the well does not have a pump or electricity hook-up and is not used for the winery operations, nor is it proposed for use to accommodate the proposed production increase.

### **STAFF RECOMMENDATION**

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

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and
2. Accept the required findings and approve the attached resolution granting use permit amendment approval for and increase in wine production from 2,500 cases or 6,000 gallons (2.4 gallons per case) to approximately 4,510 cases or 10,725 gallons annually for a small winery located at 1501 Big Rock Road.

### **ATTACHMENTS**

[Resolution](#)

[Project Plans](#)

[Water Availability Analysis 10-24-23](#)

[Project Statement Final 10-26-23](#)

[Final Project Description 10-26-23](#)

[1985 Use Permit & Variance Letter](#)

[GPA 2008-55 Resolution and Ordinance](#)

[Negative Declaration 2009](#)

[MMRP 2009](#)

**CITY OF ST. HELENA PLANNING COMMISSION  
RESOLUTION NO.  
GRANTING USE PERMIT AMENDMENT APPROVAL TO  
1501 Big Rock Road (File No. PL20-052)**

**PROPERTY OWNER:** Ric Forman of Forman Vineyard

**APN:** 025-070-029

**Recitals**

1. The applicant has requested adoption of a resolution approving a use permit amendment in order to expand annual wine production from 2,500 cases (6,000 gallons) to approximately 4,510 cases or 10,725 gallons (2.4 gallons per case) at the Forman Vineyard located at 1501 Big Rock Road in the A-20 zoning district; and
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law; and
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on November 7, 2023; and
4. Now, therefore let it be found that the Planning Commission approves the use permit amendment thereby authorizing the modifications contained in said application 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 CEQA Guidelines Section 15301 which exempts the operation, permitting and leasing of private structures involving negligible or no expansion of existing or former use.
- C. In accordance with SHMC Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit amendment:
  1. That the proposed use would not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community.

*The proposed increase in wine production will not generate odors, fumes, dust, light, glare, radiation or refuse that would be injurious to surrounding uses or to the community as the operations will only change modestly to meet the proposed increase, and current operations do not create impacts that are injurious to the surrounding uses or community.*

1501 Big Rock Road  
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2. That the proposed use would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties or uses.

*The current winery operations do not generate levels of noise that adversely impact neighboring properties or uses. The proposed increase in production is modest and not likely to produce noise beyond the current operations.*

3. That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan.

*The proposed increase in wine production would only generate two to three additional truck trips to the winery during the four-to-six-week harvesting period and would be trucked from the off-site parcel. No increase in traffic noise will result.*

4. That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection.

*The proposed increase would not make excessive demands on public services. The Water Availability Analysis for the project was reviewed and approved by the Public Works Department and a Wastewater Feasibility report was reviewed and approved by the Napa County Environmental Health Department. The County provided conditions for the proposed increase which have been included on the project conditions of approval contained in the attached resolution.*

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

*No changes to the existing ingress and egress are proposed and existing conditions are adequate for the current operations as well as the proposed increase in wine production which would only minimally affect traffic to the site, two to three additional truck trips to the winery during the four-to-six-week harvesting period and would be trucked from the off-site parcel.*

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

*The proposed increase in wine production would contribute to 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.

*The proposed use is surrounded by other vineyards and agricultural lands and is consistent with the AG general plan land use designation and the A-20 zoning district, which allows for agricultural, and winery uses with restricted single family residential and public/quasi-public uses.*

8. That the proposed use would not be in conflict with the City's General Plan.

*The proposed use will not conflict with the City's General Plan which allows agricultural uses including vineyards and wineries in the AG land use designation.*

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

*The proposed increase in wine production minimally increase impacts to traffic and water use beyond those that are generated under current operations and would not be injurious to public health, safety, and 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.

*A conditionally approved vineyard and winery use already exists on the project site and the request to increase the annual production of wine will not create a precedent that would be detrimental to the City or conflict with the General Plan. The increase in production would not require the expansion of existing or construction of new structures and would result in only a minor increase in water usage, which would be supplied by the existing on-site wells, and traffic from a neighboring parcel. Furthermore, the increased demand to the on-site wells is minimal (an increase of approximately 0.126-acre feet per year) and would not require a Phase II Water Availability Analysis as specified by Section 17.180.090.B of the SHMC.*

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

*The project site adequately accommodates the off-street parking needs of the existing operations and the requested increase in wine production would not increase the parking needs of the existing vineyard and winery operations.*

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

*The proposed increase in wine production would only result in an additional two to three trucks over the course of the four-to-six-week harvest period from the off-*

*site parcel. The surrounding streets would not be impacted by this modest increase.*

***Staff Response:** Staff finds that the project meets and/or complies with the required findings to approve a use permit amendment for the proposed project.*

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

- D. The Planning Commission approves a use permit amendment for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
  2. The use permit amendment shall be vested within one (1) year from the date of final 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. This permit is valid for this use only. New permits must be applied for upon any change in use. This permit will expire if the use is discontinued pursuant to the existing ordinances and regulations.
  4. 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.
  5. 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.
  6. 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.
  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.

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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. Operations shall be in compliance with plans submitted and reviewed by the Planning Commission on November 7, 2023, except as modified herein.
13. A Sign Permit must be applied for and obtained for any new and/or replacement signage.
14. This use permit amendment PL 20-052 replaces all prior conditions of approval from the 1984 Use Permit and Variance.
15. All conditions of approval for Design Review 2009-01 shall be maintained.
16. Compliance shall be maintained with the mitigation measures approved with Resolution 2009-23 adopting a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) for the general plan amendment and rezoning approved in 2009.
17. All exterior lighting shall be low mounted, downward casting and fully shielded. Light fixtures shall not be located at the periphery of the property and shall be located so that light and glare do not spill over onto adjacent properties or into the sky. Flood lights are not permitted and security lighting, if utilized, shall be on motion-sensors.
18. A business plan shall be filed annually with the County of Napa hazardous materials section of the Department of Environmental Management. No hazardous or flammable materials shall be stored outside of the building without a proper storage container.
19. The 2,224 square foot barn plus attached 775 square foot equipment shed shall be used for storage of case goods and agricultural (vineyard farming) equipment, and for a repair shop for farming/winery equipment and vehicles.
20. The 560 square foot building shall be used for private, appointment-only wine tasting as follows:
  - a) Tasting and sale of wine shall be by appointment only. No public tours or tasting are permitted. Appointments for visits to the winery, including marketing events, are limited to four days per week, no more than three appointments per day, and no more than 10 persons visiting on one day.



- b) Public events are not permitted at the winery.
  - c) There can be no advertising of private wine marketing events in publications produced for general distribution. All attendees must have been specifically invited to participate in the private wine marketing event by the owner/operator.
  - d) No items other than wine produced on the premises shall be sold at the winery.
19. The 156 square foot restroom shall be used by family, employees, and winery guests.
  20. The 406 square foot cave portal which provides access to the wine storage cave may be used for storage of winemaking equipment.
  21. The 27-foot tall, two-level storage tower with an approximate floor area of 484 square feet may be used for storage of winemaking equipment.
  22. This property is located in the agricultural district where there is a right-to-farm the adjoining property. There is a good-faith expectation that no complaints will occur regarding legal, normal agricultural activities on the adjacent land. Such activities may include day or night disbursement of chemicals, and creation of dust, noise, or fumes.
  23. All water used for the vineyard and winery shall be provided from the existing on-site well. A request for additional wells or City water will be subject to the approval of a Use Permit amendment, and any permits required by the Public Works Department and by the County.
  24. The maximum production capacity for the winery shall be limited to 10,725 gallons or approximately 4,510 cases annually. Any increase in total annual production from this amount will require a Use Permit Amendment.
  25. The processing and sale of wine is limited to that primarily produced on the premises and contiguous parcels. A minimum of 85% of the grape source utilized for the wine produced at the winery shall be grown on the premises identified as APN 025-070-029 and APN 021-320-022 .
  26. 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**

27. The applicant shall conform to the conditions of the Napa County Planning, Building and Environmental Services as set forth in the Memorandum dated June 25, 2021 and shall be fulfilled prior to the issuance of any building permits or final occupancy for the winery expansion and increase in visitors.
28. The onsite wastewater treatment (septic tank) system shall conform to Napa County technical standards and plans approved by Napa County Environmental Services shall be submitted for approval prior to clearance for issuance of a building permit.
29. Applicant is requested to comply with SHMC 13.16.080: All property owners with wells approved pursuant to this chapter shall meter the well's water level on a monthly basis and submit such water level data to the department of public works on a form approved by the director. This report shall be submitted annually to the director of public works prior to July 1st of each year, or at the close of any shorter reporting period which may be established by the director. The property owner shall maintain the meter in sound operating condition at all times.
30. Approval of this project shall be subject to the requirements of, and all improvements shall be designed and constructed in accordance with, the most current version at the time of improvement plan submittal, Caltrans Standards and Specifications, the City of St. Helena Municipal Code, the St. Helena Water and Sewer Standards, the St. Helena Street, Storm Drain and Sidewalk Standards, and all current federal, state and county codes governing such improvements.
31. 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.
32. 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.
33. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
34. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City and/or Caltrans Standards prior to Certificate of Occupancy.

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35. An encroachment permit shall be required from the City for any work performed on a City water lateral, meter, or an upgrade to a backflow device.

**Fire Department Conditions of Approval**

36. 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.

**Napa County Environmental Health Department Conditions of Approval**

37. General Waste Discharge Requirements for Winery Process Water have been adopted by the State Water Quality Control Board (General Order). The General Order is available for review on the state's website, [Winery Order | California State Water Resources Control Board](#). The applicant will be required to comply with the General Order, information regarding compliance will be provided as soon as it is available. The applicant is advised to start measuring the amount of process water generated from wine making activities and may consult with their wastewater engineer to determine the best way to gather this data.
38. Plans for the proposed process and domestic wastewater treatment system shall be designed by a licensed Civil Engineer or Registered Environmental Health Specialist and be submitted for review and approval with complete design criteria based upon local conditions and current plan check fee to this Division.
39. A permit to construct the proposed process and domestic wastewater treatment system must be secured from this Division.
40. The applicant shall maintain regular monitoring of the wastewater treatment system as required by this Division which includes hiring a service provider to monitor the system and submitting monitoring reports. An annual operating report permit is required for the wastewater system until such time as the applicant enrolls for coverage under the General Order and will be required to comply with the General Order.
41. Within 30 (thirty) days of initiation of the use or change of tenants, an updated Hazardous Materials Business plan shall be submitted to [CERS | California Environmental Reporting System](#) and approved by this Division.
42. The use of the absorption field/drain field area shall be restricted to activities which will not contribute to compaction of the soil with consequent reduction in soil aeration. Activities which must be avoided in the area of the septic system include equipment storage, traffic, parking, pavement, livestock, etc.

43. All diatomaceous earth/bentonite must be disposed of in an approved manner. If the proposed septic system is an alternative sewage treatment system the plan submitted for review and approval must address bentonite disposal.

**I HEREBY CERTIFY** that the foregoing use permit amendment 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 November 7, 2023, by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

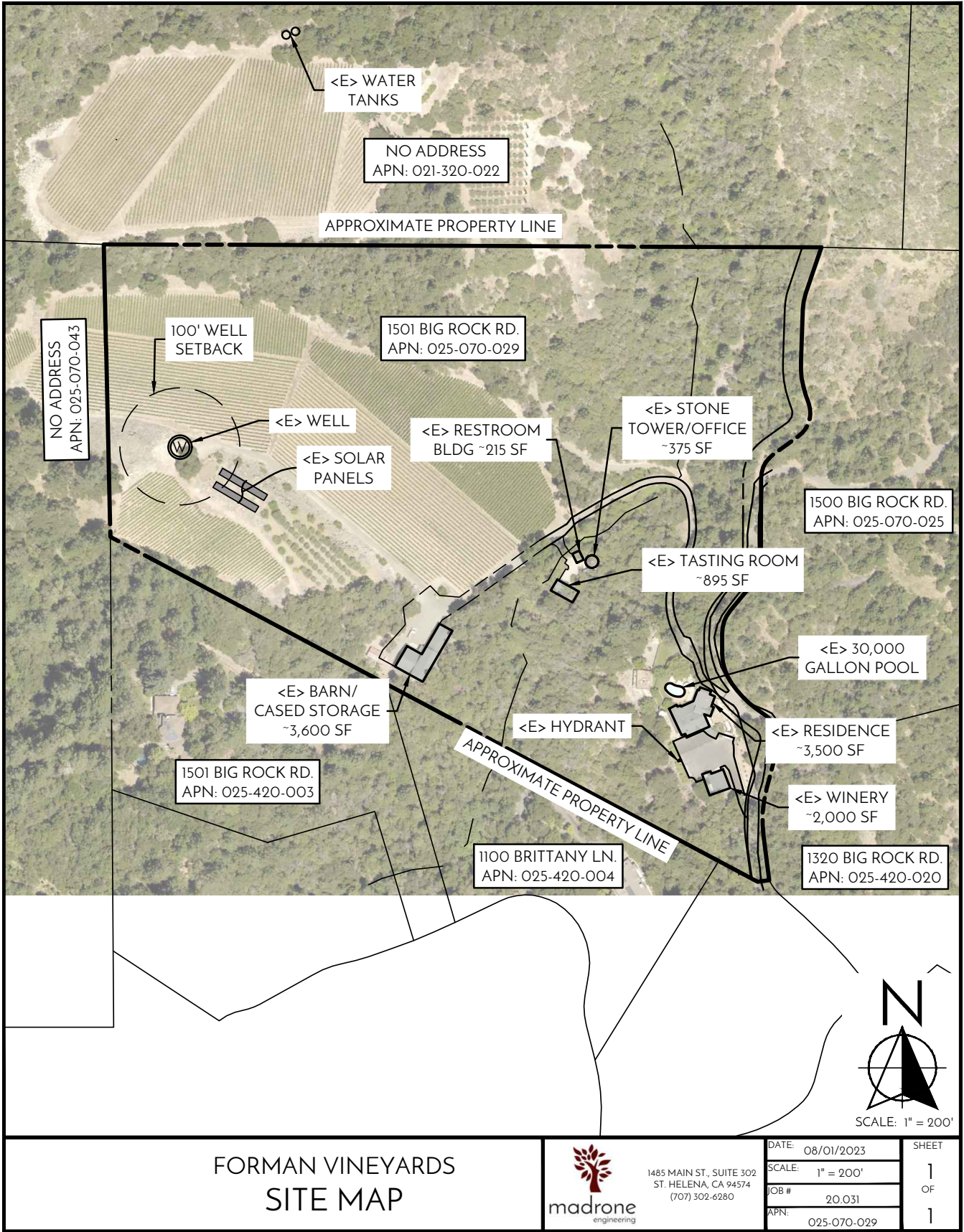
ATTEST:

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John Ponte  
Chair, Planning Commission

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Maya DeRosa, AICP  
Planning and Building Director



FORMAN VINEYARDS  
SITE MAP

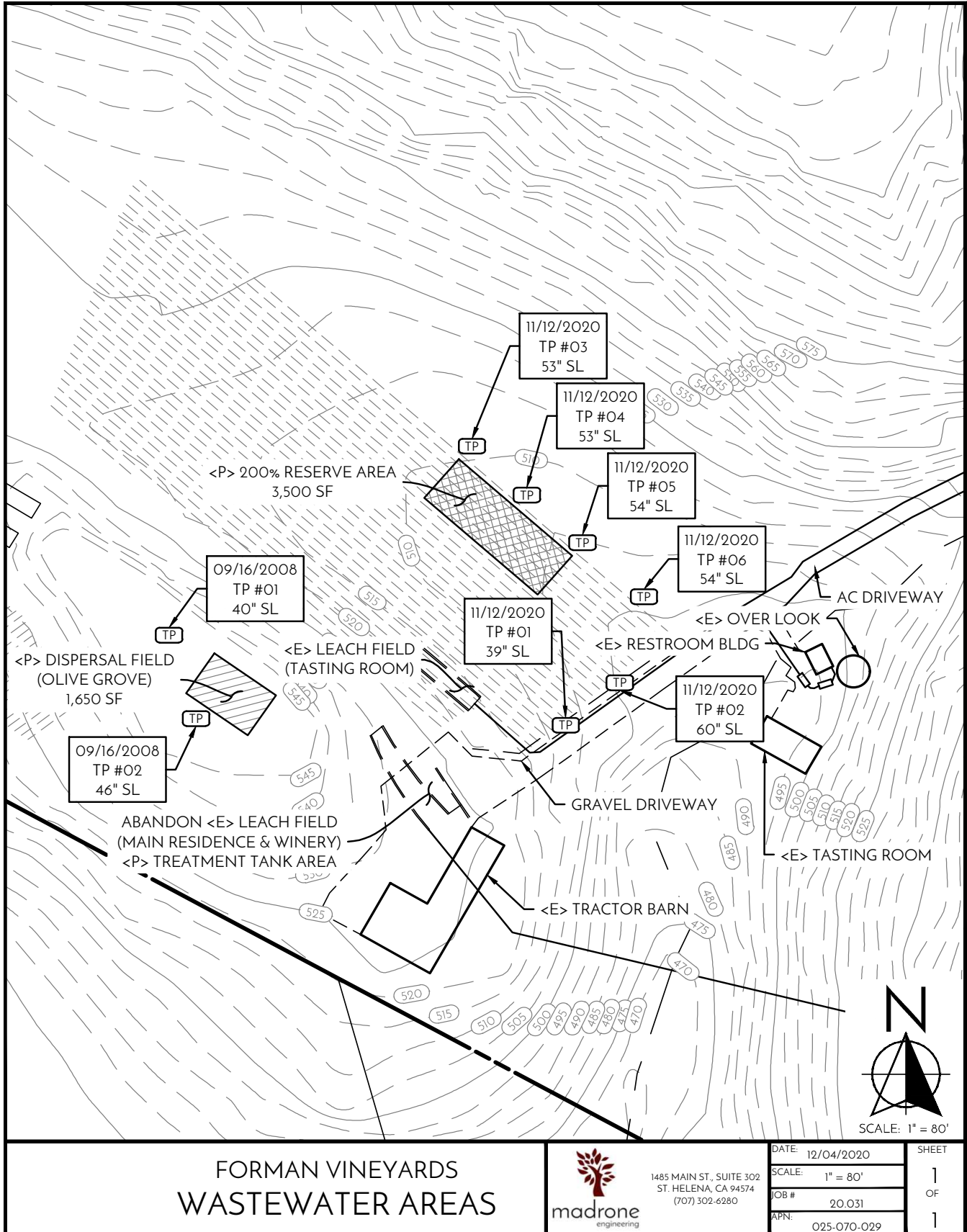


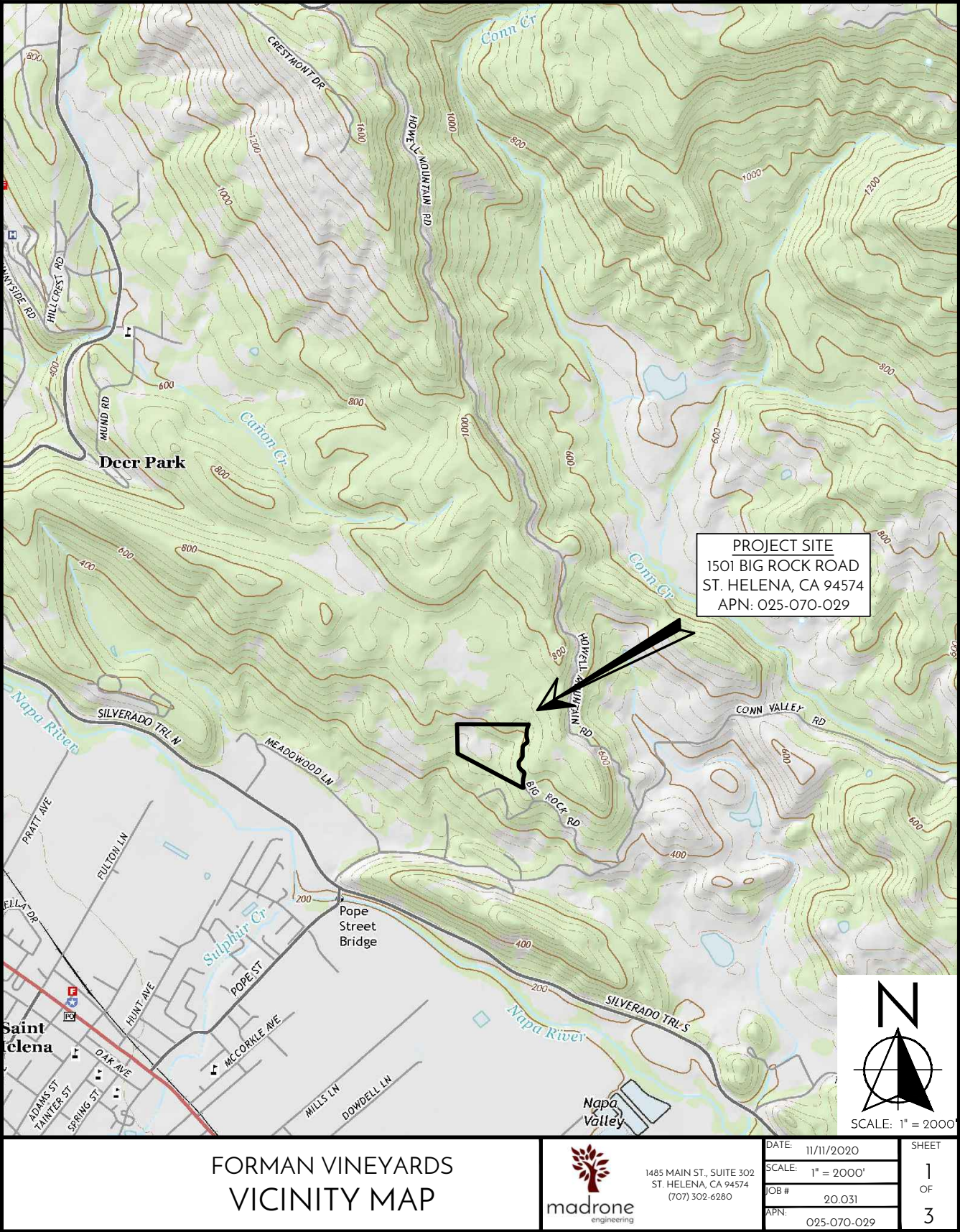
1485 MAIN ST., SUITE 302  
ST. HELENA, CA 94574  
(707) 302-6280

DATE: 08/01/2023  
SCALE: 1" = 200'  
JOB #: 20.031  
APN: 025-070-029

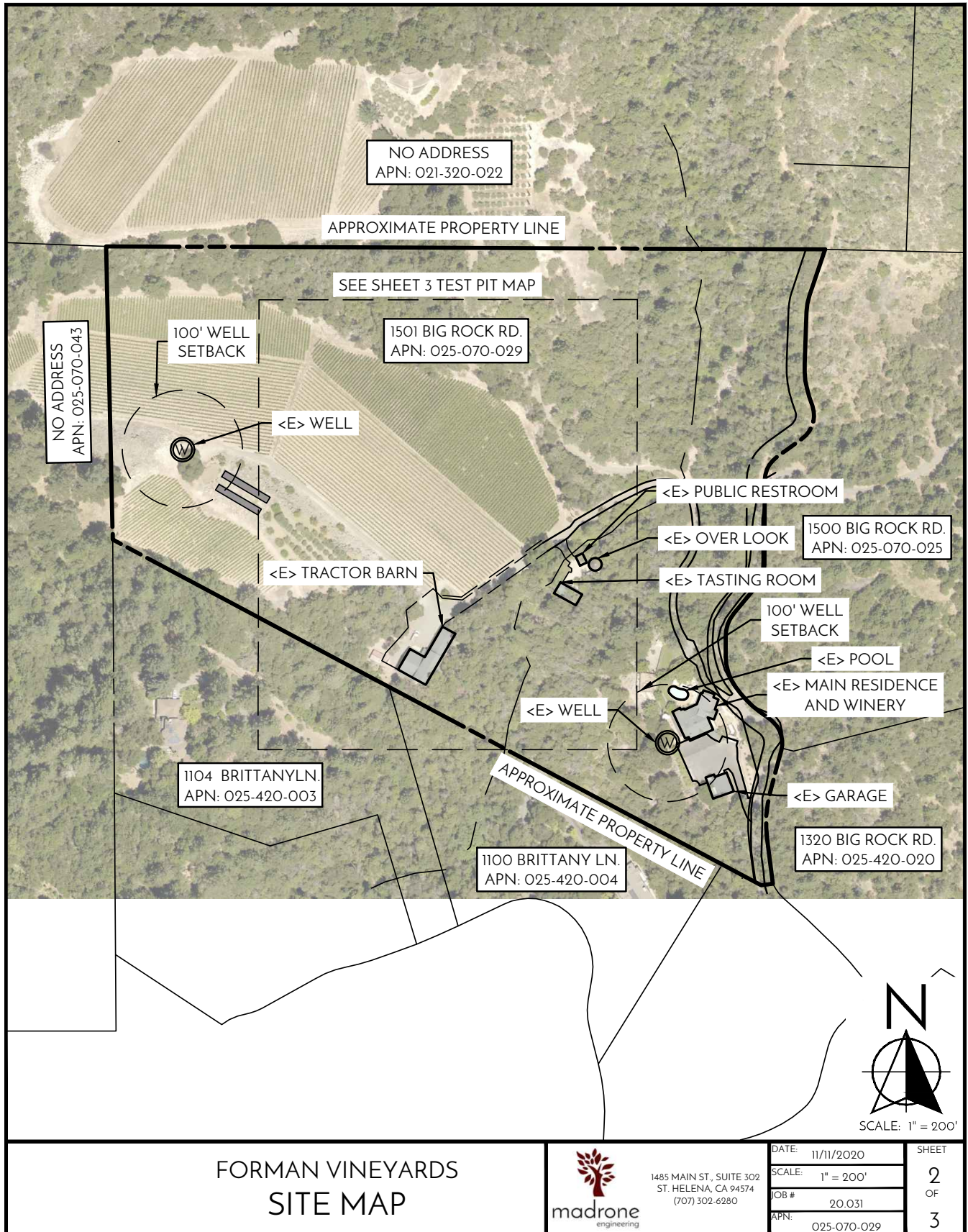
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1  
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1



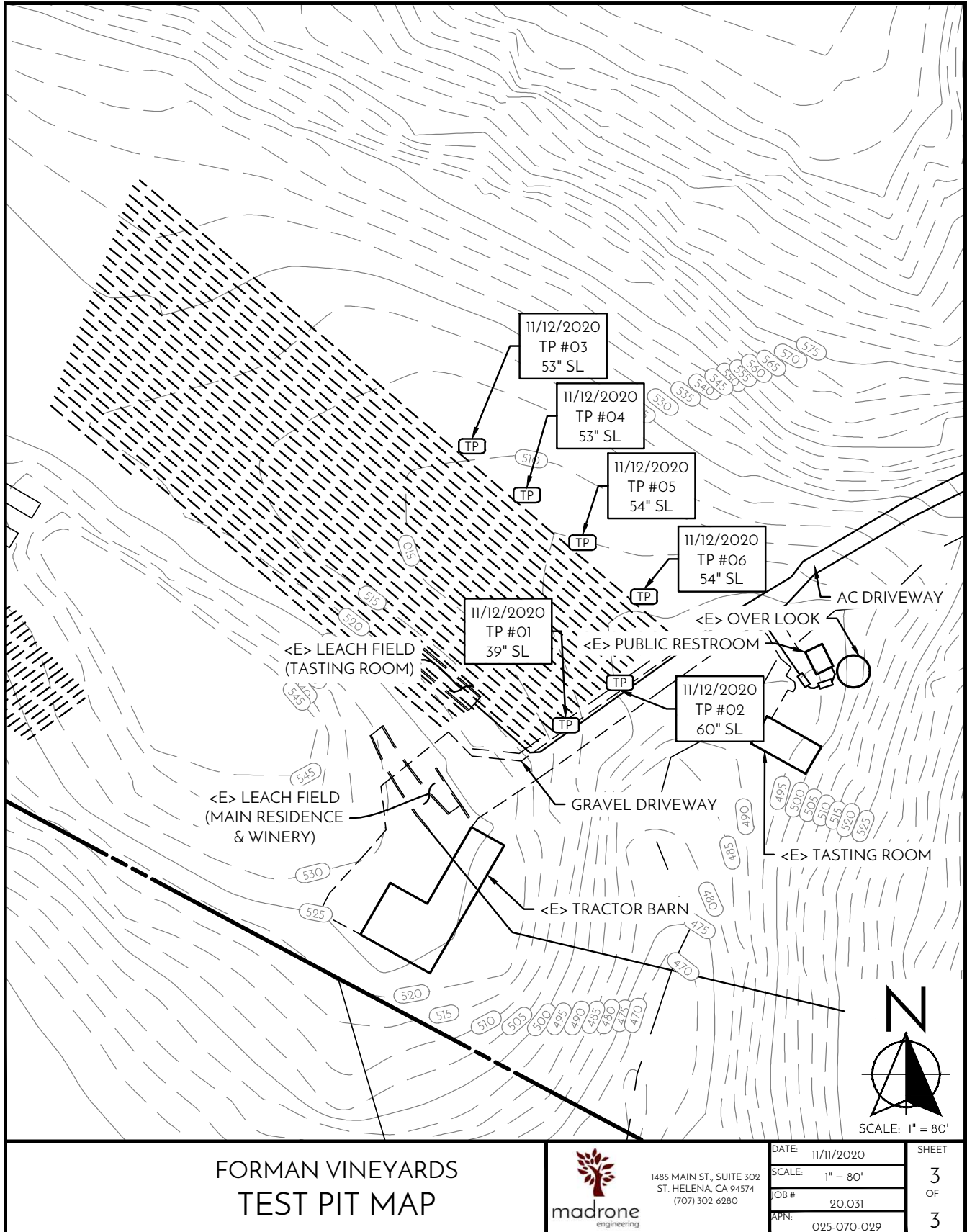












## FORMAN VINEYARDS TEST PIT MAP



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

|        |             |
|--------|-------------|
| DATE:  | 11/11/2020  |
| SCALE: | 1" = 80'    |
| JOB #  | 20.031      |
| APN:   | 025-070-029 |

|       |   |
|-------|---|
| SHEET | 3 |
| OF    | 3 |









# WATER AVAILABILITY ANALYSIS

FORMAN VINEYARD  
1501 BIG ROCK RD, ST. HELENA, CA 94574  
APN: 025-070-029

JUNE 14, 2021  
REVISION 1: MAY 26, 2023  
REVISION 2: JULY 26, 2023  
REVISION 3: OCTOBER 24, 2023



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

20.031  
Forman Vineyard



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20.031  
Forman Vineyard



## I. Introduction & General Overview

### A. Introduction

Madrone Engineering has prepared this report to assist the Forman Vineyard project with compliance with City of St. Helena Water Availability Analysis requirements (SHMC 17.180).

### B. Project Description

Forman Vineyard is requesting a Use Permit Modification to increase wine production for an existing winery on a 20.6 acre parcel located at 1501 Big Rock Rd, St. Helena, by owner and applicant Ric Forman. Existing wine production is approved for approximately 6,000 gallons annually, and is requested to be expanded to approximately 10,725 gallons annually. No other operational changes, on- or off-site improvements are either required or proposed.

Based on the previously-approved marketing plan for the winery, the maximum number of winery staff on-site on any given day is estimated to be four (4) full-time employees. The existing use permit allows up to 10 visitors per day, and no events. There are no changes to the approved marketing plan as part of this request. Other water use on the parcel includes an existing 3-bedroom residence with 2 full-time residents, and vineyard irrigation.

There is one well available for use on the parcel, as shown on the site plan (Appendix B). Based on the criteria in SHMC 17.180, because existing and proposed annual water use is expected to be less than 1 acre-foot/acre/year, the project is required to prepare a Phase 1 Water Availability Analysis.

The main well in use on the parcel is rated at approximately 200 gallons per minute, and is currently limited by the 20HP pump to a maximum of 88 gallons per minute. The total project demand of ~3.7 af/yr would require constant pumping of roughly 2.5 gallons per minute, so the existing well has significantly more capacity than is needed to support the proposed project.

The applicant also has access via easement to an off-site shared well on parcel 025-070-043. According to the owner and applicant, this well is not used for the winery.

This report will demonstrate that the proposed project is in compliance with current City Code related to groundwater usage, specifically, the requirement that water usage does not exceed 0.5 acre-feet per acre per year for hillside areas. The parcel is 20.6 acres, so maximum water use cannot exceed 10.3 acre-feet per year. Proposed water usage is 3.519 acre-feet per year, significantly less than the allowable maximum.

20.031  
Forman Vineyard



## II. Tier 1 Analysis

Tier 1 of the WAA requests the applicant to estimate the proposed water usage for the project, and then compare the estimated parcel usage for the property to the applicable water use criteria. In this case, the threshold for requiring a Tier 2 analysis is if existing or proposed water use will exceed 1 acre-foot/acre/year.

### A. Water Use Guidelines

Appendix B of the Napa County WAA guidelines includes recommendations for determining the estimated water use for specified land uses. A summary of these guidelines, including the values applied in this report, are identified in the table below:

**Table 1: Water Use Guidelines per WAA Appendix B**

| Use                     | Recommended Water Use Values | Applied Water Use Values | Unit                                     |
|-------------------------|------------------------------|--------------------------|------------------------------------------|
| <b>Residence</b>        | 0.5 to 0.75                  | 0.75                     | AF per Year                              |
| <b>Winery</b>           |                              |                          |                                          |
| Process Water           | 0.0215                       | 0.0215                   | AF per 1,000 gal wine production (year)  |
| Domestic Water          | 0.005                        | 0.005                    | AF per 1,000 gal wine production (year)  |
| Employees               | 15                           | 15                       | Gallons Per Shift                        |
| Tasting Room Visitation | 3                            | 3                        | Gallons Per Visitor                      |
| Events and Marketing    | 15                           | 15                       | Gallons Per Visitor                      |
| <b>Vineyards</b>        |                              |                          |                                          |
| Irrigation Only         | 0.2 to 0.5                   | 0.3                      | AF per Acre Planted per Year             |
| Heat Protection         | 0.25                         | not used                 | AF per Acre Planted per Year             |
| Frost Protection        | 0.25                         | not used                 | AF per Acre Planted per Year             |
| <b>Landscaping</b>      | -                            | not used                 | landscaping is included in the residence |

### B. Existing Water Usage

The current water uses on the Forman Vineyard property include the following:

**Table 2: Existing Property Uses**

| Use                          | Value | Unit                      |
|------------------------------|-------|---------------------------|
| <b>Residence(s)</b>          | 1     | Main Residence            |
| <b>Winery</b>                |       |                           |
| Wine Produced                | 6     | Thousand Gallons per Year |
| Employees (Full + Part Time) | 4     | Employee Shifts per Day   |
| Employees (Full + Part Time) | 1200  | Employee Shifts per Year  |
| Visitors                     | 10    | Visitors per Day          |
| Visitors                     | 3100  | Visitors per Year**       |
| Event Visitors per Year      | 0     | Visitors per Year         |
| <b>Vineyards</b>             |       |                           |
| Acres Planted                | 8.0   | Acres                     |
| Heat Protection              | N/A   |                           |
| Frost Protection             | N/A   |                           |

\*\* Conservatively estimated based on maximum visitation 6 days per week

20.031  
Forman Vineyard



Based on Table 2, the existing water usage of the parcel is estimated as follows:

**Table 3: Existing Water Usage**

|                              |              |                    |
|------------------------------|--------------|--------------------|
| <b>Residence</b>             | 0.75         | AF per Year        |
| <b>Winery</b>                |              |                    |
| Process Water                | 0.129        | AF per Year        |
| Domestic Water + Landscaping | 0.03         | AF per Year        |
| Employees                    | 0.055        | AF per Year        |
| Visitors                     | 0.029        | AF per Year        |
| Event Visitors per Year      | 0.000        | AF per Year        |
| <b>Vineyards</b>             |              |                    |
| Irrigation Only              | 2.40         | AF per Year        |
| Heat Protection              | 0            | AF per Year        |
| Frost Protection             | 0            | AF per Year        |
| <b>Total Water Usage</b>     | <b>3.393</b> | <b>AF per Year</b> |

#### C. Proposed Water Usage

The proposed water uses under this Use Permit Modification for the Forman Vineyard property include the following:

**Table 4: Proposed Property Uses**

| Use                          | Value | Unit                      |
|------------------------------|-------|---------------------------|
| <b>Residence</b>             | 1     | Main Residence            |
| <b>Winery</b>                |       |                           |
| Wine Produced                | 10.75 | Thousand Gallons per Year |
| Employees (Full + Part Time) | 4     | Employee Shifts per Day   |
| Employees (Full + Part Time) | 1200  | Employee Shifts per Year* |
| Visitors                     | 10    | Visitors Per Day          |
| Visitors                     | 3100  | Visitors Per Year         |
| Event Visitors               | 0     | Visitors Per Year         |
| <b>Vineyards</b>             |       |                           |
| Acres Planted                | 8.0   | Acres                     |
| Heat Protection              | N/A   |                           |
| Frost Protection             | N/A   |                           |

\*\* Conservatively estimated based on maximum visitation 6 days per week



20.031  
Forman Vineyard



Based on Table 4, the proposed post-project water usage of the parcel is estimated as follows:

**Table 5: Proposed Water Usage**

|                              |              |                    |
|------------------------------|--------------|--------------------|
| <b>Residence</b>             | 0.75         | AF per Year        |
| <b>Winery</b>                |              |                    |
| Process Water                | 0.231        | AF per Year        |
| Domestic Water + Landscaping | 0.054        | AF per Year        |
| Employees                    | 0.055        | AF per Year        |
| Visitors                     | 0.029        | AF per Year        |
| Event Visitors per Year      | 0.000        | AF per Year        |
| <b>Vineyards</b>             |              |                    |
| Irrigation Only              | 2.4          | AF per Year        |
| Heat Protection              | 0            | AF per Year        |
| Frost Protection             | 0            | AF per Year        |
| <b>Total Water Usage</b>     | <b>3.519</b> | <b>AF per Year</b> |

See Table 6, below, for a summary of the change in water use from the existing condition to the proposed Use Permit condition.

**Table 6: Proposed Increase in Water Usage**

|                             |              |                    |
|-----------------------------|--------------|--------------------|
| Existing Water Usage        | 3.393        | AF per Year        |
| Proposed Water Usage        | 3.519        | AF per Year        |
| <b>Water Usage Increase</b> | <b>0.126</b> | <b>AF per Year</b> |

The proposed project will increase groundwater usage only slightly relative to the existing usage, approximately 4%. Because the parcel is 20.6 acres with a maximum allowable water use of 0.5 acre-feet per acre per year (10.3 acre-feet), the proposed water usage of 3.519 acre-feet is significantly less than the allowable maximum.

### III. Conclusion

This report demonstrates that the proposed project is in compliance with current City Code related to groundwater usage.

20.031  
Forman Vineyard



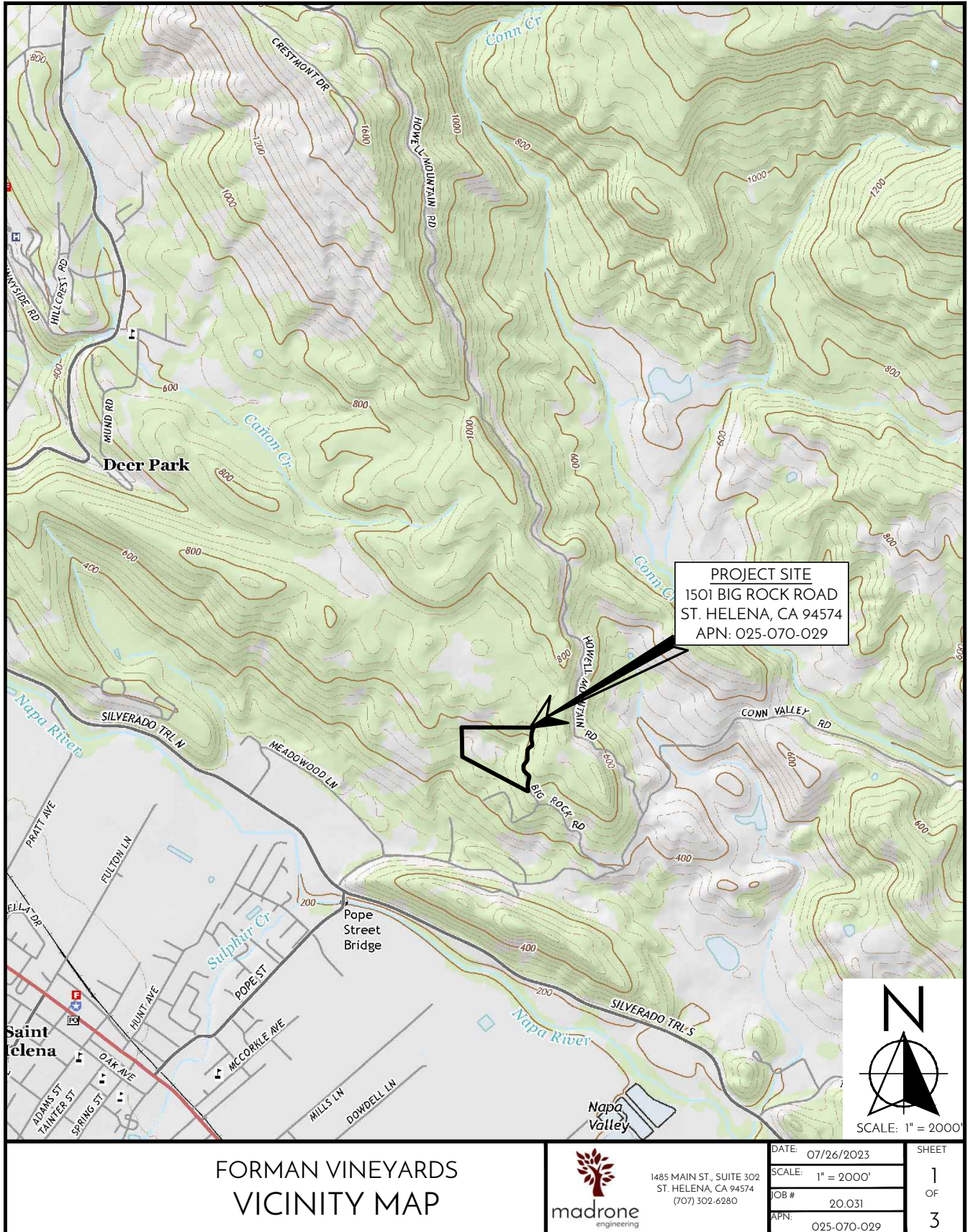
## APPENDICES

**APPENDIX A:** VICINITY MAP  
**APPENDIX B:** SITE PLAN

20.031  
Forman Vineyard



# APPENDIX A VICINITY MAP

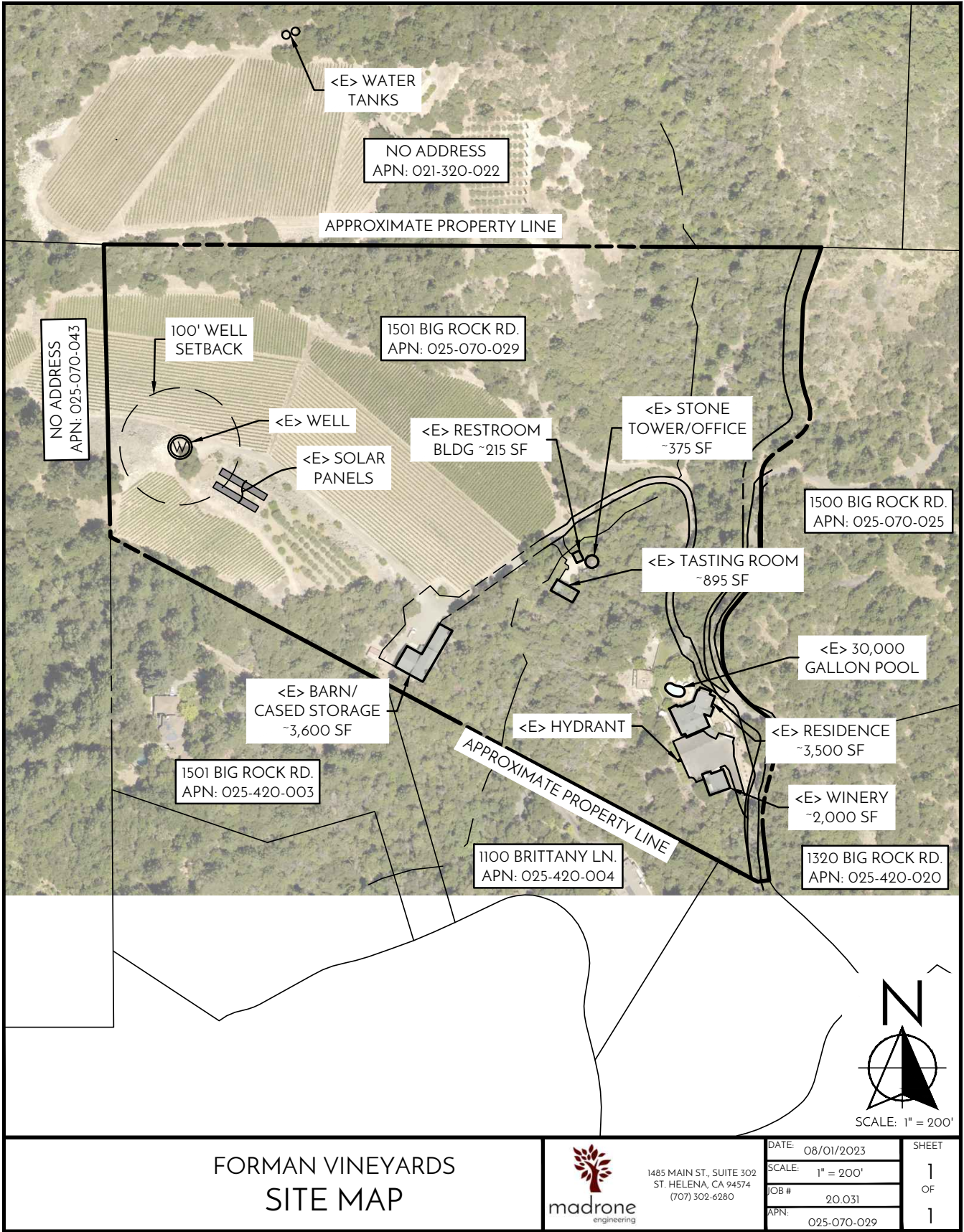


20.031  
Forman Vineyard



# APPENDIX B SITE PLAN





FORMAN VINEYARDS  
SITE MAP



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

DATE: 08/01/2023  
SCALE: 1" = 200'  
JOB #: 20.031  
APN: 025-070-029

SHEET

1  
OF  
1

Revised Project Statement  
Modification to Existing Use Permit  
1501 Big Rock Road  
St. Helena, California

**Background**

Forman Vineyard is located on an approximate 20.26-acre parcel at 1501 Big Rock Road 2000 feet northeast of its intersection with Howell Mountain Road. The site contains approximately of 8 acres of vineyard. Red wine grapes are the predominant varietal grown on the Forman Vineyard.

The existing winery building, storage and crush pad were legally constructed and in compliance with use permit issued in April 1984. This use permit and variance allowed a 2,500 case (approximately 6,000 gallon) winery on the subject parcel.

On May 18, 2009 the applicant submitted use permit application (2009-22) to legalize use of several winery-related buildings constructed without benefit of proper permits:

- Combination barn and attached equipment shed to be used for storage of vineyard farming equipment (approximately 3,000 s.f. of building area);
- A building to be used for private wine tasting (560 s.f.);
- A restroom for use by employees and winery guest (approximately 150 s.f.); and
- A cave portal to access the winery storage caves (approximately 400 s.f.).

The application also included a proposed 500 s.f. tower for storage of winery equipment.

The City planning commission approved the improvements listed above on August 4, 2009. In addition to granting approval for existing and proposed improvements, private, by appointment winery tasting was permitted in the existing 560 s.f. building. Private tasting are limited to four (4) *days* per week, three (3) appointments per day and no more than 10 persons are permitted to visit the winery on a daily basis. No public events are permitted. Only wine produced on the premises shall be sold at the winery. No change in the level of wine production (2,500 cases annually) approved in 1984 was authorized in 2009.

**Proposed Modification/Requested Action**

The applicant is seeking permission to increase annual wine production from 2,500 cases to 4510 cases (10,725 gallons) annually.<sup>1</sup> Wine grapes for this production increase will come from both on-and off- site vineyards as outlined below. No other operational changes, on-or off-site improvements are either required or requested to accommodate the increase in production. A completed application was previously submitted.

---

<sup>1</sup> Conversion factors used to convert gallons to cases are 2.378 gallons per case. Conversion from tons to gallons uses the county of Napa department of environmental health conversion of 165 gallons/ton of grapes

The project site is located in the A-20 zoning district. Section 17.20.030 (J) allows for small wineries subject to section 17.180 of the city municipal code. The proposed project is consistent with this code section as it involves only an increase in the processing, fermenting, aging, bottling and storage of wine grapes. No expansion of the approved visitation level granted in 2009 is proposed as part of this application.

No existing agricultural land will be removed from production as a result of this project. The project involves the installation of a new, combined treatment system for both the winery and existing residence (replacement system #01 on the attached plan). The proposed system as shown on the attachments would replace the existing leach field and install the replacement tank in approximately the same footprint such that no additional ag land is impacted.

### **Facts to Support of Required Findings**

The existing winery is served by a private well that provides sufficient water to process the additional galloange required. Use of this on-site water resource minimizes future demands on the city's water supply system. The project minimizes long-term costs to the community by utilizing on-site water and wastewater systems. With the exception of a potential replacement of the existing wastewater system, no other physical changes to the site are required to accommodate the requested increase in production. Inasmuch as any required upgrade to the on-site sewer system will occur on previously disturbed portions of the site, the proposed modification will preserve existing habitat areas. With minimal changes to the site, the project will maintain the ability of the watershed area to absorb and retain rainfall to replenish groundwater and minimize potential for downstream flooding.

Section 17.180.050 establishes development standards such as fruit sources and production limits for small wineries as defined by the City municipal code. Section 17.180.080 (E & F) addresses these two important components of small wineries. The vineyards on the winery parcel (8 acres) produce some 42 tons annually (@ 165 gallons/ton = 6,930 gallons produced). The also applicant sources grapes from 3 acres on the contiguous parcel (021-320-022). Over the last three years production from these three acres is 13 tons (yield of 4.38 tons per acre) that upon conversion to gallons yields 2,145 gallons annually. Adding the two tonnage together (55 tons) yields a total projected wine production from the winery parcel vineyards and the contiguous parcel of 9,075 gallons (approximately 3,816 cases).

Grapes for the requested production increase will come from existing on-site/contiguous vineyards as well as 10 tons of fruit from parcel 030-150-019. The applicant is purchasing 10 tons (1,650 gallons) of fruit from the 60-acre parcel. A total of 65 tons of fruit is required for the proposed production increase.

In summary, the gallonage available from fruit from the existing, on-site and contiguous vineyard acreage (9,075 gallons) + the gallons available from the off-site vineyard (1,650 gallons), a total annual production of 10,725 gallons (approx.4, 510 cases) is requested.

Prior to approving a permit modification, the following general findings listed in section 17.180.080 are applicable. The following is offered in support of those findings:

- The project is located on a 20+ acre parcel;
- Fruit for the proposed annual production of 10,725 gallons (4,510 cases) of wine is provided by fruit from both on-site vineyards, a contiguous parcel and an off-site parcel;
- The project site is located on the same site as the applicant's existing residence;
- The existing residence is the primary residence of the winery owner/operator;
- No physical change to the existing winery to accommodate the requested increased in production;
- The increase in production related traffic (off-site grape deliveries) results in an additional 2 truck trips over the 4-6 week harvest season.
- No increase in either employees or visitors is proposed as part of this project;
- The increase in production occurs during the current harvest period. No extension of the pre-project harvest time would occur. Noise associated with the increase in production would be of short term duration and would not adversely affect neighboring properties or uses;
- Only the on-site well will be used to supply water for wine production. Any/all off-site vineyards that provide fruit for the increase in production are irrigated with well located on the vineyard parcel; and
- Use of on-site water supply and wastewater treatment and disposal options minimizes impacts on city water and sewer infrastructure.

Approval of the modification to use permit #2009-22 is requested.

Rev 10 26

**FORMAN VINEYARDS**

Project Address: 1501 Big Rock Road, was previously permitted to produce a total of 2,500 cases annually, with the SHMC Section 17.080.180, 85% on-site grape source limitation waived.

**Baseline Production Details**

The winery operations currently use 55 tons of grapes annually.

The grapes are sourced from the following parcels: 025-070-029 (8.0 vineyard acres--project parcel) & 021-320-022 (3.0 vineyard acres from easement on neighboring parcel), (include acreage size of each).

Parcel 025-070-029 produces 42 annual tonnage.

Parcel 021-320-022 (the adjacent off-site parcel) produces 13 annual tonnage. A

total of 9,075 gallons, or 3,816 cases are produced annually.

**Project Proposal-Use Permit Amendment**

The project proposes the following production increase:

The winery operation proposes to use 65 tons of grapes annually.

The grapes will be sourced from the following parcels 025-070-029 (20+ acre project parcel-- 8 acres of grapes—42 tons of fruit); 021-320-022 (3-acre easement on adjacent parcel—13 tons) & 030-150-019 (60 acre parcel-10 tons of fruit purchased from Star Vineyards).

Parcel 025-070-029 will produce 42 annual tonnage.

Parcel 021-320-022 & 030-150-019 (the adjacent parcel, and the off-site parcel) will produce 23 tons annually.

A total maximum of 10,725 (approx) gallons, or 4,510 (approx) cases will be produced annually.

**Well Status**

Please indicate what the status is of the well onsite and the offsite well and any change to well use.

***Please see updated WAA prepared by Madrone Engineering. Only the on-site well will be used as part of this project***

| <b><i>1501 Big Rock Production</i></b> | <b><i>1984 Use Permit</i></b> | <b><i>Existing Conditions</i></b> | <b><i>Proposed Use Permit Amendment</i></b> | <b><i>% increase from 1984 Use Permit</i></b> |
|----------------------------------------|-------------------------------|-----------------------------------|---------------------------------------------|-----------------------------------------------|
| <b><i>Cases</i></b>                    | <i>2500</i>                   | <i>3816</i>                       | <i>4,510</i>                                | <i>80%</i>                                    |
| <b><i>Gallons</i></b>                  | <i>6000</i>                   | <i>9075</i>                       | <i>10,725</i>                               | <i>79%</i>                                    |
| <b><i>Tons</i></b>                     | <i>35</i>                     | <i>55</i>                         | <i>65</i>                                   | <i>86%</i>                                    |





CITY HALL, 1480 MAIN STREET  
ST. HELENA, CALIFORNIA 94574  
(707) 963-2741

OFFICE OF: City Planner

USE PERMIT AND VARIANCE  
THE CITY OF ST. HELENA  
HEREBY  
GRANTS A USE PERMIT AND VARIANCE  
TO  
RICHARD FORMAN  
1501 BIG ROCK ROAD  
ST. HELENA, CALIFORNIA

Use Permit is to allow a 2500 case per year winery.

Said Variance is to reduce the required distance between an "R" District and a Winery from 500 feet to 125 feet.

At the following location: 1501 Big Rock Road (off Big Rock Road) approximately 2000 feet northeast of Howell Mountain Road).

On Assessor's Parcel Number: 25-070-29 In the A-20 Zoning District,  
(Twenty-Acre Agricultural District).

Permit shall be in conformance with all City Ordinances, rules, and regulations and policies in effect at time of issuance of Building Permit. The conditions listed below are those particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.

1. The City waives the requirement contained in Sec. 16D. 63 that not more than 15% of grapes used in production be imported to the site, except that the amount of such importation shall not exceed that which is required to produce 2500 cases of wine per year less the grapes grown on site.
2. Development shall be in accordance with plans identified as Exhibit A as may be modified or clarified by the following additional requirements:
  - a. The applicant pay a proportionate share of the improvements of Big Rock Road since this project will create additional truck and gondola traffic to and from the project.
  - b. Improve Big Rock Road from Skeoch property to the southerly line of the Landis property with a cul-de-sac (See attached Exhibit C).
  - c. Improve Big Rock Road from Teitsworth property to Forman's property as per the attached sketch. This cost is to be shared on an equal basis with Skeoch.
  - d. Cross culverts to be installed as required.
  - e. Access road widened to a minimum of 16 feet with 2 foot graded shoulder and cleared of any overhead trees, limbs, etc. for a minimum of 14 vertical feet.

- f. Improvements required on conditions 2 a. through 2 d. may be deferred upon approval of a deferred improvement agreement.
- g. To provide either a circle drive at winery or a clear turn around area of a minimum of 25 foot radius.
- h. Provide a minimum of 11,500 gallons gravity feed reservoir to winery through a minimum 2½ inch diameter line at 20 P.S.I. static pressure.
- i. To provide a Fire Department connection consisting of a 2½ inch national hose thread and male outlet mounted two to four feet above ground.
- j. The Fire Department connection shall be located within 150 feet of the winery, but not closer than 30 feet, and shall be within 5 feet of the main road or driveway leading to the winery. The Fire Department connection shall easily be visible from the main road or driveway.
- k. Winery should have non-combustible roof.
- l. Installation of sprinklers on the eave line of structure.

Use Permit, Variance, and Negative Declaration approved by the Planning Commission on April 17, 1984.

Permit and Variance becomes effective on May 2, 1984.

Use Permit and Variance to be void if construction is not commenced by May 2, 1985.



Gary Gouvea  
City Planner

Attachments

GG:cc



**CITY OF ST. HELENA**

**RESOLUTION \_\_\_\_\_**

**ADOPTING A MITIGATED NEGATIVE DECLARATION AND  
MITIGATION MONITORING AND REPORTING PROGRAM FOR  
A GENERAL PLAN AMENDMENT AND REZONING  
FOR 1501 BIG ROCK ROAD, APN 025-070-029**

APPLICANT and PROPERTY OWNER: Richard Forman

**RECITALS**

1. Richard Forman, property owner, requested an Amendment to the General Plan land use designation of Woodlands & Watershed to Agriculture; to amend the narrative description of the Woodlands & Watershed description in the General Plan; and to rezone the property from WW: Woodlands & Watershed to A-20: Twenty Acre Agriculture.
2. The 20.26 acre property is located at 1501 Big Rock Road and is currently developed with a single family residence, a winery, a vineyard, and accessory buildings ancillary to the winery use. Several of the accessory buildings were constructed without building permits and do not comply with the WW zoning regulations.
3. The project components include the following:
  - A General Plan Amendment to change the land use designation from Woodlands and Watershed to Agriculture.
  - A General Plan Text Amendment to change the narrative of the Woodlands and Watershed description to make a specific exception for the Forman property.
  - A rezoning of the property from WW: Woodlands and Watershed to A: 20: Twenty Acre Agriculture.
  - Future Use Permit applications will be made to allow specific use of the agricultural accessory buildings on the property.
4. The proposal was subject to review under the California Environmental Quality Act (CEQA). An Initial Study was prepared on the proposed project and an Environmental Checklist was utilized to focus the Initial Study on the environmental factors that may be impacted or further impacted by implementation of the proposed project. The document was posted for a 20 day review period of April 2 through April 21, 2009.
5. The Planning Commission of the City of St. Helena, State of California, held noticed public hearings for this project on April 7 and April 21, 2009. The Planning Commission recommended City Council approval of a Negative Declaration with regards to CEQA for this

project, with the addition of a conservation easement requirement to mitigation measure number # 2. Motion carried 2-1-2 (McCrea and Katz, yes; Ericson, no; Shott and Philippakis, abstain.

6. The City Council of the City of St. Helena, State of California, held a noticed public hearing for this project on \_\_\_\_\_.

### RESOLUTION

NOW, THEREFORE, the City Council of the City of St. Helena resolves as follows:

- A. The project is subject to the California Environmental Quality Act (CEQA) and implementing CEQA Guidelines and certifies a Mitigated Negative Declaration, including the recommended mitigation measures incorporated into the Initial Study and Mitigation Monitoring and Reporting Program (MMRP), as amended by the Planning Commission. The Mitigated Negative Declaration prepared for this project and circulated in compliance with the requirements of CEQA establishes that there will be no significant effect on the environment because revisions to the project in the form of mitigation measures have been adopted.
- B. The Mitigated Negative Declaration, which constitutes the record of proceedings on which the City Council's decision is based, will be kept on file for public review at the City of St. Helena Planning Department.

Approved at a Regular Meeting of the St. Helena City Council on \_\_\_\_\_, 2009, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTEST:

\_\_\_\_\_  
Delford Britton  
Mayor

\_\_\_\_\_  
Delia Guijosa  
City Clerk

**Mitigation Monitoring & Reporting Program  
Forman General Plan Amendment and Rezoning**

| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>Implementing Responsibility</b> | <b>Monitoring Responsibility</b> | <b>Monitoring Schedule</b> | <b>Verification</b> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------|----------------------------|---------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                    |                                  |                            |                     |
| <b>Mitigation Measure 1.</b><br>All exterior lighting shall be low mounted, downward casting and fully shielded. Light fixtures shall not be located at the periphery of the property and shall be located so that light and glare do not spill over onto adjacent properties or into the sky. Flood lights are not permitted and security lighting, if utilized, shall be on motion-sensors. With this mitigation in place, the impact to light and glare is reduced to a <i>less-than-significant</i> level.                                               | Planning and Building Department   | Planning and Building Department |                            |                     |
| <b>Biological Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                  |                            |                     |
| <b>Mitigation Measure 2.</b><br>No tree or vegetation removal shall occur on the project site (APN 025-070-029) without use permit approval or prior to CEQA analysis of impacts, including but not limited to impacts on biological and hydrological resources. No earth movement activities shall occur on slopes greater than 30%.<br><br><i>The Planning Commission recommended that this mitigation measure be amended to require that a conservation easement be placed over the property to protect the remaining woodlands and wildlife habitat.</i> | Planning and Building Department   | Planning and Building Department |                            |                     |
| <b>Geology and Soils</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |                                  |                            |                     |
| <b>Mitigation Measure 3.</b><br>As built plans shall be prepared for the illegally constructed restroom, cave portal, family room (utilized as tasting room), and equipment shed and storage barn. Plans shall be submitted to the St. Helena Building Department for plan check. The Building Official shall check the plans and conduct inspections on the buildings. Inspections shall require the uncovering of building materials as necessary to verify that correct construction and engineering practices were adhered to.                           | Planning and Building Department   | Planning and Building Department |                            |                     |
| <b>Mitigation Measure 4.</b><br>Prior to issuance of building permits and legalization of the buildings, the owner shall obtain permits from the Napa County Environmental Management to legalize or modify the existing septic system, or to remove the existing system, restore the property and construct a new septic system.                                                                                                                                                                                                                            | Planning and Building Department   | Planning and Building Department |                            |                     |



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|--|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                  |  |  |
| <b>Hazards and Hazardous Materials</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                                  |  |  |
| <b>Mitigation Measure 5.</b><br>The property owner shall submit a hazardous materials plan to the City of St. Helena Fire Marshal and to Napa County Environmental Management, if required, for review and approval prior to issuance of building permits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Planning and Building Department | Planning and Building Department |  |  |
| <b>Mitigation Measure 6.</b><br>The owner shall submit a Fire Protection Plan to the St. Helena Fire Chief and the St. Helena Fire Marshal. The plan shall consist of a site analysis including topography, fuel analysis, fuel modification, Fire Hazard Severity, climatic conditions, fire history, slope percentages and slope aspects, defensible space and water supply requirements. Prior to issuance of building permits, the Fire Chief shall review the Fire Protection Plan and determine whether additional requirements are needed including, but not limited to a vegetation management plan, additional water supply (including hydrants and standpipes), improved road surfaces and additional turnouts if road slope exceeds standards, special building construction, annual testing of water sources, hydrants and other fire protection equipment, and storage of firewood and other combustible materials. | Planning and Building Department | Planning and Building Department |  |  |
| <b>Land Use and Planning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                  |  |  |
| <b>Mitigation Measure 7.</b><br>The owner/ applicant shall apply for use permits for the use of the buildings in conformance with the City of St. Helena General Plan and zoning ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Planning and Building Department | Planning and Building Department |  |  |
| <b>Noise</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                  |  |  |
| <b>Mitigation Measure 8.</b><br>The builder shall submit manufacturer information pertaining to the noise generation of any mechanical equipment that is proposed to be located on the exterior of the structures. The information will help the building official determine whether the ambient noise level at any property line will be increased by more than 5 dba. If it is determined that the noise level will be increased by more than this amount, appropriate measures shall be imposed to reduce the increase in the ambient noise level to less than 5 dba. These measures could include replacement, relocation, removal or shielding of the equipment.                                                                                                                                                                                                                                                            | Planning and Building Department | Planning and Building Department |  |  |

| Transportation / Traffic                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                  |                                  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|--|--|
| <b>Mitigation Measure 9.</b><br>At the time of review of application to utilize the buildings, the owner shall submit information for analysis of the number and frequency of vehicle trips, the types of vehicles, and the adequacy of Howell Mountain Road and Big Rock Road to accommodate the traffic. The Planning Commission shall use this information to determine whether conditions of approval are necessary to mitigate traffic impacts and whether the appropriate findings required by Municipal Code Section 17.168.050, "That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use", can be made. | Planning and Building Department | Planning and Building Department |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                  |                                  |  |  |

**CITY OF ST. HELENA**

**ORDINANCE NO. \_\_\_\_\_**

**APPROVING ZONING MAP AMENDMENT TO CHANGE THE  
ZONING DESIGNATION OF PROPERTY LOCATED AT  
1501 BIG ROCK ROAD, APN 025-070-029  
FROM WW: WOODLANDS AND WATERSHED  
TO A-20: TWENTY ACRE AGRICULTURE**

The City Council of the City of St. Helena does ordain as follows:

**Section 1.**

1. Richard Forman, property owner, requested an Amendment to the General Plan land use designation of Woodlands & Watershed to Agriculture; to amend the narrative description of the Woodlands & Watershed description in the General Plan; and to rezone the property from WW: Woodlands & Watershed to A-20: Twenty Acre Agriculture.
2. The 20.26 acre property is located at 1501 Big Rock Road and is currently developed with a single family residence, a winery, a vineyard, and accessory buildings ancillary to the winery use. Several of the accessory buildings were constructed without building permits and do not comply with the WW: Woodlands and Watershed zoning regulations.
3. The project components included the following:
  - A General Plan Map Amendment to change the land use designation from Woodlands and Watershed to Agriculture.
  - A General Plan Text Amendment to change the narrative of the Woodlands and Watershed description to make a specific exception for the Forman property.
  - A rezoning of the property from WW: Woodlands and Watershed to A: 20: Twenty Acre Agriculture.
  - Future Use Permit applications will be made to allow specific use of the agricultural accessory buildings on the property.
4. The proposal was subject to review under the California Environmental Quality Act (CEQA). An Initial Study was prepared on the proposed project and an Environmental Checklist was utilized to focus the Initial Study on the environmental factors that may be impacted or further impacted by implementation of the proposed project. The document was posted for a 20 day review period of April 2 through April 21, 2009.
5. The Planning Commission of the City of St. Helena, State of California, held noticed public hearings on the applicant's proposal on April 7 and April 21, 2009, reviewing the public record, including all application submittal materials, letters submitted

regarding the proposal and staff reports, opening a public hearing to receive testimony from the applicant and interested persons, and deliberating on the project before making its recommendation to the City Council to approve the project with the recommended conditions and mitigation measures.

6. The City Council held a noticed public hearing on the requested General Plan Map Amendment, General Plan Text Amendment and Rezoning on \_\_\_\_\_.
7. The City Council introduced and waived first reading of the change of the Zoning Ordinance Map Amendment from WW: Woodlands and Watershed to A-20: Twenty Acre Agriculture on \_\_\_\_\_, 2009.
8. The City Council held second reading and approved the Ordinance on \_\_\_\_\_, 2009.

**Section 2.**

- A. The City Council determined that the project was subject to CEQA and adopted a Mitigated Negative Declaration, including the recommended Mitigation Measures contained in the Mitigation Monitoring and Reporting Program (MMRP). The Mitigated Negative Declaration prepared for this project and circulated in compliance with the requirements of CEQA established that although the proposed project would not have a significant effect on the environment because revisions to the project in the form of mitigation measures have been adopted.
- B. Pursuant to Municipal Code Section 17.12.110, the City Council has taken into consideration the consistency of the proposed amendment with the goals, policies and programs of the General Plan and other existing City policies.
- C. The City Council finds that the A-20: Twenty Acre Agriculture zoning is more appropriate for the Forman property located at 1501 Big Rock Road, APN 025-070-029 because it is consistent with the existing and historical agricultural use of the property.

**Section 3.**

The City Council hereby amends the Zoning Map to change the zoning designation of APN 025-070-029 located at 1501 Big Rock Road, from WW: Woodlands and Watershed to A-20: Twenty-Acre Agriculture.

The foregoing Zoning Map Amendment was passed and adopted at a regular meeting of the City Council of the City of St. Helena, State of California, held on \_\_\_\_\_, 2009.

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

APPROVED:

ATTEST:

---

Delford Britton  
Mayor

---

Delia Guijosa  
City Clerk



**NOTICE OF PUBLIC HEARING AND NOTICE OF INTENT  
TO ADOPT A NEGATIVE DECLARATION**

**Project Title:** Forman General Plan Amendment and Rezoning  
**Project Address:** 1501 Big Rock Road, St. Helena, CA 94574  
**APN:** 025-070-029  
**Project Number:** 2008-55  
**Applicant:** Richard Forman  
 1501 Big Rock Road  
 St. Helena, CA 94574

**POSTED**  
 RECEIVED 4-2-09 BY: NT  
 COMPLETED. BY: \_\_\_\_\_  
 NAPA COUNTY CLERK

**Project Description:**

This project consists of a request to amend the General Plan land use designation of a 20.26 acre property located at 1501 Big Rock Road and owned by Richard Forman, from Woodlands & Watershed to Agriculture; to amend the narrative description of the Woodlands & Watershed description in the General Plan; and to rezone the property from WW: Woodlands & Watershed to A-20: Twenty Acre Agriculture.

The property is currently developed with a single family residence, a winery, a vineyard, and accessory buildings ancillary to the winery use. Several of the accessory buildings were constructed without building permits and do not comply with the WW zoning regulations. If the change to an Agriculture land use designation is approved, Use Permits will also be required for the approval of several of the agriculture related structures.

Potential environmental impacts were identified in the areas of:

- Agricultural Resources
- Biological Resources
- Land Use and Planning

The Public Hearings for this project will be opened by the Planning Commission of the City of St. Helena on April 7, 2009 at 7:00 p.m. in the Vintage Hall Board Room, 2<sup>nd</sup> floor, 465 Main Street.

The Initial Study will be available for public review at the City of St. Helena Planning Department beginning on Thursday, April 2, 2009 and the public is invited to submit written comments regarding the environmental findings and Mitigated Negative Declaration determination. The 20 day comment period on the project is open from April 2, 2009 to April 21, 2009. Comments may be submitted to the Planning Department in writing or presented verbally at the noticed public hearings on April 7, 2009 and April 21, 2009. A third public hearing will be scheduled before the City Council after the Planning Commission has taken action.

  
 Carol Poole, AICP, Planning Director

1T: (04/02/09)  
 1. St. Helena Star (03/27/09)

P.O. # 9095

c: Doug Ernst (via email)  
 Jesse Duarte (via email)

# ENVIRONMENTAL CHECKLIST/INITIAL STUDY

1. **Project Title:** FORMAN GENERAL PLAN AMENDMENT AND REZONING

2. **Lead Agency Name and Address:** City of St. Helena  
Planning Department  
1480 Main Street  
St. Helena, CA 94574  
(707) 967-2792

3. **Contact Person and Phone Number:** Carol Poole, Planning Director  
707-967-2792

4. **Project Location:** 1501 Big Rock Road  
St. Helena, CA 94574  
(APN 025-070-029)

5. **Project Sponsor's Name and Address:** Richard Forman  
1501 Big Rock Road  
ST. Helena, CA 94574

6. **Existing General Plan Designation:** Woodlands and Watershed  
**Proposed General Plan Designation:** Agriculture

7. **Existing Zoning Designation:** WW: Woodlands & Watershed  
**Proposed Zoning Designation:** A-20: Twenty Acre Agriculture

## 8. **Description of the Project:**

The project consists of a request to amend the General Plan designation of a 20.26 acre property located at 1501 Big Rock Road and owned by Richard Forman, from Woodlands & Watershed to Agriculture; to amend the narrative description of the Woodlands & Watershed description in the General Plan; and to rezone the property from WW: Woodlands & Watershed to A-20: Twenty Acre Agriculture.

The property is currently developed with a single family residence, a winery, a vineyard, and accessory buildings ancillary to the winery use. Several of the accessory buildings were constructed without building permits and do not comply with the WW zoning regulations. If the change to an Agriculture land use designation is approved, Use Permits will also be needed for the approval of uses in several of the agriculture related structures.

The following structures were constructed without city approvals:

|                                          |         |
|------------------------------------------|---------|
| Restroom                                 | 156 sf  |
| Cave portal (not including the cave)     | 406 sf  |
| Family room (utilized as a tasting room) | 560 sf  |
| Equipment shed and storage barn          | 3199 sf |
| TOTAL                                    | 4321 sf |

**9. Surrounding Land Uses and Setting:**

The project site is located in the eastern hills of the incorporated portion of St. Helena. The site address is 1501 Big Rock Road (APN 025-070-029). The 20.26 acre property is developed with a vineyard on a gently sloping portion of the land and a winery, residence, gardens and woodlands on the more steeply sloping portions. Surrounding properties are predominantly residential estates on sloping woodland and forest property.

**10. Other public agencies whose approval is required:**

- Approval of Mitigated Negative Declaration (City of St. Helena)
- Approval of General Plan Amendment (City of St. Helena)
- Approval of Rezoning (City of St. Helena)
- Future Approval of Use Permits (City of St. Helena)
- Building and grading permits (City of St. Helena)

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below( ■ ) would be potentially affected by this project, but have been mitigated to a level of less than significant, as indicated by the checklist on the following pages.

|   |                        |   |                               |   |                                    |
|---|------------------------|---|-------------------------------|---|------------------------------------|
| X | Aesthetics             | X | Hazards & Hazardous Materials | X | Public Services                    |
|   | Agricultural Resources | X | Hydrology/Water Quality       |   | Recreation                         |
|   | Air Quality            | X | Land Use/Planning             | X | Transportation/Traffic             |
| X | Biological Resources   |   | Mineral Resources             |   | Utilities/Service Systems          |
|   | Cultural Resources     | X | Noise                         |   | Mandatory Findings of Significance |
| X | Geology/Soils          |   | Population/Housing            |   |                                    |

**DETERMINATION:**

On the basis of this initial evaluation:

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.                                                                                                                                                                                                                                                                                                                                                                      |  |
| I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.                                                                                                                                                                                                             |  |
| I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.                                                                                                                                                                                                                                                                                                                                                                         |  |
| I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. |  |
| I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.                                               |  |

  
Signature

7/2/09  
Date

Carol Poole, City of St. Helena Director of Planning and Building



# EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
  - (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 1) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 2) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 3) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 4) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.



| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

|                                                                                                                                                                |  |   |   |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|---|---|
| <b>1. AESTHETICS. Would the project:</b>                                                                                                                       |  |   |   |   |
| <i>a) Have a substantial adverse effect on a scenic vista?</i>                                                                                                 |  |   |   | X |
| <i>b) Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?</i> |  |   |   | X |
| <i>c) Substantially degrade the existing visual character or quality of the site and its surroundings?</i>                                                     |  |   | X |   |
| <i>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</i>                                   |  | X |   |   |

**Discussion:**

**1. Aesthetics**

The project is located on the eastern hills of the incorporated area of St. Helena. The woodland vegetation of the site is visible from the valley floor, but the existing vineyard and winery are not. The legal permitted winery structures are visible from Big Rock Road; but the illegally constructed buildings are not visible from the road. These structures are located in close proximity to a vineyard that is developed on a low portion of the property. The large storage barn (3,199 sq. ft.) is visible from adjoining property located to the southwest.

**Standards of Significance**

The following standards of significance are used to assess potential environmental impacts related to view obstruction, aesthetics, and light and glare.

- Be incompatible with the scale or visual character of the surrounding area;
- Eliminate or substantially alter significant visual features, view corridors or public vista points;
- Result in substantial alteration of natural landforms; and
- Create significant new sources of light and glare in the project vicinity.

**Project Impacts**

Exterior light from the storage barn could create a significant source of light and glare that could affect property to the southwest. The following mitigation measure is proposed to reduce light impacts to a less than significant level:

**Mitigation Measure 1.**

All exterior lighting shall be low mounted, downward casting and fully shielded. Light fixtures shall not be located at the periphery of the property and shall be located so that light and glare do not spill over onto adjacent properties or into the sky. Flood lights are not permitted and security lighting, if utilized, shall be on motion-sensors. With this mitigation in place, the impact to light and glare is reduced to a *less-than-significant* level.

**2. AGRICULTURE RESOURCES:** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland.

**Would the project:**

|                                                                                                                                                                                                                                                     |  |  |  |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| <i>a) Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use?</i> |  |  |  | X |
| <i>b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?</i>                                                                                                                                                         |  |  |  | X |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

|                                                                                                                                                                     |  |  |  |   |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| c) <i>Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use?</i> |  |  |  | X |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|

Discussion:

**2. Agricultural Resources**

The project site has a General Plan designation of Woodlands and Watershed. This designation has been applied to the mountainous areas of the City and has three important goals:

- To allow limited residential development of hillside areas commensurate with the availability of community services and public utilities.
- To encourage estate type development in hilly areas which are not suitable for agricultural use rather than the continued subdivision of prime vineyard lands.
- To preserve the wildlife, vegetation and open space characteristics of the area.

Standards of Significance

A significant impact would include:

- Convert prime farmland, unique farmland or farmland of state-wide importance to non-farming land uses;
- Conflict with agricultural uses, zoning designations or a Williamson Act contract; or
- Otherwise convert farmland to a non-farmland use.

A General Plan Amendment is requested to change the land use designation to Agriculture, and a rezoning to designate the property to A-20: Twenty Acre Agriculture. The land use change would be compatible with the existing vineyard and the illegally constructed buildings.

Project Impacts

- a-c) *Convert prime farmland to a non-agricultural use, conflict with a Williamson Act Contract, or involve other changes that could result in conversion of farmland to a non-agricultural use?* *NI.* The project site is designated as "other" lands as depicted on the Napa County Important Farmlands Map (2004). Other lands include brush, timber, wetlands and riparian areas, and water bodies smaller than 40 acres. The project site is not designated as prime farmlands, no Williamson Act Land Conservation Agreements exist on the project site, and the proposed subdivision does not result in conversion of farmland to a non-agricultural use.

Conclusion:

The proposed project will result in **no impact** on agricultural resources, and therefore no mitigations are required.

**3. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:**

|                                                                                                                                                                                                                                                                                                    |  |  |  |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| a) <i>Conflict with or obstruct implementation of the applicable air quality plan?</i>                                                                                                                                                                                                             |  |  |  | X |
| b) <i>Violate any air quality standard or contribute substantially to an existing or projected air quality violation.</i>                                                                                                                                                                          |  |  |  | X |
| c) <i>Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?</i> |  |  |  | X |
| d) <i>Expose sensitive receptors to substantial pollutant concentrations?</i>                                                                                                                                                                                                                      |  |  |  | X |
| e) <i>Create objectionable odors affecting a substantial number of people?</i>                                                                                                                                                                                                                     |  |  |  | X |



| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

**Discussion:**

**3. Air Quality**

A project will normally have a significant environmental effect if it will violate any ambient air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. The City of St. Helena is located within the greater San Francisco Bay Area air basin. The Bay Area Air Quality Management District (BAAQMD) is responsible for administering provisions of federal and State clean air requirements, which include ongoing monitoring, enforcement and policy and program development within the region. Pursuant to the BAAQMD Guidelines, total emissions that exceed the daily thresholds of significance shall be considered to have a potentially significant impact. The threshold of significance is defined as 80 lbs/day of Reactive Organic Gases (ROG), 80 lbs/day of Nitrogen Oxides (NO<sub>x</sub>), and 80 lbs/day of Small Particulate Matter (PM<sub>10</sub>). Concern for regional air quality effects are addressed by monitoring these ROG. One of the pollutants of greatest concern is carbon monoxide, which can be elevated as a result of increased levels of traffic and congestion along streets and at intersections associated with a proposed project.

This project does not authorize any new development on the property. The existing baseline of emissions will remain unchanged from that of the existing development; although the approval of the land use designations will legalize the existing development.

*Global Warming Issues -*

There is substantial evidence that the heat-trapping properties of greenhouse gases (carbon dioxide, methane and nitrous oxide) have contributed to a warming of the Earth's temperature by about 1 degree in the past two decades and that most of the warming is due to human activities; activities that can be altered to result in a dramatic reduction in the production of these gases. The California Air Resources Board is developing standards to analyze and determine the level of significance of development projects on global climate change, but such standards have not yet been adopted.

Buildings that are designed to meet LEED, Build It Green, or other green certification incorporate materials, systems and practices will lessen environmental impacts. Re-use of existing structures is usually a greener practice than the construction of new structures because the embedded energy within the building is retained. Fewer building materials are consumed in re-use than in new construction; and energy is saved because newly manufactured products are not used and shipped to the construction site.

The re-use of the structures was a major consideration in the determination of how to approach the code enforcement aspects of this project and was one of the reasons that the City Council agreed to support legalization of the buildings that were constructed without building permits. A significant amount of building material would be destroyed and sent to the landfill if demolition of the structures were required. Demolition would also require the use of heavy construction equipment to remove the materials.

Overall, the impacts on air quality and global warming are reduced by allowing the buildings to remain in place than by requiring them to be demolished.

For these reasons, there is *no impact* anticipated as this project's contribution to global climate change.

**4. BIOLOGICAL RESOURCES. Would the project:**

|                                                                                                                                                                                                                                                                                                                          |  |   |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|--|
| <i>a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?</i> |  | X |  |  |
| <i>b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U. S. Wildlife Service?</i>                                                                      |  | X |  |  |
| <i>c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?</i>                                              |  | X |  |  |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

|                                                                                                                                                                                                                                 |  |   |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|--|
| <i>d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?</i> |  | X |  |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|--|

|                                                                                                                                            |  |   |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|--|
| <i>e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?</i> |  | X |  |  |
|--------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|--|

|                                                                                                                                                                                          |  |  |  |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| <i>f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?</i> |  |  |  | X |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|

The manmade environment on the project property includes a residence, winery, accessory agricultural buildings, gardens and vineyard. The balance of the property remains as woodland habitat.

The goals of the current General Plan designation of Woodlands and Watershed include minimizing the potential for erosion and land movement in steeply sloping areas; maintaining or enhancing the natural ability of watershed areas to absorb and retain rainfall (both for replenishment of groundwater and moderation of downstream flooding) and the preservation of wildlife habitat. To implement these goals, the WW: Woodlands and Watershed regulations require approval of a use permit for agriculture or commercial agriculture. Therefore, environmental analysis pursuant to CEQA is required prior to removal of vegetation for vineyard development or for other agricultural uses. Within the WW zoning district, vegetation removal is only allowed under limited circumstances, primarily for compliance with fire safety standards. Earth movement activities are prohibited on slopes of 30% or greater and are allowed elsewhere provided there are no significant impacts on erosion, wildlife habitat and visual character.

The primary goal of the General Plan Agriculture designation is to provide for agricultural uses. The rezoning of the property to A-20: Twenty Acre Agriculture could result in significant impacts to wildlife habitat, corridors and nurseries. The A-20 zoning regulations allow the following as permitted (ministerial) uses that are not subject to CEQA. Under existing A-20 regulations, environmental analysis and mitigation of impacts would not be required for:

- *Cultivated agriculture including farming, pasturage, horticulture, floriculture and viticulture; retail sales area in excess of two hundred (200) square feet regulated by use permit;*
- *Animal husbandry and livestock farming.*

This means that it is possible for the remaining land to be developed to vineyard with minimal review of environmental impacts.

#### **Project Impacts**

A change in land use designation from WW: Woodlands and Watershed to A-20: Twenty Acre Agriculture would result in a relaxation of regulations pertaining to development of agricultural uses on the property and could result in significant loss of remaining wildlife habitat and special species.

#### **Mitigation Measure 2.**

No tree or vegetation removal shall occur on the project site (APN 025-070-029) without use permit approval or prior to CEQA analysis of impacts, including but not limited to impacts on biological and hydrological resources. No earth movement activities shall occur on slopes greater than 30%.

With this mitigation in place, the impact to biological resources is reduced to a *less-than-significant* level.

|                                                                                                                              |  |  |  |   |
|------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| <b>5. CULTURAL RESOURCES. Would the project:</b>                                                                             |  |  |  |   |
| <i>a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?</i>     |  |  |  | X |
| <i>b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?</i> |  |  |  | X |
| <i>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</i>               |  |  |  | X |
| <i>d) Disturb any human remains, including those interred outside of formal cemeteries?</i>                                  |  |  |  | X |



| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

There are no known historical, archaeological or paleontological resources on the property, and therefore there is *no impact* to Cultural Resources.

**6. GEOLOGY AND SOILS. Would the project:**

**a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:**

|                                                                                                                                                                                                                                                                                         |  |   |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|--|
| (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. |  | X |  |  |
| (ii) Strong seismic ground shaking?                                                                                                                                                                                                                                                     |  | X |  |  |
| (iii) Seismic-related ground failure, including liquefaction?                                                                                                                                                                                                                           |  | X |  |  |

All of the San Francisco Bay region, including the City of St. Helena, is located in one of the most seismically active regions in the world. Construction of new buildings and other improvements are subject to damage from moderate to severe seismic action, including seismic-related ground failure.

**Project Impacts**

The illegal buildings were constructed without engineering plan check or building official inspections. All buildings are subject to adherence to the Uniform Building Code. The City of St. Helena Building Official has conducted preliminary inspections to ascertain whether significant code violations are present. As-built construction plans are being prepared and will be plan checked against the building code. Inspections will require that certain portions of the building be uncovered to verify that construction and engineering practices were adhered to.

**Mitigation Measure 3.**

As built plans shall be prepared for the illegally constructed restroom, cave portal, family room (utilized as tasting room), and equipment shed and storage barn. Plans shall be submitted to the St. Helena Building Department for plan check. The Building Official shall check the plans and conduct inspections on the buildings. Inspections shall require the uncovering of building materials as necessary to verify that correct construction and engineering practices were adhered to.

The permitting and inspection process will insure that seismic requirements have been incorporated into the structure and this will reduce seismic impacts to a *less-than-significant* level.

|                                                                                                                                                                                                                                     |  |   |  |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|---|
| (b) Result in substantial soil erosion or the loss of topsoil?                                                                                                                                                                      |  |   |  | X |
| (c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? |  | X |  |   |
| (d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?                                                                                   |  | X |  |   |
| (e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?                                               |  | X |  |   |



| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

The permitting and inspection process, as required in Mitigation Measure 3, will verify that soils are suitable for the type of construction that was utilized.

The restroom and family/tasting room structures have plumbing fixtures. A septic system was used for greywater and waste disposal. Permitting and approval of the septic system is under the authority of Napa County Environmental Management. The owner/applicant has prepared septic plans and had preliminary discussions with Napa County Environmental Management.

#### Project Impacts

The illegally constructed septic system may have been constructed in a location that does not have adequate soils, or that could impact a stream that is located on the site.

#### Mitigation Measure 4.

Prior to issuance of building permits and legalization of the buildings, the owner shall obtain permits from the Napa County Environmental Management to legalize or modify the existing septic system, or to remove the existing system, restore the property and construct a new septic system.

The permitting and inspection process conducted by Napa County Environmental Management will verify that soils are suitable for wastewater disposal and will reduce impacts to a *less-than-significant* level.

#### 7. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

|                                                                                                                                                                                                                                                                                                                                     |  |   |  |   |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|--|---|
| <i>a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?</i>                                                                                                                                                                                       |  | X |  |   |
| <i>b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?</i>                                                                                                                       |  | X |  |   |
| <i>c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?</i>                                                                                                                                                              |  |   |  | X |
| <i>d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?</i>                                                                                                |  |   |  | X |
| <i>e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?</i> |  |   |  | X |
| <i>g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?</i>                                                                                                                                                                                                   |  |   |  | X |
| <i>h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?</i>                                                                                                         |  | X |  |   |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

The site is not within one-quarter mile of an existing or proposed school, nor is it included on a list of hazardous materials sites. The site is not within two miles of an airstrip. The illegal structures do not interfere with an adopted emergency response plan or emergency evacuation plan.

#### Project Impacts

Vineyard maintenance operations may involve the use of hazardous materials including fuel for vehicles and equipment, or herbicides and pesticides for maintenance. Proper use and storage of hazardous materials will reduce the risk.

#### Mitigation Measure 5.

The property owner shall submit a hazardous materials plan to the City of St. Helena Fire Marshal and to Napa County Environmental Management, if required, for review and approval prior to issuance of building permits.

#### Project Impacts

The property is located in an area that is considered at high risk to wildland fires. Proper construction techniques and vegetation management techniques will reduce the risk.

#### Mitigation Measure 6.

The owner shall submit a Fire Protection Plan to the St. Helena Fire Chief and the St. Helena Fire Marshal. The plan shall consist of a site analysis including topography, fuel analysis, fuel modification, Fire Hazard Severity, climatic conditions, fire history, slope percentages and slope aspects, defensible space and water supply requirements. Prior to issuance of building permits, the Fire Chief shall review the Fire Protection Plan and determine whether additional requirements are needed including, but not limited to a vegetation management plan, additional water supply (including hydrants and standpipes), improved road surfaces and additional turnouts if road slope exceeds standards, special building construction, annual testing of water sources, hydrants and other fire protection equipment, and storage of firewood and other combustible materials.

Compliance with Mitigation Measures 5 and 6 will reduce impacts on Hazards and Hazardous Materials to a *less-than-significant* level.

#### 8. HYDROLOGY AND WATER QUALITY. Would the project:

|                                                                                                                                                                                                                                                                                                                                                                                               |  |   |   |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|---|---|---|
| a) Violate any water quality standards or waste discharge requirements?                                                                                                                                                                                                                                                                                                                       |  |   | X |   |
| b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)? |  | X |   |   |
| c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?                                                                                                                                                            |  |   |   | X |
| d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on or off-site?                                                                                                                                |  |   |   | X |
| e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?                                                                                                                                                                                                               |  |   |   |   |
| f) Otherwise substantially degrade water quality?                                                                                                                                                                                                                                                                                                                                             |  | X |   |   |

| Issues and Supporting Information                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
| <i>g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                                    |                              | X         |
| <i>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |                                                    |                              | X         |
| <i>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                |                                                    |                              | X         |
| <i>j) Inundation by seiche, tsunami, or mudflow?</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                                    |                              | X         |
| <p>The project is not located within a 100 year flood hazard area, nor is it susceptible to inundation by seiche, tsunami, or mudflow.</p> <p>The project does not include the construction of a new well. The existing well was permitted by Napa County Environmental Management. The permitting process undertaken by Napa County includes consideration of the impacts that the new well may have on groundwater supplies.</p> <p>The project does not include the development of new vineyard or significant clearing of property that would contribute to runoff. Compliance with Mitigation Measure 2, (No tree or vegetation removal shall occur on the project site (APN 025-070-029) without use permit approval or prior to CEQA analysis of impacts, including but not limited to impacts on biological and hydrological resources. No earth movement activities shall occur on slopes greater than 30%. ) will reduce hydrological impacts of future site development to a <i>less-than-significant</i> level.</p> <p>Impacts on water quality will be reviewed during the Napa County Environmental Management permitting process for the septic system. Compliance with Mitigation Measure 4, (Prior to issuance of building permits and legalization of the buildings, the owner shall obtain permits from the Napa County Environmental Management to legalize or modify the existing septic system, or to remove the existing system, restore the property and construct a new septic system) will reduce Hydrology and Water Quality impacts to a <i>less-than-significant</i> level.</p> |                                |                                                    |                              |           |
| <b>9. LAND USE AND PLANNING. Would the project:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                |                                                    |                              |           |
| <i>a) Physically divide an established community?</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                |                                                    |                              | X         |
| <i>b) Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                | X                                                  |                              |           |
| <i>c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |                                                    |                              | X         |



| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

The purpose of the project is to bring the illegal construction into conformity with the City of St. Helena General Plan and zoning code. The project does not physically divide an established community. No habitat conservation plan or natural communities conservation plan has been adopted for the site.

#### Project Impacts

If the proposed General Plan Amendment and Rezoning are not approved, the buildings will remain as non-conforming. If the General Plan Amendment and Rezoning are approved, Use Permits will be required to authorize use of the buildings in conformance with the code.

#### Mitigation Measure 7.

The owner/ applicant shall apply for use permits for the use of the buildings in conformance with the City of St. Helena General Plan and zoning ordinance.

Compliance with this Mitigation Measure will reduce Land Use Planning impacts to a *less-than-significant* level.

#### 10. MINERAL RESOURCES. Would the project:

|                                                                                                                                        |  |  |  |   |
|----------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? |  |  |  | X |
|----------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|

|                                                                                                                                                                       |  |  |  |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? |  |  |  | X |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|

No known mineral resources are located on the property; therefore *no impact* to Mineral Resources is anticipated.

#### 11. NOISE. Would the project result in:

|                                                                                                                                                                                     |  |  |   |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? |  |  | X |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|

|                                                                                                         |  |  |  |   |
|---------------------------------------------------------------------------------------------------------|--|--|--|---|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? |  |  |  | X |
|---------------------------------------------------------------------------------------------------------|--|--|--|---|

|                                                                                                                                |  |   |  |  |
|--------------------------------------------------------------------------------------------------------------------------------|--|---|--|--|
| c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? |  | X |  |  |
|--------------------------------------------------------------------------------------------------------------------------------|--|---|--|--|

|                                                                                                                                              |  |  |   |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|
| d) A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? |  |  | X |  |
|----------------------------------------------------------------------------------------------------------------------------------------------|--|--|---|--|

|                                                                                                                                                                                                                                                                                                                                  |  |  |  |   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? |  |  |  | X |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|



| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

The project does not involve uses that generate groundborne vibration or groundborne noise levels. The project site is not within two miles of an airport.

**Project Impacts**

The 3,199 sq. ft. equipment shed and storage barn is located in close proximity to the property line. Use of the building for wine or agricultural product storage could require a cooling system, which could result in a change to the ambient noise level. The building permit process requires information on noise generating equipment prior to the permitting of mechanical systems.

**Mitigation Measure 8.**

The builder shall submit manufacturer information pertaining to the noise generation of any mechanical equipment that is proposed to be located on the exterior of the structures. The information will help the building official determine whether the ambient noise level at any property line will be increased by more than 5 dba. If it is determined that the noise level will be increased by more than this amount, appropriate measures shall be imposed to reduce the increase in the ambient noise level to less than 5 dba. These measures could include replacement, relocation, removal or shielding of the equipment.

Compliance with this Mitigation Measure will reduce Noise impacts to a *less-than-significant* level.

**12. POPULATION AND HOUSING. Would the project:**

|                                                                                                                                                                                                           |  |  |  |   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? |  |  |  | X |
| b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?                                                                                     |  |  |  | X |
| c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?                                                                                               |  |  |  | X |

The project, which consists of the legalization of agricultural accessory buildings, does not affect population growth or displace housing or people. There is *no impact* on Population and Housing.

**13. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:**

|                             |  |   |  |   |
|-----------------------------|--|---|--|---|
| a) Fire protection?         |  | X |  |   |
| b) Police protection?       |  |   |  | X |
| c) Schools?                 |  |   |  | X |
| d) Parks?                   |  |   |  | X |
| e) Other public facilities? |  |   |  | X |

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

The project does not result in additional population or housing that would need public services including police protection, schools, parks or other public facilities. The structures will require fire protection.

#### Project Impacts

The property is located in an area that is considered at high risk to wildland fires and may impact the services of the Fire Department. Adherence to Mitigation Measure 6 (The owner shall submit a Fire Protection Plan to the St. Helena Fire Chief and the St. Helena Fire Marshal. The plan shall consist of a site analysis including topography, fuel analysis, fuel modification, Fire Hazard Severity, climatic conditions, fire history, slope percentages and slope aspects, defensible space and water supply requirements. Prior to issuance of building permits, the Fire Chief shall review the Fire Protection Plan and determine whether additional requirements are needed including, but not limited to a vegetation management plan, additional water supply (including hydrants and standpipes), improved road surfaces and additional turnouts if road slope exceeds standards, special building construction, annual testing of water sources, hydrants and other fire protection equipment, and storage of firewood and other combustible materials) will reduce impacts on Public Services to a *less-than-significant* level.

#### 14. RECREATION.

a) *Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

X

X

b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?*

X

The project does not result in additional population or housing that would result in the need for additional parks or recreational facilities. There is *no impact* on Recreation.

#### 15. TRANSPORTATION/TRAFFIC. Would the project:

a) *Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?*

X

X

b) *Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?*

X

c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?*

X

d) *Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?*

X

e) *Result in inadequate emergency access?*

X

f) *Result in inadequate parking capacity?*

X

g) *Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?*

X



| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

The project, which consists of the legalization of agricultural accessory buildings, does not directly affect transportation and traffic. However, if the General Plan Amendment and Rezoning are approved the owner will apply for Use Permits to use the buildings in ways that may cause an increase in traffic. Analysis of the number and frequency of vehicle trips, the types of vehicles, and the adequacy of Howell Mountain Road and Big Rock Road to accommodate the traffic will be required.

#### Project Impacts

Although there is no impact to Transportation/Traffic at this time, the future use of the buildings for wine or agricultural product storage and shipping could result in traffic impacts.

#### Mitigation Measure 9.

At the time of review of application to utilize the buildings, the owner shall submit information for analysis of the number and frequency of vehicle trips, the types of vehicles, and the adequacy of Howell Mountain Road and Big Rock Road to accommodate the traffic. The Planning Commission shall use this information to determine whether conditions of approval are necessary to mitigate traffic impacts and whether the appropriate findings required by Municipal Code Section 17.168.050, "That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use", can be made.

Compliance with this Mitigation Measure will reduce Transportation/Traffic impacts to a *less-than-significant* level.

#### 16. UTILITIES AND SERVICE SYSTEMS. Would the project:

|                                                                                                                                                                                                                                                |  |  |  |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?                                                                                                                                            |  |  |  | X |
| b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                             |  |  |  | X |
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?                                                  |  |  |  | X |
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?                                                                                         |  |  |  | X |
| e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? |  |  |  | X |
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?                                                                                                                         |  |  |  | X |
| g) Comply with federal, state, and local statutes and regulations related to solid waste?                                                                                                                                                      |  |  |  | X |

The project buildings will be served by an on-site well and septic system. There will be no use of municipal water or wastewater treatment facilities, and therefore no impact to permits or entitlements. Waste disposal will be sent to the Clover Flat Landfill, which has a permitted capacity of 2.7 millions tons of solid waste and has yet to reach one-half of this capacity. *No impact* on Utilities and Service Systems is anticipated.

| Issues and Supporting Information | Potentially Significant Impact | Less than Significant With Mitigation Incorporated | Less Than Significant Impact | No Impact |
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|
|-----------------------------------|--------------------------------|----------------------------------------------------|------------------------------|-----------|

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |  |  |   |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|---|
| <b>17. MANDATORY FINDINGS OF SIGNIFICANCE.</b>                                                                                                                                                                                                                                                                                                                                                                                                                   |  |  |  |   |
| <i>a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?</i> |  |  |  | X |
| No such impacts have been identified.                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |   |
| <i>b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?</i>                                                                                                        |  |  |  | X |
| No such impacts have been identified.                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |   |
| <i>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</i>                                                                                                                                                                                                                                                                                                               |  |  |  | X |
| No such impacts have been identified.                                                                                                                                                                                                                                                                                                                                                                                                                            |  |  |  |   |



**Mitigation Monitoring & Reporting Program  
Forman General Plan Amendment and Rezoning**

| <b>Mitigation Measure</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | <b>Implementing Responsibility</b> | <b>Monitoring Responsibility</b> | <b>Monitoring Schedule</b> | <b>Verification</b> |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------|----------------------------------|----------------------------|---------------------|
| <b>Aesthetics</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                    |                                  |                            |                     |
| <b>Mitigation Measure 1.</b><br>All exterior lighting shall be low mounted, downward casting and fully shielded. Light fixtures shall not be located at the periphery of the property and shall be located so that light and glare do not spill over onto adjacent properties or into the sky. Flood lights are not permitted and security lighting, if utilized, shall be on motion-sensors. With this mitigation in place, the impact to light and glare is reduced to a <i>less-than-significant</i> level.                     | Planning and Building Department   | Planning and Building Department |                            |                     |
| <b>Biological Resources</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                    |                                  |                            |                     |
| <b>Mitigation Measure 2.</b><br>No tree or vegetation removal shall occur on the project site (APN 025-070-029) without use permit approval or prior to CEQA analysis of impacts, including but not limited to impacts on biological and hydrological resources. No earth movement activities shall occur on slopes greater than 30%.                                                                                                                                                                                              | Planning and Building Department   | Planning and Building Department |                            |                     |
| <b>Geology and Soils</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                    |                                  |                            |                     |
| <b>Mitigation Measure 3.</b><br>As built plans shall be prepared for the illegally constructed restroom, cave portal, family room (utilized as tasting room), and equipment shed and storage barn. Plans shall be submitted to the St. Helena Building Department for plan check. The Building Official shall check the plans and conduct inspections on the buildings. Inspections shall require the uncovering of building materials as necessary to verify that correct construction and engineering practices were adhered to. | Planning and Building Department   | Planning and Building Department |                            |                     |
| <b>Mitigation Measure 4.</b><br>Prior to issuance of building permits and legalization of the buildings, the owner shall obtain permits from the Napa County Environmental Management to legalize or modify the existing septic system, or to remove the existing system, restore the property and construct a new septic system.                                                                                                                                                                                                  | Planning and Building Department   | Planning and Building Department |                            |                     |
| <b>Hazards and Hazardous Materials</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                    |                                  |                            |                     |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                  |  |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|----------------------------------|--|--|
| <b>Mitigation Measure 5.</b><br>The property owner shall submit a hazardous materials plan to the City of St. Helena Fire Marshal and to Napa County Environmental Management, if required, for review and approval prior to issuance of building permits.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Planning and Building Department | Planning and Building Department |  |  |
| <b>Mitigation Measure 6.</b><br>The owner shall submit a Fire Protection Plan to the St. Helena Fire Chief and the St. Helena Fire Marshal. The plan shall consist of a site analysis including topography, fuel analysis, fuel modification, Fire Hazard Severity, climatic conditions, fire history, slope percentages and slope aspects, defensible space and water supply requirements. Prior to issuance of building permits, the Fire Chief shall review the Fire Protection Plan and determine whether additional requirements are needed including, but not limited to a vegetation management plan, additional water supply (including hydrants and standpipes), improved road surfaces and additional turnouts if road slope exceeds standards, special building construction, annual testing of water sources, hydrants and other fire protection equipment, and storage of firewood and other combustible materials. | Planning and Building Department | Planning and Building Department |  |  |
| <b>Land Use and Planning</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                  |  |  |
| <b>Mitigation Measure 7.</b><br>The owner/ applicant shall apply for use permits for the use of the buildings in conformance with the City of St. Helena General Plan and zoning ordinance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Planning and Building Department | Planning and Building Department |  |  |
| <b>Noise</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                  |                                  |  |  |
| <b>Mitigation Measure 8.</b><br>The builder shall submit manufacturer information pertaining to the noise generation of any mechanical equipment that is proposed to be located on the exterior of the structures. The information will help the building official determine whether the ambient noise level at any property line will be increased by more than 5 dba. If it is determined that the noise level will be increased by more than this amount, appropriate measures shall be imposed to reduce the increase in the ambient noise level to less than 5 dba. These measures could include replacement, relocation, removal or shielding of the equipment.                                                                                                                                                                                                                                                            | Planning and Building Department | Planning and Building Department |  |  |
| <b>Transportation / Traffic</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                  |                                  |  |  |
| <b>Mitigation Measure 9.</b><br>At the time of review of application to utilize the buildings, the owner shall submit information for analysis of the number and frequency of vehicle trips, the types of vehicles, and the adequacy of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Planning and Building Department | Planning and Building Department |  |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|
| Howell Mountain Road and Big Rock Road to accommodate the traffic. The Planning Commission shall use this information to determine whether conditions of approval are necessary to mitigate traffic impacts and whether the appropriate findings required by Municipal Code Section 17.168.050, “That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use”, can be made. |  |  |  |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                       |  |  |  |  |







## **WATER AUDIT CALIFORNIA**

**A PUBLIC BENEFIT CORPORATION**

952 SCHOOL STREET #316 NAPA CA 94559  
(707) 681-5111 GENERAL@WATERAUDITCA.ORG

November 7, 2023

City of St. Helena  
Planning Commission

John Ponte (Chair)  
Christopher Warner (Vice-Chair)  
Autumn Anderson  
Chad Krsek  
Marika Rothfeld

Sent via email to: [publiccomment@cityofsthenana.org](mailto:publiccomment@cityofsthenana.org)

RE: Public Hearing – November 7, 2023

### Agenda

5.1. Request by Ric Forman to amend Use Permit 2009-22 to allow an increase in wine production at the Forman Vineyard located at 1501 Big Rock Road in the Agriculture (A-20) zoning district.

CEQA Determination: Class 1 Categorical Exemption for Existing Facilities

Prepared By: Chantal Power, Associate Planner Recommendation:

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

Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301; and

Accept the required findings and approve the attached resolution granting use permit amendment approval for and increase in wine production from 2,500 cases or 6,000 gallons (2.4 gallons per case) to approximately 4,510 cases or 10,725 gallons annually for a small winery located at 1501 Big Rock Road.

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## Introduction

Water Audit California ("Water Audit") is an advocate for the public trust.

As a preliminary matter, Water Audit takes exception to the notice of, documents provided, and findings presented for this hearing. That conduct has precluded proper and thoughtful review of the application.

- There are no page numbers on the Agenda Packet for necessary referencing to materials, and there is no State Clearing House number anywhere in the Agenda Packet.
- The Planning Commission continued hearing to November 7, 2023 has different language, as it claims 150 cases increase to its previous request at the original dated hearing October 17, 2023.
- The Staff Report attached: Resolution, Project Plan, Water Availability Analysis, Project Statement, Final Project Description, 1985 Use Permit, GPA 2008-55 Resolution, 2009 Negative Declaration, 2009 MMRP. **It does not include the required documents: CUPA Hazardous Material List, Wastewater Feasibility Study, Current Project Initial Study/Mitigated Negative Declaration/MMRP (included was IS/MitNegDec/MMRP for "General Plan land use designation"), Stormwater Plan, Notice To Neighbors List (included was to Adopt Negative Declaration for "General Plan land use designation"). There are no Conditions of Approval from CDFW, Caltrans or County of Napa Public Works Groundwater Memorandum. Septic leach-lines are not identified anywhere, rather only "field."**

## The Public Trust

Through Government Code § 65800 et seq. the Legislature conveyed to the city the authority to adopt regulations and ordinances to promote the general welfare of the State's residents, while providing that the cities may exercise the maximum degree of control over zoning matters. Government Code § 65101 states in part: "The legislative body [i.e. the Board of Supervisors] may create one or more planning commissions each of which shall report directly to the legislative body."

The City of St. Helena Planning Commission performs the function of a planning agency. Its five members are each appointed by the City Council for a term of four years.

The City remains subordinate to the control and direction of the senior levels of government. The state endows the highest priority on fish and wildlife protection and conservation. "The Legislature finds and declares that the protection and conservation of the fish and wildlife resources of the state are of utmost public interest.

Fish and wildlife are the property of the people, and provide a major contribution to the property of the state ..." (Fish and Game Code § 1600) This statement is one of the foundations of Water Audit's mission, both generally and herein. The City and Applicant have arbitrarily and wholly failed to discuss the substantial potential public trust impacts of the project.

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The essential idea of the public trust doctrine is that the government holds and protects certain natural resources in trust for the public benefit. (See *Illinois Central Railroad v. Illinois* (1892) 146 U.S. 387, 452, 456; *National Audubon Society v. Superior Court* (1983) 33 Cal.3d 419, 441; *Berkeley v. Superior Court* (1980) 26 Cal.3d 515, 521.)

Public trust theory has its roots in Roman and common law. (*United States v. 11,037 Acres of Land* (N.D. Cal. 1988) 685 F. Supp. 214, 215.) Its principles underlie the entirety of the State of California. Upon its admission to the United States in 1850, California received the title to its tidelands, submerged lands, and lands underlying inland navigable waters as trustee for the benefit of the public. (*People v. California Fish Co. (California Fish)* (1913) 166 Cal. 576, 584; *Carstens v. California Coastal Com.* (1986) 182 Cal.App.3d 277, 288.) The People of California did not surrender their public trust rights; the state holds land in its sovereign capacity in trust for public purposes. (*California Fish, Ibid.*)

The courts have ruled that the public trust doctrine requires the state to administer as a trustee all public trust resources for current and future generations, precluding the state from alienating those resources into private ownership and requiring the state to protect the long-term preservation of those resources for the public benefit. (*National Audubon, supra.* 33 Cal.3d 419, 440-441; *Surfrider Foundation v. Martins Beach 1, LLC* (2017) 14 Cal.App.5th 238, 249-251.)

The public trust fulfills the basic elements of a trust: intent, purpose, and subject matter. (*Estate of Gaines* (1940) 15 Cal.2d 255, 266.) It has both beneficiaries, the people of the state, and trustees, the agencies of the state entrusted with public trust duties.

The beneficiaries of the public trust are the people of California, and it is to them that the trustee owes fiduciary duties. As the City of St. Helena is a legal subdivision of the state, it must deal with the trust property for the beneficiary's benefit. No trustee can properly act for only some of the beneficiaries – the trustee must represent them all, taking into account any differing interests of the beneficiaries, or the trustee cannot properly represent any of them. (*Bowles v. Superior Court* (1955) 44 C2d 574.) This principle is in accord with the equal protection provisions of the Fourteenth Amendment to the US Constitution.

A public trust trustee **"may not approve of destructive activities without giving due regard to the preservation of those [public trust] resources."** (*Center for Biological Diversity, Inc. v. FPL Group, Inc. ("Bio Diversity")* (2008) 166 Cal.App.4th 1349, 1370, fn. 19, 83 Cal.Rptr.3d 588.) [Emphasis added]

Common law imposes public trust considerations upon the City's decisions and actions. (*Biological Diversity, supra.* 166 Cal.App.4th 1349; *Environmental Law Foundation v. State Water Resources Control Board ("ELF")* (Cal. Ct. App. 2018) 26 Cal.App.5th 844.) The courts have recognized the State's responsibility to protect public trust uses whenever feasible. (See, e.g., *National Audubon, supra.* 33 Cal.3d 419, 435; *California Trout, Inc. v. State Water Resources Control Bd.* (1989) 207 Cal.App.3d 585, 631; *California Trout, Inc. v. Superior Court* (1990) 218 Cal.App.3d 187, 289.) The City of St. Helena, under Public Resources Code, section 6009.1, has an affirmative duty to administer the natural resources held by public trust solely in the interest of the people of California.

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The public trust doctrine requires the State (i.e. City of St. Helena), as a trustee, to manage its public trust resources (including water) so as to derive the maximum benefit for its citizenry. Even if the water at issue has been put to beneficial use, it can be taken from one user in favor of another need or use. The public trust doctrine therefore means that no water rights in California are truly "vested" in the traditional sense of property rights.

Furthermore, there can be no vested rights in water use that harm the public trust. Regardless of the nature of the water right in question, no water user in the State "owns" any water. Instead, a right to water grants the holder thereof only the right to use water, a "usufructuary right". The owner of "legal title" to all water is the State in its capacity as a trustee for the benefit of the public. Both riparian and appropriative rights are usufructuary only and confer no right of private ownership in the watercourse, which belongs to the State. (*People v. Shirokow* (1980) 26 Cal.3d 301 at 307.)

### **Additional Issues of Concern**

Contrary to staff recommendations, the proposed project does have potentially significant environmental impacts. Further, the proposed project application omits critical information, necessary for an informed review and decision.

1. At Agenda Packet pdf page 1 Staff claims request to amend Use Permit 2009-22 to allow an INCREASE in wine production. That permit is not in the Agenda Packet. However, found at City of St. Helena ("CSH") website PRA-084-20 at pdf page 140 is a July 7, 2009 PUBLIC HEARING NOTICE, and at that pdf page 169/72 is the USE PERMIT 2009-22. However that UP is granted to "legalize use of existing agriculture related structures and construct a new equipment storage tower."

Also, **not** in the Agenda Packet, but found on CSH website, is the Application File Number PL20-052. It appears to have been altered by adding an additional APN number to the form in the incorrect place.

2. At Agenda Packet pdf page 2 Staff claims requesting to increase production to 10,725 gallons and no Wastewater Report. What can be found at County of Napa Electronic Document Retrieval (EDR) is the Environmental Health Memorandum dated June 25, 2021 having "reviewed a wastewater feasibility report submitted by Madrone Engineering dated December 4, 2020. **The report indicates the applicant is requesting approval from the City to expand Winery production to 12,000 gallons of winer per year.**" Unfortunately, **there is no Wastewater Report attach to the memorandum.**
3. At Agenda Packet pdf page 5 Staff claims CSH "Public Works has reviewed and approved the Phase I Water Availability Analysis" It does not include or reference the required County of Napa Public Works Groundwater Memorandum. It also claims "all the water required for the winery operations and irrigation is supplied by on-site wells." However, the well"s" are not identified anywhere in the Agenda Packet by County Well Permit Number, or Well Completion Report.

Not included in the Agenda Packet but found on the County EDR is a 1984 SD Application for a "Cave Vent" well, not a secondary water extraction well. There is a 1988 WCR for the Cave Vent identified as DWR No. 245598.



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Not included in the Agenda Packet but found on County EDR is a 1984 proposal **to bottle water for its BIG ROCK WATER COMPANY.**

Not included in the Agenda Packet but found on County EDR is the 2007 E07-00764 PROPOSED EASEMENT AREA that sketches a "2-19-08 Proposed Drill site" and "New 2-21-08" well site, but no WCR are recorded. Also included in the string is the 1988 Cave Vent Application record #1405.

Not included in the Agenda Packet but found on County EDR is the shared well on APN 025-070-043-000 WCR 2017 OE16-00016. It is 395ft and 30gpm with a 5" pvc **for both DOMESTIC & IRRIGATION.** The Easement Area Sketch is 150ft from Project Parcel 025-070-029.

Not included in the Agenda Packet but attempted to find on County EDR for "off-site" grape source from APN 030-150-019 there are NO DOCUMENTS FOUND on the PublicAccess - CustomQuery Template.

4. At Agenda Packet pdf page 15 Staff changes the RESOLUTION & COA by omitting language "produced at the small winery shall be grown on the premises and contiguous parcels as approved by use permit, pursuant to Section 17.180.080.E of the SHMC" " and inserting language "The processing and sale of wine is limited to that **primarily** produced on the premises and contiguous parcels. A minimum of 85% of the grape source utilized for the wine produced at the winery shall be grown on the premises 025-070-029 and 021-320-022." It does not include the off-site Star Vineyards.
5. At Agenda Packet pdf page 18 is a SITE MAP with a black dashed line at its northeast corner. Compared to County GIS it is a questionable Dashed Blue line. And compared with the USGS Topo Symbols reflects a "Marine Shoreline Indefinite or UNSURVEYED." It appears the County of Napa has not considered this matter with a tributary through the Project Parcel to the Napa River.
6. At Agenda Packet pdf page 24/25 WATER AVAILABILITY ANALYSIS Rev 3. October 24, 2023 has a Table of Contents with **No WCRs, No NEIGHBORING WELL SITE PLAN, No WCR for 025-070-043, NO OFF-SITE WELL 030-150-019, and No COUNTY WAA Tier I review GW Memorandum.**
7. At Agenda Packet pdf page 26 WATER AVAILABILITY ANALYSIS Rev 3. October 24, 2023, there is reference to a well in use with approximately 200 gallons per minute, but no depth or use as domestic or irrigation. It further states "the applicant also has access via easement to an off-site well" and applicant will not use well "for the winery." However, that well is nowhere sited in the analysis, and its WCR is not included. It is unclear how water supply use from a single well can be spliced and determined.
8. At Agenda Packet pdf page 34 WATER AVAILABILITY ANALYSIS Rev 3. October 24, 2023 Appendix B SITE MAP has NO WELL identified on 025-070-043. **It also does not explain the water supply source that fills the Water Tanks on APN 021-320-022.**

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9. At Agenda Packet pdf page 35 REVISED PROJECT STATEMENT has No RECEIVED date stamp. It states permission to increase to 4510 cases, and "the project site is located in the A-20 zoning district. Section 17.20.030 (J) allows for small wineries subject to section 17.180 of the city municipal code." However, compared with the 2020 CSH website Written Statement the project is "Consistent with Woodlands & Watershed ZONING", and requests an increase to 5000 cases" and "A completed application accompanies this project statement" **It did not accompany the 2 page application.**
10. At Agenda Packet pdf page 38 WELL STATUS Identifies a single well onsite and requirement to "Please indicate what the status is of the well onsite and the offsite well and any change to well use." **No onsite or offsite well status or change of use is indicated in the Agenda Packet.**
11. At Agenda Packet pdf page 41/2 2009 CSH RESOLUTION is for the "ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR A GENERAL PLAN AMENDMENT AND REZONING FOR 1501 BIG ROCK ROAD, APN 025-070-029" **There is no date or signature on the Resolution, and it has nothing to do with the current UP request.**
12. At Agenda Packet pdf page 43 2009 MITIGATION MONITORING & REPORTING PROGRAM MMRP at its page 1 of 3, BIOLOGICAL RESOURCES MITIGATION MEASURE 2 in highlight "The Planning Commission recommended that this mitigation measure be amended to require that a conservation easement be placed over the property to protect the remaining woodlands and wildlife habitat." **It is uncertain if the conservation easement has been enforced,** and the entire MMRP is for **"Mitigation Monitoring & Reporting Program Forman General Plan Amendment and Rezoning"** not for the current UP requested at all. And oddly noted in its header the MMRP is for **"Culinary Institute of America at Greystone - Expansion Project Mitigation Monitoring & Reporting Program."**
13. Lastly the City of St. Helena does not have authority to approve an increased water supply use from any well, existing or new. That is by the authority from the County of Napa. At Agenda Packet pdf page 61 per above **"Mitigation Monitoring & Reporting Program Forman General Plan Amendment and Rezoning"** it is noted on its page 11/12 8. HYDROLOGY "The permitting process undertaken by Napa County includes consideration of impacts... on groundwater supplies"

In any event, the City must consider potential injury to the public trust from the activities sought to be authorized by the amendments. A common law doctrine, the public trust is continuously evolving to protect the public's use and needs in California's waterways. In *Environmental Law Foundation v. State Water Resources Control Board* (2018) 16 Cal.App.5th 844, 858 (ELF) the court held that groundwater extractions that diminish public trust surface water flows can be enjoined as injuries to the public trust.

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**Conclusion**

For the foregoing reasons, Water Audit California respectfully requests that the Planning Commission deny the proposed application amendment, and if the Applicant should wish to continue, that subsequent applications address the comments made.

Respectfully,

A handwritten signature in blue ink, appearing to read 'WM', is positioned above the typed name.

William McKinnon  
General Counsel  
Water Audit California





**PLANNING COMMISSION REPORT**

Planning Commission Meeting of November 7, 2023

**FILE NUMBER:** PL23-043

**SUBJECT:** A request to adopt a resolution approving a demolition permit for existing structures and design review for the construction of a new 2,397 sf single-story, single-family residence with detached 380 sf garage at 1504 Stockton Street in the Medium Density Residential (MR) zoning district. A 362 square foot ADU is also proposed to be attached to the detached garage. The ADU is not subject to design review but is shown for reference only as the garage and ADU comprise one combined structure.

**PREPARED BY:** Jennifer Williams, Planning Consultant

**REVIEWED BY:** Maya DeRosa, Community Development Director

**APPROVED BY:** Maya DeRosa, Community Development Director

**APPLICATION FILED:**09/15/23

**ACCEPTED AS COMPLETE:**10/10/23

**LOCATION OF PROPERTY:** 1504 Stockton Street

**APN:** 009-270-036

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

**APPLICANT:** Matthew Wiebe, Arcanum  
Architecture

**PHONE:** 415-357-4409

**BACKGROUND**

The project 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.

Previous requests for demolition and design review at this site and by the same applicant/owner came before the Planning Commission at its January 18, 2022 meeting as PL20-039 and were approved; however, they had not moved forward to the plan check and permitting phase, nor requested an extension of the approval, and the prior approval had lapsed. As such, the applicant has resubmitted new applications with a design review proposal that is substantially similar to the prior request.

### **PROJECT DESCRIPTION**

The applicant is seeking approval of the demolition of all existing structures on-site (including a single-family home of approximately 1,483 square feet which was constructed circa 1943, a detached garage of approximately 440 square feet, patios, and arbors), as well as design review approval for the construction of a new 2,397 square foot single-story, single-family residence and a 700 square foot detached building which is comprised of a 338 square foot single-car garage and 362 square foot accessory dwelling unit (ADU). The proposal is sited on a corner lot of 9,262 square feet which is located at the northwesterly corner of Stockton Street and Pine Street. The existing house which is to be demolished and the proposed house both front onto Stockton Street.

The proposed primary dwelling would include an open-concept kitchen and dining area along with a living room, fitness room, 2 bedrooms, 2.5 bathrooms, and a laundry room. The detached 362 square foot ADU will provide an additional bedroom, bathroom, and efficiency kitchen. 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 part of this 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 site is located on a relatively narrow and deep lot in an established residential neighborhood. The immediate neighborhood is primarily composed of single-story, single-family homes on similarly sized lots. A number of charming homes in a variety of architectural styles are located within close proximity, including some homes that are listed on the City's inventory list.

As shown on the elevations, the exterior of the structures are proposed in a modern architectural style with contemporary materials including vertical tongue and groove wood siding, stone veneer, standing seam metal roof, and metal windows and doors. The proposed structures are unassuming in mass and size and thoughtfully integrated into the existing neighborhood through intentional site and architectural design.

### **ANALYSIS**

**CEQA**

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to Section 15303, which exempts the construction or conversion of small structures including single-family residences, garages, pools, etc. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not visible from a scenic highway, is not included on a hazardous waste site, will not impact historic resources, nor will it 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 519 gallons per day (gpd). With the use of low flow water fixtures and appliances, as well as the use of water-efficient irrigation for landscape, the proposed theoretical water demand on the site will be 293 gpd, with a savings of 217 gpd. It is anticipated that the proposed development will result in a decrease of water usage as compared to the existing development on-site.*
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. *The Conceptual Grading plan indicates that slopes will not direct water off-site but to area drains which are used throughout the site and which will then discharge into three separate bioretention areas located on the Pine Street side of the lot near the on-site driveway. 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 1943. The applicant submitted a Historical Resources Evaluation report which evaluated the structures on-site to determine their potential historical significance. The report was prepared by Brunzell Historical, a qualified historic preservation and cultural resource evaluation consultant, and is included as an attachment to the staff report. The analysis in the report indicates that the structures do not meet the criteria for listing under the National Register or California Register as they are not associated with events that have made a significant contribution to history, are not associated with the life of a person important to our history, are not significant for their architecture, and are not sources of important information about historic construction materials or technologies. As such, the property does not qualify for historic listing at any level and is not a historic resource under CEQA.*
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 and articulation, with the incorporation of a front porch metal canopy fronting onto Stockton Street and the creation of outdoor spaces along Pine Street. Massing is reduced due to the single-story design with low maximum building heights and variation amongst building planes. 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 an ADU which will allow the proposed project to meet the minimum prescribed housing density and which is also consistent with this general plan policy.*

## **ZONING**

Pursuant to SHMC 17.40.060 and 17.116.010, the following development standards apply:

1. Density - minimum of 5.1 du/acre, maximum of 16 du/acre allowed. Minimum of 2 unit yield is required based on lot size of 9,262 square feet. Project proposes 2 units in total - primary residence and ADU. Project complies.
2. Lot coverage - 45% (4,168 square feet) maximum allowed. Project proposes 33% (3,097 square feet). Project complies.
3. Height of principal building - 30 foot maximum allowed. Project proposes approximately 16' 5" to top of house roof ridge.
4. Height of accessory building- 15 foot maximum allowed. Project proposes approximately 14' 10" to top of garage roof ridge.

5. Floor area ratio (FAR) - .318 (2,945 square feet) maximum allowed. Project proposes 2,897 square feet (2,397 sf residence + 338 sf garage + 362 JADU - 200 sf of covered parking exempt per 17.40.070(C)
6. Width - structure at front elevation is limited to a maximum of 60% of lot width. Lot is 61.75 feet wide. Proposed building frontage is 31.75 feet.  $31.75 / 61.75 = 51\%$ . Project complies.
7. Lot area - 7,000 square foot minimum. Lot is 9,262 square feet.
8. Lot width - 70 foot minimum. Lot is 61.75 feet wide; however, this is an existing condition; no subdivision of land is proposed.
9. Lot frontage - 70 foot minimum. Frontage on Stockton Street is 61.75 feet and frontage on Pine Street is 150 feet. This is an existing condition; no subdivision of land or lot line adjustments are proposed.
10. Front setback of principal building - 20 foot minimum required. Plans indicate a 20 foot front setback is provided for the principal building. A proposed metal canopy serving as a front porch extends approximately 6 feet into the required 20 foot setback as allowed per SHMC 17.112.060B. Project complies.
11. Side setback of principal building - 20 foot minimum required. Plans indicate a 20 foot side setback from Pine Street is proposed for the principal building and garage. Only exception is a chimney which encroaches approximately 2 feet as allowed per SHMC 17.112.060A. Project complies.
12. Side yard - 10 foot minimum required. Plans indicate a 10 foot setback is provided for from the principal building. Project complies.
13. Rear yard - 20 foot minimum required. Plans indicate an approximately 32 foot setback is provided for from the principal building. The garage is located approximately 5 feet from the rear yard as permitted under SHMC 17.116.010(C). Project complies.
14. Garage compliance - Per SHMC 17.116.010(C), accessory buildings or structures may be located in a required rear yard and that portion of a side yard not adjacent to the main building on the adjacent parcel(s) subject to the following provisions: 1) the maximum coverage of a required yard shall not exceed 50%, 2) the maximum height complies with the underlying zoning, and 3) a minimum of 3 feet is provided to the property line. The garage does not exceed 50% coverage of the rear yard, complies with the height requirements of the MR zone, and is sited approximately 5 feet from the rear property line. The garage complies with these requirements. Additionally, SHMC 17.116.010(D) requires accessory buildings that are located in a required yard to be separated from the principal building by a minimum of 8 feet. The proposed garage and ADU are sited 8 feet from the proposed house; project complies.

*Staff Response: The project as proposed meets the development standards prescribed within Section 17.40 and 17.116 of the St. Helena Municipal Code.*

#### **PARKING**

Pursuant to SHMC 17.124.030, a minimum of two parking spaces are required for the primary residence, one of which shall be contained within a garage or carport which complies with all building, yard, and/or setback requirements. Each residential garage or

carport shall have minimum unobstructed dimensions of 9 feet by 19 feet. The plans indicate that one garage space is provided with a clearance of 12 feet by 19.5 feet and that adequate driveway space is provided for another uncovered parking space. As such, the project complies with these requirements.

Residential driveways are required to be a minimum of 24 feet in length or may be reduced to 20 feet in length if a roll-up garage door or carport is utilized. The proposed project complies with the 20 foot driveway requirement with the provision of a roll-up garage door.

Lastly, SHMC 17.116.030(F)6(a) generally requires that one off-street parking space be provided for each ADU, but lists a number of exceptions to this requirement. While the ADU is not subject to design review, staff notes that a parking space is not required for the proposed ADU as the site is located within a half mile of the Vine Regional Transit bus stop (near the recently vacated old City Hall near Main Street and Pine Street for routes 10 and 29) per SHMC 17.116.030(F)6(b)i.

#### **WATER**

SHMC Section 13.12.030 requires mandatory water efficiency measures and water demand offset requirements for new construction. Among these provisions is the requirement that any "new development" (ie, 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 city water system (ie, it must be water neutral). The offset must be clearly demonstrated to the satisfaction of the Public Works Department.

*Staff Response: A Water Neutrality report was prepared and is attached to the staff report which indicates existing theoretical water demand and future expected water usage based on number of bedrooms, fixtures, etc. Water efficient plumbing fixtures will be utilized throughout the proposed structures which will reduce the water usage below the current level of usage for the site. Public Works staff has reviewed the Water Neutrality Report and accepts the findings and conclusions of the report.*

#### **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 1943. A prior applicant had commissioned a Historic Resource Evaluation to evaluate the structures on-site and determine their potential historical significance. The report was prepared by Brunzell Historical, a qualified historic preservation and cultural resource evaluation consultant, and is included as an attachment to the staff report. The analysis in the report indicates that the structures do not meet the criteria for listing under the National Register or California Register as they are not associated with events that have made a significant contribution to history, are not associated with the life of a person important to our history, are not significant for their architecture, and are not sources of important information about historic construction materials or technologies. As such, the property does not qualify for historic listing at any level and is not a historic resource under CEQA.*

## **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 fronts Stockton Street and the southeasterly side is adjacent to Pine Street. The rear and opposite side are adjacent to developed single-family homes. The design of the proposed single-family residence and accessory structure is of a low-profile, single-story, unassuming height and mass, consistent with the surrounding homes. The contemporary architectural design of a modern take of a traditional cottage fits in with the eclectic and charming neighborhood which includes other contemporary styles, Ranch-style homes, and historic styles including Craftsmen and Mission Revival. 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 a detached structure which contains both a single-car garage and an accessory dwelling unit. The proposed house fronts Stockton Street and presents a thoughtful landscape design and pleasant outdoor space on the Pine Street corner side. 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 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 completely surrounded by other developed residential uses that are assigned the same land use designation.*
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 the same zoning designation. 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 MR zone.*
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, surrounded by the same residential zoning designation and over residential uses, and incorporates design features and colors and building materials typical of residential uses, the design is appropriate to the function of the project. The incorporation of vertical tongue and groove wood siding, stone veneer, standing seam metal roof,*

*metal doors and windows, and natural muted colors are typical of modern contemporary bungalows.*

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 proposed structures are sited in a way that is both typical of residential uses and meets the requirements of the zoning designation in which they are located, complying with required setbacks and building separation. The primary residence is sited towards the front of the lot and faces Stockton Street, and the garage takes use of the side street, Pine Street, for access. The siting of outdoor seating areas and leisure space in addition to the use of intentional landscape design will allow for the enjoyable use of the property by occupants and visitors and results in the presentation of a pleasant residential lot to the general community.*
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
  - a. *The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, and outdoor seating areas and 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 by Stockton Street and Pine Street, with adequate street improvements and sidewalks in the vicinity. A vehicular driveway and on-site parking is provided to the standards of 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, 3 Japanese Maple trees, 3 Meyer Lemon trees, and 1 Chinese Pistache tree. Several species of shrubs and ornamental groundcovers and grasses will be planted throughout the project site. An existing 48" mature Redwood tree located at the rear of the lot will be preserved in place.*
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 vertical tongue and groove wood siding (resawn Western Red Cedar with contrasting two-coat gray-brown semi solid stain and stone veneer, with a standing seam metal roof in Slate, and black aluminum windows and doors. The muted palette and modern take on the cottage/bungalow style,*

*combined with and a low-profile, unassuming, single-story mass will result in the proposed structures fitting harmoniously within the surrounding established neighborhood.*

13. Whether the landscape design concept for the site, as shown by the relationship of the 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 compliment outdoor seating areas as well as gently buffer and transition the private outdoor spaces and residence from the public realm. The plant materials selected and their size, spacing, and location will contribute to a unified design theme.*
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 landscaping ordinance.*

#### **ISSUES**

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

#### **CORRESPONDENCE**

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

#### **STAFF RECOMMENDATION**

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 adopt the attached resolution granting demolition permit and design review approval for the proposed construction on the property located at 1504 Stockton Street.

#### **ATTACHMENTS**

[Resolution](#)

[Plans](#)

[Written Statement](#)

[Historic Resource Evaluation](#)

[Water Neutrality Analysis](#)

**CITY OF ST. HELENA PLANNING COMMISSION  
RESOLUTION NO.  
GRANTING DEMOLITION AND DESIGN REVIEW APPROVAL TO  
1504 Stockton Street (File No. PL23-043)**

**PROPERTY OWNER:** Cavin STH Investments LLC / Margarita Chavez and Mark Tatro,  
represented by Matthew Wiebe of Arcanum Architecture

**APN:** 009-362-018

**Recitals**

1. Whereas a request was submitted by Matthew Wiebe of Arcanum Architecture on behalf of Cavin STH Investments LLC / Margarita Chavez and Mark Tatro 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 a detached garage on a property located at 1504 Stockton Street 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 November 7, 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 November 7, 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 1943. A prior applicant had commissioned a Historic Resource Evaluation to evaluate the structures on-site and determine their potential historical significance. The report was prepared by Brunzell Historical, a qualified historic preservation and cultural resource evaluation consultant, and is included as an attachment to the staff report. The analysis in the report indicates that the structures do not meet the criteria for listing under the National Register or California Register as they are not associated with events that have made a significant contribution to history, are not associated with the life of a person important to our history, are not significant for their architecture, and are not sources of important information about historic construction materials or technologies. As such, the property does not qualify for historic listing at any level and is not a historic resource under CEQA. The demolition does not eliminate elements that are required to maintain the essential 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 fronts Stockton Street and the southeasterly side is adjacent to Pine Street. The rear and opposite side are adjacent to developed single-family homes. The design of the proposed single-family residence and accessory structure is of a low-profile, single-story, unassuming height and mass, consistent with the surrounding homes. The contemporary architectural design of a modern take of a traditional cottage fits in with the eclectic and charming neighborhood which includes other contemporary styles, Ranch-style homes, and historic styles including Craftsmen and Mission Revival. 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 a detached structure which contains both a single-car garage and an accessory dwelling unit. The proposed house fronts Stockton Street and presents a thoughtful landscape design and pleasant outdoor space on the Pine Street corner side. 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 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 completely surrounded by other developed residential uses that are assigned the same land use designation.*

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

*As stated above, the project is located in a zone that allows residential uses and is surrounded by the same zoning designation. 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 MR zone.*

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, surrounded by the same residential zoning designation and over residential uses, and incorporates design features and colors and building materials typical of residential uses, the design is appropriate to the function of the project. The incorporation of vertical tongue and groove wood siding, stone veneer, standing seam metal roof, metal doors and windows, and natural muted colors are typical of modern contemporary bungalows.*

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

*The proposed structures are sited in a way that is both typical of residential uses and meets the requirements of the zoning designation in which they are located, complying with required setbacks and building separation. The primary residence is sited towards the front of the lot and faces Stockton Street, and the garage takes use of the side street, Pine Street, for access. The siting of outdoor seating areas and leisure space in addition to the use of intentional landscape design will allow for the enjoyable use of the property by occupants and visitors and results in the presentation of a pleasant residential lot to the general community.*

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

*The project complies with required yard areas, provides sufficient circulation and on-site parking, suitable landscaping, and outdoor seating areas and 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 by Stockton Street and Pine Street, with adequate street improvements and sidewalks in the vicinity. A vehicular driveway and on-site parking is provided to the standards of 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, 3 Japanese Maple trees, 3 Meyer Lemon trees, and 1 Chinese Pistache tree. Several species of shrubs and ornamental groundcovers and grasses will be planted throughout the project site. An existing 48" mature Redwood tree located at the rear of the lot will be preserved in place.*

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 vertical tongue and groove wood siding (resawn Western Red Cedar with contrasting two-coat gray-brown semi solid stain and stone veneer, with a standing seam metal roof in Slate, and black aluminum windows and doors. The muted palette and modern take on the cottage/bungalow style, combined with and a low-profile, unassuming, single-story mass will result in the proposed structures fitting harmoniously within the surrounding established neighborhood.*

13. Whether the landscape design concept for the site, as shown by the relationship of the 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 compliment outdoor seating areas as well as gently buffer and transition the private outdoor spaces and residence from the public realm. The plant materials selected and their size, spacing, and location will contribute to a unified design theme.*

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 landscaping 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 permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.

7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of the applicant's Project, in whole or in part, the applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
9. Provided they are in general compliance with this approval, minor modifications may be approved by the Planning Director.
10. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
11. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and/or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.
12. Construction shall be in compliance with plans submitted and reviewed by the Planning Commission on November 7, 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 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 ADU or JADU concurrently with the primary residence. The 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 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. The applicant shall be responsible for all City plan check and inspection costs. The Applicant shall establish a Developer Deposit Account with the City upon initiation of plan check services. The amount of the initial deposit shall be determined by the City Engineer. Additional funds may be required based upon actual plan check and inspection costs.
18. All improvements shall be designed in accordance with the City of St. Helena's Construction Standards. Approvals depicting improvements that do not conform to the City Standards do not constitute approval of an exception to this requirement unless explicitly authorized herein or in another City resolution.
19. Applicant shall submit site improvement plans, prepared by a registered Civil Engineer, for review and approval of the City. No final grading or other construction shall be performed until the improvement plans have been approved. The applicant shall not begin construction at the site prior to approval of the improvement plans.
20. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the Public Works Director.

21. If any hazardous material is encountered during the construction of this project, all work shall be immediately stopped and the Fire Department, Napa County Department of Environmental Services or other designated agency, and the City inspector shall be notified immediately. Work shall not proceed until clearance has been issued by all of these agencies.
22. All streets, curbs, gutters, sidewalks, or other public facilities damaged in the course of construction associated with this project shall be the responsibility of the Applicant and shall be repaired to the satisfaction of the City at the Applicant's expense.
23. All construction water used for the project shall be obtained from a source other than a City of St. Helena potable water source. Applicant shall provide verification that an outside source of construction water, e.g. recycled water, has been established and will be available for the duration of the project construction.
24. The Applicant shall construct all of the public improvements generally shown on the site improvement plans and more specifically described below:
  - a. All sidewalk to be demolished shall be demolished in entire squares of sidewalk (no partial squares). Dowelling shall be required at the transition of new and existing sidewalks.
  - b. All curb and gutter shall be in conformance with City Standard 310.
  - c. The driveway shall be constructed in accordance with City Standard 314.
  - d. The sidewalk shall be constructed in accordance with City Standard 315.
  - e. All sidewalk cross drains shall be constructed in accordance with City Standard 501.
  - f. All landscaping and fencing along the front and side yards shall be installed in such a way that provide adequate sight distance and conform to City Standard 324 regarding visibility and fencing. Proposed landscaping and fence installations shall comply with visibility triangle requirements (SHMC 17.120.010).
  - g. Any trees planted near the existing and proposed public sidewalk shall be installed with root barriers to prohibit roots from damaging the public sidewalk as the trees grow.
25. All electrical energy and communication service laterals to any new building or structure, or to any building or structure other than a single-family residential building or structure, being remodeled or repaired when such remodeling or repair work requires the relocation or replacement of the main electrical energy or communication service equipment, shall be placed underground (SHMC 13.28.120).

26. 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).
27. 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.
28. If construction occurs during a water emergency, all water use (including domestic and irrigation) shall be subject to the regulations as specified in Article 2 of Chapter 13.04 of the City of St. Helena Municipal Code.
29. An Encroachment Permit is required for all work within City right of way. Sidewalk, curb, and gutter shall be constructed to 2019 City Standards and current ADA standards. Encroachment Permits will not be issued prior to the approval of the improvement plans.
30. 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. An erosion control plan shall be submitted for review and approval by the City Engineer prior to the issuance of a building permit.
31. Post-construction storm drain runoff shall be limited to pre-construction levels. A drainage report shall be submitted with the improvement plans demonstrating that flows will not increase due to improvements being installed with this project.
32. 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.
33. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review 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.
34. 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.

35. During construction, dust control must be maintained to the City's satisfaction.

**Building Department Conditions of Approval**

36. 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 2022 Title-24 California Building Code series.
37. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
38. The applicant shall provide a Construction Waste Management Plan with the building permit application.
39. 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.
40. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist Title Page requirements.
41. 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.
42. 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.
43. A separate permit submittal is required for pools, generators and PV-systems.
44. A separate demolition permit is required from the Building Department prior to demo of any structure on the property.

**Fire Department Conditions of Approval**

45. 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.
46. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
47. 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.

48. 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 November 7, 2023 by the following roll call vote:

**AYES:**  
**NOES:**  
**ABSENT:**  
**ABSTAIN:**

APPROVED:

ATTEST:

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John Ponte  
Chair, Planning Commission

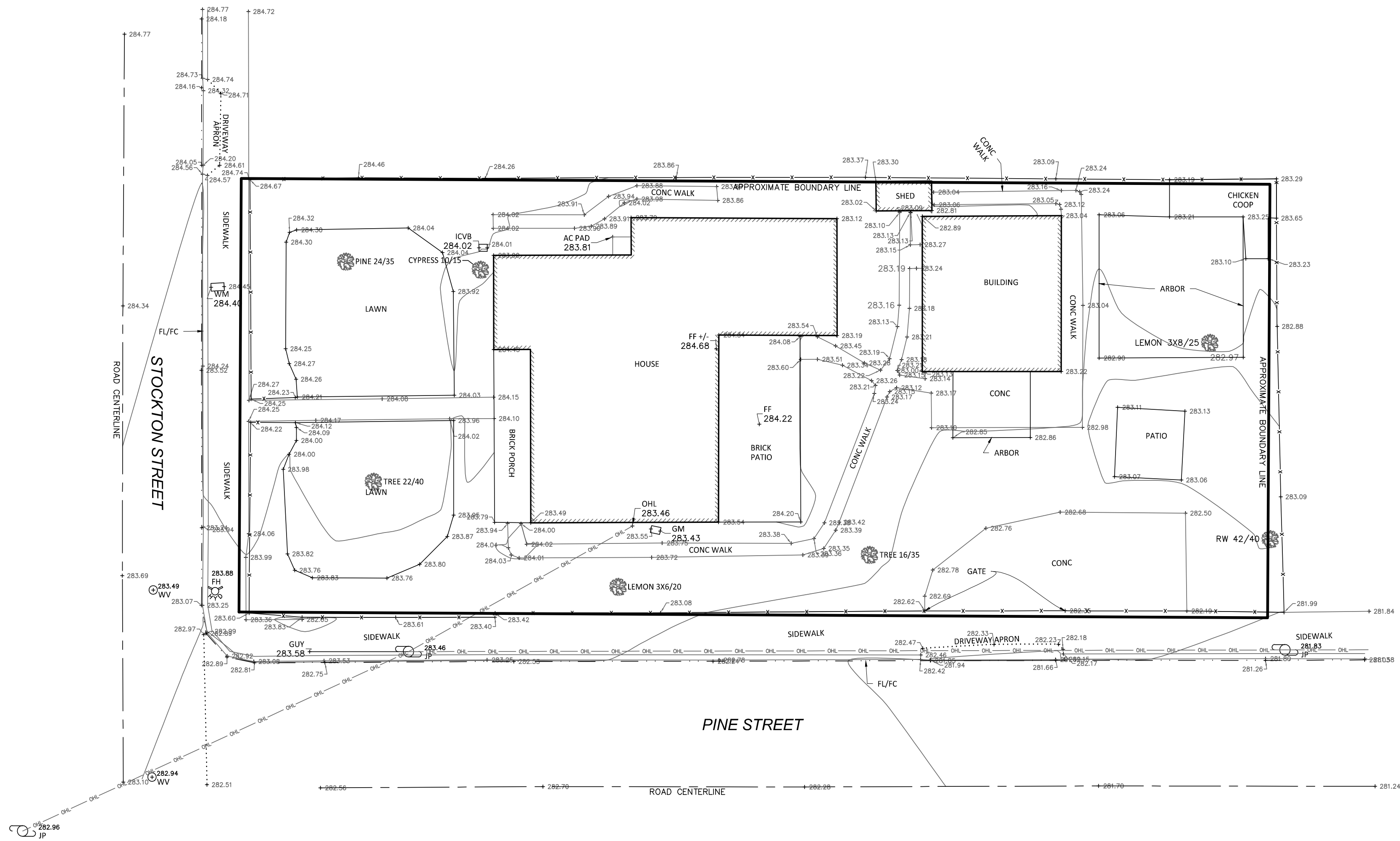
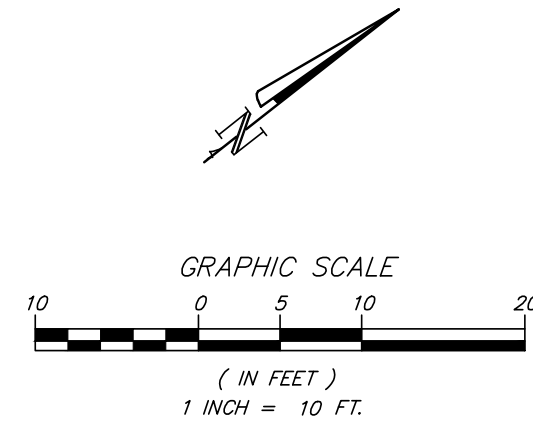
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Maya DeRosa, AICP  
Planning and Building Director









LEGEND:

- CONC CONCRETE
- FF FINISHED FLOOR
- FH FIRE HYDRANT
- GM GAS METER
- GUY GUY WIRE
- ICVB IRRIGATION CONTROL VALVE BOX
- JP JUNCTION POLE
- TC TOP OF CONCRETE/TOP OF CURB
- WM WATER METER
- WV WATER VALVE
- RW REDWOOD
- 12/25 TREE TRUNK DIA. IN INCHES/DRIPLINE IN FEET
- 1' CONTOUR
- 5' CONTOUR
- APPROXIMATE BOUNDARY LINE; SEE DRAWING NOTES
- BUILDING LINE
- ROAD CENTERLINE
- EDGE OF CONC
- FENCE
- FLOW LINE
- GRADE BREAK
- OVERHEAD POWER AND/OR TELEPHONE LINE

NOTE: PER THE PRELIMINARY TITLE REPORT FROM OLD REPUBLIC TITLE, ORDER NUMBER 0530019839-TD DATED APRIL 10, 2019, THERE ARE NO EASEMENTS IN THE REPORT WHICH BENEFIT OR BURDEN THE PROPERTY.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS ACT.

FOR NEW ALBION SURVEYS INC., DBA ALBION SURVEYS

*Jon M Webb*  
JON M. WEBB  
FEBRUARY 21, 2020



ALBION SURVEYS  
CONSULTING LAND SURVEYORS  
1113 HUNT AVENUE,  
ST. HELENA, CA 94574  
(707) 963-1217  
www.albionsurveys.com

DRAWING NOTES

THIS MAP IS NOT A BOUNDARY SURVEY.  
IT IS PROVIDED TO LOCATE THE SUBJECT PROPERTY  
IN RELATION TO ADJOINING LANDS, HIGHWAYS, ROADS,  
STREETS AND NOT TO GUARANTEE ANY FIXED  
DIMENSION, AREA OR EASEMENT LOCATIONS.  
A FIELD SURVEY SHOULD BE PERFORMED PRIOR TO ANY  
CRITICAL DESIGN WORK, CONSTRUCTION OR CONVEYANCE.  
EASEMENTS MAY AFFECT THIS PROPERTY.  
THIS SURVEYOR WAS NOT PROVIDED ANY INFORMATION  
REGARDING EASEMENTS BY THE OWNER.

SITE INFORMATION

APN: 009-270-036  
ADDRESS: 1504 STOCKTON STREET,  
ST HELENA CA 94574

MAP OF TOPOGRAPHY  
OF A PORTION OF THE LANDS OF  
1504 STOCKTON STREET  
COUNTY OF NAPA, STATE OF CALIFORNIA

REVISED

3:32 pm, Oct 17, 2023

REVISIONS & ADDITIONS

|                 |         |           |
|-----------------|---------|-----------|
| DATE: 2-21-2020 | FB: 887 | PG: 37-42 |
| DRAWN: M. BELL  |         |           |
| DATE:           | FB:     | PG:       |
| DRAWN:          |         |           |
| DATE:           | FB:     | PG:       |
| DRAWN:          |         |           |
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| DATE:           | FB:     | PG:       |
| DRAWN:          |         |           |

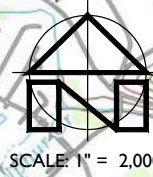
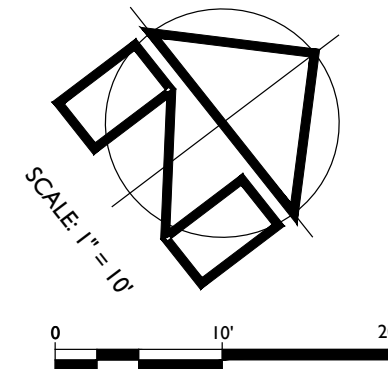
SURVEY NOTES

CONTOUR INTERVAL = 1'  
VERTICAL DATUM BASED ON NAVD88  
HORIZONTAL DATUM BASED ON NAD83  
CALIFORNIA COORDINATE SYSTEM ZONE II  
PER TRIMBLE GPS OBSERVATIONS  
USING NGS OPUS SOLUTION

SHEET 1 OF 1  
PROJECT 2688  
2688-03 TOPO.dwg



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INCORPORATED  
2074 West Lincoln Avenue  
Napa, CA 94558  
(707) 320-4968 (707) 320-2395 Fax  
[www.appliedcivil.com](http://www.appliedcivil.com)

PREPARED UNDER THE  
DIRECTION OF:



|             |        |
|-------------|--------|
| DRAWN BY:   | BT DRA |
| CHECKED BY: | MR     |
| DATE:       | JUNE 8 |
| REVISIONS:  |        |

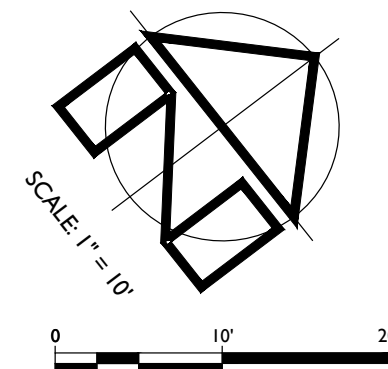
**PROJECT DESCRIPTION:**

THE PURPOSE OF THIS PROJECT IS TO ILLUSTRATE THE SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED BUILDINGS AT A CONCEPTUAL LEVEL.

2. CONTOUR INTERVAL: ONE (1) FOOT, HIGHLIGHTED EVERY FIVE (5) FEET.
3. BENCHMARK: NAVD 88
4. THE PROPERTY LINES SHOWN ON THESE PLANS DO NOT REPRESENT A BOUNDARY SURVEY. THEY ARE APPROXIMATE AND ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY.

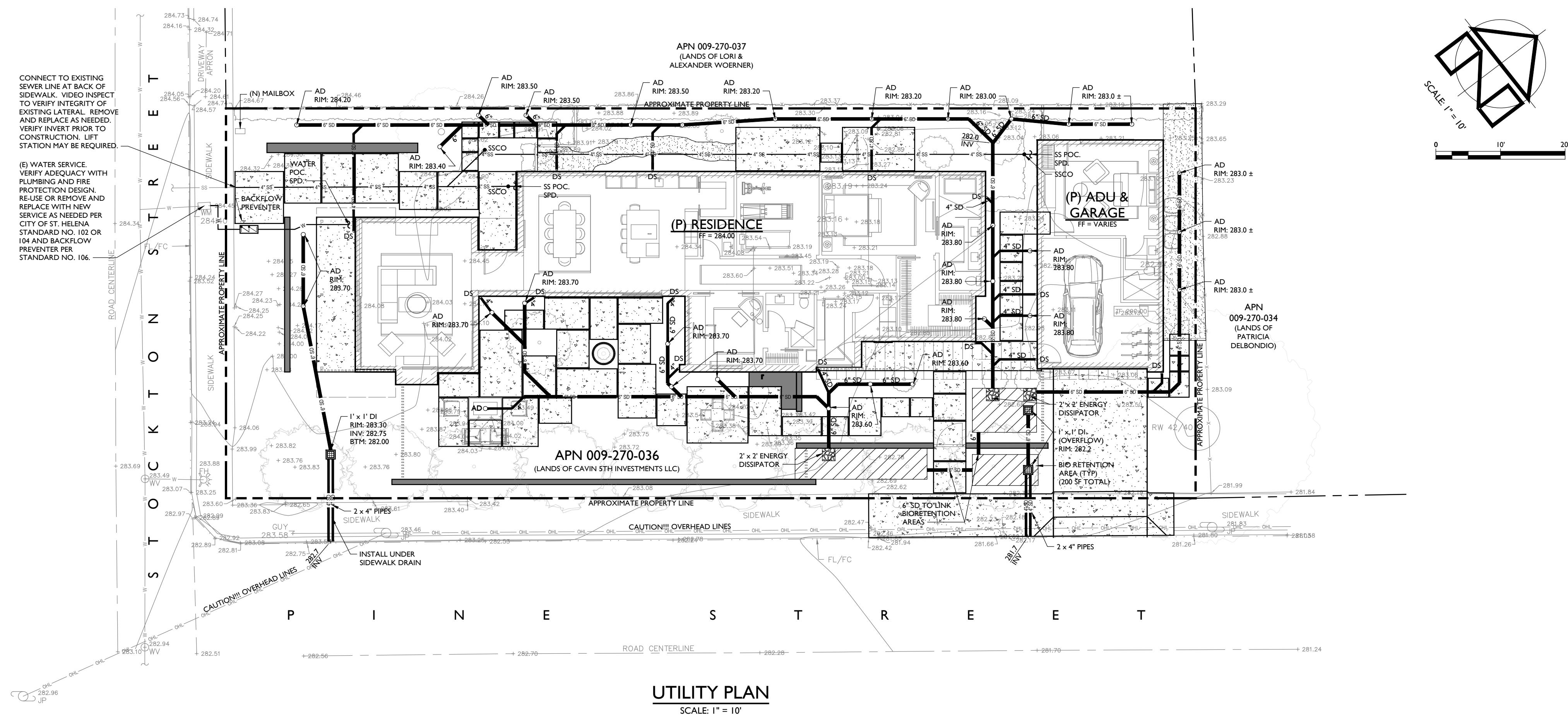
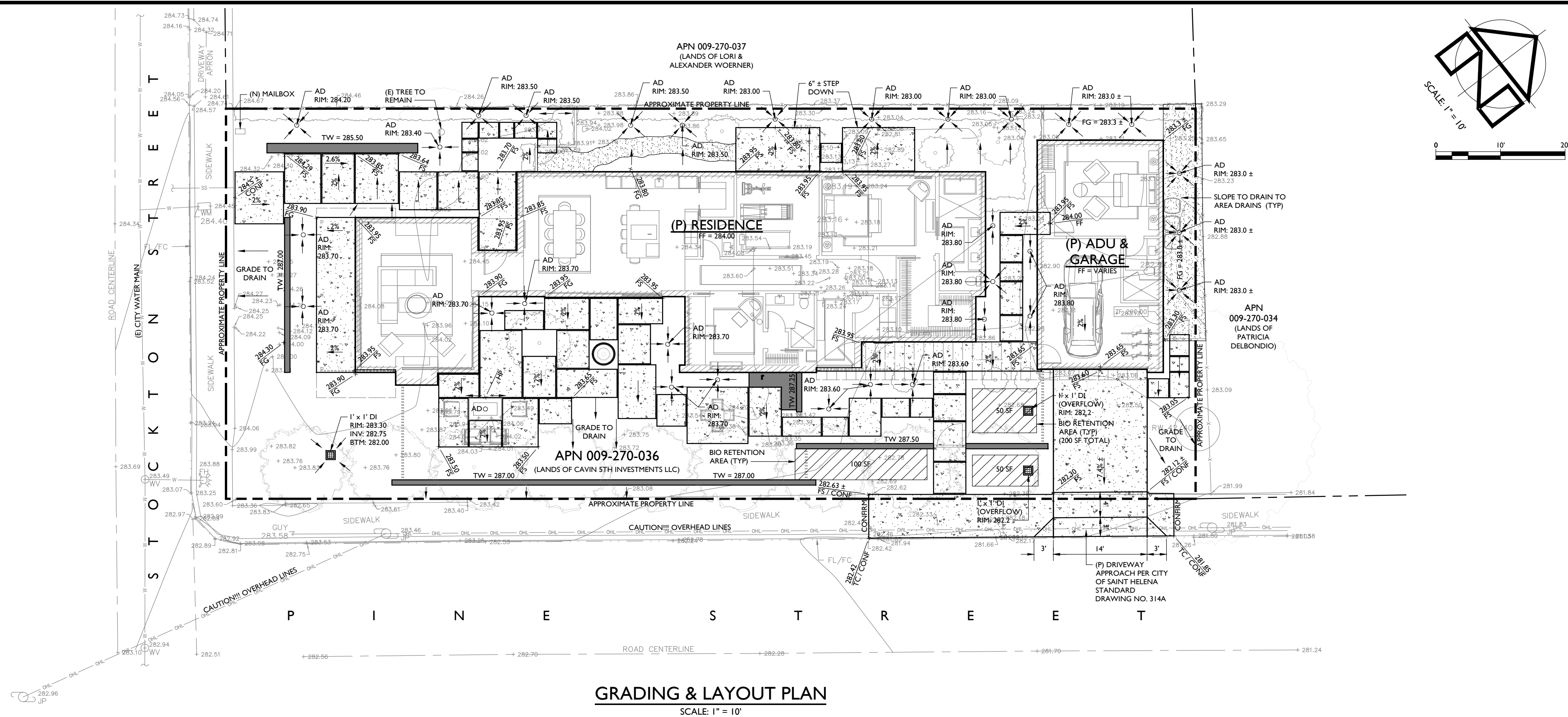
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3:33 pm, Oct 17, 2023

CI  
OF  
2



| ABBREVIATIONS: |                            |       |                              |
|----------------|----------------------------|-------|------------------------------|
| AB             | AGGREGATE BASE             | MIN   | MINIMUM                      |
| AC             | ASPHALT CONCRETE           | OC    | ON CENTER                    |
| AD             | AREA DRAIN                 | OD    | OUTSIDE DIAMETER             |
| AP             | ANGLE POINT                | OG    | ORIGINAL GRADE               |
| BTM            | BOTTOM                     | (P)   | PROPOSED                     |
| CLR            | CLEAR                      | PC    | POINT OF CURVATURE           |
| CONF           | CONFORM                    | PCC   | PORTLAND CEMENT CONCRETE     |
| CP             | CONTROL POINT              | PL    | PROPERTY LINE                |
| DCV            | DOUBLE CHECK VALVE         | PT    | POINT OF TANGENCY            |
| DI             | DROP INLET                 | PVC   | POLYVINYL CHLORIDE           |
| DS             | DOWN SLOUT                 | PM    | PROCESS WASTE                |
| (E)            | EXISTING                   | PWCO  | PROCESS WASTE CLEANOUT       |
| EC             | END CURVE                  | RSV   | RECIRCULATING SPLITTER VALVE |
| ELEV           | ELEVATION                  | SA    | SEE ARCHITECTURAL DRAWINGS   |
| EP             | EDGE OF PAVEMENT           | SD    | STORM DRAIN                  |
| EOC            | EDGE OF CONCRETE           | SDC   | STORM DRAIN CLEANOUT         |
| (F)            | FUTURE                     | SDMH  | STORM DRAIN MANHOLE          |
| FDC            | FIRE DEPARTMENT CONNECTION | SDS   | SEE ELECTRICAL DRAWINGS      |
| FF             | FINISH FLOOR               | SF    | SQUARE FEET                  |
| FG             | FINISH GRADE               | SHLDR | SHOULDER                     |
| FH             | FIRE HYDRANT               | SLD   | SEE LANDSCAPE DRAWINGS       |
| FL             | FLOW LINE                  | SMD   | SEE MECHANICAL DRAWINGS      |
| FS             | FINISH SURFACE             | SPD   | SEE PLUMBING DRAWINGS        |
| FSR            | FIRE SPRINKLER RISER       | SS    | SEE STRUCTURAL DRAWINGS      |
| GB             | GRADE BREAK                | SS    | SANITARY SEWER               |
| GM             | GAS METER                  | SSCO  | SANITARY SEWER CLEANOUT      |
| HMA            | HOT MIX ASPHALT            | SSMH  | SANITARY SEWER MANHOLE       |
| HP             | HIGH POINT                 | TC    | TOP FACE OF CURB             |
| INV            | INVERT                     | TW    | TOP OF WALL                  |
| IPS            | IRON PIPE SIZE             | TYW   | TYPICAL                      |
| IRR            | IRRIGATION                 | WM    | WATER METER                  |
| LF             | LINEAR FEET                | WV    | WATER VALVE                  |
| LP             | LOW POINT                  | XFHR  | TRANSFORMER                  |
| MAX            | MAXIMUM                    |       |                              |





1504 STOCKTON STREET  
CONCEPTUAL SITE IMPROVEMENT PLANS  
GRADING & LAYOUT PLAN & UTILITY PLAN

PREPARED UNDER THE DIRECTION OF:



DRAWN BY: BT DRAFTING  
CHECKED BY: MRM  
DATE: JUNE 8, 2021  
REVISIONS: BY:

JOB NUMBER: 20-124  
FILE: 20-124CONC-GRAD.DWG  
ORIGINAL SIZE: 24" X 36"  
SHEET NUMBER:

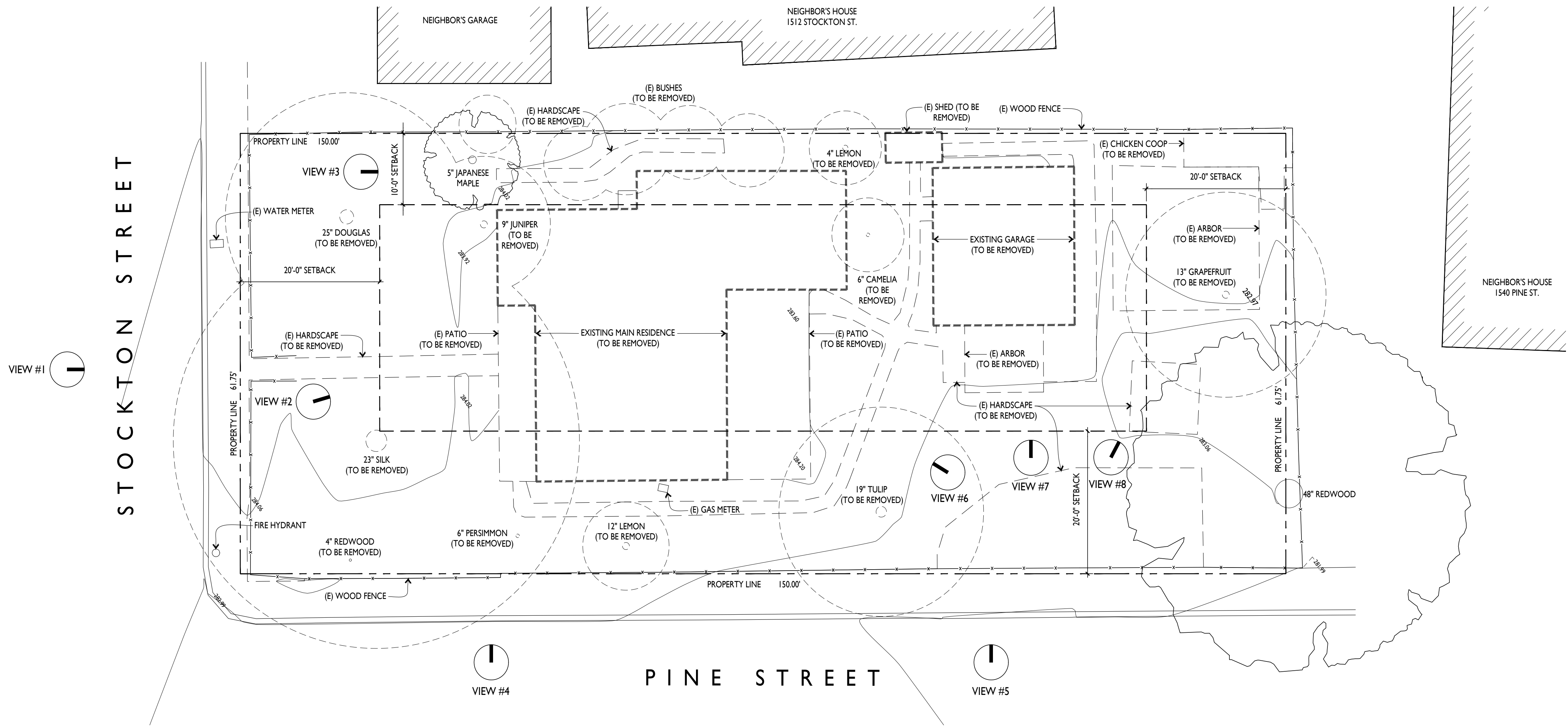
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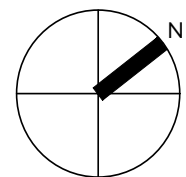
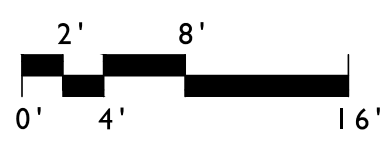




2  
A0.1  
EXISTING SITE PHOTOS



1  
A0.1  
EXISTING SITE AND DEMOLITION PLAN



EXISTING SITE AND  
DEMOLITION PLAN/  
SITE PHOTOS

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

A0.1

|                   |               |
|-------------------|---------------|
| PROJECT NO. 19012 |               |
| DATE              | ISSUE         |
| 8.3.20            | DESIGN REVIEW |
| 8.8.21            | REVISION      |
| 8.20.21           | REVISION      |
|                   |               |
|                   |               |
|                   |               |
|                   |               |
|                   |               |
|                   |               |

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1504 STOCKTON STREET  
ST. HELENA, CA 94574  
APN: 009-270-036

ARCANUM

arcnum architecture, inc.  
329 Bryant Street, Suite 2c  
San Francisco CA 94107  
415.357.4400  
arcnumarchitecture.com



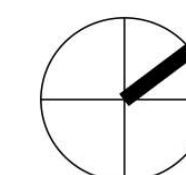
ST. HELENA, CA 94574  
APN: 009-270-036

|             |            |
|-------------|------------|
| PROJECT NO. | 19012      |
| DATE        | ISSUE      |
| 8.3.20      | DESIGN RE  |
| 6.8.21      | 1 REVISION |
| 8.20.21     | 2 REVISION |
| 11.2.21     | 3 REVISION |

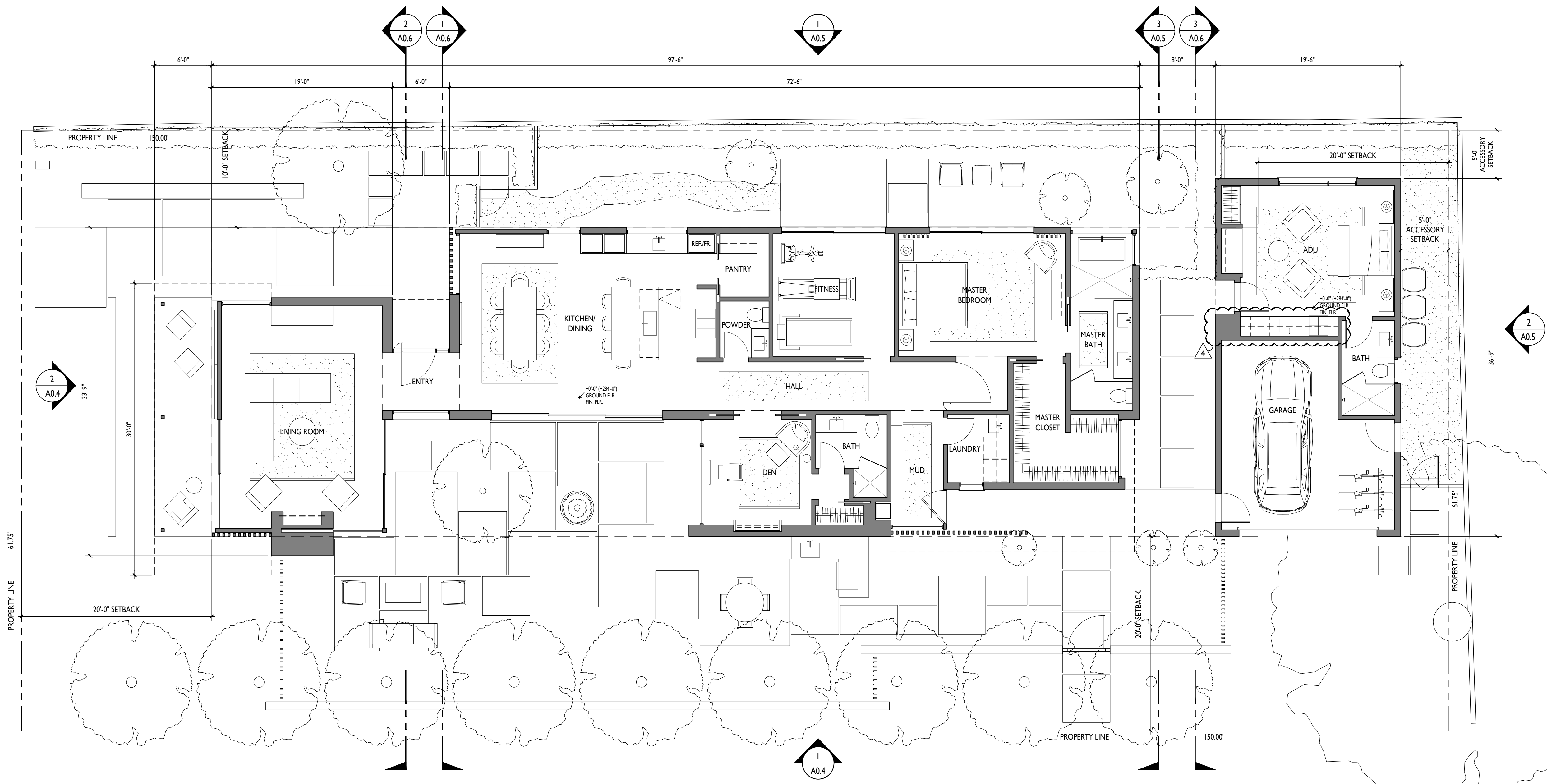
SCALE: 1/8" = 1'-0"



A horizontal bar chart consisting of three adjacent rectangular segments. The first segment on the left has a length of 2'. The second segment in the middle has a length of 8'. The third segment on the right has a length of 4'. The total length of the bar is indicated by a vertical tick mark at the far right end.







PROPOSED GROUND FLOOR PLAN

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| PROJECT NO. | 19012         |
| DATE        | ISSUE         |
| 8.2.20      | DESIGN REVIEW |
| 8.8.21      | REVISION      |
| 8.30.21     | REVISION      |
| 11.2.21     | REVISION      |
| 11.13.22    | REVISION      |
|             |               |
|             |               |
|             |               |
|             |               |

PROPOSED  
GROUND FLOOR  
PLAN

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

A0.3



KEYNOTES /  
FINISH NOTES

1

METAL WINDOWS AND DOORS

2

VERTICAL T&G WOOD SIDING

3

STONE VENEER

4

METAL CHIMNEY ENCLOSURE

5

PAINTED WOOD GARAGE DOOR

6

EXISTING GRADE (SHOWN DASHED)

7

PROPOSED GRADE

8

METAL FASCIA AND INTEGRAL GUTTER

9

DECORATIVE WOOD PRIVACY SCREEN LOCATED AT WINDOW/WALL OF HOUSE

10

CONCRETE LANDSCAPE WALL, S.L.D.

11

SINGLE MEMBRANE FLAT ROOF

12

STANDING SEAM METAL ROOF

13

METAL CANOPY

14

WOOD FENCE/ GATE, S.L.D.

15

METAL PICKET FENCE, S.L.D.

16

METAL PANEL

17

TRELLIS WITH STEEL FRAME AND WOOD MEMBERS

18

BBQ., S.L.D.

ARCANUM

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APN: 009-270-036

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PROJECT NO. 13012

DATE 8.2.20 ISSUE DESIGN REVIEW

6.8.21 REVISION

8.20.21 REVISION

11.2.21 REVISION

PROPOSED EXTERIOR ELEVATIONS

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

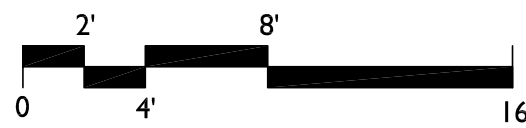
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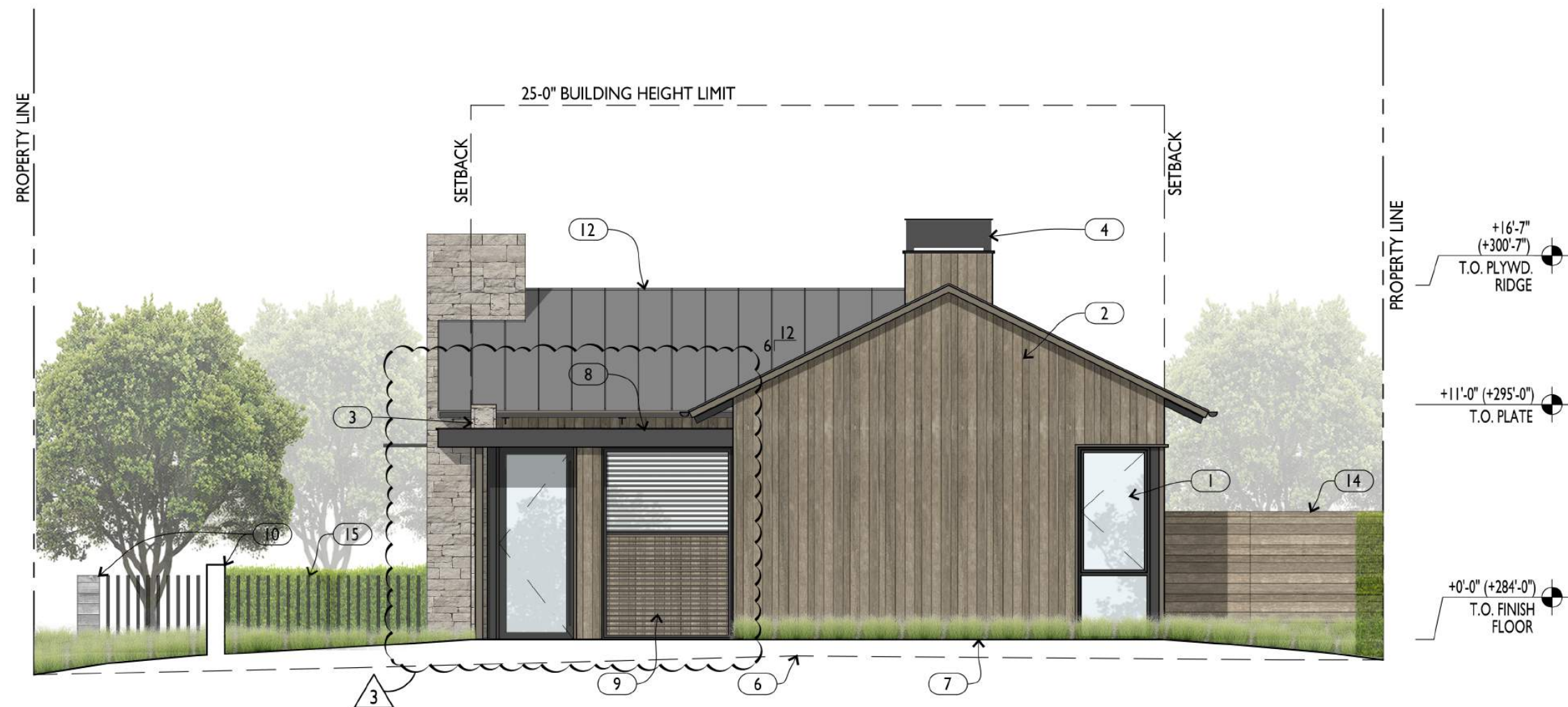
2  
A0.4  
PROPOSED SOUTH ELEVATION



1  
A0.4  
PROPOSED EAST ELEVATION







3  
A0.5  
PROPOSED NORTH ELEVATION

3/16" = 1'-0"



2  
A0.5  
PROPOSED NORTH ELEVATION AT GARAGE & GUEST HOUSE

3/16" = 1'-0"

- KEYNOTES /  
FINISH NOTES**
- 1 METAL WINDOWS AND DOORS
  - 2 VERTICAL T&G WOOD SIDING
  - 3 STONE VENEER
  - 4 METAL CHIMNEY ENCLOSURE
  - 5 PAINTED WOOD GARAGE DOOR
  - 6 EXISTING GRADE (SHOWN DASHED)
  - 7 PROPOSED GRADE
  - 8 METAL FASCIA AND INTEGRAL GUTTER
  - 9 DECORATIVE WOOD PRIVACY SCREEN LOCATED AT WINDOW/WALL OF HOUSE
  - 10 CONCRETE LANDSCAPE WALL, S.L.D.
  - 11 SINGLE MEMBRANE FLAT ROOF
  - 12 STANDING SEAM METAL ROOF
  - 13 METAL CANOPY
  - 14 WOOD FENCE/ GATE, S.L.D.
  - 15 METAL PICKET FENCE, S.L.D.
  - 16 METAL PANEL
  - 17 TRELLIS WITH STEEL FRAME AND WOOD MEMBERS
  - 18 BBQ, S.L.D.



1  
A0.5  
PROPOSED WEST ELEVATION

3/16" = 1'-0"



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| DATE        | ISSUE         |
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| 6.8.21      | REVISION      |
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PROPOSED  
EXTERIOR  
ELEVATIONS

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

A0.5



- KEYNOTES /  
FINISH NOTES
- 1

METAL WINDOWS AND DOORS
- 2

VERTICAL T&G WOOD SIDING
- 3

STONE VENEER
- 4

METAL CHIMNEY ENCLOSURE
- 5

PAINTED WOOD GARAGE DOOR
- 6

EXISTING GRADE (SHOWN DASHED)
- 7

PROPOSED GRADE
- 8

METAL FASCIA AND INTEGRAL GUTTER
- 9

DECORATIVE WOOD PRIVACY SCREEN LOCATED AT WINDOW/WALL OF HOUSE
- 10

CONCRETE LANDSCAPE WALL, S.L.D.
- 11

SINGLE MEMBRANE FLAT ROOF
- 12

STANDING SEAM METAL ROOF
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METAL CANOPY
- 14

WOOD FENCE/ GATE, S.L.D.
- 15

METAL PICKET FENCE, S.L.D.
- 16

METAL PANEL
- 17

TRELLIS WITH STEEL FRAME AND WOOD MEMBERS
- 18

BBQ, S.L.D.

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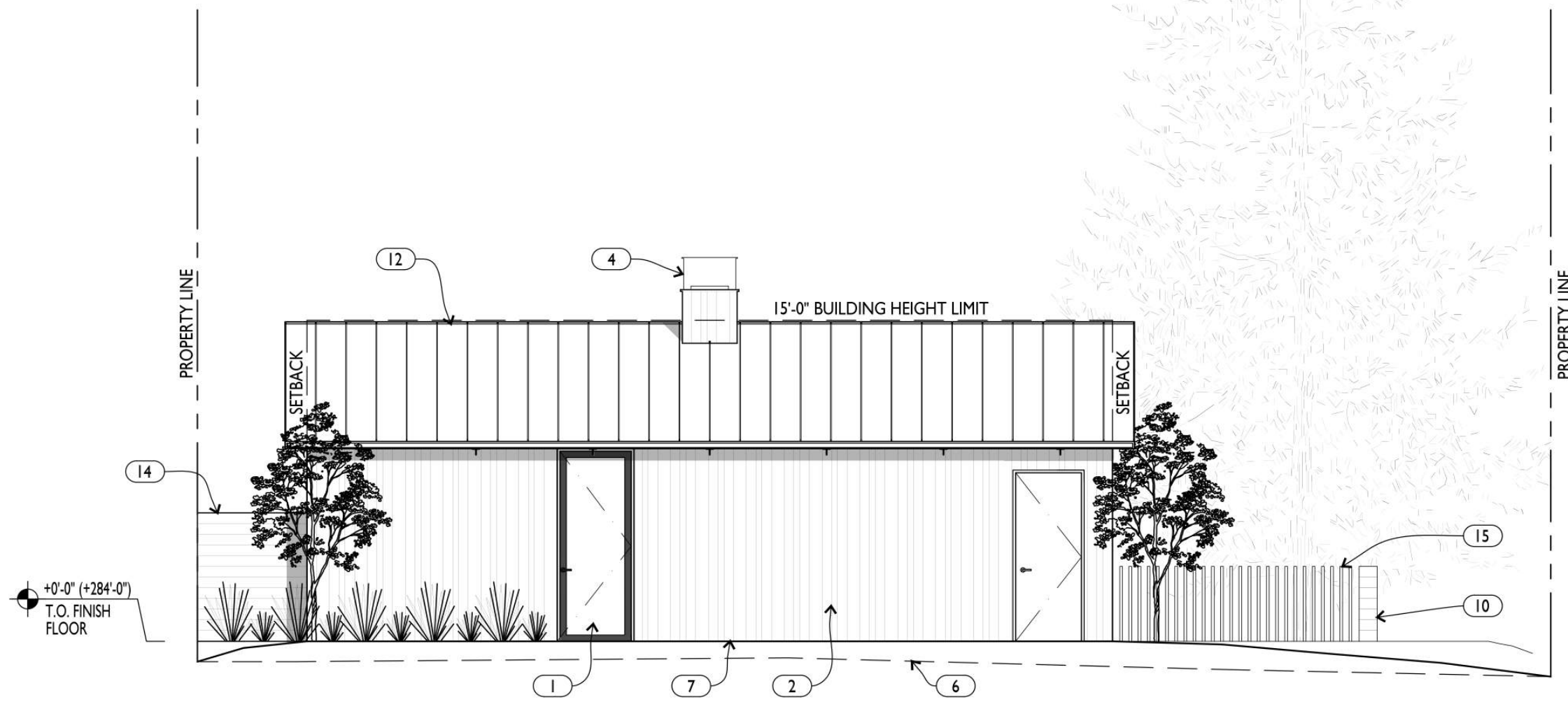
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PROJECT NO. 19012  
DATE 8.3.20 ISSUE  
6.8.21 DESIGN REVIEW  
REVISION

PROPOSED  
EXTERIOR  
ELEVATIONS

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

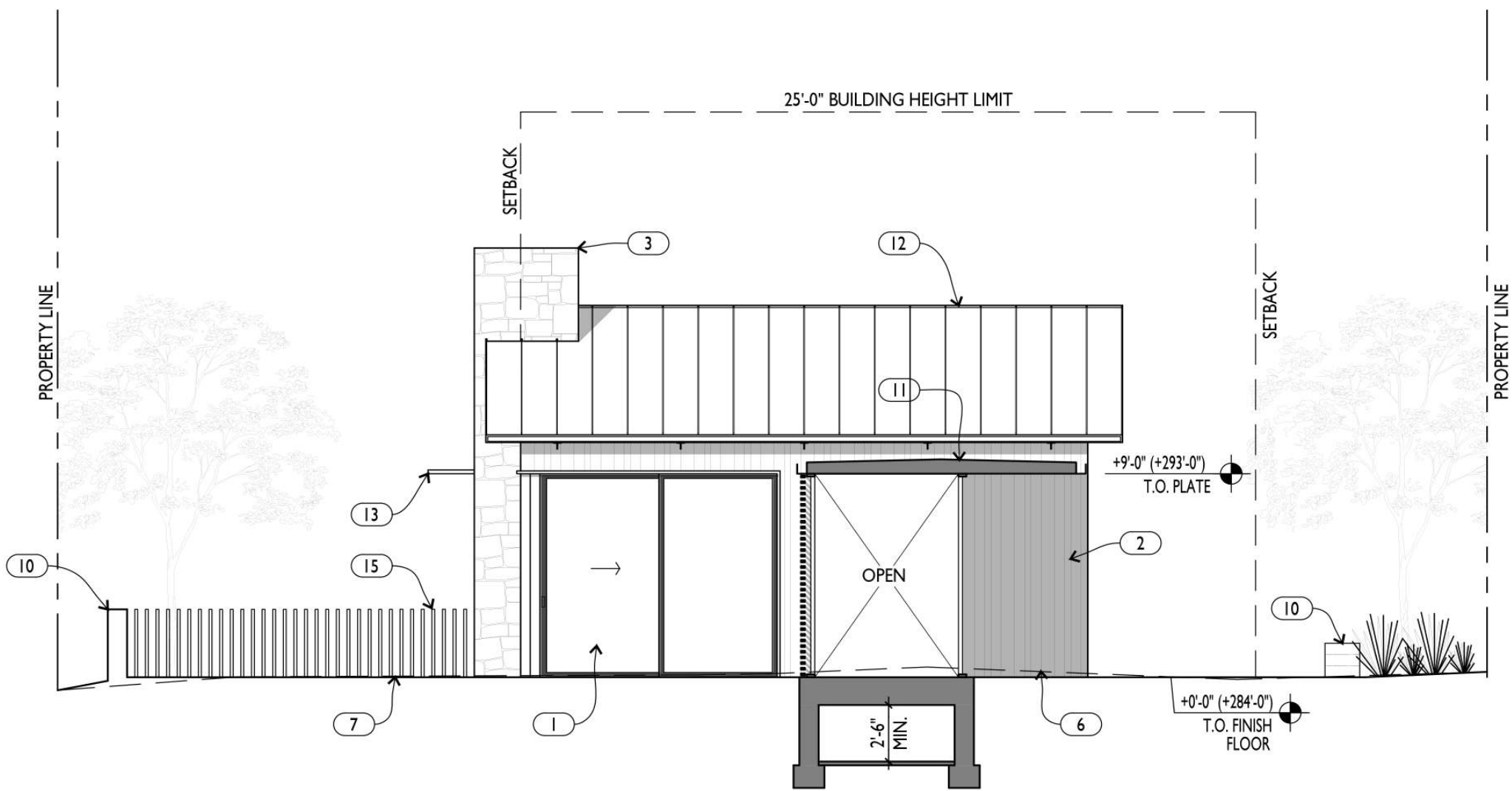
A0.6



3  
A0.6

PROPOSED SOUTH ELEVATION AT GARAGE & GUEST HOUSE

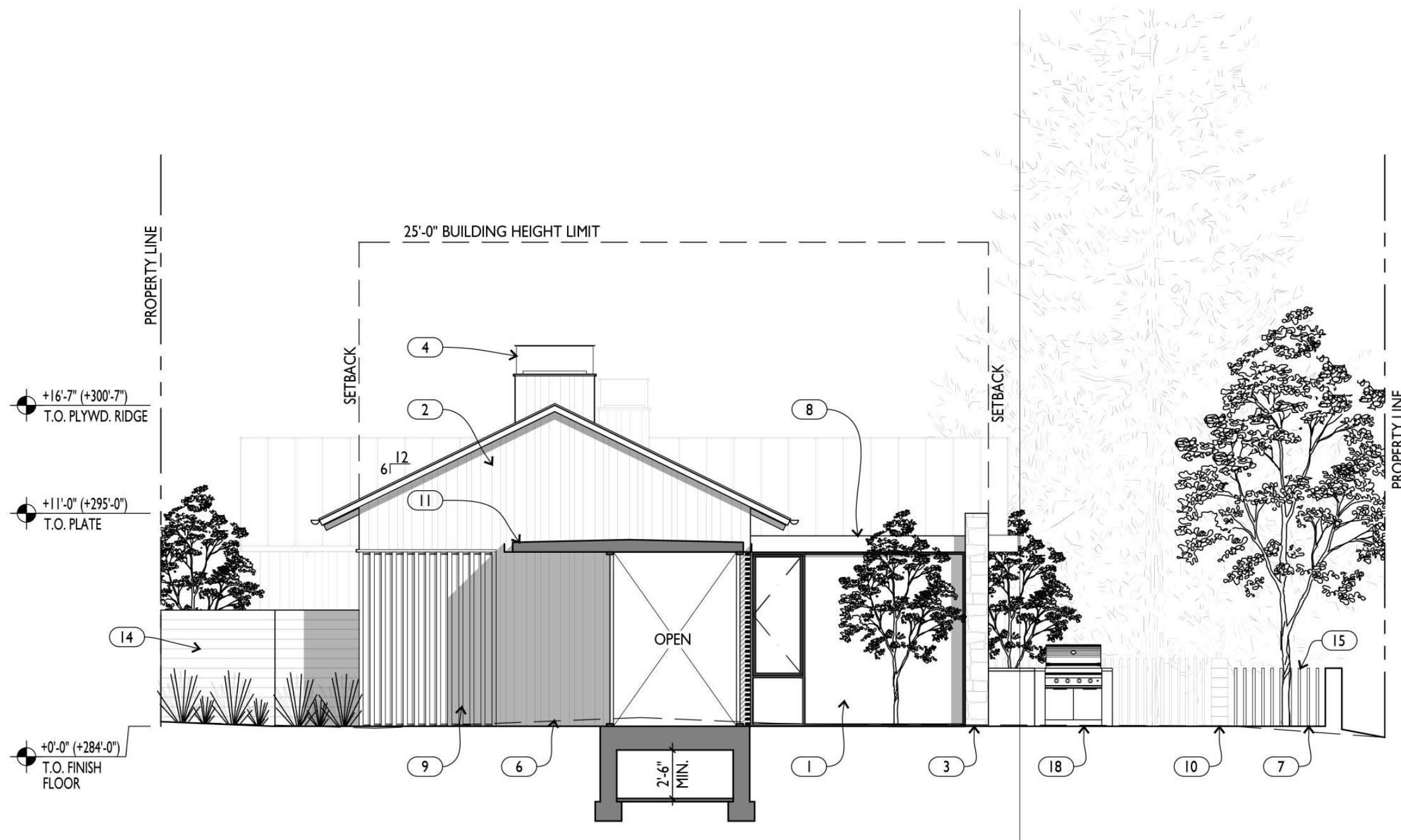
3/16" = 1'-0"



2  
A0.6

PROPOSED NORTH ELEVATION / SECTION AT ENTRY

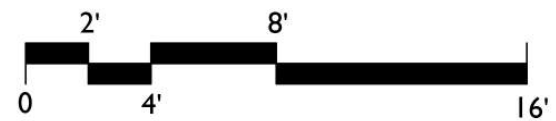
3/16" = 1'-0"



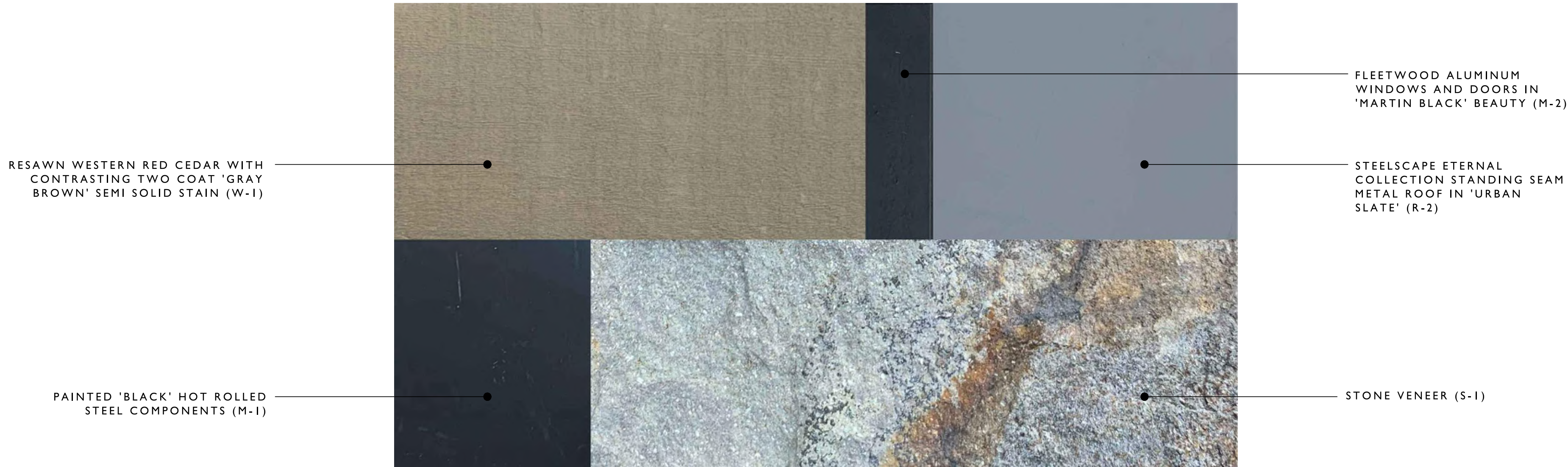
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PROPOSED SOUTH ELEVATION / SECTION AT ENTRY

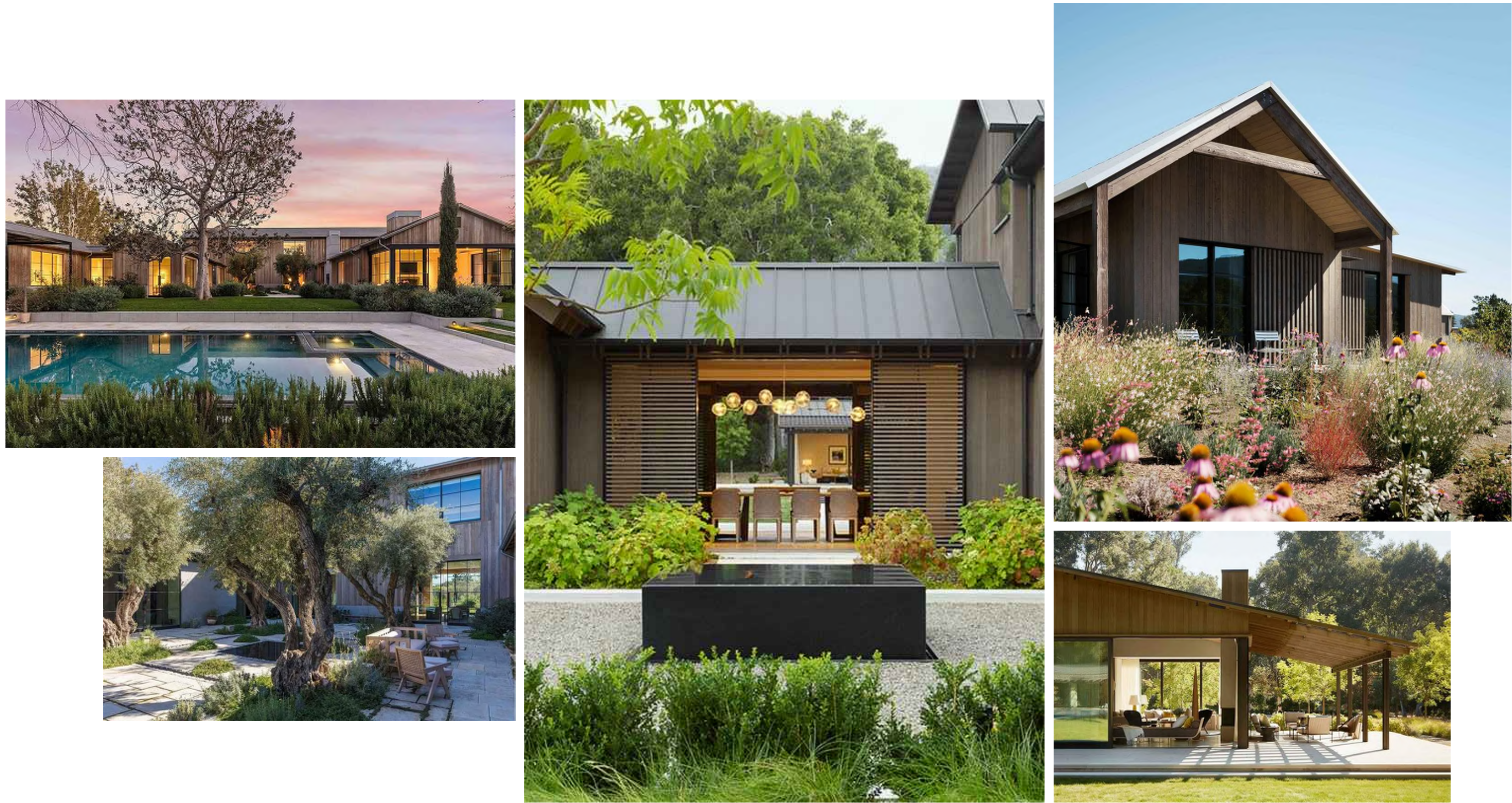
3/16" = 1'-0"







2 MATERIAL BOARD  
A0.7



1 PRECEDENT IMAGES  
A0.7

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ST. HELENA, CA 94574  
APN: 009-270-036

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| DATE        | ISSUE         |
| 8.2.20      | DESIGN REVIEW |
| 8.8.21      | REVISION      |
| 8.20.21     | REVISION      |
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|             |               |
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PRECEDENT  
IMAGES AND  
MATERIAL BOARD

SCALE: NO SCALE

A0.7



1504 Stockton Street  
St. Helena, CA, 94574

APN: 009-270-036

Issue set:  
Issue date: June 8, 2021

## Revisions:

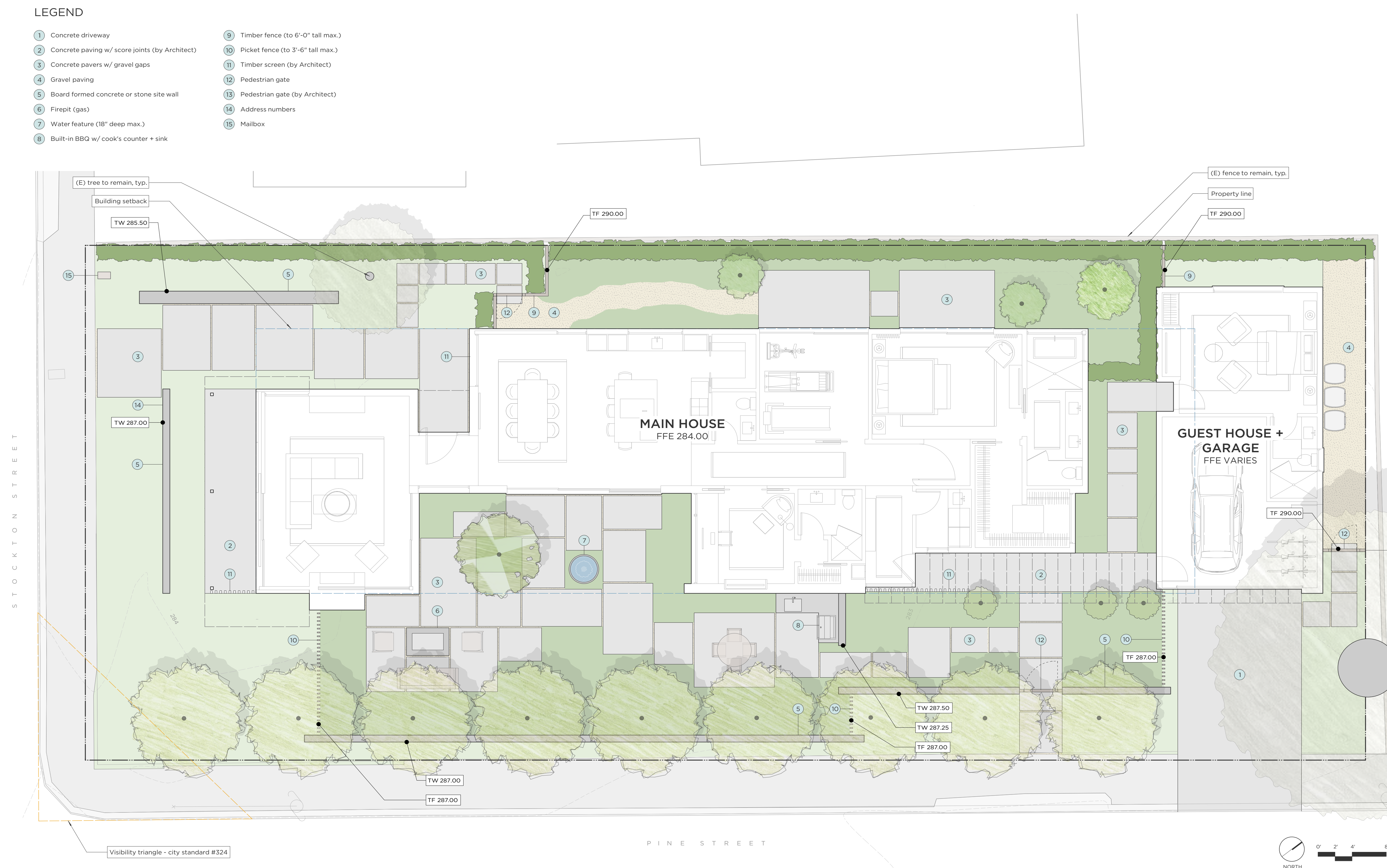
| REV. | DESCRIPTION | DATE |
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# Landscape Site Plan

Scale: 3/16" = 1'-0"  
 Drawn by: SS

L1.0





PLANT LEGEND

| Symbol | Quantity | Botanical Name                   | Common Name      | Container Size          | Notes    |
|--------|----------|----------------------------------|------------------|-------------------------|----------|
| TREES  |          |                                  |                  |                         |          |
|        | 3        | Acer palmatum                    | Japanese Maple   | (2) 24" box (1) 36" box | Multi    |
|        | 3        | Citrus limon x Meyer             | Meyer Lemon      | 30 gal                  | Multi    |
|        | 9        | Olea europaea 'Swan Hill'        | Fruitless Olive  | 36" box                 | Multi    |
|        | 1        | Pistacia chinensis 'Keith Davey' | Chinese Pistache | 48" box                 | Standard |

PLANTING NOTES

- All areas of the property shall be treated and managed to eliminate, as reasonably possible, invasive plant materials.
- Contractor shall be responsible for making themselves familiar with all underground utilities, pipes, and structures. Contractor shall take responsibility for any cost incurred due to damage of said utilities.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist in planting areas. Such conditions shall be immediately brought to the attention of the Construction Manager.
- Contractor shall be responsible for any coordination with subcontractors as required to accomplish planting operations.
- Contractor shall submit random soil samples from the site to a qualified soil testing lab for a horticultural suitability test and amendment recommendations. After amending topsoil to a depth of 8" with natural fertilizer (and in accordance with soil test recommendations), grade all areas smooth with no localized depressions or humps exceeding 1". Insufficient or unsuitable existing soil shall be augmented or replaced with topsoil as approved by the Landscape Architect.
- All plant material shall be approved by Landscape Architect prior to installation.
- Contractor to complete all soil amending, finish grading and removal of any and all construction debris from the planting areas before the laying out of approved plant material.
- Contractor shall layout all plants in their containers as per this Plan and receive approval from Landscape Architect prior to installation.
- Contractor shall notify Construction Manager + Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules.
- Any plant substitutions must be approved by the Landscape Architect for approval or alternate choices.
- All plants shall be healthy, pest and disease free, free of girdling roots and well established in the container.
- Mycorrhizal inoculant organic fertilizer shall be applied during planting as per manufacturers recommendations. Use "reen Diamond Mykos Start Pro" (4-2-2 organic fertilizer) or approved equal.
- Trees shall be located a minimum of 4 ft. from walls, overheads, walks, headers and other trees within the project, unless shown otherwise.
- No plant shall be planted with rootballs or planting pits in a dry condition.
- Water all plants by handheld hose with watering wand attachment immediately after planting (no water "jetting"). No plant should be out of it's container more than twenty minutes before being planted and watered. Contractor shall be responsible for irrigating all new plantings until the entire project has been completed and accepted by the Owner.
- Contractor is responsible to apply sufficient but not excess irrigation to all new plantings to ensure healthy plant establishment.
- Backfill mix shall consist of 1/3 imported organic compost and 2/3 amended site soil.
- Immediately after excavation of plant pits, test drainage of pits by filling with water. Give written notification of conditions permitting the retention of water in pits for more than (3) hours. Contractor shall submit to Owner and Landscape Architect for acceptance a written proposal and cost estimate for the correction of poor drainage conditions before proceeding with planting.
- All newly planted container plants and trees shall receive watering basins 3 times the size of the root ball upon planting, unless otherwise shown on Drawings.
- Planting areas shall receive a 3" layer of mulch, unless noted otherwise.
- Mulch shall be kept at a depth of 3" deep near the plant crowns and trunks, and not extend higher than 1/8" onto the crown or trunk of any newly planted plant or tree.
- All plant material shown on the Planting Plan is subject to the adverse effects of Nature including, but not limited to, fire, earthquake, flooding, freeze, drought, erosion and foraging predators. The Landscape Architect cannot, and does not, guarantee or imply warranty that specified plants will survive these Acts of Nature. All plants specified satisfy the general climatic conditions set forth by the U.S. Department of Agriculture and the Sunset Western Garden Book.
- The following is a list of approved nurseries. Any nursery to be used by the contractor for plant sourcing not listed here must be approved by the Landscape Architect.

Trees:  
Moon Valley Nursery (408) 809-0458  
Western Tree Nursery (408) 842-4892  
Garden Haven Nursery (831) 475-2021  
Devil Mountain Nursery (925) 829-6006  
Brightview Nursery (805) 524-3939

Shrubs, Groundcovers and Grasses:  
Native Sons Nursery (805) 481-8551  
Suncrest Nursery (831) 728-2595  
Rosendale Nursery (831) 728-2599  
San Marcos Growers (805) 683-1561  
Soquel Nursery (831) 475-5333  
Monterey Bay Nursery (831) 724-6361  
Native Revival Nursery (831) 688-1811  
Devil Mountain Nursery (925) 829-6006



O / 831.655.1414  
F / 831.655.3462  
537 Houston Street  
Monterey, CA 93940  
GROUNDSTUDIO.COM

Stockton  
Residence

1504 Stockton Street  
St. Helena, CA, 94574

APN: 009-270-036

Issue set:  
Issue date: June 8, 2021

Revisions:

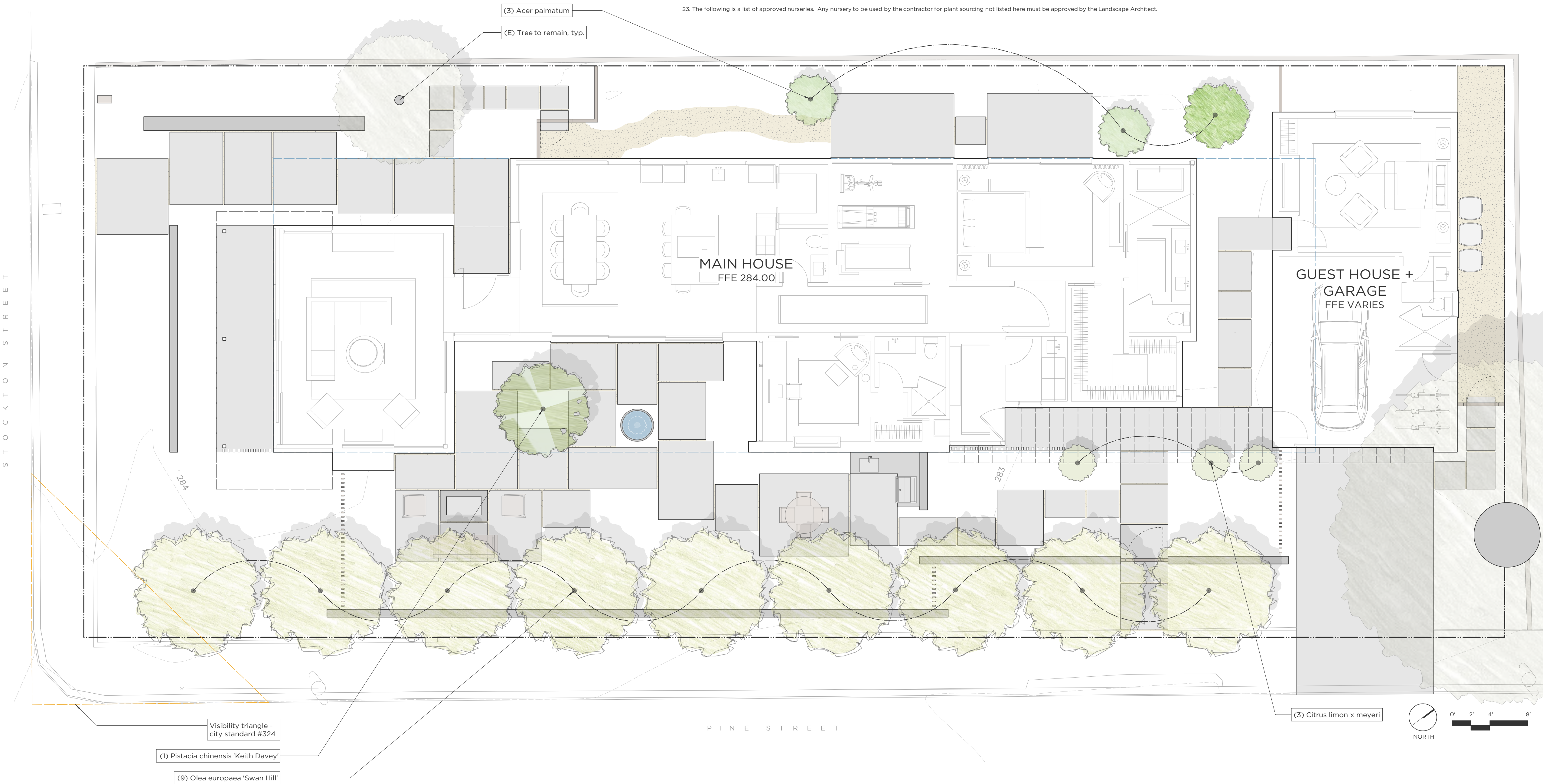
| REV. | DESCRIPTION | DATE |
|------|-------------|------|
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3:34 pm, Oct 17, 2023

Tree Planting  
Plan

Scale: 3/16" = 1'-0"  
Drawn by: SS

L3.0





Stockton  
Residence

1504 Stockton Street  
St. Helena, CA, 94574

APN: 009-270-036

Issue set:  
Issue date: June 8, 2021

Revisions:

| REV. | DESCRIPTION | DATE |
|------|-------------|------|
|------|-------------|------|

REVISED  
3:34 pm, Oct 17, 2023

Planting Plan

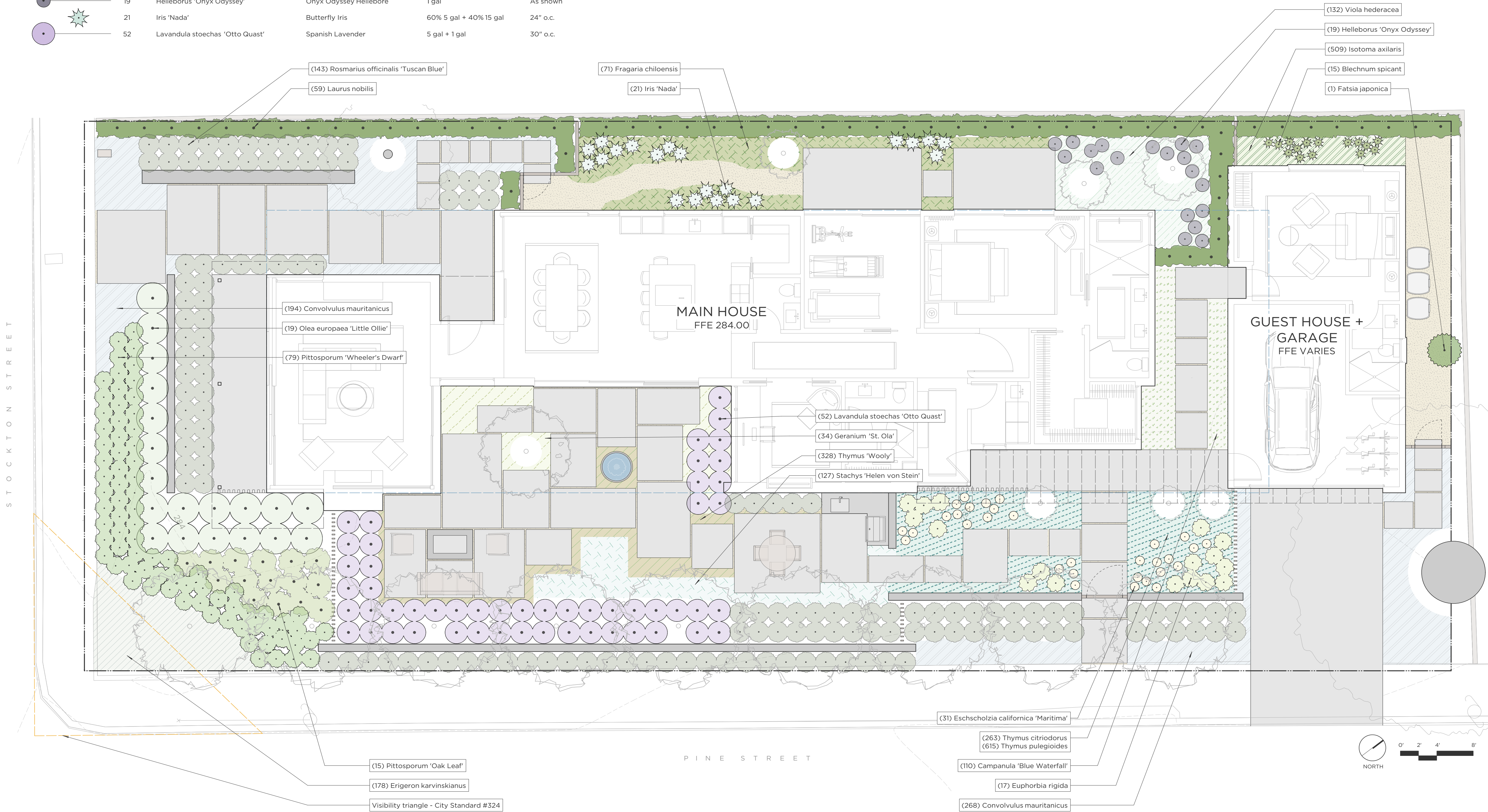
Scale: 3/16" = 1'-0"  
Drawn by: SS

L3.1

PLANT LEGEND

| Symbol  | Quantity | Botanical Name                      | Common Name                 | Container Size         | Notes                        |
|---------|----------|-------------------------------------|-----------------------------|------------------------|------------------------------|
| SHRUBS  |          |                                     |                             |                        |                              |
|         | 1        | Fatsia japonica                     | Japanese Aralia             | 15 gal                 | As shown                     |
|         | 59       | Laurus nobilis                      | Bay Laurel                  | 15 gal                 | 36" c(from Monrovia nursery) |
|         | 19       | Olea europaea 'Little Ollie'        | Dwarf Olive                 | 60% 5 gal + 40% 15 gal | 36" o.c.                     |
|         | 15       | Pittosporum 'Oak Leaf'              | Oak Leaf Pittosporum        | 60% 5 gal + 40% 15 gal | 42" o.c.                     |
|         | 79       | Pittosporum 'Wheeler's Dwarf'       | Wheeler's Dwarf Pittosporum | 60% 5 gal + 40% 15 gal | 36" o.c.                     |
|         | 143      | Rosmarinus 'Tuscan Blue'            | Tuscan Blue Rosemary        | 1 gal                  | 18" o.c.                     |
| ACCENTS |          |                                     |                             |                        |                              |
|         | 15       | Blechnum spicant                    | Deer Fern                   | 5 gal                  | As shown                     |
|         | 31       | Eschscholzia californica 'Maritima' | Coastal California Poppy    | 1 gal                  | As shown                     |
|         | 17       | Euphorbia rigida                    | Silver Spurge               | 15 gal                 | As Shown                     |
|         | 19       | Helleborus 'Onyx Odyssey'           | Onyx Odyssey Hellebore      | 1 gal                  | As shown                     |
|         | 21       | Iris 'Nada'                         | Butterfly Iris              | 60% 5 gal + 40% 15 gal | 24" o.c.                     |
|         | 52       | Lavandula stoechas 'Otto Quast'     | Spanish Lavender            | 5 gal + 1 gal          | 30" o.c.                     |

| Symbol       | Quantity | Botanical Name             | Common Name        | Container Size | Notes    |
|--------------|----------|----------------------------|--------------------|----------------|----------|
| GROUNDCOVERS |          |                            |                    |                |          |
|              | 110      | Campanula 'Blue Waterfall' | Bellflower         | 1 gal          | 12" o.c. |
|              | 462      | Convolvulus mauritanicus   | Blue Rock Bindweed | 1 gal          | 12" o.c. |
|              | 178      | Erigeron karvinskianus     | Mexican Daisy      | 1 gal          | 12" o.c. |
|              | 71       | Fragaria chiloensis        | Beach Strawberry   | 1 gal          | 18" o.c. |
|              | 34       | Geranium 'St. Ola'         | St. Ola Cranesbill | 1 gal          | 18" o.c. |
|              | 509      | Isotoma axillaris          | Laurentia          | plugs          | 4" o.c.  |
|              | 127      | Stachys 'Helen von Stein'  | Lamb's Ear         | 1 gal          | 12" o.c. |
|              | 328      | Thymus lanuginosus         | Wooly Thyme        | 4" pots        | 6" o.c.  |
|              | 263      | Thymus citriodorus         | Lemon Thyme        | 4" pots        | 6" o.c.  |
|              | 615      | Thymus pulegioides         | Creeping Thyme     | 4" pots        | 6" o.c.  |
|              | 132      | Viola hederacea            | Australian Violet  | 1 gal          | 12" o.c. |







O / 831.655.1414  
F / 831.655.3462  
537 Houston Street  
Monterey, CA 93940  
GROUNDSTUDIO.COM



## Stockton Residence

1504 Stockton Street  
St. Helena, CA, 94574

APN: 009-270-036

Issue set: Plan Check  
Issue date: August 20, 2021

### Revisions:

| REV. | DESCRIPTION   | DATE         |
|------|---------------|--------------|
|      | Design Review | June 8, 2021 |

**REVISED**  
3:34 pm, Oct 17, 2023

## Water Calculations

Scale: N/A  
Drawn by: JSL

# L4.1

### WATER EFFICIENT LANDSCAPE WORKSHEET

| Reference Evapotranspiration (Eto) 44.1 |            |                              |                   |                     |                            |              |                             |           |                                  |                  |
|-----------------------------------------|------------|------------------------------|-------------------|---------------------|----------------------------|--------------|-----------------------------|-----------|----------------------------------|------------------|
| ZONE NO.                                | PLANT TYPE | HYDROZONE* (PLANT WATER USE) | PLANT FACTOR (PF) | IRRIGATION METHOD** | IRRIGATION EFFICIENCY (IE) | ETAF (PF/IE) | HYDROZONE AREA (HA) (Sq Ft) | ETAF x HA | ESTIMATED TOTAL WATER USE (ETWU) | % LANDSCAPE AREA |
| REGULAR LANDSCAPE AREA                  |            |                              |                   |                     |                            |              |                             |           |                                  |                  |
| C-1                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 450                         | 111       | 3,038                            | 13.2%            |
| C-2                                     | SHRUB      | VLW                          | 0.10              | DL                  | 0.81                       | 0.12         | 140                         | 17        | 473                              | 4.1%             |
| C-3                                     | SHRUB      | MW                           | 0.40              | DL                  | 0.81                       | 0.49         | 290                         | 143       | 3,916                            | 8.5%             |
| C-4                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 410                         | 101       | 2,768                            | 12.1%            |
| C-5                                     | TREE       | LW                           | 0.20              | B                   | 0.81                       | 0.25         | 126                         | 31        | 851                              | 3.7%             |
| C-6                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 260                         | 64        | 1,755                            | 7.6%             |
| C-7                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 530                         | 131       | 3,578                            | 15.6%            |
| C-8                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 350                         | 86        | 2,363                            | 10.3%            |
| C-9                                     | TREE       | MW                           | 0.40              | B                   | 0.81                       | 0.49         | 38                          | 19        | 513                              | 1.1%             |
| C-10                                    | SHRUB      | MW                           | 0.40              | DL                  | 0.81                       | 0.49         | 365                         | 180       | 4,928                            | 10.7%            |
| C-11                                    | TREE       | MW                           | 0.40              | B                   | 0.81                       | 0.49         | 50                          | 25        | 675                              | 1.5%             |
| C-12                                    | SHRUB      | LW                           | 0.20              | D                   | 0.81                       | 0.25         | 380                         | 94        | 2,565                            | 11.2%            |
| FOUNTAIN                                |            | WF                           | 0.80              |                     | 1.00                       | 0.80         | 10                          | 8         | 219                              | 0.3%             |
| TOTALS (REGULAR LANDSCAPE AREAS)        |            |                              |                   |                     |                            |              | 3,399                       | 1,011     | 27,642                           | 100.0%           |
| SPECIAL LANDSCAPE AREA                  |            |                              |                   |                     |                            |              |                             |           |                                  |                  |
|                                         | 0          |                              |                   | 0                   |                            | 1.00         | 0                           | 0         | 0                                | 0.0%             |
| TOTALS (SPECIAL LANDSCAPE AREAS)        |            |                              |                   |                     |                            |              | 0                           | 0         | 0                                | 0.0%             |
| TOTALS FOR ALL AREAS                    |            |                              |                   |                     |                            |              | 3,399                       | 1,011     | 27,642                           | 100%             |

### STOCKTON RESIDENCE

| HYDROZONE SUMMARY               |               |                |
|---------------------------------|---------------|----------------|
| *Hydrozone Description          | Total Sq. Ft. | % of Landscape |
| Cool Season Turf (CST)          | 0             | 0.0%           |
| Warm Season Turf (WST)          | 0             | 0.0%           |
| High Water Use Plants (HW)      | 0             | 0.0%           |
| Bioretention Plants (BR)        | 0             | 0.0%           |
| Medium Water Use Plants (MW)    | 743           | 21.9%          |
| Low Water Use Plants (LW)       | 2,506         | 73.7%          |
| Very Low Water Use Plants (VLW) | 140           | 4.1%           |
| Water Feature                   | 10            | 0.3%           |
| Special Landscape Area (SLA)    | 0             | 0.0%           |
| TOTAL                           | 3,399         | 100.0%         |
|                                 |               |                |
| **Irrigation Method             | Total Sq. Ft. | % of Landscape |
| Rotor (FC-R, PC-R)              | 0             | 0.0%           |
| Multi-Stream Rotator (MR)       | 0             | 0.0%           |
| Spray (S)                       | 0             | 0.0%           |
| Bubbler (B)                     | 214           | 6.3%           |
| Drip (D)                        | 380           | 11.2%          |
| In-Line Drip (DL)               | 2,795         | 82.5%          |
| Micro Spray (MS)                | 0             | 0.0%           |
| Other (O)                       | 0             | 0.0%           |

### CITY OF ST. HELENA LANDSCAPE WATER USE STATEMENT

PROJECT NAME: STOCKTON RESIDENCE  
PROJECT ADDRESS: 1504 STOCKTON STREET, ST. HELENA, CA 94547

PREPARED BY: JANET LUEHRS (CID, CLIA #43274)  
BROOKWATER INC., IRRIGATION CONSULTANTS  
480 SAINT JOHN STREET, SUITE 220  
PLEASANTON, CA 94566  
925-855-0417  
925-855-0357 (FAX)  
[Janet@Brookwater.com \(e-mail\)](mailto:Janet@Brookwater.com)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: Janet Luehrs

| PART ONE                            | MAXIMUM APPLIED WATER ALLOWANCE (MAWA)             |
|-------------------------------------|----------------------------------------------------|
|                                     | MAWA = ETo x .62 x [(ETAFx HA) + ((1-ETAF) x SLA)] |
| YEARLY ETo                          | 44.1                                               |
| CONVERSION FACTOR                   | 0.62                                               |
| ETAF                                | 0.55                                               |
| TOTAL IRRIGATED LANDSCAPE AREA (HA) | 3,399 SQUARE FEET                                  |
| SPECIAL LANDSCAPE AREA (SLA)        | 0 SQUARE FEET                                      |
| LANDSCAPE WATER ALLOWANCE           | 51,115 GALLONS PER YEAR                            |
| TOTAL ACRE FEET                     | 0.16 ACRE FEET                                     |

| PART TWO                                                                     | ESTIMATED TOTAL WATER USE (ETWU)                                 |
|------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                              | (AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET) |
| AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS<br>(TOTAL ETAF x AREA / TOTAL AREA) | 0.30                                                             |
| ETWU FOR REGULAR LANDSCAPE AREAS                                             | 27,642 GALLONS PER YEAR                                          |
| SITE WIDE ETAF                                                               | 0.30                                                             |
| ETWU FOR ALL LANDSCAPE AREAS                                                 | 27,642 GALLONS PER YEAR                                          |
| TOTAL ACRE FEET                                                              | 0.08 ACRE FEET                                                   |

**RECEIVED**  
By Xgamero at 1:52 pm, Sep 15, 2023

# Arcanum Architecture

9.6.2023

## Architectural Design Written Statement

1504 Stockton Street  
St. Helena, CA 94574

1504 Stockton Street is a small, narrow site located at the corner of Stockton Street and Pine Street. At roughly 9,200 square feet, the property contains an existing main residence and detached garage placed toward the rear of the site. The proposed project calls for the demolition of all existing structures and hardscapes. A new 2,397 square foot, single-story, single-family dwelling and 700 square foot detached garage with an ADU.

As part of the design process, Arcanum made itself available to the neighbors immediately surrounding the property. Timothy Chappelle visited the site on Friday, July 24, 2020 to review the proposed design with any interested neighbors; the owners at 1565 Pine Street were the only ones to attend the meeting and had no issues with the previously proposed design (As requested by the planning department the second story of the previous design shown to neighbors has been removed).

The project site is positioned among a collection of similarly sized neighboring parcels. Generally, they are most narrow along the front of the street. The property has a number of trees along the edges of the lot (most notably a beautiful redwood). One of the defining characteristics of the site is its condition as a corner lot. Obviously, this condition challenges the amount of privacy that the residents are able to take advantage of. The existing home employs an unbroken wooden fence and large hedges to provide privacy within the site – a method which is successful but ultimately causes the property to feel overgrown and reclusive.

The goal of our design is to develop a house that blends into the effortless charm of the neighborhood and also provides opportunities for private outdoor usage. To achieve these goals, the proposed design aims to open up the site, spreading out building masses and landscape elements strategically. A front porch, connecting to the living room, faces Stockton Street and connects the home to this neighborhood street. Around the corner the main outdoor space of the design occurs on the side of the property, closest to Pine Street. Along this edge, a series of low landscape walls, newly planted trees, and small hedges are arranged. This attempts to provide a more natural barrier to the project while still engaging neighbors and those passing by on the sidewalk.

The immediate neighborhood is filled with a variety of architectural styles. Most commonly found are simple ranch style houses, though there remain a mix of craftsmen inspired dwellings, mission revival homes, builder contemporary houses and more. The architectural language of our proposed design intends to both complement this eclectic group of houses and to reflect the modest scales of the surrounding area. Our proposed design consists of several single-story, pitched roof masses broken up and connected by smaller flat roof masses. These single-story masses are staggered in their alignments and orientations, providing the home with different pockets of outdoor space and preventing the overall design from feeling too monolithic and crowded on the site. The building masses themselves are mostly covered in wood; moments of stone, metal, and glass provide contrast. The overall composition is a modern take on a traditional cottage, an aesthetic we feel fits well both within the immediate neighborhood and the larger context of St. Helena.

329 Bryant Street, Suite 3c  
San Francisco, CA 94107  
415.357.4400  
ArcanumArchitecture.com

1



**RECEIVED**

By Xgamero at 1:59 pm, Sep 18, 2023

**BRUNZELL**  
HISTORICAL

May 24, 2018

Michael Mills  
1504 Stockton Street  
St. Helena, California 94574

Subject: Historical Evaluation of the house at 1504 Stockton Street, St. Helena, Napa, California.

Dear Michael,

The letter report that follows and the DPR 523 forms attached comprise the evaluation of the property at 1504 Stockton Street in St. Helena, as required by the City of St. Helena Planning Department.

### **Methodology**

I conducted a site visit on 11 May 2018. The site visit included collecting photographs of all elevations of the houses, the parcel, and the neighborhood setting. In order to establish the property's land use history, I conducted research through the property owner and the St. Helena Public Library as well as online at Ancestry.com and other websites.

### **Summary of Findings**

Because the property is over 50 years old, potential projects trigger a City of St. Helena requirement for historical evaluation under the California Environmental Quality Act (CEQA), since historical resources are considered part of the environment. The purpose of the historical evaluation is to determine whether an age-eligible property meets the criteria for historic listing. Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). The property was also evaluated for National Register of Historic Places (NRHP) eligibility.

### **National Register of Historic Places**

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

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

### **California Register of Historical Resources**

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

1. It is associated with the events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;

2. It is associated with the lives of persons important to local, California, or national history;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master, or possesses high artistic values; and/or
4. It has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation.

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

### **Evaluation**

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

Criterion A/1: 1504 Stockton Street is not associated with events that have made a significant contribution to the broad patterns of our history. It is a modest residence constructed near the end of the Great Depression. Research has revealed no associations between the house and the development of St. Helena or other important historic contexts. Therefore the property is not eligible to the NRHP or CRHR under Criterion 1/A.

Criterion B/2: 1504 Stockton Street is not associated with the life of a person important to our history. Jane Krug Boggs and Robert W. Boggs did not play an important role in St. Helena, California, or national history, nor were members of the Kavanagh family important to history. Therefore it is not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 1504 Stockton Street is not significant for its architecture. Its modest size and inexpensive materials are characteristic of houses constructed during the Great Depression, when it was difficult even for relatively well-off people to secure the funding required to build a new house. The moderate-pitch gable roof with its narrow eaves is characteristic of Minimal Traditional architecture, a simple form of house developed in the mid-1930s and utilized through the end of the 1940s to provide inexpensive shelter during difficult economic conditions. Original drawings indicate that it was likely designed by Dr. Robert W. Boggs, who was not an architect or a building professional but designed the residence for himself and his wife. Features such as the inconsistent size and orientation of its original windows also suggest a non-professional designer. The slab wood front door with its decorative wrought iron handle and matching door viewer with rampant lions motif are the simple building's sole ornamental features. Overall, the house is a common example of an architectural style that was virtually ubiquitous from 1935-1950. For these reasons, the property is not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1504 Stockton Street does not appear to be a principal source of important information in this regard.

The property does not qualify for historic listing at any level and is not a historic resource under CEQA.

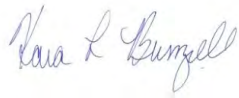
### **Preparer's Qualifications**

I meet the Secretary of Interior's Professional Qualifications for both History and Architectural History. I hold a Master's degree in Public History and have worked in multiple facets of historic preservation and cultural resource evaluation since 2007. My experience includes municipal preservation planning and working

as the lead staff member of a non-profit preservation organization. Since 2012, I have worked full-time as a historical consultant, completing dozens of evaluations for CEQA and Section 106 compliance. Additionally, I have completed local and national register nominations, historic context statements, and HAER recordation. The North Bay region is the center of my practice, but I frequently work in the greater Sacramento area and other parts of the Bay Area, and have also completed projects in Southern California, Oregon, and New York. In addition to my work with historic-period residential, agricultural, and commercial properties for private clients, I have evaluated post offices, military bases, university campuses, hospitals, church properties, and a NASA site. I am listed as a Historian and Architectural Historian on the California Office of Historic Preservation's roster of qualified consultants for every county in California.

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

Sincerely,

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

Kara Brunzell, M.A.  
Brunzell Historical

Attachments: DPR 523 forms, 1504 Stockton Street, St. Helena, California



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_  
NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 7

\*Resource Name or # (Assigned by recorder) 1504 Stockton Street

**P1. Other Identifier:** 1504 Stockton Street

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

\*a. County Napa

\*b. USGS 7.5' Quad St. Helena Date 2015 T; R \_\_\_\_; \_\_\_\_ ¼ of Sec \_\_\_\_; \_\_\_\_ B.M.

c. Address 1504 Stockton Street City St. Helena Zip 94574

d. UTM: (give more than one for large and/or linear resources) Zone 10; 545808 mE/ 4261771 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

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

This property is located in a residential neighborhood just west of St. Helena's downtown core. The corner lot is surrounded by a low wooden picket fence covered with climbing vines. The building is accessed by a path that passes under an arbor covered in vines and through a yard with a lawn, shrubs, and mature trees. The house itself also has climbing vines growing on it. The building is L-shaped with a cross-gabled, composition shingle roof with minimal overhang. There is a chimney located in the center of the main volume. The building is constructed of 4" x 8" x 16" concrete masonry units with horizontal wood siding at the gable ends. Primary fenestration consists of steel casements of various sizes, including horizontal and vertical orientation and a large picture window at the main elevation. There are hung vinyl replacement windows at the rear elevation and at one gable end. The primary entryway is sheltered by a partial-width integral porch and is fitted with a flush wood door with decorative wrought iron handle and door viewer featuring rampant lions. The porch floor is brick. There is a two-car garage along Pine Street to the north of the house. It is rectangular in plan with a gabled roof. It has been converted to a laundry storage building, with a pergola blocking the original vehicle opening.

**\*P3b. Resource Attributes:** (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: Southwest (main) elevation, facing northeast, May 11, 2018.

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

☒ Historic ☐ Prehistoric ☐ Both

1941, Napa Register

**\*P7. Owner and Address:**

Michael Mills  
1504 Stockton Street  
St. Helena, California

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

Kara Brunzell  
Brunzell Historical  
1613 B St  
Napa, CA 94559

**\*P9. Date Recorded:** May 11, 2018

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

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

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

DPR 523A (1/95)

Page 39

\*Required Information

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 2 of 7

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 1504 Stockton Street

B1. Historic Name: 1504 Stockton Street

B2. Common Name: 1504 Stockton Street

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

\*B5. Architectural Style: Minimal Traditional

\*B6. Construction History: (Construction date, alteration, and date of alterations) original construction, 1941  
c1950 rear addition, garage constructed  
c2010 garage converted to laundry and storage

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: Unknown b. Builder: Unknown

\*B10. Significance: Theme \_\_\_\_\_ Area St. Helena, California

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

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

1504 Stockton Street does not meet the criteria for listing on the National Register of Historic Places (NRHP) or the California Register of Historical Resources (CRHR) (see continuation sheet).

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

\*B12. References:

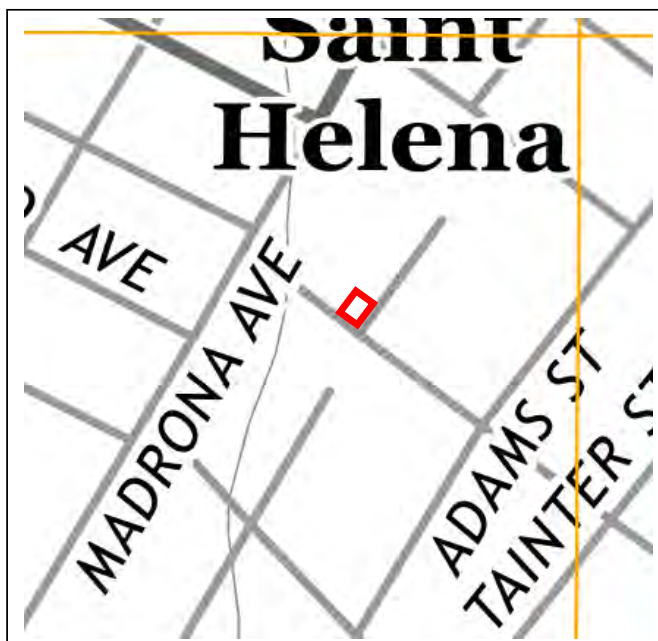
(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: May 11, 2018

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 7      \*Resource Name or # (Assigned by recorder) 1504 Stockton Street  
\*Recorded by Kara Brunzell      \*Date: May 11, 2018 ☒ Continuation   ☐ Update

\*P3a. Description: (continued):



Photograph 2: Property viewed from street, camera facing north, May 11, 2018.



Photograph 3: Southwest (main) elevation, camera facing north, May 11, 2018.



Photograph 4: Detail, front door, camera facing northeast, May 11, 2018.



Photograph 5: Detail, front porch, camera facing southeast, May 11, 2018.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

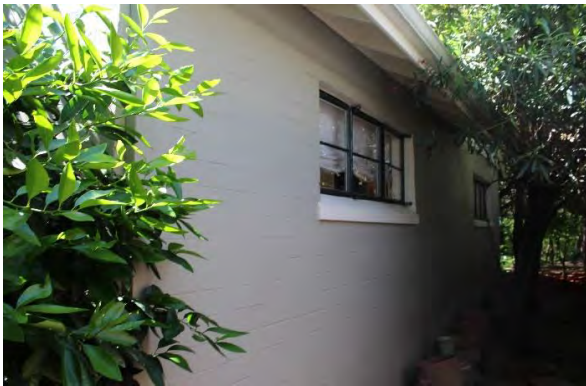
Page 4 of 7      \*Resource Name or # (Assigned by recorder) 1504 Stockton Street  
\*Recorded by Kara Brunzell      \*Date: May 11, 2018 ☒ Continuation   ☐ Update



Photograph 6: Southeast elevation, camera facing northwest, May 11, 2018.



Photograph 7: Rear of house, camera facing west, May 11, 2018.



Photograph 8: Northwest elevation, camera facing south, May 11, 2018.



Photograph 9: Northwest elevation, camera facing east, May 11, 2018.



Photograph 10: Garage, camera facing west, May 11, 2018.

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 5 of 7 \*Resource Name or # (Assigned by recorder) 1504 Stockton Street

\*Recorded by Kara Brunzell

\*Date: May 11, 2018 ☒ Continuation ☐ Update

**B10. Significance (continued):**

St. Helena

St. Helena was originally home to a group of Native Americans known to Spanish missionaries as the Wappo. Although Napa Valley was within the Sonoma Mission's sphere of influence, the Spanish did not permanently settle in the vicinity. The first European to settle in the St. Helena area was Dr. Edward Bale, an English physician who converted to Catholicism and married Maria Ygnacia Soberanes (a niece of Mariano Vallejo). After becoming a Mexican citizen he received Rancho Carne Humana as a grant from the Mexican government in 1839. The huge land grant encompassed much of northern Napa Valley including the future town sites of Calistoga and St. Helena. Americans began to travel overland to California in the 1840s, and one of the first groups to complete the arduous trek was the Grigsby-Ide Party: at least 20 members of this group reached the Napa-Sonoma area by the end of 1845.<sup>1</sup>

California statehood in 1850 drew more American farmers and land speculators to Napa Valley, and about 1853, Henry Still purchased 100 acres on the north side of Sulphur Creek from the Bale estate. The property was at the intersection of Napa Valley's main north-south road and the route to White Sulphur Springs (a natural hot spring that was already an attraction), and Still recognized the potential for a town site centered on the rich agricultural region. In partnership with Charles Walter, Still erected the first building in town, and by the middle of the decade Still and Walter were donating Main Street lots to anyone who would agree to open a business. Upper Napa Valley was at first called Hot Springs Township, and the new town was not named St. Helena until the mid-1850s, when it adopted the name of the recently-founded local Sons of Temperance lodge.<sup>2</sup>

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production, but beginning in the late 1850s farmers began experimenting with wine grapes. St. Helena's position as a center of agriculture was consolidated when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been converted to wine production. St. Helena was incorporated as a city in 1876, and reincorporated in 1889. By 1873, it had a school and several churches as well as a thriving commercial district.<sup>3</sup>

The population of Napa Valley doubled between 1870 and 1880, and by 1880, St. Helena was home to 1,500 residents. The St. Helena district (the area between Yountville and St. Helena) had 7,000 acres of grapevines by this time. As the nineteenth century progressed, St. Helena became the upper valley's most important shipping and commercial center. It also became more diverse as Chinese and then German and Italian immigrants arrived to work in the vineyards.<sup>4</sup> Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers pulled out wine grapes in the early decades of the twentieth century, replacing them with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the production of alcohol. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.<sup>5</sup>

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. Efforts to preserve agricultural land beginning in the second half of the twentieth century have allowed the town to grow slowly and retain much of its rural nineteenth-century character. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.<sup>6</sup>

1504 Stockton Street

The house was constructed about 1941 for Dr. Robert Boggs and his wife, Jane. Robert Boggs was born in Napa in 1911, the eldest of Oriole and Leland Stanford Boggs' four children. Missouri governor and Napa pioneer Lilburn Boggs was Robert's paternal great-grandfather. The family lived on a fruit orchard on Big Ranch Road near Napa, moving into town when Leland later opened an insurance office. Robert attended Napa Union High School, and was elected class president in 1927. He went on to Stanford, before eventually attending Rush Medical College in Chicago. He married Jane Krug in Carson City, Nevada in 1933. Krug was about a year younger than Boggs, and also a Napa native who attended Napa High. Her mother's name was Berta, and her father Karl was a descendant of the early

<sup>1</sup> Lyman L. Palmer, *History of Napa and Lake Counties, California* (San Francisco: Slocum, Bowen, & Company, 1881), 55-333; Hubert Howe Bancroft, *History of California: 1841-1845* (San Francisco: The History Company, 1886), 578-581.

<sup>2</sup> C. A. Menefee, *Historical and Descriptive Sketchbook of Napa, Sonoma, Lake and Mendocino* (Napa: Reporter Publishing House, 1873), 186; Lin Weber, *Old Napa Valley: The History to 1900* (St. Helena: Wine Ventures Publishing, 1998), 159.

<sup>3</sup> City of St. Helena, *Historic Resources Inventory*, Prepared by Page & Turnbull, Inc., August 2006, 7; Palmer, 335; Menefee, 187.

<sup>4</sup> William F. Heinz, *Wine Country: A History of Napa Valley* (Santa Barbara: Capra Press, 1990), 162; City of St. Helena, 8.

<sup>5</sup> Mariam Hansen, *Images of America, St. Helena* (Charleston: Arcadia Publishing, 2010), 96.

<sup>6</sup> Lin Weber, *Roots of the Present: Napa Valley 1900 to 1950* (St. Helena: Wine Ventures Publishing, 2001), 148-175.

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

**Primary #** \_\_\_\_\_

**HRI #** \_\_\_\_\_

**Trinomial** \_\_\_\_\_

**Page 6 of 7**      **\*Resource Name or #** (Assigned by recorder) 1504 Stockton Street

**\*Recorded by** Kara Brunzell

**\*Date:** May 11, 2018 ☒ Continuation ☐ Update

St. Helena winemaker Charles Krug and pioneer Edward Bale as well as General Mariano Vallejo. She attended UC Berkeley prior to her marriage, after which the couple attended the University of Alabama together. They moved to Chicago, where Robert attended medical school and Jane the University of Chicago. From 1938-1940, the couple lived and worked in San Francisco, Robert as a hospital physician and Jane as a social worker. In 1940, the couple moved to St. Helena, where Boggs worked as a doctor under Dr. George J. Wood. Jane worked as the executive secretary of the Napa County Tuberculosis Association.<sup>7</sup>

The couple began planning to build a house on Stockton Street soon after coming to St. Helena, and drawings had been prepared by early 1941. The residence was to be constructed of 4" x 8" x 16" concrete blocks (a material prized for durability and low cost) with steel casement windows. The blocks were specified on the drawings as Basalite brand, a product that had been developed by Napa's Basalt Rock Company in the late 1930s. (Concrete masonry units had been in use since the turn of the twentieth century, although their height of popularity as a decorative element of Midcentury Modern architecture did not arrive until the 1950s.) Drawings are initialed "R.W.B." and are likely to have been prepared by Robert Boggs. The couple chose a modest floor-plan with two bedrooms, one bath, and just over 1000 square feet of living space. A two-car garage was planned, but not built right away, probably another measure designed to conserve limited funds. Construction began on the house in 1941. Boggs left for the military by the summer of 1942, serving as a naval lieutenant through the end of World War II. The couple lived in the house only for a few months. By July 1942, Jane Krug Boggs had moved to Napa and the couple sold the new house to Mary F. Kavanagh. Jane Krug Boggs appears to have remarried at the end of World War II, Dr. Robert Boggs relocated to the San Mateo area, and there is no indication that the couple ever lived in the house again.<sup>8</sup>

Mary Frances Kavanagh was born in Chicago about 1878 to Ellen and Patrick Kavanagh. She moved to Vallejo with her family and attended medical school in San Francisco, beginning a medical career in 1901. She retired to St. Helena in the 1940s, purchasing the house at 1504 Stockton Street and living there with her sisters Kathryn and Alice and for their mother Ellen. The garage appears to have been constructed by Kavanagh in the early 1950s, and she probably added onto the rear of the house about the same time. Kavanagh served on the St. Helena Planning Commission, and was a member of St. Helena Catholic Church and the Napa County Historical society. Mary Kavanagh moved to Walnut Creek about 1965, and died in 1970. The house has had a number of residents over the years since 1965.<sup>9</sup>

**Evaluation:**

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

Criterion A/1: 1504 Stockton Street is not associated with events that have made a significant contribution to the broad patterns of our history. It is a modest residence constructed near the end of the Great Depression. Research has revealed no associations between the house and the development of St. Helena or other important historic contexts. Therefore the property is not eligible to the NRHP or CRHR under Criterion 1/A.

Criterion B/2: 1504 Stockton Street is not associated with the life of a person important to our history. Jane Krug Boggs and Robert W. Boggs did not play an important role in St. Helena, California, or national history, nor were members of the Kavanagh family important to history. Therefore it is not eligible to the NRHP or CRHR under Criterion B/2.

Criterion C/3: 1504 Stockton Street is not significant for its architecture. Its modest size and inexpensive materials are characteristic of houses constructed during the Great Depression, when it was difficult even for relatively well-off people to secure the funding required to build a new house. The moderate-pitch gable roof with its narrow eaves is characteristic of Minimal Traditional architecture, a simple form of house developed in the mid-1930s and utilized through the end of the 1940s to provide inexpensive shelter during difficult economic conditions. Original drawings indicate that it was likely designed by Dr. Robert W. Boggs, who was not an architect or a building professional but designed the residence for himself and his wife. Features such as the inconsistent size and orientation of its original windows also suggest a non-professional designer. The slab wood front door with its decorative wrought iron handle and matching door viewer with rampant lions motif are the simple building's sole ornamental features. Overall, the house is a common

<sup>7</sup> *Napa Register*, 15 February 1939, 21 April 1941, 17 June 1942; Napanee, Napa Union High School Yearbook, 1927, 13; US Census Records, Napa, CA, 1920, San Francisco, CA, 1940; Polk Directory, St Helena, 1942; "Pioneer Families Are United in Marriage," *Weekly Calistogan*, 7 July 1933, 2 May 1941; "Dr. Robert Boggs Elected Twenty-Thirty President," *St. Helena Star*, 19 June 1942, 26 January 1945.

<sup>8</sup> Plans & Elevations, 25 February 1941; *St. Helena Star*, 3 July 1942.

<sup>9</sup> US Census Records, San Francisco, CA, 1900; *St. Helena Star*, 19 February 1952, 5 September 1950.



|                                                                                                                             |                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|
| <b>State of California – The Resources Agency</b><br><b>DEPARTMENT OF PARKS AND RECREATION</b><br><b>CONTINUATION SHEET</b> | <b>Primary #</b> _____<br><b>HRI #</b> _____<br><b>Trinomial</b> _____ |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|

**Page 7 of 7**      **\*Resource Name or #** (Assigned by recorder) 1504 Stockton Street  
**\*Recorded by** Kara Brunzell      **\*Date:** May 11, 2018 ☒ Continuation   ☐ Update

example of an architectural style that was virtually ubiquitous from 1935-1950. For these reasons, the property is not eligible to the NRHP or CRHR under Criterion C/3.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 1504 Stockton Street does not appear to be a principal source of important information in this regard.

The property does not qualify for historic listing at any level and is not a historic resource under CEQA.



**RECEIVED**  
By Xgamero at 1:48 pm, Sep 15, 2023

July 31, 2020  
August 19, 2021 - Revision #1  
September 12, 2023 – Revision #2

Job No. 20-124

Joseph Leach, PE  
Public Works Director  
City of St. Helena  
1480 Main Street  
St. Helena, CA 94574

Re: Water Neutrality Analysis for the 1504 Stockton Street Residence  
1504 Stockton Street, St. Helena, CA 94574  
Napa County Assessor's Parcel Number 009-270-036

Dear Mr. Leach:

Cavin 5<sup>th</sup> Investments LLC is proposing several improvements to the property located at 1504 Stockton Street in St. Helena, CA. Below is a summary of the planned improvements that are pertinent to this Water Neutrality Analysis:

- Demolish existing three bedroom residence
- Build new two bedroom residence
- Build new one bedroom guest house
- Renovate existing landscaping and upgrade irrigation system

The purpose of this letter is to provide an analysis of the theoretical existing and proposed domestic and irrigation water demand on the City water system as required by City of St. Helena Municipal Code Section 13.12.050.

Existing Theoretical Domestic Water Demand

The theoretical water demand for the existing three bedroom residence is calculated based on 150 gallons per day (gpd) per bedroom in accordance with the City of St. Helena Water Policy:

$$\text{Theoretical Domestic Water Demand} = 3 \text{ bedrooms} \times \frac{150 \text{ gpd}}{\text{bedroom}}$$

$$\text{Theoretical Domestic Water Demand} = 450 \text{ gpd}$$

Existing Theoretical Irrigation Water Demand

Irrigation water is currently supplied by the City water system. In the following paragraphs we will estimate the total theoretical amount of water needed by the existing landscaping.

Total Existing Irrigation Demand

The existing irrigated landscape and area total approximately 1,000 sf of lawn and 1,500 sf of non-lawn landscaping around the house. Irrigation methods consist of drip and spray type application.

We have estimated the existing irrigation water demand by using the Water Use Classification of Landscape Species (WUCOLS) methodology developed by the University of California Cooperative Extension. WUCOLS predicts the required depth of irrigation for landscaping as follows:

Irrigation Depth = Plant Factor x ETo  
Where:

Plant Factor is the ratio of a certain plant's water use relative to ETo; and  
ETo is the reference evapotranspiration for the geographic region being evaluated

Plant Factors vary by plant species and WUCOLS identifies the following general Plant Factor ranges:

|               |                    |
|---------------|--------------------|
| High (H)      | 70% to 100% of ETo |
| Moderate (M)  | 40% to 60% of ETo  |
| Low (L)       | 10% to 30% of ETo  |
| Very Low (VL) | 0% to 10% of ETo   |

For the purpose of this analysis we divided the landscaped portions of the property into three areas based on the type of landscaping and assigned Plant Factors as described below:

|                                         |          |   |
|-----------------------------------------|----------|---|
| Area 1 – Low Water Use Plants           | 0* sf    | L |
| Area 2 – Moderate Water Use Plants      | 0 sf     | M |
| Area 3 – Pool and High Water Use Plants | 1,000 sf | H |

\*Note that there is approximately 2,500 sf of non-lawn landscape area that is not included here. Not including this area will yield a conservatively low estimate of water use for existing conditions.

The reference evapotranspiration is the combined depth of water that is evaporated and transpired from a closely planted grass crop that fully shades the soil surface. ETo is influenced by climatic conditions including solar radiation, temperature, wind, vapor pressure, humidity and elevation relative to sea level and thus varies widely from location to location. The California Irrigation Management Information System (CIMIS) has over 120 monitoring stations throughout the State that compile ETo data to facilitate irrigation scheduling. According to the published



CIMIS ETo Zone Map the project site is located in Zone 8 which as a total ETo of approximately 49 inches per year and approximately 40 inches for the irrigation season consisting of the months of April through October. We assumed that rainfall sufficiently meets the landscape water needs during the months of November through March in an average rainfall year.

Using this data we calculated the existing annual irrigation demand to be as follows:

|        |                |
|--------|----------------|
| Area 1 | 0 gallons      |
| Area 2 | 0 gallons      |
| Area 3 | 24,933 gallons |
| Total  | 24,933 gallons |

The total theoretical existing landscape irrigation water demand is estimated to be 24,933 gallons per year or an average of 69 gallons per day.

#### Total Existing Theoretical City Water Demand

The total existing theoretical City water demand is equal to the sum of the existing theoretical domestic water demand (450 gpd) and the existing estimated irrigation water demand (69 gpd) or 519 gpd.

#### Proposed Theoretical Domestic Water Demand

The new construction will be outfitted with water efficient, EPA WaterSense labeled fixtures to meet the requirements of the California Green Building Standards Code and City of St. Helena requirements. Below is a summary of the water saving fixtures that will be installed in the renovated existing residence and new second dwelling unit and the performance specification for each plumbing fixture:

|                             |                        |
|-----------------------------|------------------------|
| ➤ Showerheads:              | 2 gallons per minute   |
| ➤ Lavatory Faucet Aerators: | 1.5 gallons per minute |
| ➤ Kitchen Faucet Aerators:  | 1.5 gallons per minute |
| ➤ Water Closets:            | 1.28 gallons per flush |
| ➤ Clothes Washer:           | 19.7 gallons per load  |
| ➤ Dish Washer:              | 6.3 gallons per load   |

We have utilized the methodology of the California Green Building Standards Code and the water use specifications above to calculate the theoretical domestic water demand for the two bedroom residence and one bedroom guest house (3 total bedrooms). The calculations are presented in the attached Proposed Water Use Calculation Spreadsheet and the theoretical proposed water demand was determined to be 217 gallons per day.

A copy of a specification sheet for each of the above fixtures is included as an attachment to this letter. The owner may choose to substitute alternate fixtures at the time of construction provided they are in general accordance with the flow / water use specifications outlined above and do not increase water use beyond existing levels.

#### Proposed Theoretical Irrigation Water Demand

The onsite landscaping will be completely renovated as part of the proposed project. The total irrigated landscape area will be approximately 3,399 sf as illustrated on the landscape plan prepared by Ground Studio. The new irrigation system will be controlled by a smart controller that will adjust irrigation based on weather conditions to increase irrigation efficiency. Brookwater Inc., Irrigation Consultants has estimated the proposed irrigation water demand in accordance with the Modified Water Efficient Landscape Ordinance, as required by the City of St. Helena. This analysis yields an estimated water use of 27,642 gallons per year or an average of less than 76 gallons per day. Please see attached worksheets prepared by Brookwater Inc. Irrigation Consultants for additional information.

#### Total Proposed Theoretical Water Demand

The total proposed theoretical water demand is equal to the sum of the proposed theoretical domestic water demand (217 gpd) and the proposed theoretical irrigation water demand (76 gpd) or 293 gpd.

#### Existing vs Proposed Theoretical Water Demand

The above calculations indicate that the proposed project will result in a theoretical net decrease in total water demand of 226 gpd (519 gpd – 293 gpd) after implementation of required water saving features in the new structures and installation of the proposed landscaping and associated drip irrigation system.

Conclusion

The calculations above show that the proposed building and landscape improvements on this property will result in an overall decrease in theoretical estimated City water demand in compliance with City of St. Helena Municipal Code Section 13.12.050. Please feel free to contact us at (707) 320-4968 if you have any questions regarding our analysis.

Sincerely,

Applied Civil Engineering Incorporated

*Michael R. Muelrath*

Michael R. Muelrath RCE 67435  
President



Copy:

Matt Weibe, Arcanum Architecture, Inc. (via email)

Enclosures:

Proposed Water Use Calculation Spreadsheet  
Proposed Floor Plans  
Proposed Landscape Plan  
Proposed Landscape Irrigation Worksheets  
Fixture Information Sheets



Proposed Water Use Calculation Spreadsheet

| Fixture Description | Flow Rate |                         |   | Flow Duration / Description |                        |   | Daily Uses per Occupant <sup>(5)</sup> <sup>(6)</sup> |   | Number of Occupants <sup>(7)</sup> |   | Gallons per Day |
|---------------------|-----------|-------------------------|---|-----------------------------|------------------------|---|-------------------------------------------------------|---|------------------------------------|---|-----------------|
| Showerhead          | 2         | gpm <sup>(1)</sup>      | x | 8                           | minutes <sup>(4)</sup> | x | 1                                                     | x | 6                                  | = | 96.0            |
| Sink Faucets        | 1.5       | gpm <sup>(1)</sup>      | x | 0.25                        | minutes <sup>(4)</sup> | x | 3                                                     | x | 6                                  | = | 6.8             |
| Kitchen Faucet      | 1.8       | gpm <sup>(1)</sup>      | x | 4                           | minutes <sup>(4)</sup> | x | 1                                                     | x | 6                                  | = | 43.2            |
| Toilet              | 1.3       | gpf <sup>(2)</sup>      | x | 1                           | flush                  | x | 3                                                     | x | 6                                  | = | 23.4            |
| Clothes Washer      | 19.7      | gpl <sup>(3), (8)</sup> | x | 1                           | load                   | x | 0.37                                                  | x | 6                                  | = | 43.7            |
| Dish Washer         | 6.3       | gpl <sup>(3), (9)</sup> | x | 1                           | load                   | x | 0.1                                                   | x | 6                                  | = | 3.8             |
| Total               |           |                         |   |                             |                        |   |                                                       |   |                                    |   | 217             |

Notes:

(1) Gallons per minute (gpm)

(2) Gallons per flush (gpf)

(3) Gallons per load (gpl)

(4) Flow duration from 2010 California Green Building Standards Code

(5) Daily uses per occupant from 2010 California Green Building Standards Code (Showerhead, Sink Faucet, Kitchen Faucet, Toilet)

(6) Daily uses per occupant from US EPA Onsite Wastewater Treatment Systems Manual (Laundry Machine, Dish Washer)

(7) Number of occupants conservatively assumes 2 people per bedroom

(8) Water use per load varies based on setting. Range = 7 gpl to 19.7 gpl per Miele

(9) Water use per load varies based on setting. Range = 1.3 gpl to 6.3 gpl per Miele

CITY OF  
ST. HELENA  
LANDSCAPE WATER USE STATEMENT

**PROJECT NAME:** STOCKTON RESIDENCE  
**PROJECT ADDRESS:** 1504 STOCKTON STREET, ST. HELENA, CA 94547  
**PREPARED BY:** JANET LUEHRS (CID, CLIA #43274)  
 BROOKWATER INC., IRRIGATION CONSULTANTS  
 480 SAINT JOHN STREET, SUITE 220  
 PLEASANTON, CA 94566  
 925-855-0417  
 925-855-0357 (FAX)  
[Janet@Brookwater.com](mailto:Janet@Brookwater.com) (e-mail)

"I have complied with the criteria of the Water Efficient Landscape Ordinance and applied them accordingly for the efficient use of water in the irrigation design plan."

Signed: *Janet Luehrs*

| PART ONE                            | MAXIMUM APPLIED WATER ALLOWANCE (MAWA)                                    |
|-------------------------------------|---------------------------------------------------------------------------|
|                                     | $MAWA = ETo \times .62 \times [(ETAF \times HA) + ((1-ETAF) \times SLA)]$ |
| YEARLY ETo                          | 44.1                                                                      |
| CONVERSION FACTOR                   | 0.62                                                                      |
| ETAF                                | 0.55                                                                      |
| TOTAL IRRIGATED LANDSCAPE AREA (HA) | 3,399 SQUARE FEET                                                         |
| SPECIAL LANDSCAPE AREA (SLA)        | 0 SQUARE FEET                                                             |
| <b>LANDSCAPE WATER ALLOWANCE</b>    | <b>51,115 GALLONS PER YEAR</b>                                            |
| TOTAL ACRE FEET                     | 0.16 ACRE FEET                                                            |

| PART TWO                                                                     | ESTIMATED TOTAL WATER USE (ETWU)                                 |
|------------------------------------------------------------------------------|------------------------------------------------------------------|
|                                                                              | (AVERAGE ETAF AND ETWU FROM WATER EFFICIENT LANDSCAPE WORKSHEET) |
| AVERAGE ETAF FOR REGULAR LANDSCAPE AREAS<br>(TOTAL ETAF x AREA / TOTAL AREA) | 0.30                                                             |
| <b>ETWU FOR REGULAR LANDSCAPE AREAS</b>                                      | <b>27,642 GALLONS PER YEAR</b>                                   |
| SITE WIDE ETAF                                                               | 0.30                                                             |
| <b>ETWU FOR ALL LANDSCAPE AREAS</b>                                          | <b>27,642 GALLONS PER YEAR</b>                                   |
| TOTAL ACRE FEET                                                              | 0.08 ACRE FEET                                                   |

# WATER EFFICIENT LANDSCAPE WORKSHEET

Reference Evapotranspiration (Eto) 44.1

| ZONE NO.                                | PLANT TYPE | HYDROZONE* (PLANT WATER USE) | PLANT FACTOR (PF) | IRRIGATION METHOD** | IRRIGATION EFFICIENCY (IE) | ETAF (PF/IE) | HYDROZONE AREA (HA) (Sq Ft) | ETAF x HA    | ESTIMATED TOTAL WATER USE (ETWU) | % LANDSCAPE AREA |
|-----------------------------------------|------------|------------------------------|-------------------|---------------------|----------------------------|--------------|-----------------------------|--------------|----------------------------------|------------------|
| <b>REGULAR LANDSCAPE AREA</b>           |            |                              |                   |                     |                            |              |                             |              |                                  |                  |
| C-1                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 450                         | 111          | 3,038                            | 13.2%            |
| C-2                                     | SHRUB      | VLW                          | 0.10              | DL                  | 0.81                       | 0.12         | 140                         | 17           | 473                              | 4.1%             |
| C-3                                     | SHRUB      | MW                           | 0.40              | DL                  | 0.81                       | 0.49         | 290                         | 143          | 3,916                            | 8.5%             |
| C-4                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 410                         | 101          | 2,768                            | 12.1%            |
| C-5                                     | TREE       | LW                           | 0.20              | B                   | 0.81                       | 0.25         | 126                         | 31           | 851                              | 3.7%             |
| C-6                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 260                         | 64           | 1,755                            | 7.6%             |
| C-7                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 530                         | 131          | 3,578                            | 15.6%            |
| C-8                                     | SHRUB      | LW                           | 0.20              | DL                  | 0.81                       | 0.25         | 350                         | 86           | 2,363                            | 10.3%            |
| C-9                                     | TREE       | MW                           | 0.40              | B                   | 0.81                       | 0.49         | 38                          | 19           | 513                              | 1.1%             |
| C-10                                    | SHRUB      | MW                           | 0.40              | DL                  | 0.81                       | 0.49         | 365                         | 180          | 4,928                            | 10.7%            |
| C-11                                    | TREE       | MW                           | 0.40              | B                   | 0.81                       | 0.49         | 50                          | 25           | 675                              | 1.5%             |
| C-12                                    | SHRUB      | LW                           | 0.20              | D                   | 0.81                       | 0.25         | 380                         | 94           | 2,565                            | 11.2%            |
| FOUNTAIN                                |            | WF                           | 0.80              |                     | 1.00                       | 0.80         | 10                          | 8            | 219                              | 0.3%             |
| <b>TOTALS (REGULAR LANDSCAPE AREAS)</b> |            |                              |                   |                     |                            |              | <b>3,399</b>                | <b>1,011</b> | <b>27,642</b>                    | <b>100.0%</b>    |
| <b>SPECIAL LANDSCAPE AREA</b>           |            |                              |                   |                     |                            |              |                             |              |                                  |                  |
|                                         | 0          |                              |                   | 0                   |                            | 1.00         | 0                           | 0            | 0                                | 0.0%             |
| <b>TOTALS (SPECIAL LANDSCAPE AREAS)</b> |            |                              |                   |                     |                            |              | <b>0</b>                    | <b>0</b>     | <b>0</b>                         | <b>0.0%</b>      |
| <b>TOTALS FOR ALL AREAS</b>             |            |                              |                   |                     |                            |              | <b>3,399</b>                | <b>1,011</b> | <b>27,642</b>                    | <b>100%</b>      |



**TOTO®****MS864114E/MS863113E****Eco Supreme® One-Piece Toilet, 1.28GPF****FEATURES**

- E-Max® flushing system, low consumption (1.28GPF/4.8LPF)
- One-piece decorative toilet with low-profile tank
- Elongated front bowl with SoftClose® seat (SS114) or round front bowl with SoftClose® seat (SS113)
- 12" Rough-in
- Chrome trip lever

**MODELS**

- MS864114E  
Elongated bowl with SoftClose seat (SS114)
- MS863113E  
Round bowl with SoftClose seat (SS113)

**COLORS/FINISHES**

- Standard  
#01 Cotton  
#03 Bone  
#11 Colonial White  
#12 Sedona Beige



**E-MAX™**  
FLUSHING SYSTEM BY TOTO®

**PRODUCT SPECIFICATION**

The one-piece low consumption E-Max flushing system toilet shall be 1.28GPF/4.8LPF. Toilet shall be of elongated front bowl (MS864) or round front bowl (MS863) with a low-profile tank and SoftClose seat. Toilet shall have chrome trip lever. Toilet shall be TOTO Model MS864114E\_\_\_\_\_ (elongated), MS863113E\_\_\_\_\_ (round).

**CODES/STANDARDS**

- Meets and exceeds ASME A112.19.2/CSA B45.1
- Certifications: IAPMO(cUPC), EPA Watersense, State of Massachusetts, City of Los Angeles, and others
- Code compliance: UPC, IPC, NSPC, NPC Canada, and others
- Legislative compliance: California AB715, California Green Building Code, City of Los Angeles Water Efficiency Ordinance





WATER 



**NIAGARA**  
CONSERVATION®



**N3215-PC\***  
**Bathroom Sink Aerator**

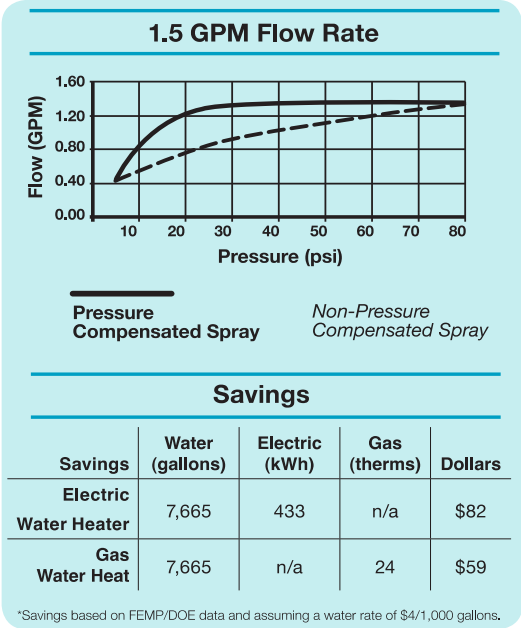
Pressure Compensating Needle Spray, 1.5 GPM (5.7 LPM)

Niagara’s patented pressure compensating aerator revolutionizes the flow of water. A simple device that saves thousands of gallons of water a year without sacrificing the pressure or performance.

- 1.5 gallon per minute flow rate (5.7 litre per minute)
- Niagara’s patented non-removable pressure compensator provides a constant output of water regardless of pressure
- Conical shape compensator helps to filter debris and mineral build-up
- Dual-thread brass connection, Male:15/16-27 Female: 55/64-27
- Housing constructed of solid, low-lead brass with high-polished chrome finish
- Needle spray has (18) individual streams with the perfect amount of pressure
- Bubble spray model is air-induced providing a full stream of water while using less
- 10-year guarantee

**Certifications:** Meets or exceeds: ASME A112.18.1 / CSA B125.1; ANSI/NSF 61; California Health and Safety Code 116875 (AB 1953-2006) and Vermont Bill S.0152. Chrome plated parts meets ASTM B368 for corrosion testing

**Case Qty:** 500



\*Also Available in:



Bubble Spray  
Item# N3104-PC



Corporate HQ  
4200 Diplomacy Road  
Fort Worth, TX 76155 USA  
Toll Free: 800.831.8383  
Phone: 973.829.0800 Fax: 817.390.0801

For more information please visit:  
[www.NiagaraConservation.com](http://www.NiagaraConservation.com)

REV.08/11





## Versa

### Dual S

### 1.5 GPM

- Two sp
- 360° S
- Dual-t



WATER 



**NIAGARA**  
CONSERVATION®



N3116P-C\*  
Versa Kitchen Aerator

Dual Spray with Swivel, 1.5 GPM (5.7 LPM)

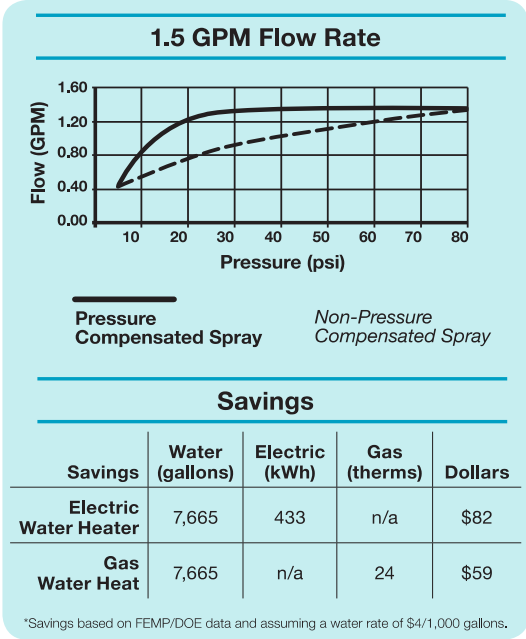
Modern and sleek, the Versa dual function kitchen aerator delivers a great spray at any water pressure. Switch from an aerated bubble spray to needle spray with a push/pull of the body. Soft rubber water jet-ways allow for easy cleaning.

- 1.5 gallon per minute flow rate (5.7 litre per minute)
- Niagara's patented non-removable pressure compensator provides a constant output of water regardless of pressure
- (2) spray functions: Air inducted soft bubble stream and splash-free needle spray pattern of (20) individual streams
- POM ball joint with 360° swivel, virtually lead-free aerator
- Soft rubber nozzles for easy cleaning and decalcification
- Sleek, modern housing
- Dual-thread brass connection, Male: 15/16-27 Female: 55/64-27
- Overall dimensions: 1.3" diameter x 2.2" (33 x 55.6mm)

Certifications:

Meets or exceeds: ASME A112.18.1 / CSA B125.1; ANSI/NSF 61  
Chrome plated parts meets ASTM B368 for corrosion testing

Case Qty: 200



\*Also Available in:



White w. Chrome  
Item# N3116P



Corporate HQ  
4200 Diplomacy Road  
Fort Worth, TX 76155 USA  
Toll Free: 800.831.8383  
Phone: 973.829.0800 Fax: 817.390.0801

For more information please visit:  
[www.NiagaraConservation.com](http://www.NiagaraConservation.com)

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**SPEAKMAN®**

400 Anchor Mill Rd., New Castle, DE 19720, USA  
800-537-2107 | Fax: 800-977-2747  
www.speakmancompany.com

**ANYSTREAM® CLASSIC**

**Showerheads**  
**GENERAL SPECIFICATION**

Water conserving pressure compensating Autoflo® device reduces flow to 2.5 GPM/9.46LPM maximum, to meet existing ASME A112.18.1/CSA B125.1 Standard. 1/2" N PT inlet.

☐ **S-2251**  
Polished chrome plated Anystream® showerhead. Brass ball swivel joint. Brass shank. Spray adjusting handle. 3-1/2" face. 8 Lexan deposit resisting plungers with 64 spray channels.

☐ **S-2252**  
Polished chrome plated Anystream® showerhead. Brass ball swivel joint. Brass shank. Spray adjusting peanut handle. 2-3/4" face. 6 Lexan deposit resisting plungers with 48 spray channels.

☐ **S-2253**  
Polished chrome plated Anystream® showerhead. Brass ball swivel joint. Chrome plated shank. Spray adjusting T-handle. 2-1/4" face. 4 Lexan deposit resisting plungers with 32 spray channels.

**OPTIONS**

| SUFFIX                        | DESCRIPTION                                   |
|-------------------------------|-----------------------------------------------|
| <input type="checkbox"/> E2   | 2.0 GPM flow rate (S-2252 & S-2253 only)      |
| <input type="checkbox"/> E175 | 1.75 GPM flow rate (S-2253 only)              |
| <input type="checkbox"/> E15  | 1.5 GPM flow rate (S-2253 only)               |
| <input type="checkbox"/> PB   | Polished brass finish (S-2251 & S-2252 only)  |
| <input type="checkbox"/> BP   | Blister pack packaging (S-2252 & S-2253 only) |
| <input type="checkbox"/> BPT  | 1/2" British pipe thread inlet                |
| <input type="checkbox"/> ORB  | Oil rubbed bronze (S-2251 & S-2252 only)      |
| <input type="checkbox"/> PN   | Polished nickel finish (S-2251 & S-2252 only) |
| <input type="checkbox"/> BN   | Brushed nickel finish (S-2251 & S-2252 only)  |



This space for Architect/Engineer approval.





3/15/12

Washing machines product page

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## Washing Machine

### Standard features

- Large capacity
- Stainless steel [Honeycomb™](#) wash drum
- Advanced [Touchtronic Controls](#)
- [Display](#) function
- 24-hour [delay start](#)
- Digital program [countdown display](#)
- [Fault indicators](#)
- Child lock feature
- Self diagnostics
- [PC update](#) function
- [RemoteVision™](#) capable
- [Interior light](#)

[www.mieleusa.com/usa/laundry/washers/product.asp?cat=4&subcat=21&model=403&series=102&na...](http://www.mieleusa.com/usa/laundry/washers/product.asp?cat=4&subcat=21&model=403&series=102&na...)

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Washing machines product page

Cast iron cradle  
Hydraulic suspension  
139 kWh consumption per year  
110 volts

### Wash Programs / Options

11 MasterCare™ wash programs  
6 standard wash programs  
Create your own Custom wash program  
Extended option  
Heavy soil option  
Sensitive option  
Buzzer option  
6 water temperature settings  
6 spin settings (0 - 1300 rpm)  
Program sequence lights  
No drum spin option

### Optional Accessories Not Included

Utilizes optional stacking kit model WTV407  
Optional WTS410 laundry stand with storage drawer

## Design considerations

**Angled control panel**  
Stainless steel porthole door with metal hinges  
Available in white finish

[Learn more](#)

## Detergent Recommendations

Also see: [High-Efficiency Detergents](#) & Fabric Care Products  
[About Miele Laundry](#)



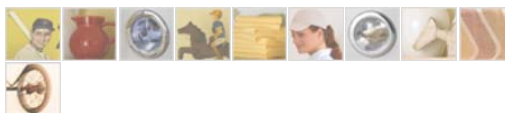
Item Number   Manuals   Specs   CAD files   Energy Guide

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W 3033 Washing Machine

## W3033 Gallery



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Dishwashers product page

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washer

#### Controls

PC Update function  
Concealed control panel



#### Standard features

11 wash programs including China & Crystal, and Turbo setting  
& 5 additional specialty cycles  
Vario™ temperature settings

| Item Number                                       |       |
|---------------------------------------------------|-------|
| Manuals                                           | Specs |
| Energy Guide                                      |       |
| File                                              | Type  |
| <a href="#">Operating and Installation manual</a> | pdf   |

www.mieleusa.com/usa/dishwashers/product.asp?cat=2&series=116&model=461&nav=&snv=&tnav...

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Dishwashers product page

Automatic load size sensor  
Information button  
Acoustic function monitor  
Double [waterproof system](#)  
298 kWh consumption per year  
[RemoteVision™](#) capable  
[AutoClose™](#) door

Optional accessories not included  
(Additional accessories [here](#).)

Cappuccinatore insert  
Large diameter plate insert  
[Rinse Aid](#)  
[Salt](#)  
MieleCare Collection: Dishwasher [Freshener](#)  
Miele Dishwasher [Detergent Tabs](#)  
Miele Ceramic and [Stainless Steel Cleaner](#)

Basket configuration

[Multi-function basket™](#)  
[Upgraded highly-flexible upper basket](#)  
[Upgraded highly-flexible lower basket](#)  
Split [cutlery tray](#)

Finishes

Accepts custom door panel (required)  
Optional [Door Panels](#)  
[Door handle options](#)



Interior of the G 2872 SCVi La Perla Series dishwasher  
(Click to see control panel)

G2872SCVi Gallery



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## Cindy Tzaopoulos

---

**From:** Aaron Hecock  
**Sent:** Monday, November 6, 2023 8:15 AM  
**To:** Cindy Tzaopoulos  
**Cc:** Jennifer Williams; Maya DeRosa  
**Subject:** FW: [External] PL23-043



**AARON HECOCK, AICP**  
**SENIOR PLANNER**

City of St. Helena | Community Development Department  
1088 College Ave. | St. Helena, CA 94574  
Direct: (707) 968-2747 | [ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org) | <http://cityofstheleena.org/planning>

---

**From:** leslie dunlap <dunlapdl74@yahoo.com>  
**Sent:** Friday, November 3, 2023 6:13 PM  
**To:** Aaron Hecock <ahecock@cityofstheleena.org>  
**Subject:** [External] PL23-043

Regarding the Planning Commission review for the demolition and design review for 1504 Stockton Street.

As an affected neighbor we have only the following concerns:

We are concerned that the city of St. Helena will enforce the parking regulations that help safeguard the traffic flow in our neighborhood.

The current construction happening at 1512 Stockton Street has caused unsafe egress from Pine Street to Stockton St. This is happening because contractors or sub-contractors are parking in the red-zones bordering the intersection of Pine and Stockton. We have called the police about this several times, but because the officer doesn't arrive until after the vehicle in the red-zone moves, there has been no ticketing. Even when officers have verbally spoken to the vehicle owners, warning them, those same vehicles have been seen in the red-zone additional times. [Oregon license plate, black Dodge Ram Pickup.]

Please inform the 1504 property owners that their contractors must **not** park in the red-zones. Please inform the property owners that their contractors must do everything possible to enable safe egress from Pine Street. That means no double parking and no parking in the red-zones.

Thank you,  
Leslie Dunlap  
15210 Pine St.  
St. Helena, CA







**PLANNING COMMISSION REPORT**

Planning Commission Meeting of November 7, 2023

**FILE NUMBER:** PL22-062

**SUBJECT:** Request by Our Town St. Helena for approval of a use permit, demolition permit, design review and a sign permit to demolish an existing two-unit residential structure in order to construct five (5) new affordable units in a multi-family housing development on the property located at 951 Pope Street in the Medium Density Residential zoning district.

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

**REVIEWED BY:** Maya DeRosa, Community Development Director

**APPROVED BY:** Maya DeRosa, Community Development Director

**APPLICATION FILED:** 11/30/22

**ACCEPTED AS COMPLETE:** 08/24/23

**LOCATION OF PROPERTY:** 951 Pope Street

**APN:** 009-090-014

**GENERAL PLAN/ZONING:** Medium Density Residential (MR)

**APPLICANT:** Our Town St. Helena

**PHONE:** (707) 812-9839

**BACKGROUND**

The proposed project site consists of one parcel (APN 009-090-014) totaling approximately 7,500 square feet (sf) or 0.17 acres. The parcel is currently developed with a two-story duplex, two accessory buildings and existing landscaping. The two-story duplex is approximately 1,708 sf in size and comprised of a ground-floor unit that is approximately 1,288 sf, with 2 bedrooms and 1 bathroom, and a small den addition on the east. The second story unit is approximately 420 sf with 1 bedroom and 1 bathroom.

The existing structure was originally built in approximately 1884 and has been significantly altered over time. The duplex is currently in a state of disrepair and is uninhabitable without significant renovation. As discussed in more detail below, a Historic Resource Evaluation completed for the project determined the property is not recommended eligible for the California Register of Historical Resources (CRHR) and does not qualify as a historic resource under CEQA.

Our Town St. Helena (OTSH) also owns the adjacent property located at 963 Pope Street (APN 009-090-069) where the City approved the construction of four (4) new, income-qualified multi-family units behind an existing house (Resolution No. PC 2020-012). The intent of the proposed project is to integrate with this previously approved project in order to create a cohesive site and community which will require a few minor changes to the project at 963 Pope Street; however, these changes are substantially compliant with the approved project and may therefore be approved as a minor modification by the Community Development Director.

#### **PROJECT DESCRIPTION**

The applicant is seeking use permit, demolition permit, design review, and sign permit approval to demolish an existing two-unit residential structure in order to construct five (5) new, affordable, rental housing units on the property located at 951 Pope Street in the Medium Density Residential (MR) district. The five (5) new units will consist of an approximately 1,904 sf triplex consisting of a studio (385 sf), 1-bedroom (555 sf) and 2-bedroom (940 sf) units and two accessory dwelling units (approximately 924 sf each), consisting of 2-bedroom units. The accessory dwelling units will substantially replicate the units designed for 963 Pope Street to minimize cost and create a cohesive design approach. The new buildings would be finished with light blue-gray horizontal fiber-cement lap siding, cream fiber cement panel siding with battens, dark composition shingle roofing and will be approximately 27 feet in height.

The project site will be served by a 20' wide access drive and parking lot that will be shared with 963 Pope Street. Amenities for the future residents, including a BBQ area with ADA compliant picnic tables, storage rooms, on-site laundry, garden planters, and bicycle racks, will be shared by the future residents of 951 and 963 Pope Street. As these amenities are spread across both properties, a reciprocal access agreement will be recorded against both 951 and 963 Pope Street for the driveway, parking area, laundry area, storage area, bbq/picnic area, utilities within the common driveway and the bioretention area (a condition of approval has been added requiring that a reciprocal access easement be recorded for all shared amenities prior to a certificate of occupancy being issued).

Each of the units will be deed restricted affordable rental housing available to households earning between 30-120% of area median income for Napa County. One unit may be rented to a moderate-income household, while the remainder of the units will be affordable to lower income households (a condition of approval has been added



requiring an executed affordability agreement be recorded between the applicant and City as be provided prior to a certificate of occupancy being issued).

## **ANALYSIS**

### **CEQA**

Staff has conducted the requisite analysis and concluded that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15194, which exempts affordable housing projects that meet certain criteria; Section 15195, which exempts certain residential infill projects including affordable housing projects; Section 15301, which exempts the demolition and removal of small structures and Section 15303, which exempts the construction of small structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

### **GENERAL PLAN**

The subject property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation provides for single-family detached and attached homes, secondary residential units, and similar compatible uses. The MDR designation is the predominant residential designation occurring throughout large areas of the City and is intended to maintain a development pattern in higher density areas of the City that is consistent with historic development patterns exhibited by St. Helena's established neighborhoods. The 2040 St. Helena General Plan and 2023-2031 Housing Element Update include the following policies that are relevant to the proposed project:

- *LU2.1 - Promote a mix of housing types and price ranges that are consistent with the Housing Element RHNA categories of housing affordability.*

*Staff Response: The proposed project will provide 5 deed restricted affordable units which will count toward our RHNA allocation.*

- *LU2.2 - Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood.*

*Staff Response: While not fully consistent with required development standards, the project is consistent with state density bonus law for affordable housing projects which allows for deviations from development standards for affordable housing projects. Additionally, the proposed project has been designed to suit the site and surrounding residential development.*

- *CD3.1 - Limit building envelope sizes and require adequate side and rear set-backs to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas.*

*Staff Response:* While not fully consistent with required development standards, the project is consistent with state density bonus law for affordable housing projects which allows for deviations from development standards for affordable housing projects. Additionally, the proposed project has been designed to suit the site and surrounding residential development. No vineyards or other agricultural areas will be adversely affected by the proposed project.

- *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 stepbacks.*

*Staff Response:* The proposed project in conjunction with the previously approved complementary project at 963 Pope Street present a unified design approach that creates a cohesive affordable housing project. The project includes an exterior staircase, roof articulation, and a combination of siding finishes (horizontal lap siding on the bottom and board and batten on top) to add visual interest to the elevations.

- *CD3.3 - Encourage the use of land-scaping and tree plantings as buffers between sidewalks and residential uses. Discourage the removal of existing trees and adopt more comprehensive tree preservation standards.*

*Staff Response:* The proposed project includes numerous hardscape and landscape improvements including trees and plants between the sidewalk and the proposed residential buildings.

- *HE 1.2 - Work with property owners and developers to facilitate development of new affordable housing throughout the community.*

*Staff Response:* The proposed project represents a 100% affordable deed restricted housing project within the city.

- *HE 1.3 - Encourage the development of affordable housing and remove non-governmental development constraints, as feasible.*

*Staff Response:* The proposed project represents a 100% affordable deed restricted housing project within the city.

- *HE 1.5 - Address workforce housing needs by supporting in-fill and mixed-use development near downtown.*

*Staff Response:* The proposed project is a 100% affordable deed restricted infill housing project walking distance to downtown.

- *HE 1.6 - Encourage innovative housing types and designs.*

*Staff Response:* The proposed project in conjunction with the previously approved complementary project at 963 Pope Street present a unified design approach that creates a cohesive affordable housing project. The project includes an exterior staircase, roof articulation, and a combination of siding finishes (horizontal lap siding on the bottom and board and batten on top) to add visual interest to the elevations.

- *HE 2.1 - Encourage higher density development.*

*Staff Response:* As discussed in more detail under the zoning analysis below, the proposed project is at the maximum density permitted (ADUs do not count towards maximum density limitations).

- *HE 2.6 - Promote the development of missing middle housing with an area median income target of 120 percent (moderate income).*

*Staff Response:* Each of the proposed units will be deed restricted affordable rental housing available to households earning between 30-120% of area median income for Napa County, one of which may be rented to a moderate income household; the remainder of the units will be affordable to lower income households.

- *HE 2.7 - Promote a balance of housing types and unit sizes throughout the community.*

*Staff Response:* The proposed project would provide 100% deed restricted affordable housing within walking distance of downtown and would have a mix of bedroom counts and unit sizes.

*Additional Staff Response:* Staff has concluded that the proposed project exhibits overall consistency with the General Plan policies listed above in that the project would provide a 100% affordable deed restricted infill housing project in close proximity to downtown providing additional housing opportunities within the City and has been professionally designed to suit the site and its surroundings. Additionally, the City has been allocated a Regional Housing Needs Allocation (RHNA) of 256 units (104 very-low, 59 low, 26 moderate, and 67 above-moderate) by the state of California and the Association of Bay Area Governments (ABAG). The City must ensure the availability of

*residential sites at adequate densities and appropriate development standards to accommodate these units by income category.*

## ZONING

Consistent with the General Plan land use designation described above, the subject property has a zoning designation of Medium Density Residential (MR). The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. The construction of new duplex or triplex units require use permit approval in the MR district. Additionally, the new structures are subject to design review approval and must conform to the development standards prescribed by SHMC §17.40.060 as detailed below:

| STANDARD                | MAXIMUM              | TRIPLEX   | ADUs      |
|-------------------------|----------------------|-----------|-----------|
| Density (16 units/acre) | 3 units              | 3 units   | 2*        |
| Floor Area Ratio (FAR)  | .335                 | .254      | .246      |
| Lot Coverage            | 45%                  | 14%       | 12%       |
| Height                  | 30 feet              | 27 feet   | 27 feet** |
| Structure Width         | 60%                  | 80%**     | n/a       |
| SETBACKS                | MINIMUM              | TRIPLEX   | ADUs      |
| Front Setback           | 30 feet              | 19' 6"*** | n/a       |
| Sidyard Setback         | 15 feet / 4 feet ADU | 0 feet**  | 4+ feet   |
| Rear Setback            | 30 feet / 4 feet ADU | 30+ feet  | 7' 6"     |

*\*Per SHMC Section 17.116.030(D)(2)(d), no more than two detached ADUs are permitted on a lot with an existing or proposed multi-family dwelling if said ADUs meet certain setback and height requirements. Per SHMC Section 17.116.030(H), any proposed ADU or JADU that does not conform to the objective standards set forth in subsections A through (G)(2) may be allowed by the city with a conditional use permit. As the ADU structure is over the 18' height limit prescribed by SHMC Section 17.116.030(E)(9)(c), it must be considered under the use permit application or be granted a waiver of development standards per SDBL and SHMC Section 17.144.055. Also, ADUs do not count toward maximum density limitations.*

*\*\*Modified by State Density Bonus Law (concession/waiver).*

As far as the Floor Area Ratio (F.A.R.) is concerned, a 7,500 sf parcel has a maximum F.A.R. of .335. This would allow up to approximately 2,513 sf of floor area (excluding any applicable F.A.R. exemptions). As detailed below, the project as proposed has a F.A.R. of .50 which is approximately 1,239 sf over the maximum allowed on the site.

### PROPOSED FLOOR AREA:

|              |                 |
|--------------|-----------------|
| TRIPLEX      | 1,904 SF        |
| ADUs         | 1,848 SF        |
| <b>TOTAL</b> | <b>3,752 SF</b> |

**FLOOR AREA RATIO: 3,752 / 7,500 = .50**



*Staff Response: State ADU law precludes the city from applying development standards that limits an ADU to less than 800 sf. Additionally, as a 100% deed restricted affordable rental housing development, the project is eligible for concessions and development standard waivers under state density bonus law (discussed in more detail below). As such the applicant is requesting the following concessions/waivers:*

1. *A reduction in the principal triplex's front setback from 30' to 19'6".*
2. *A reduction in the principal triplex's internal side yard setback from 15' to 0'.*
3. *An increase in the maximum height of the ADU units from 18' to 27'.*
4. *An increase in the maximum structure width from 60% to 80%.*
5. *An increase in the allowed floor area ratio from .335 to .50 (allowing for an additional 1,239 sf).*
6. *An exemption from the covered parking requirement.*

*It should also be noted that SHMC Section 17.40.070(A) states that exceptions to the FAR limitation may be granted by the Planning Commission dependent upon the minimum density requirements for the parcel and the size and configuration of the pre-existing development.*

#### **AFFORDABLE HOUSING**

As noted in the applicant's attached project statement, the five (5) units will be deed restricted affordable rental housing available to households earning between 30-120% of area median income (AMI) for Napa County, one of which may be rented to a moderate income household; the remainder of the units will be affordable to lower income households.

Chapter 17.144 of the SHMC relates to affordable housing within the City the purpose of which is to encourage the development of housing affordable to all segments of the community and to provide for incentives to defray the costs of providing affordable housing for very low, low, and moderate income households in the City of St. Helena. In enacting these provisions, the City expressly intends this chapter to satisfy the requirements of: (A) Government Code Section 65915 and the City's housing element by specifying how the city shall provide density bonuses and/or incentives or concessions for the construction of certain housing projects affordable to lower income, very low income, senior households, and for condominium and planned development projects, moderate income; and (B) Government Code Section 65589.7 and the City's housing element by specifying how the city will grant priority for the provision of water and sewer services to developments that include housing units affordable to lower income households.

SHMC Section 17.144.030 states that an applicant may request a density bonus and concessions or incentives for a residential or residential mixed-use project of five or more units that satisfy one or more of the following criteria:

- A. At least ten percent (10%) of total units are designated for lower income households;

- B. At least five percent (5%) of the total units are designated for very low income households;
- C. A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code;
- D. For a condominium project or planned development project only, at least ten percent (10%) of total units are designated for moderate income households.

SHMC Section 17.144.040 states that in addition to satisfying one or more of the criteria in Section 17.144.030, the housing project developer requesting a density bonus and/or incentive or concession shall satisfy the following requirements:

- A. The designated units shall be comparable to the non-designated units within the project. Location of designated units shall be at the city's discretion.
- B. The developer and/or owner shall enter into an agreement with the city to ensure the continuing affordability of units designated for low and very low income households. Where the city grants a density bonus or concessions or incentives, such agreement shall be for a term of thirty (30) years, or longer should the project financing so require.
- C. The developer and/or owner shall enter into an agreement with the city to ensure that the initial occupant of units in condominium projects and planned development projects directly related to the receipt of the density bonus shall be a person or family of moderate income. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the seller's proportionate share of appreciation. The city council shall adopt a resolution establishing the method for determining how the city will recapture its proportionate share of appreciation which shall then be used within three years for any of the purposes described in subdivision (c) of Section 33334.2 of the Health and Safety Code that promote home ownership.
- D. Units designated for rent by lower income households shall be affordable at rents that do not exceed thirty percent (30%) of sixty percent (60%) of area median income. Units designated for rent by very low income households shall be affordable at rents that do not exceed thirty percent (30%) of fifty percent (50%) of the area median income.
- E. Units designated for purchase by low income or moderate income households shall be affordable according to limits established by the State Department of Housing and Community Development.
- F. The developer and/or property owner shall provide the city a yearly accounting of the total project units occupied and vacant, the total occupied and vacant units designated for low or very low income households, and rents charged.

Furthermore, SHMC Section 17.144.055 provides that in addition to any density bonus and/or concessions or incentives granted pursuant to Chapter 17.144, a developer may also request that the City waive or reduce any development standard that has the effect of physically precluding the construction of a development meeting the criteria of

Chapter 17.144 at the densities or with the concessions or incentives permitted in accordance with the provisions of California Government Code Section 65915(e) or any successor statute.

Staff Response:

*Density Bonus*

*Staff referred the proposed project to the City Attorney for review and to confirm that the project complies with state density bonus law (SDBL) and code requirements for concessions/waivers of development standards. The City Attorney confirmed the project as proposed qualifies as a Housing Development under Government Code Section 65915(i) which defines a project as being five (5) or more units. Consistent with Government Code Section 65915(b)(1)(G) a Housing Development that proposes 100% of all of the units in the development, exclusive of a manager's unit or units, for lower income households (except that up to 20 percent of the units in the development may be for moderate-income households) is eligible for incentives or concessions. Similarly, SHMC §17.144.030 states that an applicant may request concessions or incentives for a residential project of five (5) or more units that provide at least 10% of the total units for lower income households. In addition, consistent with SHMC 17.144.040, OTSH will enter into an agreement with the City to ensure the continuing affordability of the units for a minimum term of thirty (30) years and provide the City an annual accounting of the units (a condition of approval has been added to the attached resolution reflecting this requirement).*

*The project proposes to provide all of the units as affordable, one of which may be rented to a moderate income household; the remainder of the units will be affordable to lower income households, consistent with State Law and the SHMC, making the project eligible for up to four (4) incentives or concessions provided for under the SDBL, in addition to the waiver or reduction of development standards allowed by SHMC 17.144.055. As such, OTSH requests the incentives/waivers previously noted under the SDBL to ensure the physical and economic feasibility of the project.*

*Waiver or Reduction of Development Standards*

*In addition to any density bonus and/or concessions or incentives granted pursuant to State law, an applicant may also request that the City waive or reduce any development standard that has the effect of physically precluding the construction of a development meeting the criteria pursuant to the provisions of California Government Code Section 65915(e). Therefore, the two (2) remaining development standards to be waived are requested under these provisions. Strict adherence to the development standards of the zoning district results in the construction of a smaller triplex containing two (2) studios and a one (1) bedroom unit as well as two studio accessory dwelling units. The incentives/waivers result in the construction of larger units, including a triplex containing one (1) studio, one (1) bedroom unit and one (1) two bedroom unit as well as two 2-bedroom accessory dwelling units, which will enable larger families to be housed,*

*consistent with local housing needs, and will enable the project to generate higher rents to offset the cost of the project, making the project more economically feasible.*

## **HISTORICAL RESOURCES**

The original home on the property was constructed in approximately 1884 and is listed on the City's Historic Resources Master List (from the 1978 survey). Original documentation from 1978 has not been discovered and the property does not appear to have been surveyed or evaluated for eligibility since 1978. Due to the potential presence of historical resources onsite, a Historical Resources Evaluation of the property was prepared by Brunzell Historical (dated September 14, 2021) and is attached to this report for review.

*Staff Response: As described in the attached Historical Resource Evaluation, the original house has been heavily altered over the decades with some (or many) changes likely occurring after its local designation in 1978. Furthermore, the house is not associated with events that have made a significant contribution to the broad patterns of the City's history nor is the property associated with the life of persons important to the City's history. The house lacks the architectural significance and integrity required for historic listing and the property is not recommended eligible as a local City of St. Helena landmark or historic district contributor, nor is it recommended eligible to the California Register of Historical Resources (CRHR) or the National Register of Historic Places (NRHP). Therefore, the property does not qualify as a historical resource under CEQA and its demolition will not have a negative impact on an existing historic resource of district.*

## **PARKING AND ACCESS**

SHMC Section 17.124.030 "Minimum On-site Parking Requirements", requires that multi-unit residential uses with three or more units provide the following on-site parking:

- Studio and one bedroom dwelling units: one covered space for each dwelling unit plus one-half space for each dwelling unit which need not be covered.
- Two or more bedroom dwelling units: one covered space for each dwelling unit plus one space for each dwelling unit which need not be covered.

Therefore, the project as proposed is required to provide 1.5 spaces for the studio (1 of which must be covered); 1.5 spaces for the 1 bedroom unit (1 of which must be covered); and 2 spaces for the 2 bedroom (1 of which must be covered) for a total of 5 on-site parking spaces, 3 of which are to be covered spaces. Per SHMC Section 17.116.030(D)(2), the accessory dwelling units are exempt from the design and development standards contained in Section 17.116.030(F), including the parking requirement. Additionally, as described in SHMC Section 17.116.030(F)(6)(b)(i), no parking would be required as the ADUs are located within one-half mile walking distance of public transit, as defined in subsection (C)(12) of this section (definition below):



“Public transit” means a location, including, but not limited to, a bus stop or train station, where the public may access buses, trains, subways, and other forms of transportation that charge set fares, run on fixed routes, and are available to the public.

*Staff Response: The proposed project provides six (6) on-site parking spaces and therefore exceeds the parking requirements of the City’s Municipal Code. One of the spaces is bisected by the property line of 963 Pope Street and will be required to be included in the recorded reciprocal access easement. As noted above, the proposed project qualifies for four (4) incentives and additional development standard waivers under SDBL. As such, the applicant is requesting a waiver to the covered parking requirement so that the on-site parking spaces can be uncovered.*

*Access/Frontage Improvements – Primary access to the project site would be provided by a 20’ wide private common driveway accessed from Pope Street. A reciprocal access agreement will be recorded against both 951 and 963 Pope Street for the driveway and parking area (in addition to other areas of the site). Given the previously developed, infill nature of the site, frontage improvements including curb, gutter and sidewalk currently exist along the project frontage.*

*Bicycle & Transit Access – The project site is located in close proximity to both bicycle and transit opportunities, making it easily accessible by pedestrians and bicyclists. Highway 29 and public transit opportunities, including bus stops, are located approximately 700 feet west of the project site which can be accessed via a system of existing public sidewalks. The project design includes bicycle racks which have been centrally located to encourage alternative modes of transportation.*

## **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 applicant provided a water use analysis dated May 22, 2023 and attached to this report concluded that the proposed project would result in a reduction of water use on-site (600 gpd down to 464 gpd). The proposed project would use less water than the existing duplex due to the required use of modern water efficient fixtures and appliances. The water neutrality requirement has been demonstrated to the satisfaction of the Public Works Director.*

**USE PERMIT**

As discussed above, SHMC Section 17.40.030 requires that new duplex or triplex units obtain use permit approval in the MR district. 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: Staff finds that the project meets and/or complies with the required findings to approve a use permit in that the project consists of an affordable housing project on a property designated for residential uses. As noted above, an increase of the permitted height of the ADU is a part of the use permit request. The findings included in the attached resolution identify this compliance.*

**DEMOLITION PERMIT**

As provided in SHMC Section 17.164.050(G), 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, or in conjunction with, approval of the demolition of a housing structure.

*Staff Response: As described above in the Historical Resources analysis, neither the property nor the existing housing structure is historically or architecturally significant. Demolition of this structure would not impact a historical resource or otherwise negatively affect the character of the area.*

## **DESIGN REVIEW**

SHMC Section 17.40.040 requires design review approval for new structures or buildings, or exterior revisions of any existing structures or buildings in the MR district. The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) in review of this application:

1. Consistency and compatibility with applicable elements of the general plan;
2. Compatibility of design with the immediate environment of the site;
3. Relationship of the design to the site;
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character;
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses;
6. Compatibility with future construction both on and off the site;
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project;

8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community;
9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures;
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles;
11. Whether natural features and vegetation are appropriately preserved and integrated with the project;
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions;
13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site;
14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

*Staff Response: The proposed project would provide needed new affordable housing units within the City. Additionally, the project was designed to be compatible with the site and the surrounding neighborhood. 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.*

*Site Design– The site design concept seeks to create a desirable residential community that is in harmony with and enhances the character of the surrounding neighborhood. The proposed triplex (Building D) has been located in close proximity to Pope Street, mirroring the existing streetscape and setbacks. The proposed accessory dwelling units (Building C) have been located in line with Building B on the adjacent 963 Pope Street, creating a cohesive site design. The buildings have been located around the common access drive which serves as the central node for the site and provides parking, landscaping, and areas for trash collection. The building placement serves to screen the proposed parking from view of the public street by locating it to the rear of the proposed triplex. Common amenities are provided, furthering the cohesive community approach and providing a gathering space for residents to enjoy, including picnic tables, garden planters and a bar-be-que grilling area. Storage rooms and a laundry room have also been centralized on 963 Pope Street to reduce infrastructure costs and economize the site design (note that units 1, 2, 4 and 6 are larger units with their own internal storage).*

*Architectural Design- The architecture has been designed in keeping with the existing character and form of the surrounding residential community. The new buildings would*



be finished with horizontal fiber-cement lap siding, fiber cement panel siding with battens, composition shingle roofing, and will be approximately 27 feet in height. The accessory dwelling units will substantially duplicate the units designed for use at 963 Pope Street to minimize cost and create a cohesive design approach. The lower units have been designed to be compliant with the accessibility requirements of the California Building Code for publicly funded housing and incorporate Universal Design principals. In response to input from prospective residents, some of the units include two sinks, one in the bathroom and one just outside, and a separate room for the toilet. Additionally, space for larger meal gatherings has been provided as well as ample storage space.

Colors & Materials– The color palette, which mimics the approved 963 Pope Street project, has been chosen to fit within both the built environment of the surrounding residential community, relate to the existing house at 963 Pope Street and also create a subdued color palette utilizing white and subtle grey-blue tones. The proposed siding creates the appearance of traditional horizontal lap and board-and-batten siding found in bungalows and cottages and is complimentary to the residential buildings in the area.

Landscape and Open Space Design– The landscape and open space design seeks to create an active, livable and cohesive outdoor space within the community that enhances the indoor amenities and encourages active outdoor use. To further provide a cohesive community approach, a common gathering space located beneath the existing large trees on 963 Pope Street offers residents the opportunity to enjoy common outdoor space including picnic tables, pedestrian pathways, gathering and seating spaces, landscaping and a BBQ grilling area, all designed with accessibility in mind. The project also offers ample street frontage landscaping and low fencing to provide a buffer for the buildings along the street. The project has also been designed to minimize any potential impacts to existing trees, both on- and off-site.

Sustainability– The project will incorporate sustainable “green” building practices targeting the 50-point level of the “GreenPoint Rated Program” as follows:

- Site development will include a minimum of non-porous hard surfaces in order to reduce storm runoff;
- Building systems will minimize energy and water use through innovative use of high-performance materials and mechanical systems design;
- Building systems will be considered to enhance energy efficiency and reduce water use such as open and closed-cell foam insulation and tankless water heaters;
- Construction methods will minimize the use of unsustainable resources, waste and CO2 emissions, e.g., adding fly ash to concrete, and using minimum header sizes, trust joist i-beam construction and duct testing;
- Grid-tied photovoltaic systems will be considered to partially offset nonrenewable energy;
- High-efficiency heating and cooling systems will be used;
- Appliances will be Energy-Star rated;

- *Indoor air quality will be a priority, using products such as low VOC paint;*
- *Landscape plans will use as much existing landscape as possible while adding native non-invasive species; no lawns are proposed;*
- *Ample bicycle parking will be provided and centrally located; and*
- *Vegetable beds will be incorporated in common areas.*

### **SIGN PERMIT**

Pursuant to SHMC Section 17.148.040(C), a Planning Commission Sign Permit is required for signs within residential districts for identification of multifamily residential developments with a maximum sign area of twenty (20) sf. Additionally, SHMC Section 17.148.070 (Monument Signs) requires the following:

A. All monument signs shall be located on the property served by the sign; off-premises signs are not permitted.

B. The maximum height of a monument sign shall be eight feet, as measured from the base of the sign at normal grade to the top of the highest attached component of the sign. Normal grade shall be considered to be the grade after construction exclusive of any filling, berming, mounding, or excavating for landscaping or for the purpose of locating the sign.

C. Monument signs shall be located no closer to the right-of-way than one-half the distance of a required front or side setback. Planning commission approval shall be required for any request to locate a monument sign closer to the right-of-way than is permitted above.

*Staff Response: A single monument sign is proposed adjacent to the proposed driveway to identify both 951 and 963 Pope Street. The monument sign would be 7' wide and 3'4" in total height (a 2'10" inch sign with a 6" concrete base). The sign would be composed of concrete with metal lettering containing the words '951 Pope Street 963' and 'An OTSH Community'. The sign would be 12'10" from the front property line (the front setback requirement is 20' for structures under 25 feet in height so the sign can be no closer than 10' to the front property line as described above) and has an area of 19.8 sf (20 sf is the maximum permitted). Therefore, the sign as proposed meets all requirements of SHMC Section 17.148 (Signs).*

### **PUBLIC OUTREACH BY APPLICANT**

A community meeting was held on July 6, 2022 at the Carnegie Building to present the project to the community and solicit feedback. The meeting was attended by approximately 20 members of the public, several of whom reside near the project site. The proposed design was well received; the majority of the comments focused on the proposed density, level of affordability and design compatibility with the character of the existing neighborhood.

### **ISSUES**

1. The applicant's request for application, plan check, and impact fee waivers can only be approved by the City Council (SHMC Sections 17.08.190 and 3.32.120). Therefore, should the proposed project be approved by the Planning Commission, the fee waiver request will be brought before the City Council for consideration.
2. In light of continual changes to state law regarding affordable housing, the Commission may wish to discuss what level of discretion the Commission is currently afforded with the City Attorney.

### **CORRESPONDENCE**

At the time of agenda publication, staff had not received any correspondence related to this application.

### **STAFF RECOMMENDATION**

For the reasons described in the foregoing report, staff recommends that the Planning Commission:

1. Determine that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Sections 15194, 15195, 15301 and 15303.
2. Grant state density bonus concessions and development standard waivers under existing state law for the following:
  - a. A reduction in the principal triplex's front setback from 30' to 19'6".
  - b. A reduction in the principal triplex's internal side yard setback from 15' to 0'.
  - c. An increase in the maximum height of the ADU units from 18' to 27'.
  - d. An increase in the maximum structure width from 60% to 80%.
  - e. An increase in the allowed floor area ratio from .335 to .50 (allowing for an additional 1,239 sf).
  - f. An exemption from the covered parking requirement.
3. Accept the required findings and approve a resolution granting use permit, demolition permit, design review and sign permit approval for the proposed project on the property located at 951 Pope Street.

### **ATTACHMENTS**

[Resolution](#)

[Aerial Image](#)

[Revised Project Plans\\_082423](#)

[Site Photos](#)

[Historic Resources Evaluation](#)

[Water Neutrality\\_ Revised 052323](#)

[Applicant Statement\\_100323](#)

**CITY OF ST. HELENA PLANNING COMMISSION  
RESOLUTION NO.  
GRANTING USE PERMIT, DEMOLITION PERMIT, DESIGN REVIEW AND SIGN  
PERMIT APPROVAL TO  
951 POPE STREET (File No. PL22-042)**

**PROPERTY OWNER:** Our Town St. Helena

**APN:** 009-090-014

**Recitals**

1. Request by Our Town St. Helena for approval of a use permit, demolition permit, design review and a sign permit to demolish an existing two-unit residential structure in order to construct five (5) new affordable units in a multi-family housing development on the property located at 951 Pope Street in the Medium Density Residential zoning district.
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law.
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on November 7, 2023.
4. The Planning Commission approves concessions/waivers in accordance with State Density Bonus Law for the following:
  - a. A reduction in the principal triplex's front setback from 30' to 19'6".
  - b. A reduction in the principal triplex's internal side yard setback from 15' to 0'.
  - c. An increase in the maximum height of the ADU units from 18' to 27'.
  - d. An increase in the maximum structure width from 60% to 80%.
  - e. An increase in the allowed floor area ratio from .335 to .50 (allowing for an additional 1,239 sf).
  - f. An exemption from the covered parking requirement.
5. Now, therefore let it be found that, the Planning Commission approves a use permit, demolition permit, design review and sign permit thereby authorizing the modifications contained in said plans based on the findings below and subject to the conditions of approval enumerated herein.

**Resolution**

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

*951 Pope Street  
November 7, 2023*



- B. The Planning Commission hereby finds that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines 15194, which exempts affordable housing projects that meet certain criteria; Section 15195, which exempts certain residential infill projects including affordable housing projects; Section 15301, which exempts the demolition and removal of small structures and Section 15303, which exempts the construction of small structures. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.
- C. In accordance with SHMC Section 17.168.050, the Planning Commission adopts the following use permit findings to support the motion to approve of the use permit:
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 the project consists of an affordable housing project on a property designated for residential uses.*
  2. *That the proposed uses would not generate levels of noise that adversely affect the health, safety, or welfare of neighboring properties in that the proposed project is subject to City noise regulations and is residential in nature.*
  3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as traffic related noise from Pope Street will be unaffected by the proposed project.*
  4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that the project is residential in nature and is required to pay impact fees to offset impacts to these services.*
  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 via Pope Street with implementation of the proposed project.*
  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 would be consistent with General Plan Update 2040 policies related to housing and would provide housing opportunities for those wishing to live and work in St. Helena.*
  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 affordable housing project is consistent with the intent of the Medium Density zoning district and would be surrounded by other residential uses.*

8. *That the proposed uses would not be in conflict with the City's General Plan in that the project would be consistent with General Plan policies related to housing and would provide needed affordable housing in the City.*
  9. *That the proposed uses would not be injurious to public health, safety, or welfare in that the proposed uses are residential in nature and would be located in an area designated for residential uses.*
  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 residential in nature and has provided 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 (Pope Street).*
- D. In accordance with the demolition permit findings required in SHMC Section 17.164.050(G), the Planning Commission finds:
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.*
  3. *That design review of the proposed replacement structure is approved in conjunction with approval of the demolition of the housing structure.*
- E. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:
1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of constructing affordable housing in an area designated for residential uses.*
  2. *Compatibility of design with the immediate environment of the site in that the project has been designed to be compatible with the site and its surroundings.*
  3. *Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site.*
  4. *That the design is compatible in areas considered by the board as having a unified design or historical character in that the home is not an area of with a unified design character and has been designed to be compatible with the site and the surrounding area.*

5. *That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project is the construction of multi-family units in an area designated for residential land uses.*
6. *Compatibility with future construction both on and off the site in that the project consists of constructing multi-family units in an area designated for residential land uses.*
7. *That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project is a contemporary design using modern materials including light blue-gray horizontal fiber-cement lap siding, cream fiber cement panel siding with battens and dark composition shingle roofing.*
8. *That the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community in that the project has been designed to be compatible with the site and its surroundings.*
9. *That the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures in that the project and associated landscaping has been designed to be compatible with the site and its surroundings.*
10. *That access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles in that access to the site will remain via Pope Street.*
11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the project and associated landscaping has been designed to be compatible with the site and its surroundings.*
12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and are compatible with the adjacent and neighboring structure and functions in that in that the project will be constructed of modern building materials including light blue-gray horizontal fiber-cement lap siding, cream fiber cement panel siding with battens, dark composition shingle roofing and will be compatible with surrounding residential development.*
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 the landscape concept depicts an appropriate unity with the various buildings on the site in that the 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.*

- F. The Planning Commission finds that the proposed monument sign meets all requirements contained in SHMC Sections 17.148.040 and 17.148.070.

**Planning Department Conditions of Approval**

- G. The Planning Commission approves a use permit, demolition permit, design review and sign permit for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
  2. This approval expires 12 months from the date of the Planning Commission approval hearing if a complete building permit application has not been submitted for the project. The expiration date may be extended for up to two one-year periods in accordance with 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, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit unless otherwise waived by the City Council. Fees shall be those in effect at the time of the issuance of the building permit.
  6. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
  7. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.
  8. 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.



Design Review Conditions of Approval

9. 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.
10. The plans submitted for building permits shall be in substantial conformance with the plans reviewed and approved by the Planning Commission on November 7, 2023, except as modified herein. Any changes to the plans may result in additional requirements and improvements by one or several departments.
11. Substantive changes to the plans may require new entitlements.
12. Provided they are in general compliance with this approval, minor modifications may be approved by the Community Development Director.
13. During demolition and 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. Appropriate lighting shall be installed in common areas to ensure tenant safety.
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 City Engineer must be notified and give approval in advance of such work. No construction activities shall occur on Sundays or federal or local holidays that generate noise that can be heard at the property line of any parcel of real property within the City limits.

Use Permit Conditions of Approval

17. Prior to a building permit being issued, the owner or successor in interest must enter into an agreement with the City to ensure the continuing affordability of the units for a minimum term of thirty (30) years and provide the City an annual accounting of the units. No more than one unit may be rented at the moderate-income level; all other units must be rented at low or very low-income levels.
18. Units designated for rent by lower income households shall be affordable at rents that do not exceed thirty percent (30%) of sixty percent (60%) of area median income. Units designated for rent by very low-income households shall be affordable at rents that do not exceed thirty percent (30%) of fifty percent (50%) of the area median income or as otherwise amended by local or state law.

951 Pope Street  
November 7, 2023

19. Prior to issuance of a building permit for the ADUs, an ADU deed restriction must be recorded against the title of the property in the county recorder's office and a copy filed with the director. The deed restriction must run with the land and bind all future owners.
20. Prior to a certificate of occupancy being issued, the owner or successor in interest must demonstrate proof of recording a reciprocal access easement between 951 Pope Street and 963 Pope Street for all shared amenities including the driveway, parking area, laundry area, storage area, bbq/picnic area, utilities within the common driveway and the bioretention area.
21. By January 31<sup>st</sup> each year, the owner or successor in interest shall provide the City with an accounting of the previous year detailing the total project units occupied and vacant, the total occupied and vacant units designated for moderate, low or very low-income households, and rents charged.
22. Prior to issuance of the first Certificate of Occupancy for 951 Pope Street, laundry facilities located at 963 Pope Street with a minimum of one washer and dryer shall be installed and operational.
23. Prior to the issuance of the first Certificate of Occupancy for 951 Pope Street, all amenities including but not limited to bike racks, four exterior storage lockers and common area amenities (two picnic tables and BBQ) shall be installed.
24. The owner or successor in interest of the property is responsible for maintaining all common areas including site landscaping and the laundry area.
25. The owner or successor in interest shall either hire or appoint a designated property manager responsible for ensuring property maintenance and responding to concerns, complaints, or other issues raised by tenants, neighbors or the City.

**Public Works Department Conditions of Approval**

26. 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.
27. Sewer connection detail shall be provided with building permit application. Further coordination with Public Works will be needed to determine pipe alignment, connection, clearances, and pavement restoration limits.
28. The applicant shall make ADA compliant improvements along the property frontage which includes driveways, replacing the sidewalk, curb, gutter as needed, and any needed pavement repairs.
29. 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. Backflow protection devices are required.

30. Drainage needs to be routed to prevent inundation of neighboring properties. Drainage across property lines shall not exceed that by volume and flow that existed prior to grading. Excess or concentrated drainage shall be contained on site or directed to an approved drainage facility. Erosion of the ground in the area of discharge shall be prevented by installation of non-erosive down drains or other devices such as infiltrator and dissipater basins, riprap or cobble surrounds, and gravel or rock infiltration trenches/pits. The applicant shall submit a drainage and hydrology analysis for the project impact, including downstream erosion potential, to the City of St. Helena Public Works Department with the Improvement Plan submittal in accordance with City of St. Helena, Napa County and State of California codes in effect at the time of improvement plan submittal.
31. Erosion and sediment control plans shall conform to the latest State and City codes at a minimum.
32. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual* and the requirements of the State Water Resources Control Board Phase II Municipal Separate Storm Water System (MS4) General Permit (Order 2013-0001 DWQ).
33. If the project includes 500 square feet or more of new landscaping and/or 2,500 square feet or more of rehabilitated landscape, the proposed landscaping shall comply with the State's Model Water Efficient Landscape Ordinance (MWELO).
34. The Applicant shall keep adjoining public streets free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
35. Any required new and modified existing water laterals, meters and backflow prevention devices shall be constructed in accordance with the current requirements of the City of St. Helena's Water Standards and the California Department of Health Standards. Existing meter boxes located within a driveway shall be retrofitted with a traffic-rated box. New laterals shall be located perpendicular to the water main and outside any driveway/drive aisle.
36. Remodels or new construction which require fire sprinklers shall install an appropriately-sized water service with appropriate backflow and meter devices prior to Certificate of Occupancy. Fire system calculations shall be submitted with the Grading and Drainage Plan to verify fire service lateral and meter sizing. Deferred submittals are not accepted.
37. No construction may commence until adequate access to fire water supply is available to building sites as approved by the Fire Chief.

38. The applicant shall conform to the City of St. Helena Water and Sewer Standards Section 6-2.10 which includes assessing the adequacy of the lateral, replacing if necessary and installing any needed cleanouts prior to Certificate of Occupancy.
39. The applicant shall be responsible for the extension of sewer lines to the property.
40. 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.
41. 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.
42. The applicant shall be required to obtain an encroachment permit for improvements on public right-of-ways prior to receiving a grading or building permit authorizing site work or construction activities on the site.

**Building Department Conditions of Approval**

43. A building permit is required for all onsite demolition, construction and/or change of occupancy.
44. 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 2022 Title 24 codes.
45. The project shall comply with Chapter 11-B of the California Building Code, specifically compliance with the ADA requirements, if the project qualifies as a Publicly Funded Housing project.
46. When submitting plans for a building permit, the plans shall include all documentation listed on the building permit application checklist.
47. The applicant shall provide a construction waste management plan with the building permit application.
48. 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.
49. When submitting plans, the title page shall include all information referenced on the building permit application checklist Title Page requirements.
50. 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.
51. Any deferral of the required submittal items shall have prior approval of the Building Official however deferral of fire sprinkler design is not allowed.
52. A separate permit submittal is required for solar PV-systems.



**Fire Department Conditions of Approval**

- 53. 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.
- 54. Fire sprinklers and fire hydrants shall be installed as required by Fire Code and the Fire Department.
- 55. 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.
- 56. The driveway shall be designated as a fire lane on both sides with red curbs and signage extending from the sidewalk and ending at the turnout for designated parking.

**I HEREBY CERTIFY** that the foregoing use permit, demolition permit, design review and sign permit applications were duly and regularly approved by the Planning Commission of the City of St. Helena at a meeting of said Planning Commission held on November 7, 2023 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

ATTEST:

---

John Ponte  
Chair, Planning Commission

---

Maya DeRosa, AICP  
Community Development Director



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Produced by Napa County GIS

## 951 Pope Street

Printed On: 7/31/2023



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



CITY OF ST. HELENA AERIAL



PROJECT STATEMENT

THE PURPOSE OF THIS PROJECT IS TO OBTAIN DESIGN REVIEW AND CONDITIONAL USE PERMIT APPROVAL FOR:  
1) DEMOLITION OF AN EXISTING DUPLEX AND ASSOCIATED ACCESSORY STRUCTURES, UTILITIES, LANDSCAPING AND HARDSCAPE  
2) CONSTRUCTION OF A TRIPLEX AND TWO ACCESSORY DWELLING UNITS ALONG WITH DRIVEWAY AND PARKING IMPROVEMENTS, COMMON USE FACILITIES AND REQUIRED UTILITY INFRASTRUCTURE ON THE PARCEL AT 951 POPE STREET.

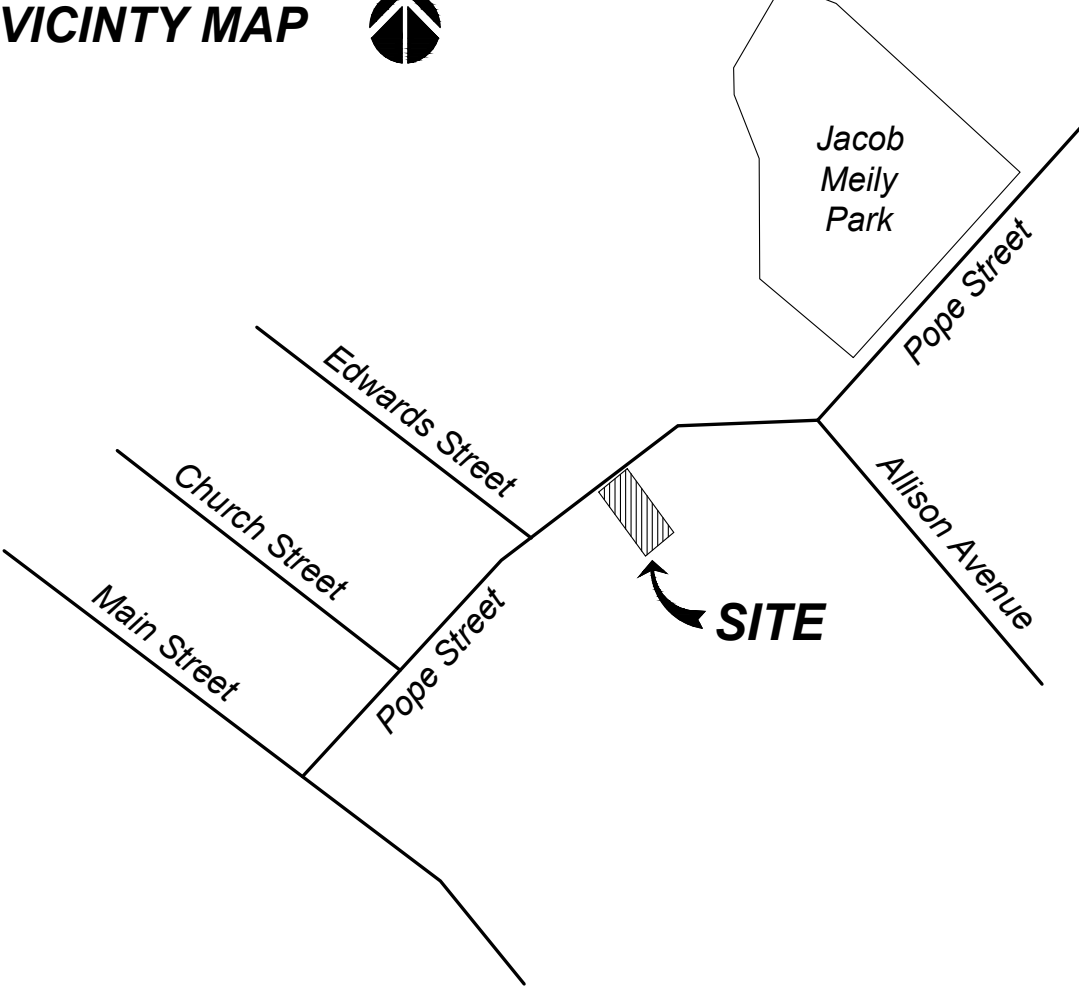
THE NEIGHBORING PARCEL AT 963 POPE STREET HAS PREVIOUSLY RECEIVED PLANNING APPROVAL (PL20-015) FOR A SIMILAR PROJECT TO CONSTRUCT TWO NEW DUPLEXES AND THE TWO PARCELS WILL SHARE A DRIVEWAY, PARKING AREA AND COMMON USE FACILITIES. THESE COMMON FACILITIES INCLUDE STORAGE, BICYCLE RACKS, GARBAGE/RECYCLING ENCLOSURES, RAISED PLANTER BEDS, BBQ AREA AND A LAUNDRY ROOM .

PROJECT DATA

|                          | Project Data               |                            |                   |
|--------------------------|----------------------------|----------------------------|-------------------|
|                          | Proposed Project           | Approved Project           | Combined Projects |
| Project Location         | 951 Pope Street            | 963 Pope Street            |                   |
| Assessor's Parcel Number | 009-090-014                | 009-090-069                |                   |
| Zoning                   | Medium Density Residential | Medium Density Residential |                   |
| Site Area                | 0.17 ac                    | 0.29 ac                    | 0.46 ac           |
| No. Units                | 5 units                    | 5 units                    | 10 units          |
| Parking                  |                            |                            |                   |
| On-Site                  | 6 spaces                   | 7 spaces                   | 13 spaces         |
| Off Site                 | 2 spaces                   | 1 space                    | 3 spaces          |
| Total Provided           | 8 spaces                   | 8 spaces                   | 16 spaces         |
| Building Area            | 3812 sf                    |                            |                   |
| Floor Area Ratio         | 0.508                      |                            |                   |
| Lot Coverage             | 26%                        |                            |                   |

SHEET INDEX

- CS COVER SHEET
- ARCHITECTURAL
  - A1 ARCHITECTURAL SITE PLAN
  - A2 FLOOR PLANS
  - A3 BUILDING "C" ELEVATIONS
  - A4 BUILDING "D" ELEVATIONS
  - A5 ROOF PLANS, MONUMENT SIGN and FENCES
  - A6 EXTERIOR MATERIALS
  - A7 SITE PHOTOGRAHS
- CIVIL
  - C1.0 NOTES and SYMBOLS
  - C1.1 DEMOLITION PLAN
  - C2.0 HARDSCAPE PLAN
  - C2.1 GRADING PLAN
  - C3.0 UTILITY PLAN
- LANDSCAPE ARCHITECTURE
  - L1.0 EXISTING VEGETATION PLAN
  - L2.0 PLANTING PLAN
  - L3.0 IRRIGATION PLAN
  - L3.1 IRRIGATION DETAILS



PROJECT TEAM

- OWNER: OUR TOWN ST. HELENA  
P.O. BOX 94  
ST. HELENA, CA 94574
- SURVEYOR: ALBION SURVEYS, INC  
1113 HUNT AVENUE  
ST. HELENA, CA 94574  
JON WEBB, P.L.S.  
(707) 963-1217
- CIVIL ENGINEER: MADRONE ENGINEERING  
1485 MAIN STREET, SUITE 302  
ST. HELENA, CA 94574  
JOEL DICKERSON, P.E.  
(707) 302-6280
- ARCHITECT: TIERNEY/FIGUEIREDO ARCHITECTS  
817 RUSSELL AVE., SUITE H  
SANTA ROSA, CA 95403  
RANDY FIGUEIREDO  
(707) 576-1557
- LANDSCAPE ARCHITECT: LORI CAGWIN LANDSCAPE ARCHITECTURE  
11 JASMINE STREET  
YOUNTVILLE, CA 94599  
LORI CAGWIN  
(707) 945-0835

951 POPE STREET AFFORDABLE HOUSING PROJECT

951 POPE STREET ST. HELENA, CA 94574 A.P. # 009-090-014

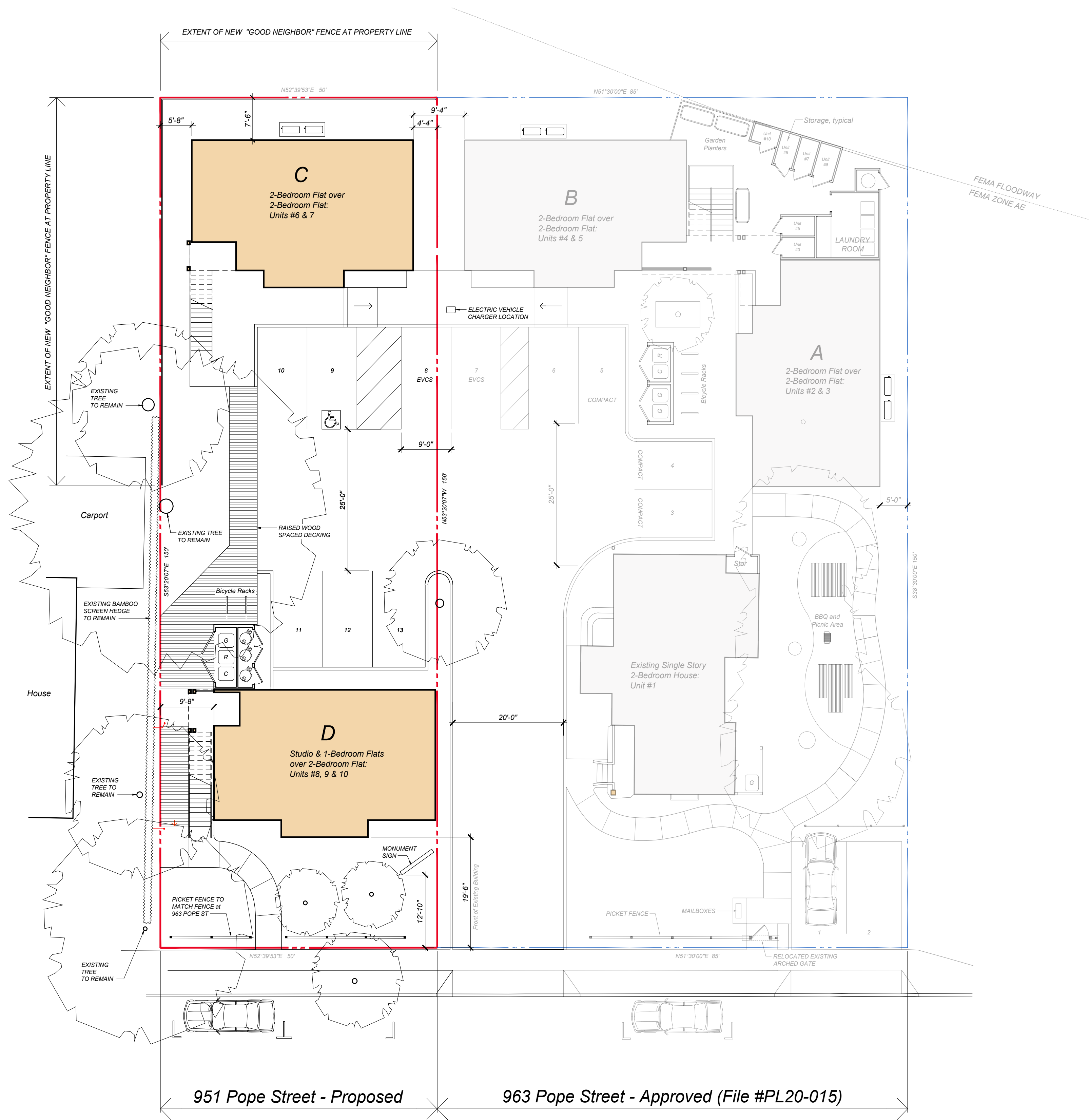
COVER SHEET

REVISED  
3:06 pm, Aug 24, 2023

CS

08/18/2023  
# 2207



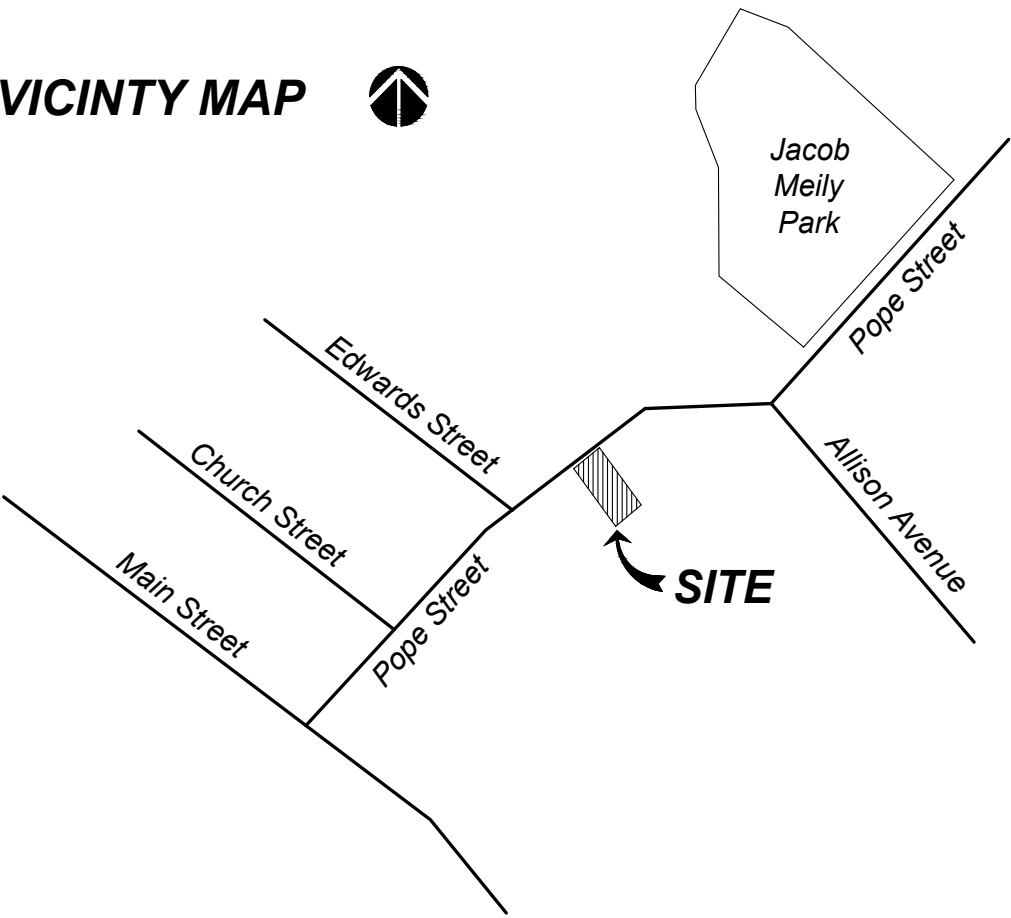


PROJECT DATA

|                   |                                 |
|-------------------|---------------------------------|
| Project Location: | 951 Pope Street, St. Helena, CA |
| AP Number:        | 009-090-014                     |
| Zoning:           | MR - Medium Density Residential |
| Site Area:        | 0.17 Acres (7500 SF)            |

| St. Helena Municipal Code - 17.40.060 & 17.116.030.E&F |                          |                                                                                    |                                                                     |
|--------------------------------------------------------|--------------------------|------------------------------------------------------------------------------------|---------------------------------------------------------------------|
|                                                        | Code                     | Building D<br>Triplex<br>1 studio;<br>1 one-bedroom;<br>1 two-bedroom;<br>1,964 SF | Building C<br>Accessory Dwelling Units<br>2 two-bedroom<br>1,848 SF |
| Density                                                | 2.72                     | 3                                                                                  | NA                                                                  |
| Lot Coverage                                           | 45%                      | 14%                                                                                | 12%                                                                 |
| Height Principal                                       | 30'                      | 27'                                                                                | NA                                                                  |
| Height ADU                                             | 18'                      | NA                                                                                 | 27' (1)                                                             |
| FAR                                                    | 0.335                    | 0.262                                                                              | 0.246 (1)                                                           |
| Width                                                  | 60%                      | 80% (1)                                                                            | NA                                                                  |
| Max Size                                               | 1000 sf per 2-bedrm unit | NA                                                                                 | 924 sf per 2-bedrm unit                                             |
| Setbacks: Triplex                                      |                          |                                                                                    |                                                                     |
| Front setback                                          | 30'                      | 21'-6" (1)                                                                         | NA                                                                  |
| Side yard                                              | 15'                      | 0 (1)                                                                              | NA                                                                  |
| Rear yard                                              | 30'                      | 30' +                                                                              | NA                                                                  |
| Setbacks: ADU                                          |                          |                                                                                    |                                                                     |
| Front setback                                          | 20'                      | NA                                                                                 | 20'+                                                                |
| Side setback                                           | 4'                       | NA                                                                                 | 4'-4"                                                               |
| Rear setback                                           | 4'                       | NA                                                                                 | 7'-6"                                                               |
| St. Helena Municipal Code - 17.124.030                 |                          |                                                                                    |                                                                     |
| Parking                                                | 5                        | 6                                                                                  | 0                                                                   |
| Existing Duplex (To be demolished)                     |                          |                                                                                    |                                                                     |
| Ground Floor:                                          | 1,288 s.f.               |                                                                                    |                                                                     |
| Second Floor:                                          | 420 s.f.                 |                                                                                    |                                                                     |
| Total:                                                 | 1,708 s.f.               |                                                                                    |                                                                     |

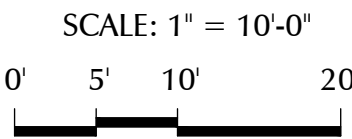
(1) Modified by State Density Bonus Law Waiver



REVISED  
3:06 pm, Aug 24, 2023

951 POPE STREET AFFORDABLE HOUSING PROJECT  
951 POPE STREET ST. HELENA, CALIFORNIA

ARCHITECTURAL  
SITE PLAN

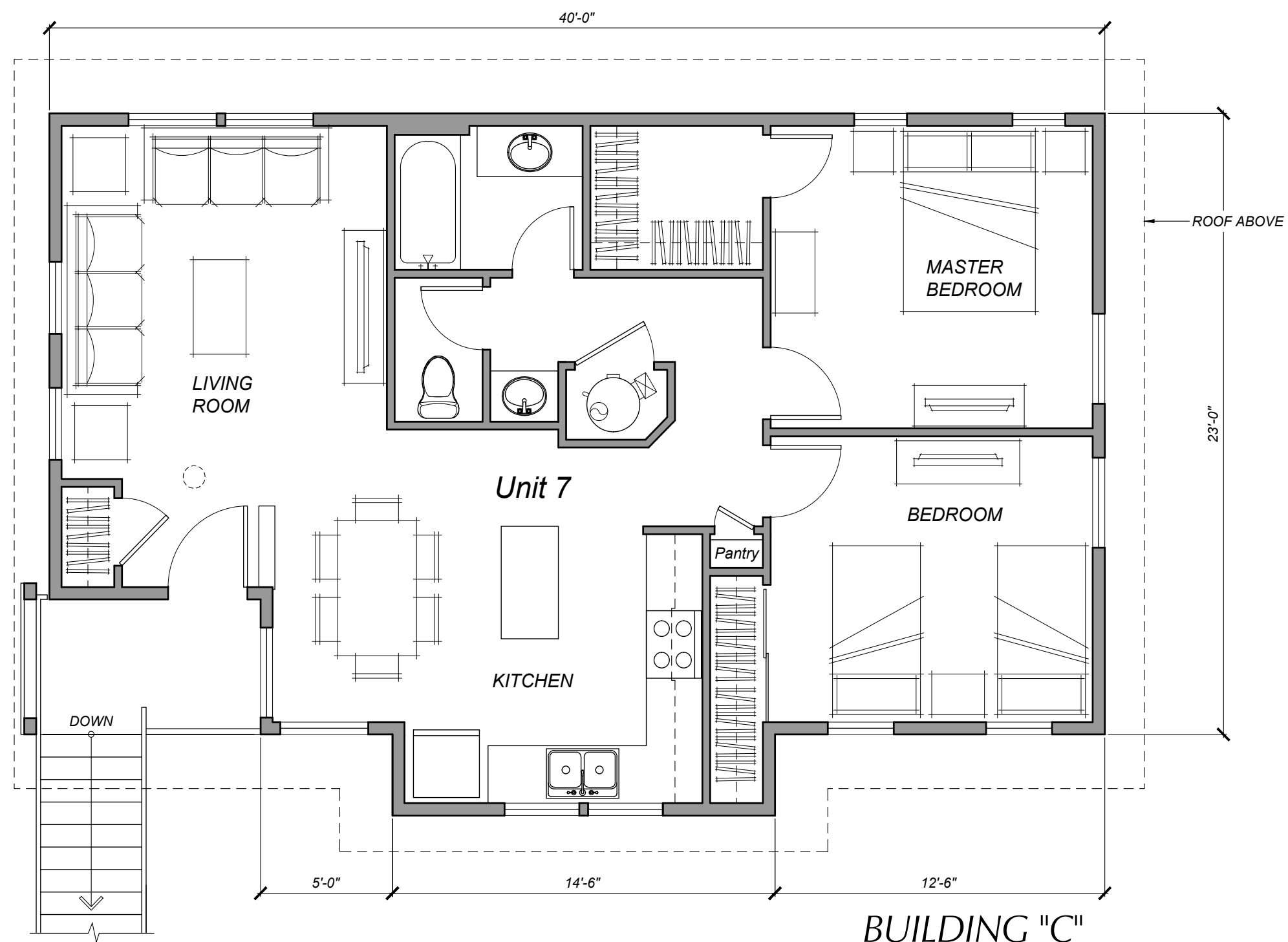


TIERNEY / FIGUEIREDO  
TFA  
ARCHITECTS AIA  
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

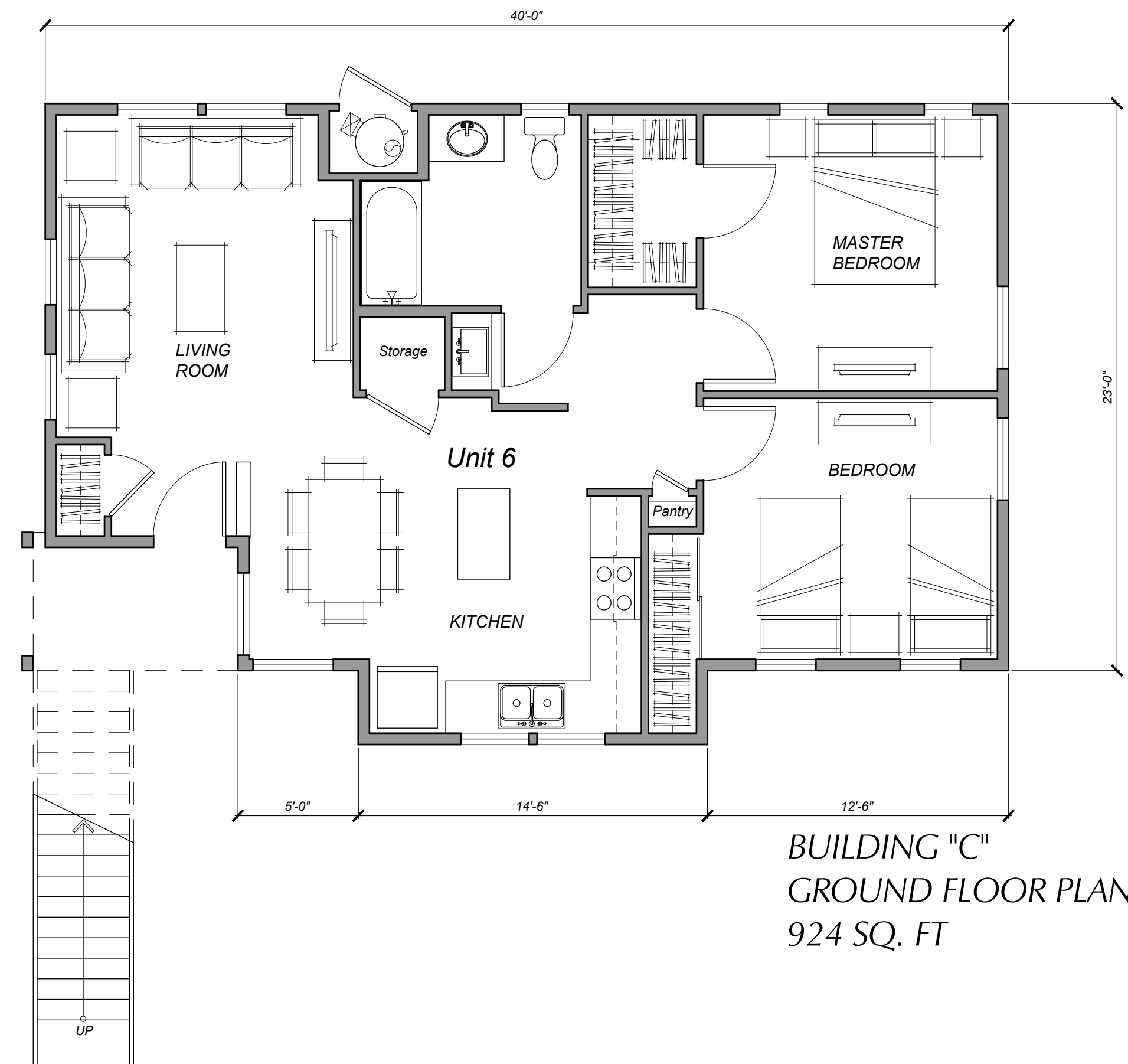
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08/19/2023  
# 2207

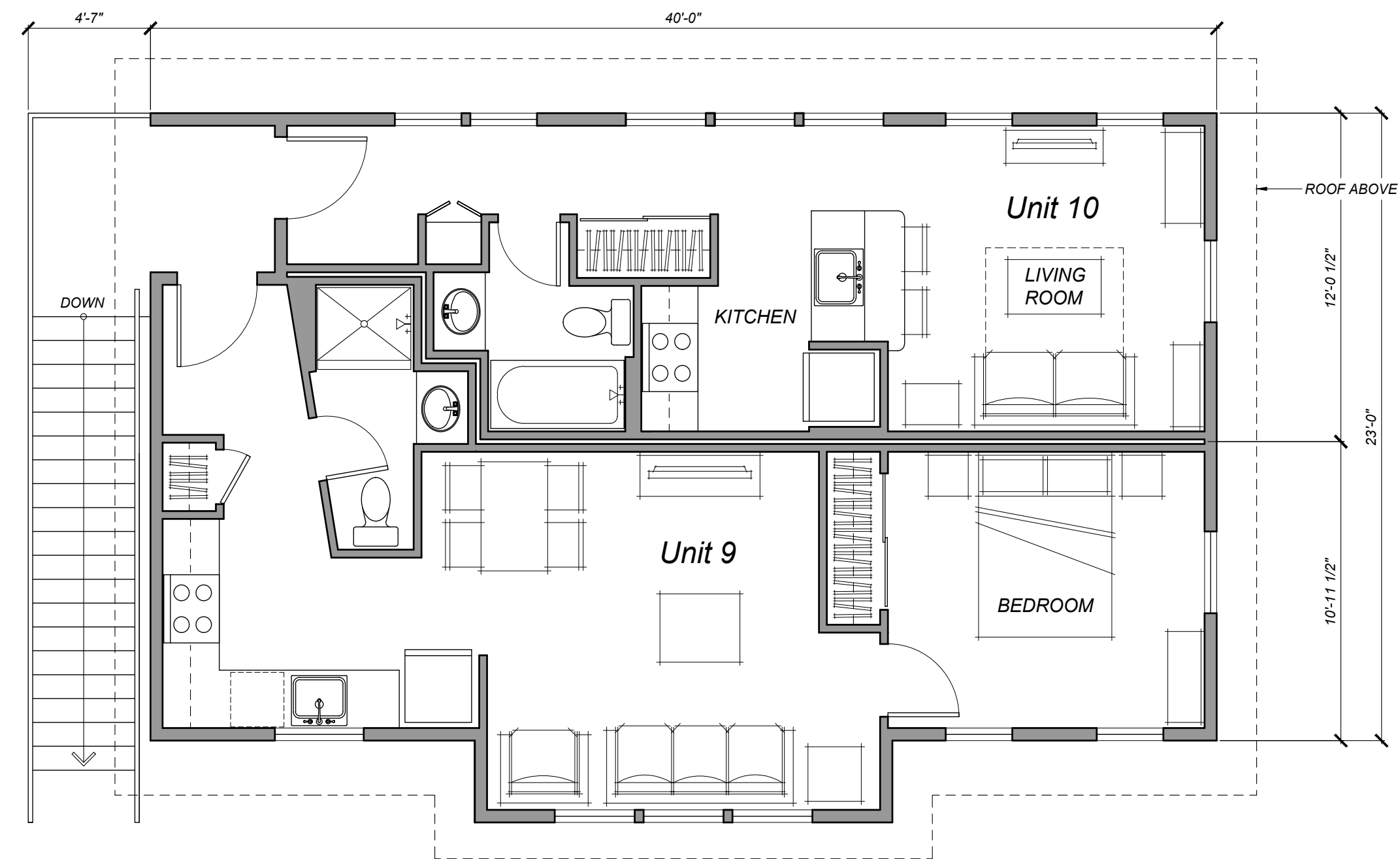




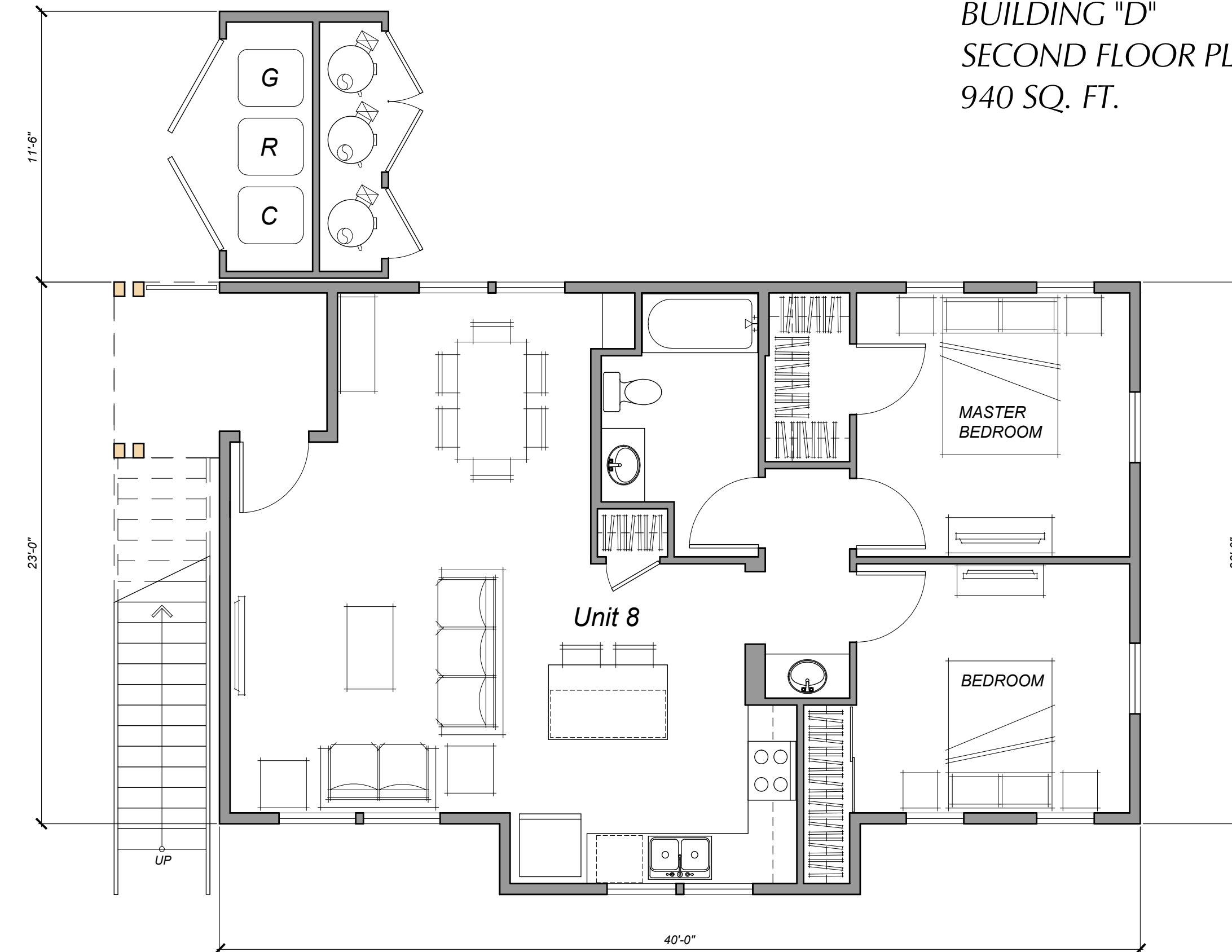
BUILDING "C"  
SECOND FLOOR PLAN  
924 SQ. FT



BUILDING "C"  
GROUND FLOOR PLAN  
924 SQ. FT



BUILDING "D"  
SECOND FLOOR PLAN  
940 SQ. FT.



BUILDING "D"  
GROUND FLOOR PLAN  
940 SQ. FT.

REVISED  
3:06 pm, Aug 24, 2023

# 951 POPE STREET AFFORDABLE HOUSING PROJECT

951 POPE STREET ST. HELENA, CALIFORNIA

## FLOOR PLANS

SCALE: 1/4" = 1'-0"  
0' 2' 4' 8'

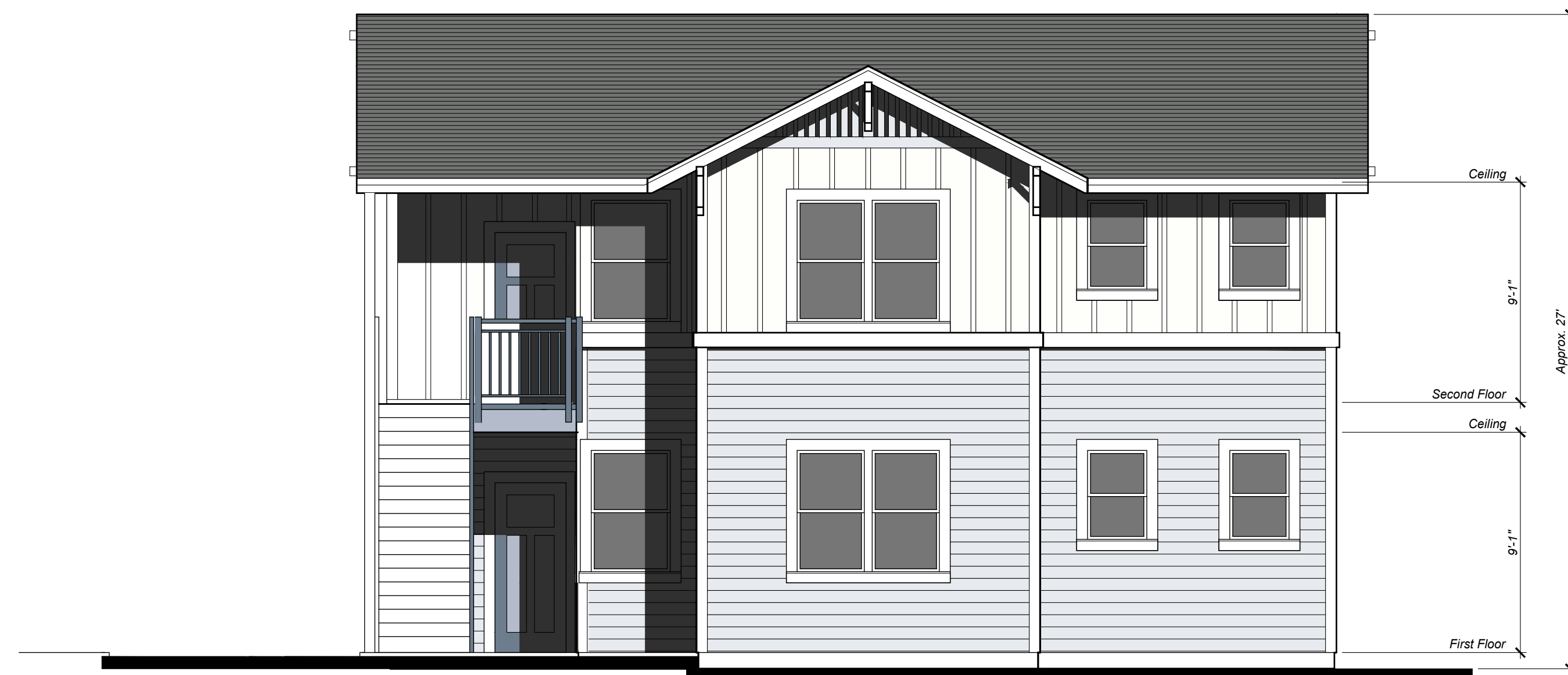
TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A2

05/22/2023  
# 2207





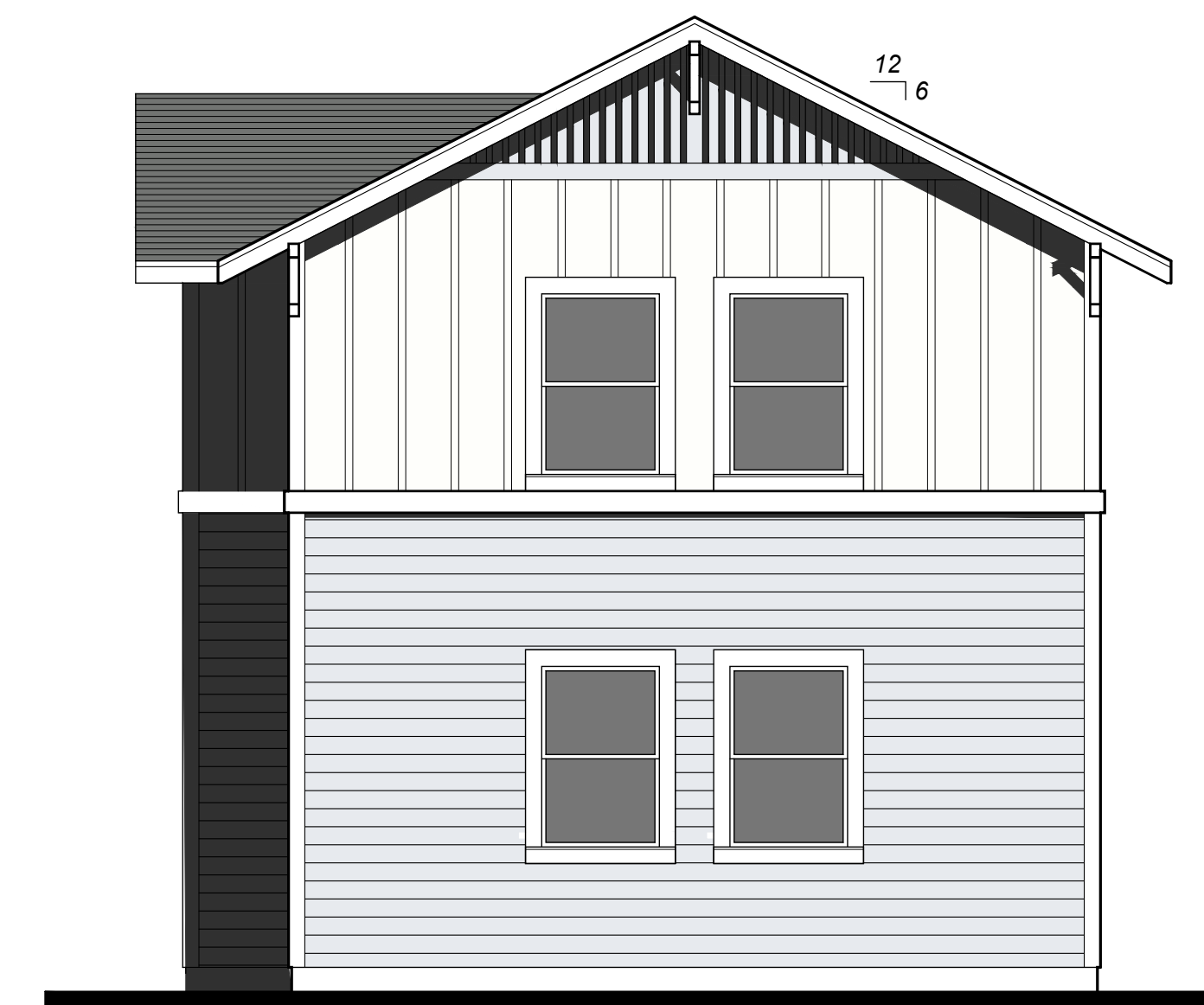
FRONT



LEFT



REAR



RIGHT

# 951 POPE STREET AFFORDABLE HOUSING PROJECT

951 POPE STREET ST. HELENA, CALIFORNIA

## BUILDING "C" COLOR ELEVATIONS

SCALE: 1/4" = 1'-0"  
0' 2' 4' 8'

REVISED  
3:06 pm, Aug 24, 2023

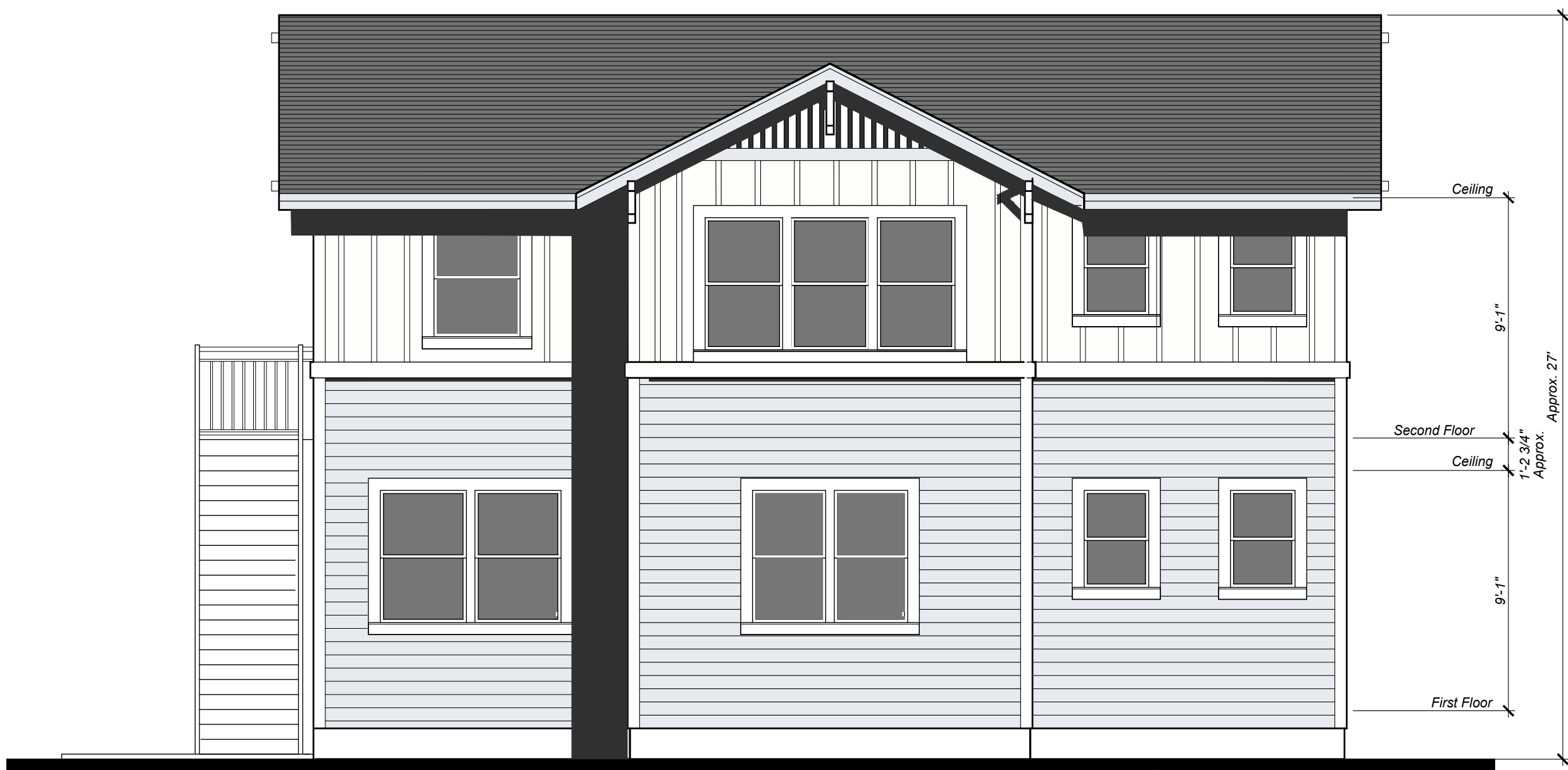
TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

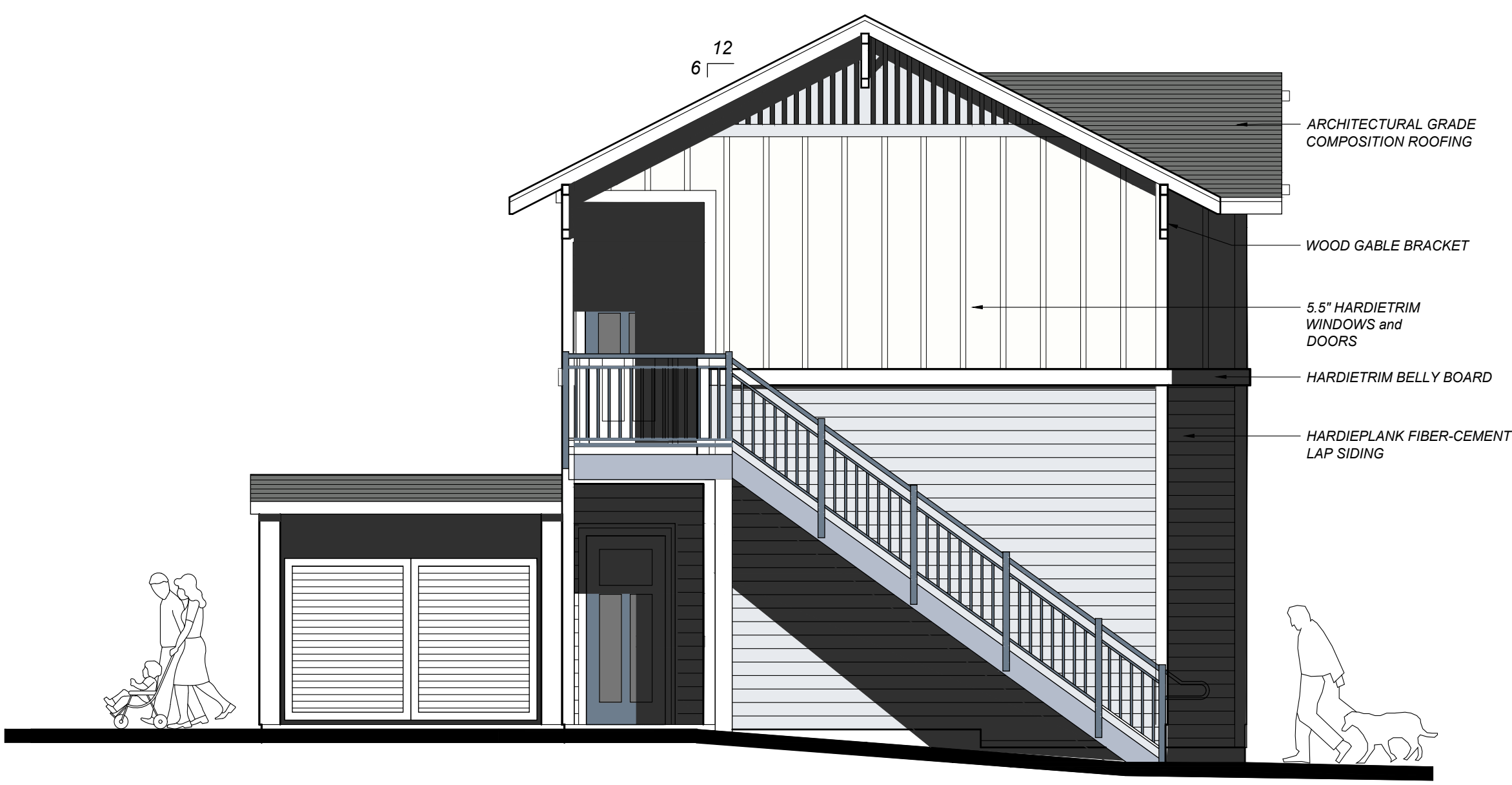
A3

05/14/2023  
# 2207





FRONT - Pope Street Elevation



LEFT



REAR



RIGHT

# 951 POPE STREET AFFORDABLE HOUSING PROJECT

951 POPE STREET ST. HELENA, CALIFORNIA

## BUILDING "D" COLOR ELEVATIONS

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



REVISED  
3:06 pm, Aug 24, 2023

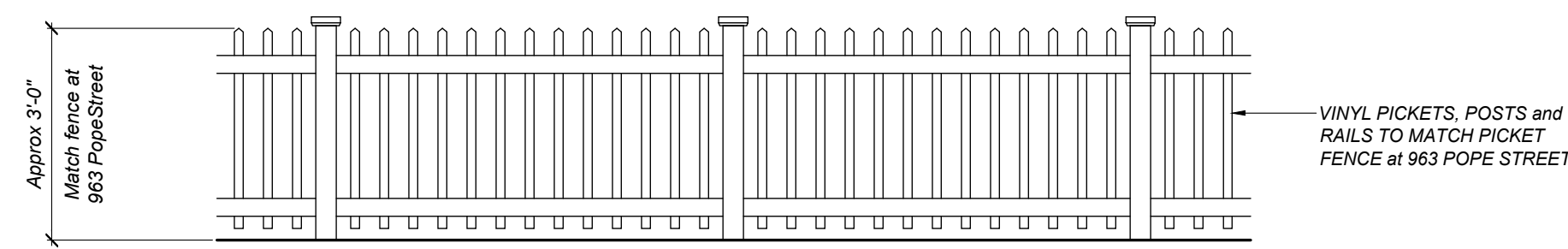
TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

**A4**

05/14/2023  
# 2207

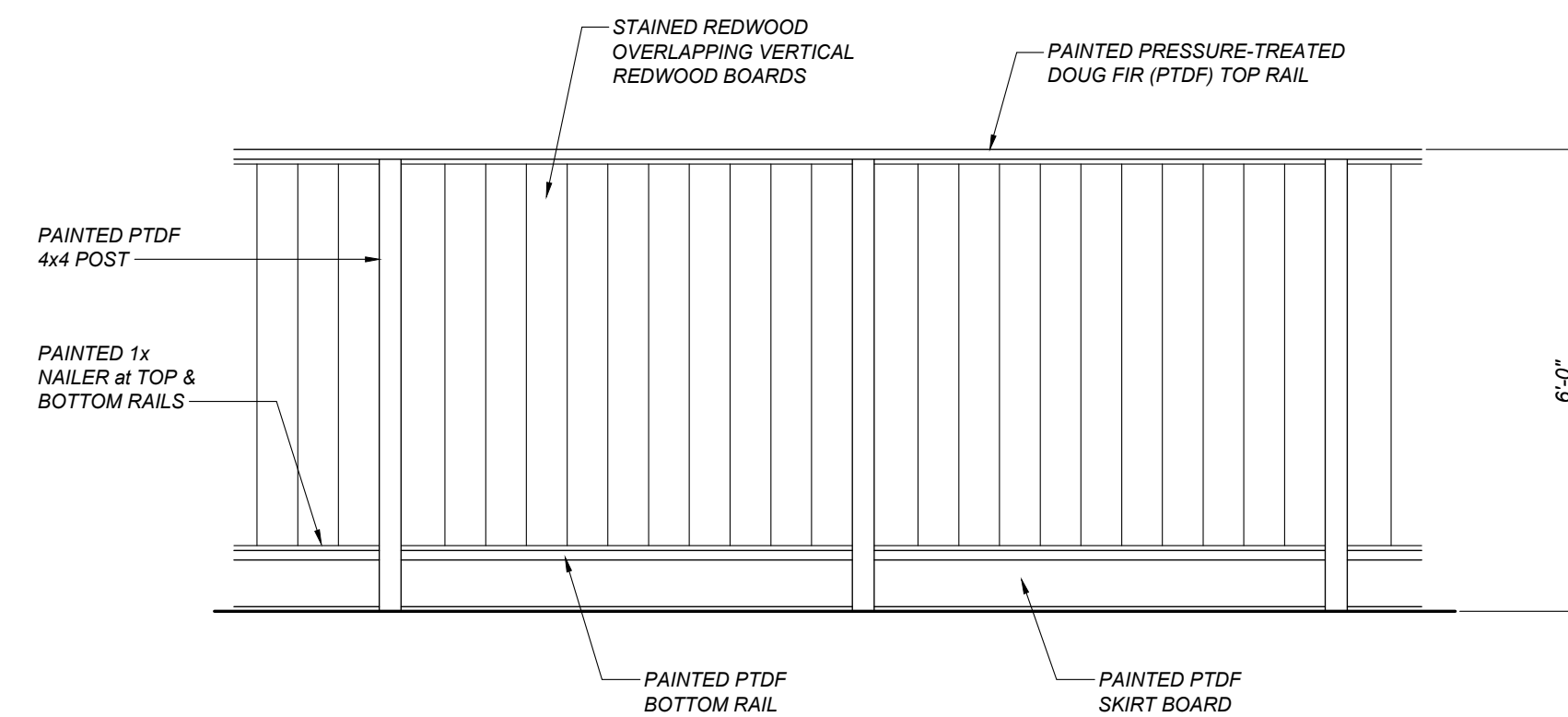




## PICKET FENCE

SCALE: 1/2" = 1'-0"

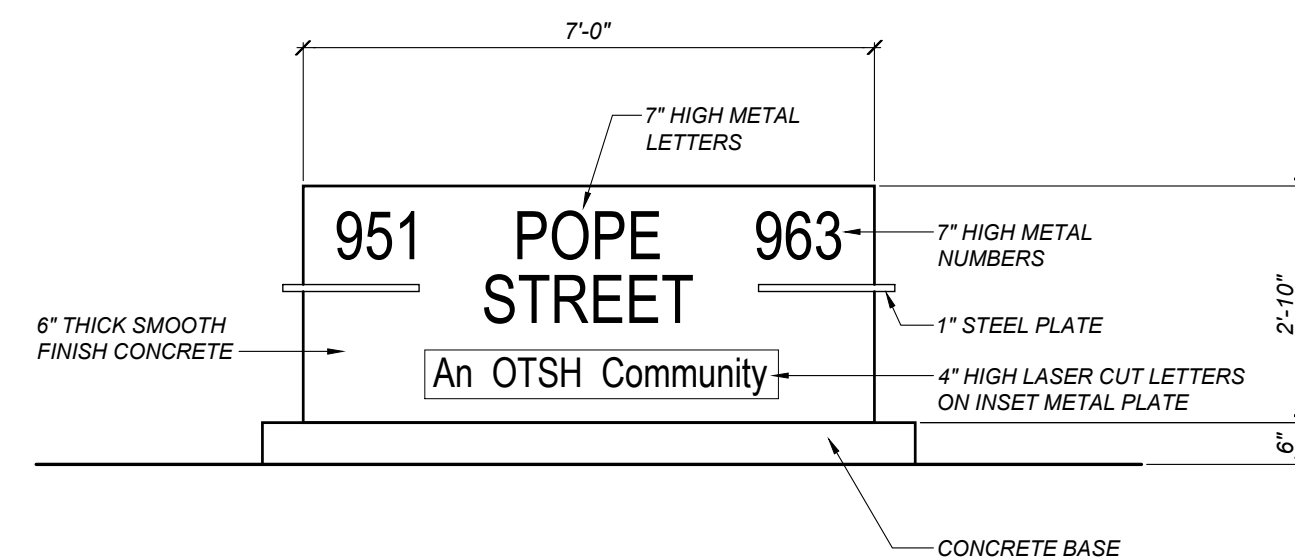
0' 1' 2' 4'



## PROPERTY LINE "GOOD NEIGHBOR" FENCE

SCALE: 1/2" = 1'-0"

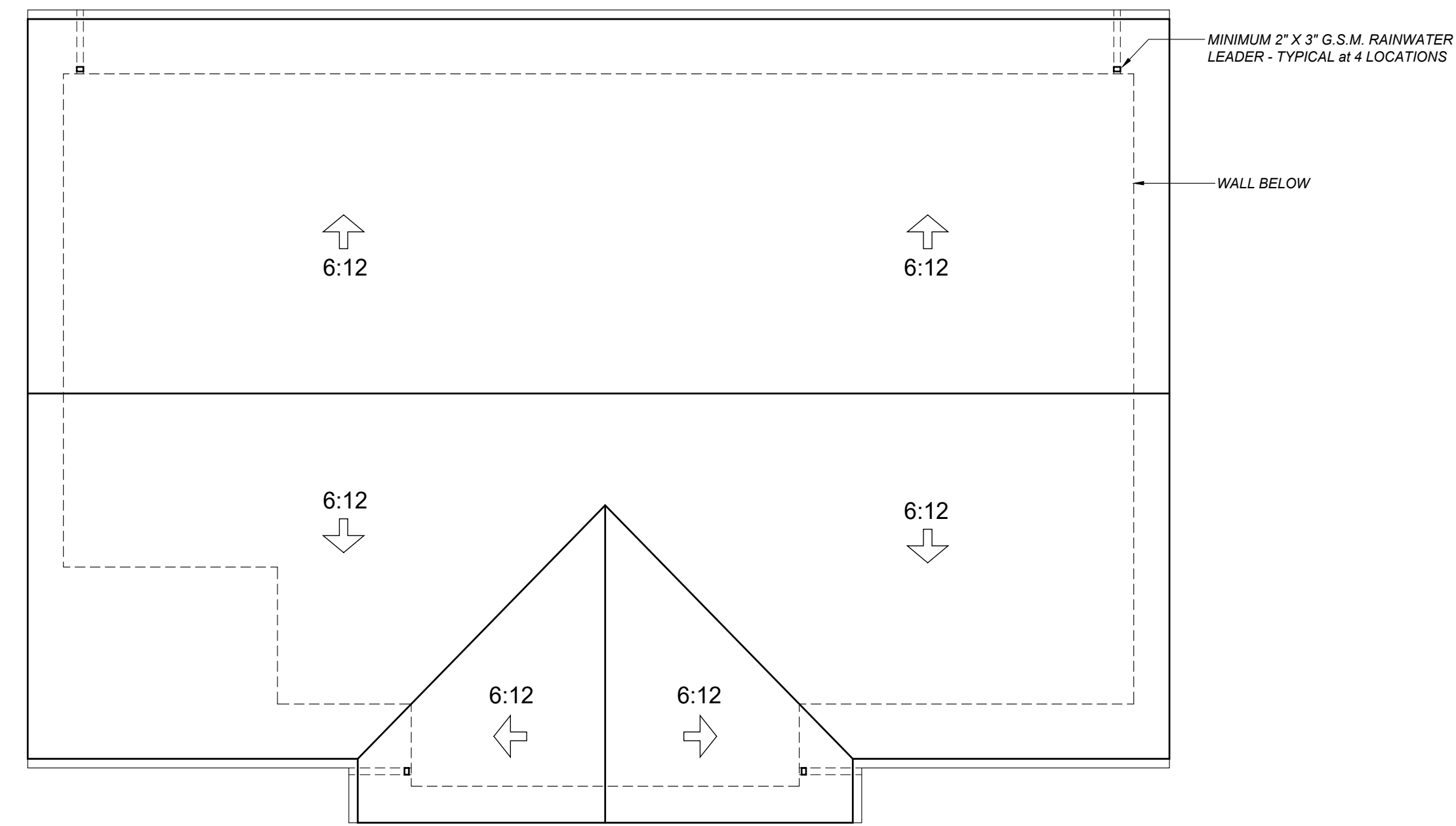
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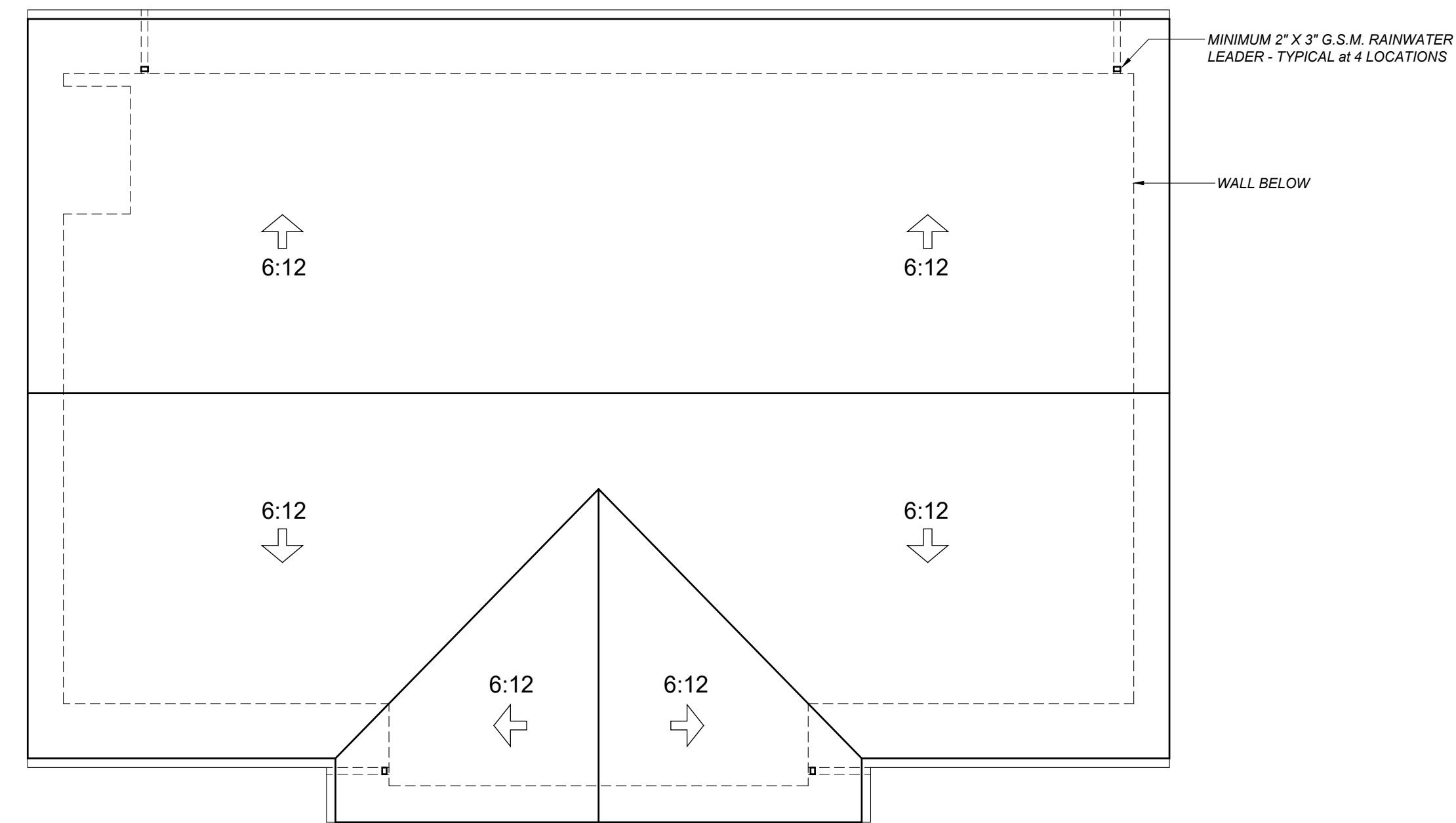
## MONUMENT SIGN

SCALE: 1/2" = 1'-0"

0' 1' 2' 4'



## BUILDING "C"



## BUILDING "D"

## ROOF PLANS

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

0' 2' 4' 8'

**REVISED**  
3:07 pm, Aug 24, 2023

# 951 POPE STREET AFFORDABLE HOUSING PROJECT

951 POPE STREET ST. HELENA, CALIFORNIA

TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfaarch.com

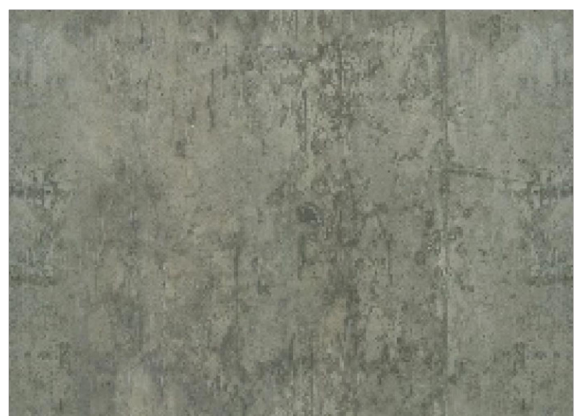
**A5**

05/22/2023  
# 2207





Laser Cut Metal Panel



Concrete Sign Panel

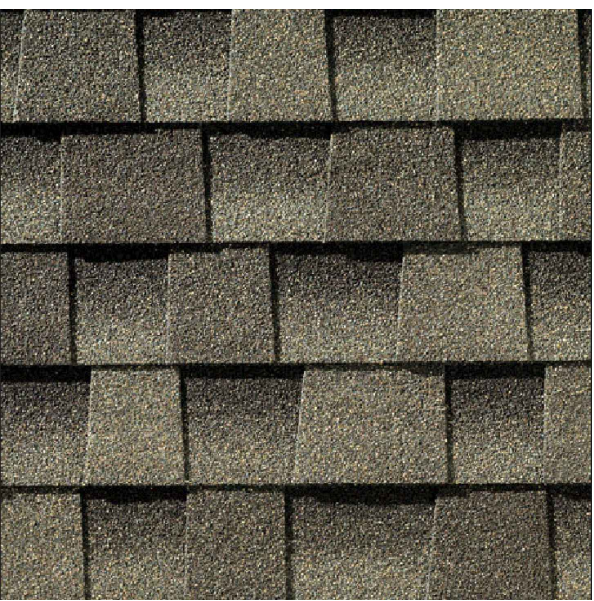


Offset Metal Letters

MONUMENT SIGN



Single Hung Vinyl Window



Composition Shingles  
Color: Weatherwood

WINDOWS and ROOFING

JAMES HARDIE FIBER-CEMENT SIDING and TRIM BOARDS



HardiePlank® Lap Siding  
Smooth  
6" Exposure



HardieTrim® Boards



HardiePanel and  
HardieBatterns

SIDING and TRIM

951 POPE STREET AFFORDABLE HOUSING PROJECT

951 POPE STREET ST. HELENA, CALIFORNIA

EXTERIOR MATERIALS

TIERNEY / FIGUEIREDO  
TFA  
ARCHITECTS AIA  
817 Russell Ave., Suite H Santa Rosa, CA 95403 707.576.1557 info@tfarch.com

A6

REVISED  
3:07 pm, Aug 24, 2023

05/14/2023  
# 2207





**1** View from Pope Street of front north corner of Site showing single-story addition and driveway with small garage in back left



**2** Front west corner of Site showing exterior staircase and driveway for adjacent property at 963 Pope Street



**5** North corner of large garage viewed from driveway; residence is to the right



**6** Northeast side of large garage and driveway; residence is in background



**3** Back of residence showing adjacent concrete hardscape; additions are on the right



**4** Large garage behind residence (to right), with adjacent concrete hardscape



**7** Shed along back side of large garage



**8** South corner of Site behind large garage

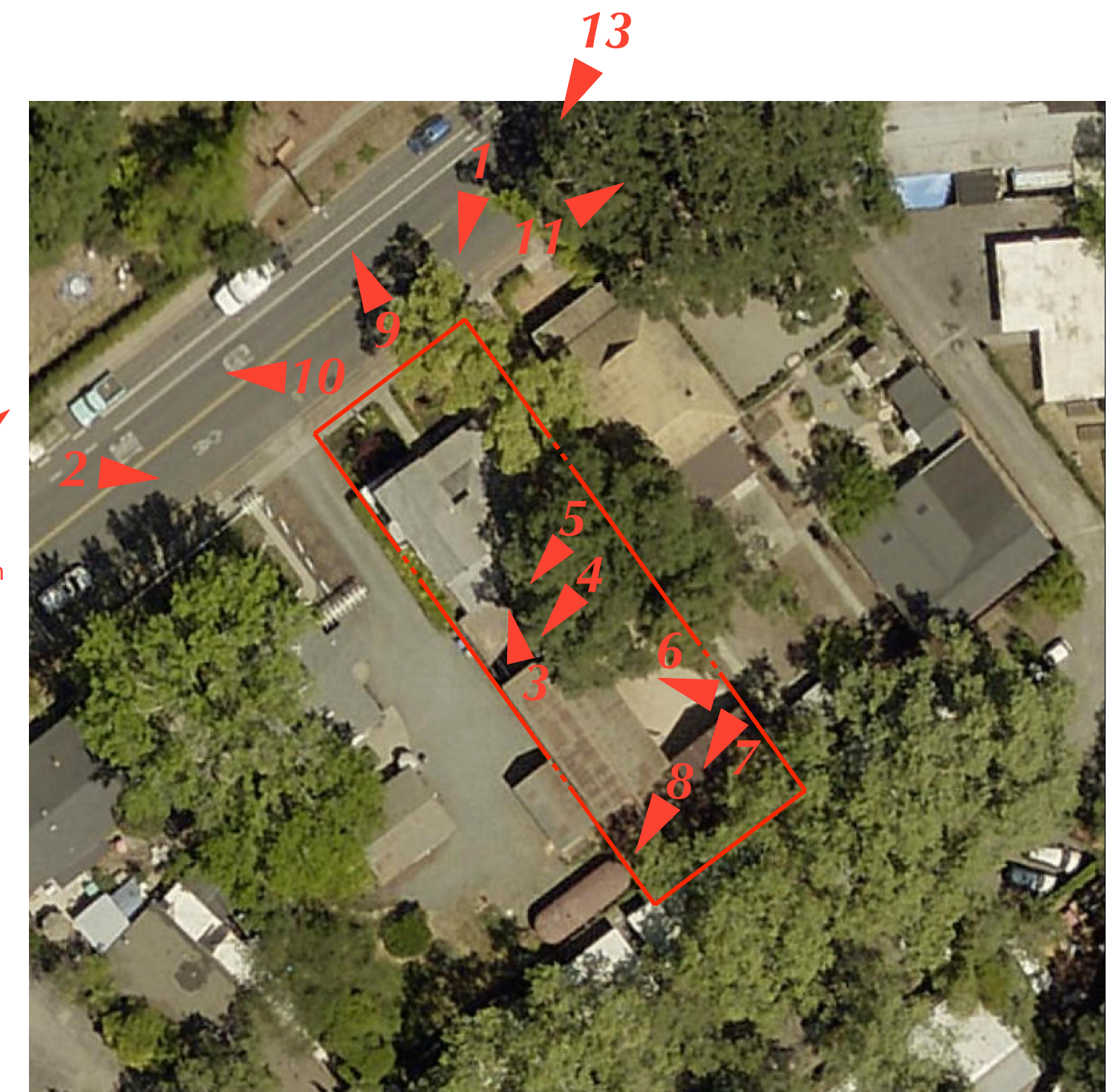


PHOTO LOCATION KEY MAP



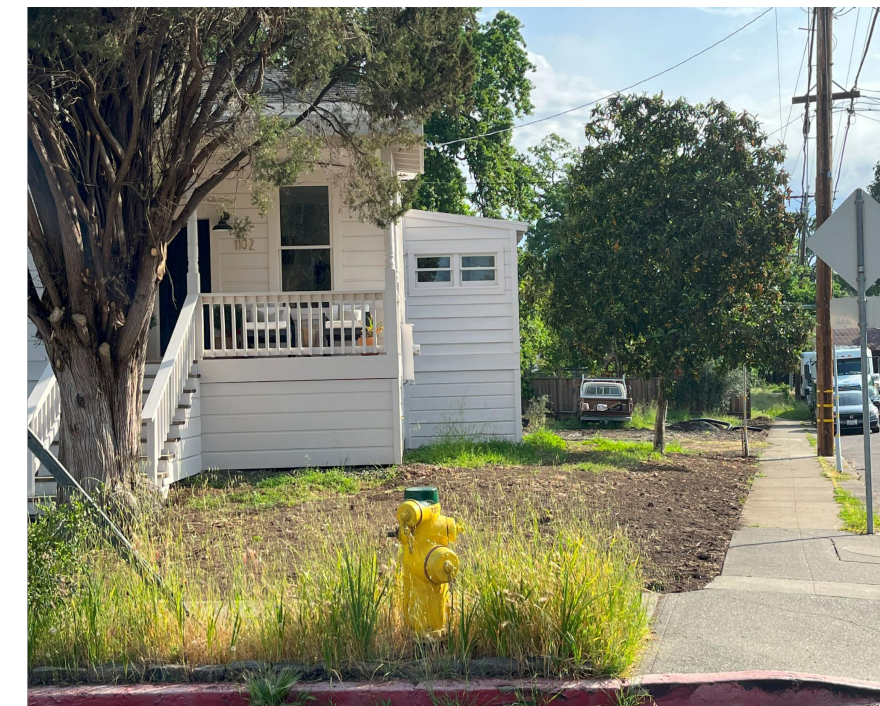
**9**



**10**



**11**



**12**



**13**

## 951 POPE STREET AFFORDABLE HOUSING PROJECT

951 POPE STREET ST. HELENA, CALIFORNIA

## SITE PHOTOGRAPHS

TIERNEY / FIGUEIREDO  
**TFA**  
ARCHITECTS AIA

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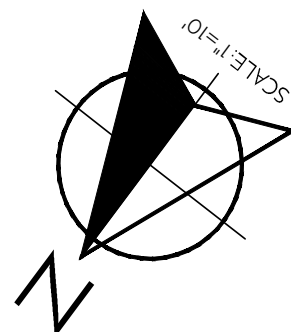
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3:07 pm, Aug 24, 2023

**A7**

05/14/2023  
# 2207



 ADJUSTED CALLOUTS



10

~~NOT FOR CONSTRUCTION~~

## CIVIL IMPROVEMENT PLANS

## DEMOLITION PLAN

951 POPE ST  
AFFORDABLE HOUSING PROJECT  
ST. HELENA, CA 94574  
APN: 009-090-014  
PROJECT: 22.030

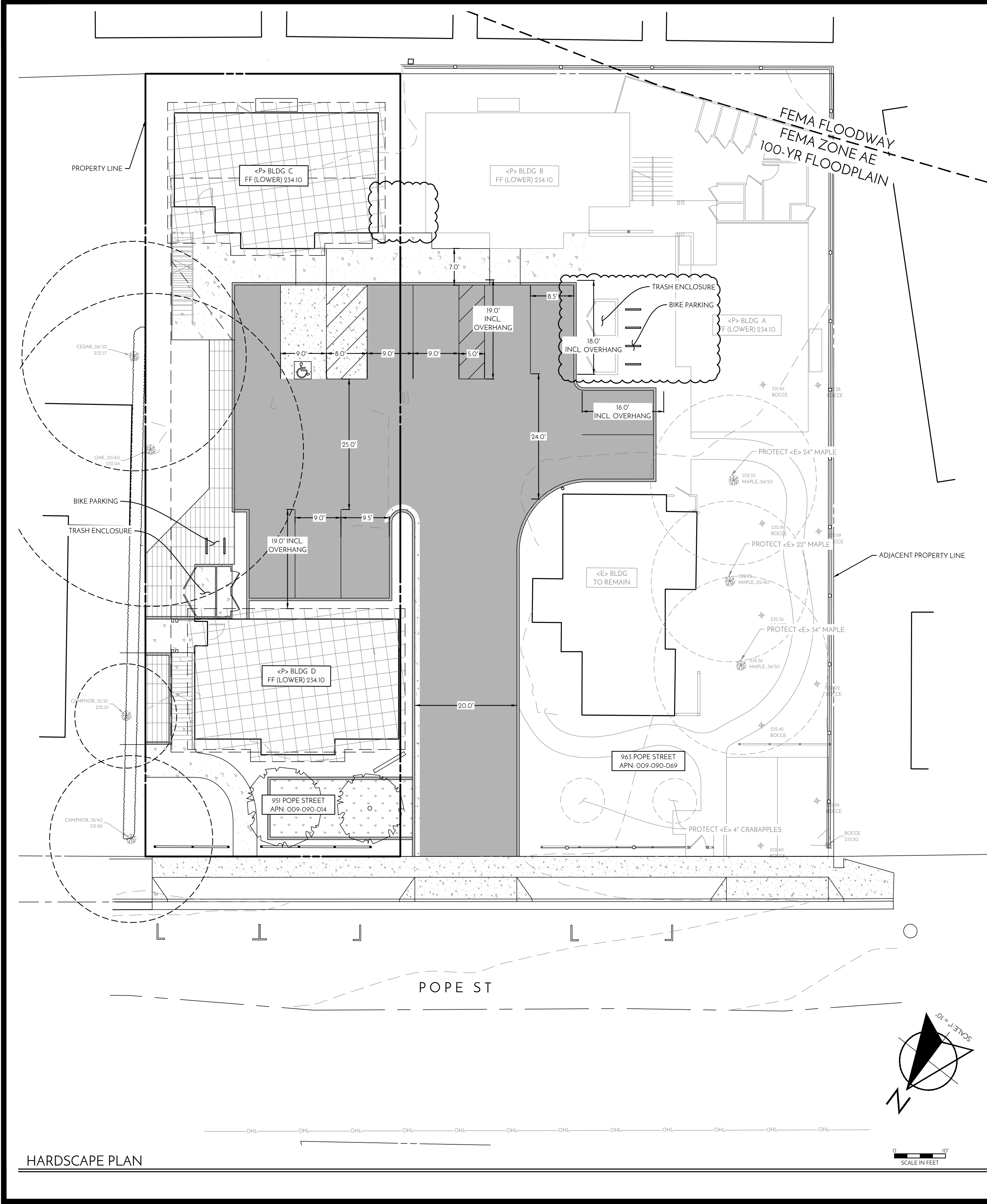


|                                                                                               |               |
|-----------------------------------------------------------------------------------------------|---------------|
| DATE:                                                                                         | ISSUE:        |
| 1/14/22                                                                                       | DESIGN REVIEW |
| 5/11/23  | REVISION 1    |

HEET: \_\_\_\_\_

C1.1





FOR OFFICIAL USE ONLY

HARDSCAPE LEGEND

| TYPE OF IMPERVIOUS SURFACE | AREA DESCRIPTIONS | AREA (SF) | TYPICAL SECTION           | PERVIOUS/ IMPERVIOUS |
|----------------------------|-------------------|-----------|---------------------------|----------------------|
|                            | BUILDINGS         | 2,390     | N/A                       | IMPERVIOUS           |
|                            | WALLS/CURBS       | 230       | N/A                       | IMPERVIOUS           |
|                            | CONCRETE          | 980       | 6" CL 2 AB                | IMPERVIOUS           |
|                            | ASPHALT CONCRETE  | 4,525     | 2.5" AC OVER 6.0" CL 2 AB | IMPERVIOUS           |
|                            | CONCRETE          | 380       | 5" CONC OVER 4" CL 2 AB   | IMPERVIOUS           |
|                            | GRAVEL            | 0         | 10" CL 2 AB               | IMPERVIOUS           |
|                            | WOOD DECK         | 510       | N/A                       | PERVIOUS             |
|                            | TOTAL             | 9,015     |                           |                      |

TOTAL NEW/RECONSTRUCTED IMPERVIOUS AREA: 8,400 SF (0.19 AC)  
TOTAL DISTURBED SOIL AREA: 11,500 SF (0.26 AC)

EASEMENT NOTE

1. EACH PARCEL (963 POPE AND 951 POPE) SHALL RECORD A RECIPROCAL EASEMENT FOR THE BENEFIT OF THE OTHER PARCEL FOR THE COMMON AREAS, INCLUDING DRIVEWAY, PARKING, PATHS, LAUNDRY, STORAGE, AND UTILITIES.

REVISED  
1:46 pm, May 23, 2023

REVISIONS

- ADJUSTED TRASH ENCLOSURE & BIKE PARKING AREA
- ADJUSTED FENCE LOCATION
- ADJUSTED HARDSCAPE TABLE
- ADDED EASEMENT NOTE

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



CIVIL IMPROVEMENT PLANS  
HARDSCAPE PLAN

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



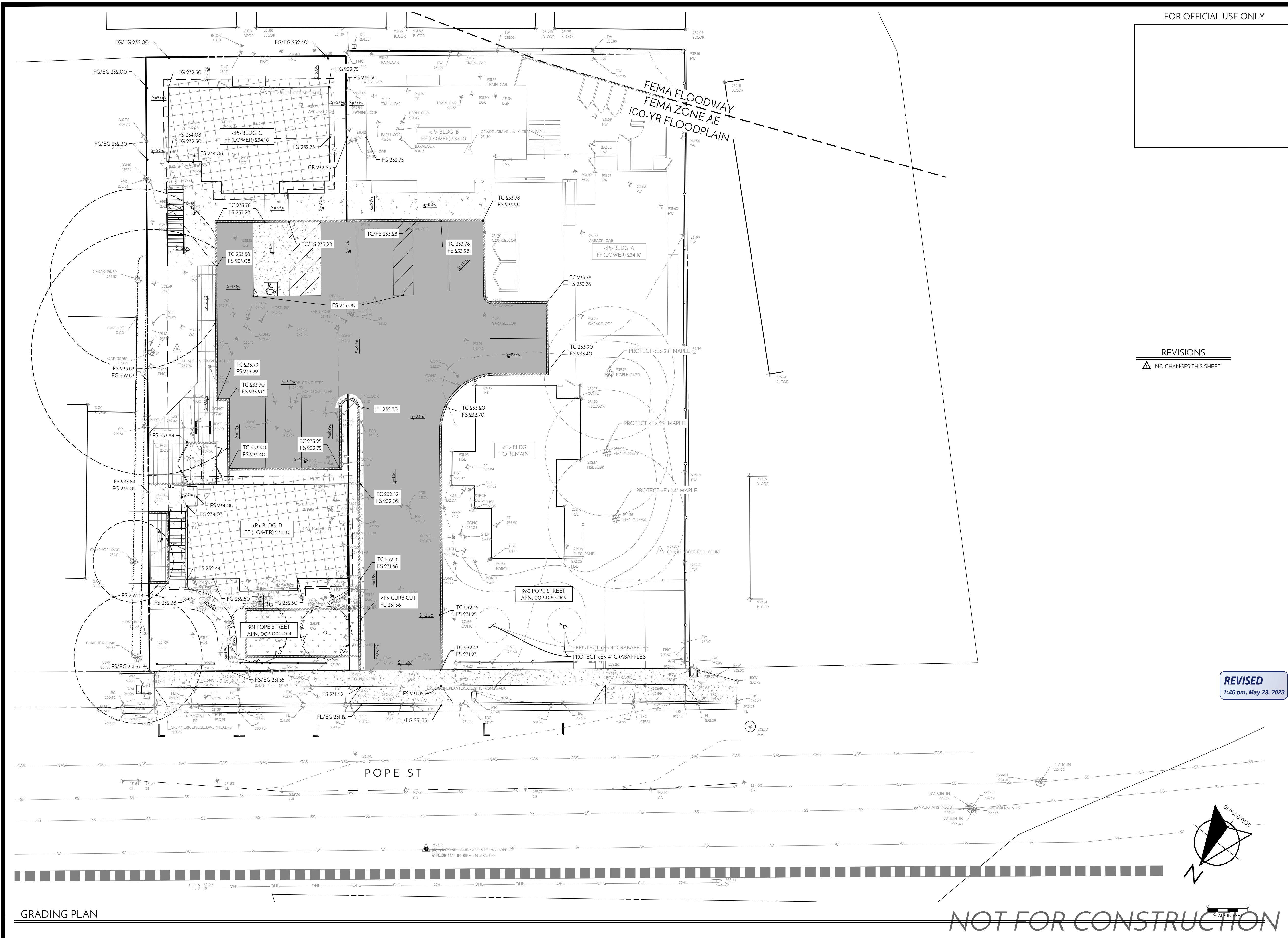
DATE: 05/11/23  
DESIGN REVIEW: REVISION 1

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REVISIONS  
NO CHANGES THIS SHEET

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1:46 pm, May 23, 2023

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**madrone**  
engineering  
1445 Main Street, Suite 202  
St. Helena, CA 94574  
Tel: 707.509.4980

CIVIL IMPROVEMENT PLANS  
GRADING PLAN

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

REGISTERED PROFESSIONAL ENGINEER  
No. 75989  
Exp. 06-30-24  
CIVIL  
CALIFORNIA

EVERY PERSON PLANNING TO DO  
CALL US AT 811 PRIOR TO EXCAVATION

DATE: 05/11/22  
11/14/22  
05/11/23

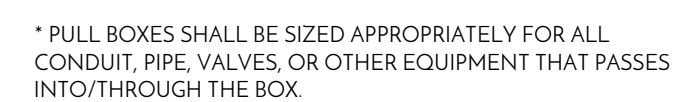
DESIGN REVIEW  
REVISION 1

SHEET: C2.1

GRADING PLAN

NOT FOR CONSTRUCTION





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C3.0

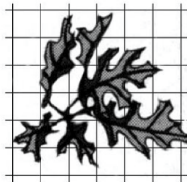




| POPE STREET HOUSING EXISTING PLANTING LEGEND - 951 Pope Street, St. Helena CA |                                   |                     |          |          |             |                          |        | 11/7/22 |
|-------------------------------------------------------------------------------|-----------------------------------|---------------------|----------|----------|-------------|--------------------------|--------|---------|
| KEY                                                                           | BOTANICAL NAME                    | COMMON NAME         | QUANTITY | QUANTITY | SIZE        | REMARKS                  | WUCOLS |         |
|                                                                               |                                   |                     | (Remove) | (Retain) |             |                          |        |         |
| TREES                                                                         |                                   |                     |          |          |             |                          |        |         |
| A                                                                             | Quercus lobata                    | Valley Oak          |          | 1        | 30" CALIPER | Native Tree - 60' canopy | L      |         |
| B                                                                             | Acer palmatum                     | Japanese Maple      | 1        |          | 24" box     | Fall Color               | M      |         |
| MEDIUM SHRUBS                                                                 |                                   |                     |          |          |             |                          |        |         |
| 1                                                                             | Buxus sempervirens 'Green Beauty' | Boxwood             | 16       |          | 5 gallon    | Hedge                    | M      |         |
| 2                                                                             | Prunus 'Otto Luykens'             | Otto Luykens Laurel | 17       |          | 5 gallon    | Foliage/Flowers          | M      |         |
| 3                                                                             | Rosa 'Ice berg'                   | Iceberg Rose        | 7        |          | 5 gallon    | Flowers                  | M      |         |

NOTE:  
PROJECT SHALL BE BUILD IN CONFORMANCE WITH BILL PRAMUK, CERTIFIED ARBORIST'S, REPORT DATED 10-27-2022.

LORI CAGWIN  
LANDSCAPE ARCHITECTURE  
11 Jasmine Street Yountville California 94599  
707.945.0835 Phone/Facsimile  
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EXISTING VEGETATION PLAN

951 Pope Street  
Affordable Housing Project  
951 Pope Street St. Helena, CA

Revisions

Date: 11-14-2022

Drawn By: LC

Job: PopeSt2020

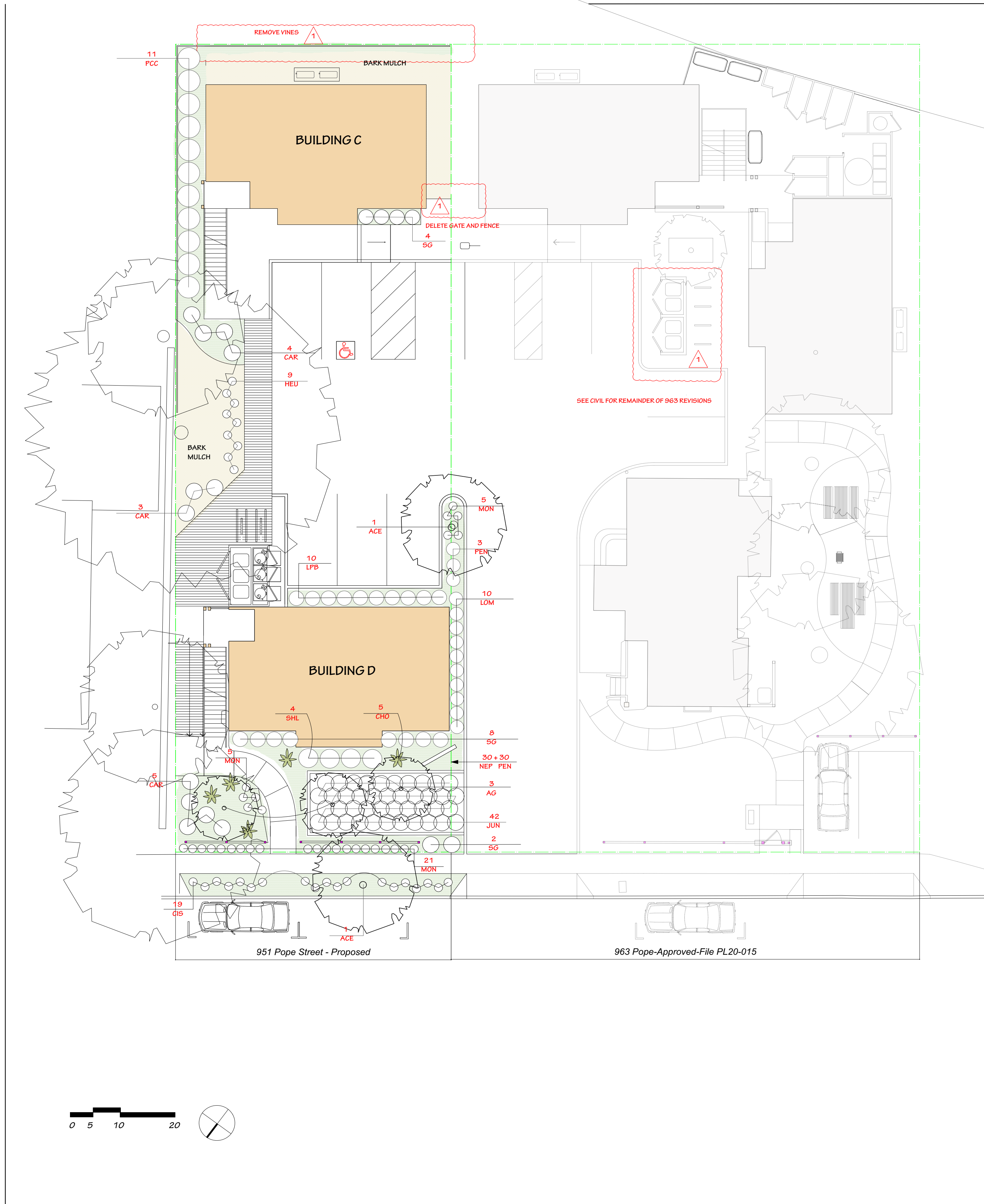
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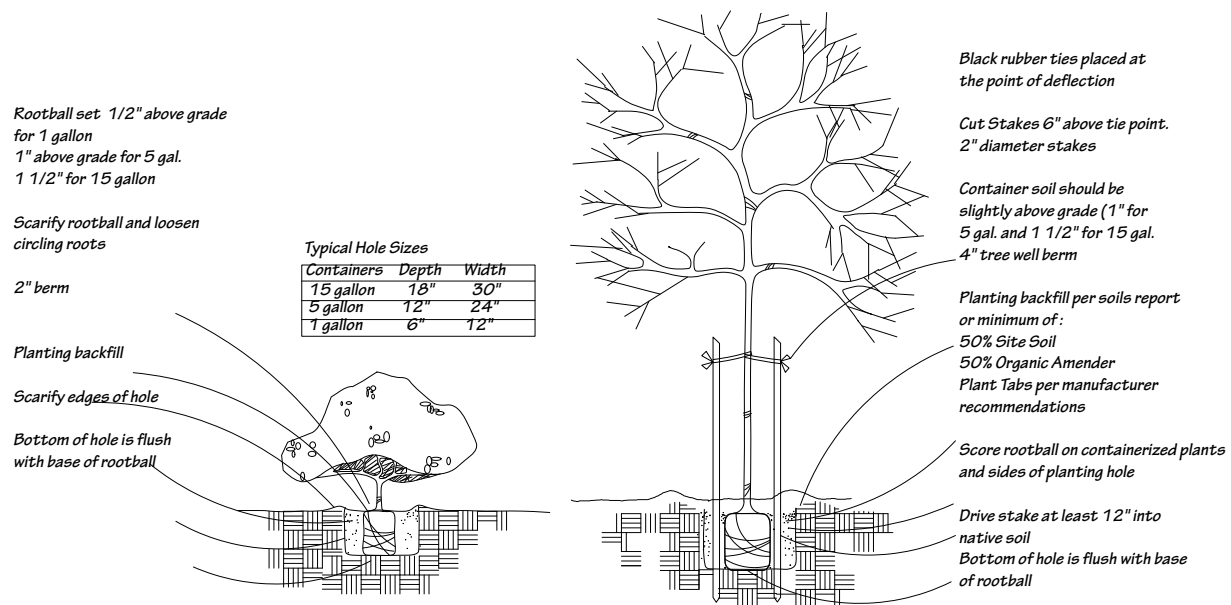
REVISED  
1:47 pm, May 23, 2023





| POPE STREET HOUSING PLANTING LEGEND - 951 Pope Street, St. Helena CA |                                                  |                            |        |          |                  |                        |
|----------------------------------------------------------------------|--------------------------------------------------|----------------------------|--------|----------|------------------|------------------------|
|                                                                      |                                                  |                            |        |          |                  | 5/11/23                |
| KEY                                                                  | BOTANICAL NAME                                   | COMMON NAME                | WUCOLS | QUANTITY | SIZE             | REMARKS                |
| TREES                                                                |                                                  |                            |        |          |                  |                        |
| AG                                                                   | Acer ginala 'Flame' or                           | Amur Maple or              | M      | 3        | 15 gallon        | Fall Color             |
|                                                                      | Parrotia persica 'Vanessa'                       | Persian Ironwood 'Vanessa' | M      |          | 15 gallon        | Fall Color             |
| ACE                                                                  | Acer buergerianum or                             | Trident Maple or           | M      | 2        | 15 ga or 24" box | Fall Color             |
| PIS                                                                  | Pistacia chinensis                               | Chinese Pistache           | L      |          | 15 ga or 24" box | Fall Color             |
| HEDGE                                                                |                                                  |                            |        |          |                  |                        |
| PCC                                                                  | Prunus caroliniana 'Compacta'                    | Carolina Cherry            | L      | 11       | 5 or 15 gallon   | Foliage/Screen, 48" OC |
| GRASSES & SHRUB OPTIONS                                              |                                                  |                            |        |          |                  |                        |
| CAR                                                                  | Carpenteria californica 'Elizabeth' or           | Elizabeth Bush Anemone or  | M      | 12       | 5 gallon         | Flowers                |
| CAL                                                                  | Calamagrostis 'Karl Foerster'                    | Feather Reed Grass         | M      |          | 1 gallon         | Foliage, 36" OC        |
| CHO                                                                  | Chondropetalum tectorum                          | Dwarf Mat Rush             | L      | 5        | 5 gallon         | Foliage, 36" OC        |
| JUN                                                                  | Juncus patens 'Elks Blue'                        | Elks Blue CA. Grey Rush    | L      | 42       | 1 gallon         | Bioretention, 30" OC   |
| LOM                                                                  | Lomandra longifolia 'Breeze'                     | Dwarf Matt Rush            | L      | 10       | 1 gallon         | Foliage, 36" OC        |
| LPB                                                                  | Lomandra 'Platinum Beauty'                       | Platinum Beauty Matt Rush  | L      | 10       | 1 gallon         | Foliage, 36" OC        |
| SHL                                                                  | Salvia 'Hot Lips' or                             | Hot Lips Sage or           | L      | 4        | 5 gallon         | Flowers, 48" OC        |
| MIS                                                                  | Miscanthus 'Yaku Jima'                           | Dwarf Maiden Grass         | M      |          | 5 gallon         | Foliage, 48" OC        |
| SG                                                                   | Salvia greggii 'Stormy Pink', 'Navajo Purple' or | Texas Sage or              | L      | 17       | 1 gallon         | Flowers, Scent         |
| PEN                                                                  | Pennisetum a. 'Hamelyn'                          | Fountain Grass             | L      |          | 1 gallon         | Foliage                |
| PERENNIALS/GROUNDCOVERS                                              |                                                  |                            |        |          |                  |                        |
| CIS                                                                  | Cistus salvifolius 'Prostratus'                  | SageLeaf Rockrose          | L      | 19       | 1 gallon         | Flowers, 36" OC        |
| HEU                                                                  | Heuchera micrantha 'Purple Palace'               | Purple Palace Coral Bells  | M      | 9        | 1 gallon         | Foliage, 24" OC        |
| MON                                                                  | Monardella villosa 'Russian River'               | Russian River Coyote Mint  | L      | 31       | 1 gallon         | Flowers, 30" OC        |
| NEP                                                                  | Nepeta 'Walkers Low' &                           | Cat Mint &                 | L      | 30       | 1 gallon         | Flowers, 30" OC        |
| PEN                                                                  | Penstemon 'Margarita Bop'                        | Margarita Bop Beard tongue | L      | 30       | 1 gallon         | Flowers, 30" OC        |

- PLANTING NOTES**
1. All plant material shall be approved by the Landscape Architect prior to installation and will be rejected if not in accordance with industry standards. Substitution requests to be made to the Landscape Architect for approval prior to site delivery.
  2. The plant count is for the convenience of the Landscape Contractor. In case of a discrepancy with the plan, the plan count shall govern.
  3. All proposed planting areas shall be cleared of any weeds and debris prior to soil preparation. In the case of pernicious perennial weeds, a systemic herbicide shall be applied prior to clearing. If particularly difficult weeds, such as wild onion, are encountered, the Landscape Architect and owner shall be contacted prior to proceeding. No soil preparation shall take place in areas where soil is contaminated with cement, plaster, paint or other construction debris. All contaminated soil shall be removed and replaced with a friable sandy loam capable of sustaining healthy plant life and containing no noxious weeds or debris.
  4. A minimum of 6" of non-mechanically compacted soil shall be available for water absorption and root growth in planted areas. Compost shall be incorporated into the soil to a minimum of 6 inches at a minimum rate of 6 cubic yards per 1,000 square feet. Soils with greater than 6% organic matter in the top 6" of soil are exempt from adding compost and tilling. Soil amendments shall be incorporated into existing soil according to recommendations of the soil report and what is appropriate for the plants selected. The soils analysis report requirement of soil samples can be submitted to ET9 Soil Testing, Petaluma CA, (707) 778-9605, entech@pacbell.net.
  5. All planting operations shall be performed by personnel familiar with this type of work and under the supervision of a qualified planting foreman. Planting pits shall be 2 x the diameter by the depth of planting containers amended per Soils Testing recommendations.
  6. Planting areas shall receive a 3" layer of non flammable small firbark mulch or recycled arbor mulch. Mulch to be spread after container planting. The landscape contractor shall provide a bark sample to the Landscape Architect prior to shipping to site.
  7. 15 gallon standard trees shall be staked with 2 - 2" diameter x 8'-0" lodgepole pine tree stakes and 2 ties.
  8. All planting improvements shall conform to the State Model Water Efficient Landscape Ordinance (MWELO), MAWA & WUCOLS 1V Plant List and provided per the City of St. Helena MWELO Landscape Documentation Package.
  9. Upon completion of the installation, the contractor shall submit to the City of St. Helena a completed and signed "Certificate of Completion". The City of St. Helena Certificate of Completion shall be accompanied by these attachments: Irrigation Scheduling, Schedule of Landscape and Irrigation Maintenance, Landscape Irrigation Audit Report, Soil Management or Analysis Report.
  10. See Arborist Report by Bill Pramuck, Consulting Arborist, for methodology required to protect existing trees along East property line.

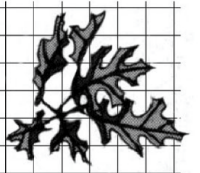


TREE & SHRUB PLANTING DETAIL

SCALE = N.T.S.

**REVISED**  
1:47 pm, May 23, 2023

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LANDSCAPE ARCHITECTURE  
11 Jasmine Street, Yountville, California 94599  
707.945.0835 Phone/Facsimile  
lori@loricagwin.com www.loricagwin.com



PLANTING PLAN

951 Pope Street  
Affordable Housing Project  
951 Pope Street  
St. Helena, CA

Revisions

1 5-11-2023

Date: 11-14-2022

Drawn By: LC

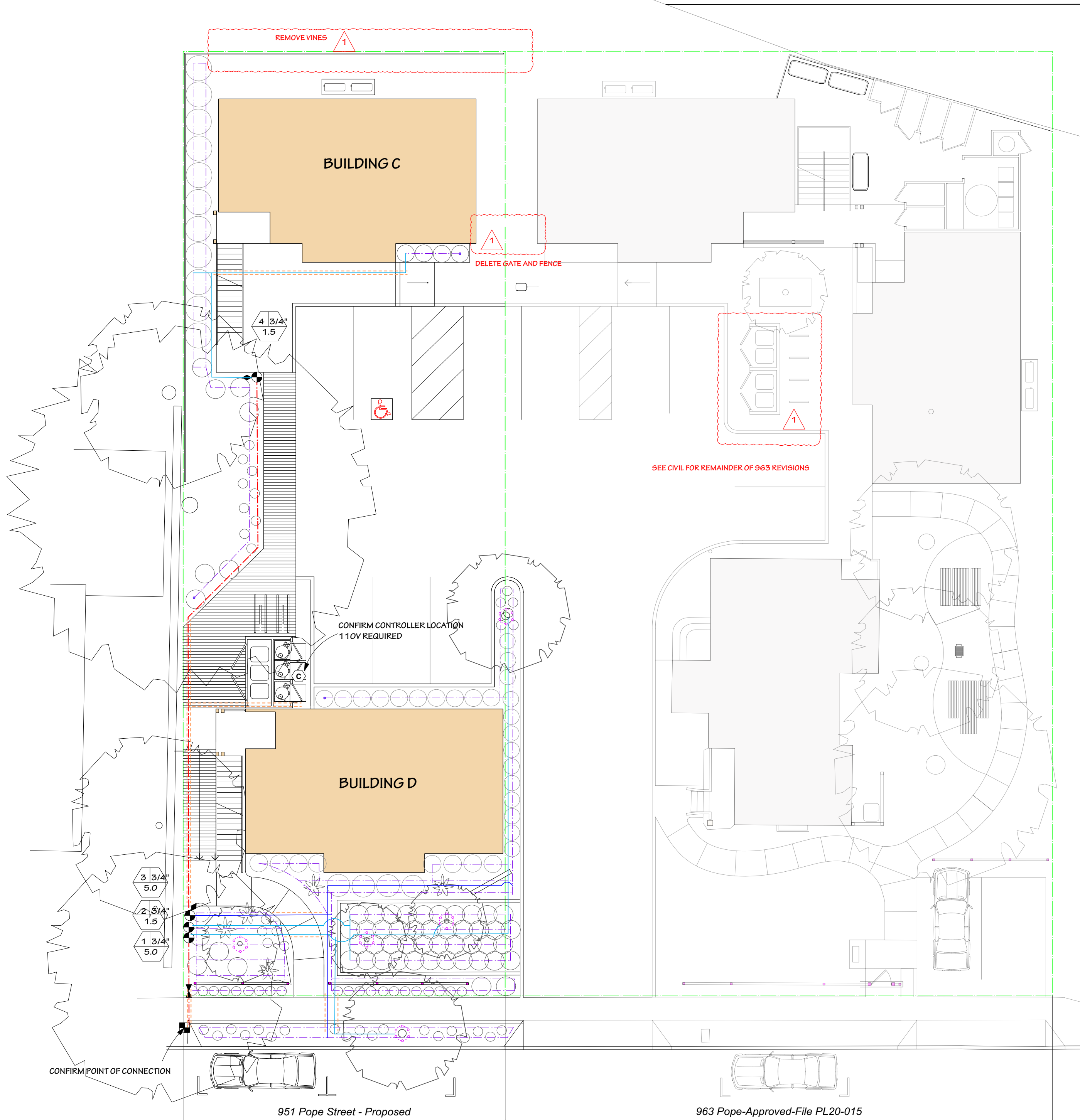
Job: PopeSt2020

Sheet

L2.0

of 4 sheets





REVISED  
1:47 pm, May 23, 2023

| IRRIGATION LEGEND |                                                            |                                                 |                                                                                                                                                                     |
|-------------------|------------------------------------------------------------|-------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| KEY               | MAKE                                                       | MODEL NUMBER                                    | DESCRIPTION                                                                                                                                                         |
|                   | Febco                                                      | B25Y-BV- 1 1/2"                                 | Reduced Pressure Backflow Preventor                                                                                                                                 |
|                   | Hunter                                                     | XC-B-DD w/ WSS-SEN                              | Ø Station Outdoor Controller w/ wireless ET Solar Sync                                                                                                              |
|                   | Stockham                                                   | B110- 1 1/2"                                    | FIPT Brass Gate Valve w/Box                                                                                                                                         |
|                   | Hunter                                                     | HQ33DLKC- 3/4"                                  | Quick Coupling Valve                                                                                                                                                |
|                   | Netafim or Hunter                                          | NCZ-1S or ICV-101G-FS                           | 1" Control Zone Kit w/Control Valve or 1" Remote Control Valve with Filter Sentry                                                                                   |
|                   | OPTION 1: Netafim                                          | TLDL6-1210 TLFV-1 TLS6U                         | 6 gph TECHLINE @ 24" spacing Line Flushing Valve. 1/2" Ball Valve per planter Staples @ 4'-0" OC                                                                    |
|                   | OPTION2: Netafim Hardy Agrifim                             | O1 WPC- 4 (1 GPH) Blue Stripe A-250 w/C250 & S6 | Pressure Compensating Emittter w/Bug Cap (2/5 gallon shrub, 1/1 gallon shrub) 3/4", 1/2" Polyethylene Tubing (6" cover) 1/4" Distribution Tubing w/Connector & barb |
|                   | Netafim                                                    | TLDL9-1210 TLFV-1 TLS6U                         | 9 gph TECHLINE @ 12" spacing (2 loops & 3 loops) Line Flushing Valve Staples @ 4'-0" OC                                                                             |
|                   | EPCO/Equal                                                 | Schedule 40 PVC - 1 1/2"                        | Mainline - (18" Cover)                                                                                                                                              |
|                   | EPCO/Equal                                                 | Class 200 PVC 1 1/4", 1", 3/4"                  | Lateral Line ( 12" Cover)                                                                                                                                           |
|                   | EPCO/Equal                                                 | Schedule 40 PVC                                 | Sleeve( 24" Cover) (2 sizes larger than line held)                                                                                                                  |
|                   | Valve Number<br>Valve Size<br>Gallons per Minute per Valve |                                                 |                                                                                                                                                                     |

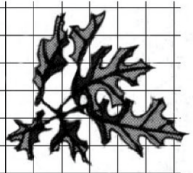
- IRRIGATION NOTES**
- Layout of piping, valves and heads is diagrammatic and may be field adjusted for ease of installation, optimum coverage and maintenance. Trim systems to eliminate wasteful overspray onto paved surfaces or building walls. Layout of mainline, laterals and valves is for visual clarity and should be located in planting beds or lawn areas wherever possible. Parallel pipes may be installed in a common trench. Pipes shall have 3" horizontal separation, and are not to be installed directly above one another.
  - The contractor shall verify all existing conditions, access sleeving, water pressure, and controller location. The contractor shall verify the location of existing underground utilities and structures prior to the excavation of trenches or holes. Contractor is to repair any damage caused by or during the performance of this work at no additional cost to the owner.
  - All irrigation material to be installed per the City of St. Helena guidelines, and current Uniform Building and Plumbing Codes and Standards. The contractor shall coordinate with related contractors to complete the entire irrigation system, including the electrical hook-up for automatic controller. The contractor shall obtain and pay for all required permits and fees relating to the work.
  - Trenching is to be of sufficient depth to provide 24" of cover over main lines and 12" of cover over lateral lines. During trenching operations, all underground utilities must not be disturbed or damaged. Contact appropriate agencies, Underground Utilities Alert (811), to locate utilities prior to start of work. All trenching adjacent to existing trees shall be approved by the Landscape Architect prior to start of trenching operations.
  - All backfill material for mainline and lateral lines shall be free of rocks and debris and compacted to original soil density. All sleeves to be two sizes larger than the line(s) held and shall extend 12" beyond paving edges. Sleeves shall be bedded in a sand or fine granular material envelope 4" on all sides of pipe. All excavations are to be backfilled to 90% compaction, minimum. Contractor to repair all settled trenches promptly for a period of one year after completion of the work.
  - Flush lateral lines prior to the installation of irrigation heads. Install spray heads 6" to 8" from the building or fence and within 2" of pavement, curbs or header edges. Contractor to make minor adjustments in head locations, and adjust heads for radius and arc to provide optimum coverage, and to minimize the spraying of water onto pavement, buildings or adjacent areas.
  - The mainline tie-in location requires an available pressure of 50 to 55 PSI.
  - The Irrigation Point of Connection should have an adjusted static pressure of 50 PSI. Lateral lines are sized for 2.7 PSI per 100 Linear Feet. Allowable flow with the minimum and maximum gallonage is as indicated below:  
3/4" - 1 to 7 GPM 1" - Ø to 14 GPM 1 1/4" - 15 to 25 GPM 1 1/2" - 26 to 35 GPM
  - The proposed location of the Irrigation Controllers will be pedestal mounted in the location as shown on the drawings and field verified. A 110 V power source shall be provided to the Landscape Contractor prior to start of planting operations.
  - All valve control wire shall be #14 ANG Copper UL approved for direct burial in ground. Run one extra control wire of a different color through all valve locations to controller. Each wire @ valve shall have a 24" excess coiled loop in each valve box.
  - The Landscape Contractor shall maintain an accurate As-Built Drawing of the irrigation system for all changes in mainlines, sleeves, lateral lines, drip lines, valves and heads. A reproducible drawing, provided to the Landscape Contractor shall be used to transfer all As-Built changes to the Irrigation Plan. A final As-Built Drawing will be provided to the owner upon project completion.
  - All material and workmanship shall be guaranteed by the Landscape Contractor for a period of one year from Final Acceptance.
  - See Sheet L3.1 for additional Notes and Details.
  - Irrigation design shall conform to the City of St. Helena MWELO Ordinance for Water Efficient Landscape Guidelines and MAWA allowances. A single valve shall not irrigate hydrozones that mix high water use plants with moderate or low water use plants.
  - The MAXIMUM ALLOWABLE WATER ALLOWANCE (MAWA) for 2020 SF of proposed irrigated Landscape w/tree canopies is 30,377 gallons per year. The ESTIMATED TOTAL WATER USE (ETWU) is 18,408 gallons per year.
  - Upon completion of the installation, the contractor shall submit to the Engineering Development Services Inspector a completed and signed "Certificate of Completion" stating that the project has been installed as designed. The Certificate of Completion shall be accompanied by an irrigation audit, irrigation schedule and a maintenance schedule, as described in the City of St. Helena ordinance. A final City inspection shall be performed. The installation contractor shall attend this inspection and make all required repairs and adjustments to achieve approval and completion.

Appendix B -St. Helena Water Efficient Landscape Worksheet

| WATER EFFICIENT LANDSCAPE WORKSHEET                                                                                                                                                                                                                                                                                                                       |                   |                   |                             |               |                          |             |                                   |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|-------------------|-----------------------------|---------------|--------------------------|-------------|-----------------------------------|--|--|
| This worksheet is filled out by the project applicant and is a required element of the Landscape Documentation Package.                                                                                                                                                                                                                                   |                   |                   |                             |               |                          |             |                                   |  |  |
| Reference Evapotranspiration (Eto) = 44.1                                                                                                                                                                                                                                                                                                                 |                   |                   |                             |               |                          |             |                                   |  |  |
| Hydrozone # (Planting Description)                                                                                                                                                                                                                                                                                                                        | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE)² | ETAF (PF)(IE) | Landscape Area (sq. ft.) | ETAF x Area | Estimated Total Water Use (ETWU)² |  |  |
| Regular Landscape Areas                                                                                                                                                                                                                                                                                                                                   |                   |                   |                             |               |                          |             |                                   |  |  |
| Trees-Medium                                                                                                                                                                                                                                                                                                                                              | .4                | Drip              | .81                         | .49           | 540                      | 265         | 7245                              |  |  |
| Shrubs-Medium                                                                                                                                                                                                                                                                                                                                             | .4                | Drip              | .81                         | .49           | 220                      | 108         | 2953                              |  |  |
| Shrubs-Low                                                                                                                                                                                                                                                                                                                                                | .2                | Drip              | .81                         | .24           | 950                      | 228         | 6234                              |  |  |
| Bioretention                                                                                                                                                                                                                                                                                                                                              | .2                | Drip              | .81                         | .24           | 310                      | 74          | 2034                              |  |  |
|                                                                                                                                                                                                                                                                                                                                                           |                   |                   |                             | Totals        | (A)                      | (B)         | 18488                             |  |  |
| Special Landscape Areas                                                                                                                                                                                                                                                                                                                                   |                   |                   |                             |               |                          |             |                                   |  |  |
|                                                                                                                                                                                                                                                                                                                                                           |                   |                   |                             | 1             |                          |             |                                   |  |  |
|                                                                                                                                                                                                                                                                                                                                                           |                   |                   |                             | 1             |                          |             |                                   |  |  |
|                                                                                                                                                                                                                                                                                                                                                           |                   |                   |                             | 1             |                          |             |                                   |  |  |
|                                                                                                                                                                                                                                                                                                                                                           |                   |                   |                             | Totals        | (C)                      | (D)         | 0                                 |  |  |
|                                                                                                                                                                                                                                                                                                                                                           |                   |                   |                             |               |                          | ETWU Total  |                                   |  |  |
| MAWA 30,377 Maximum Allowed Water Allowance (MAWA)²                                                                                                                                                                                                                                                                                                       |                   |                   |                             |               |                          |             |                                   |  |  |
| Hydrozone #/Planting Description                                                                                                                                                                                                                                                                                                                          |                   |                   |                             |               |                          |             |                                   |  |  |
| E.g. 1) front lawn 2) low water use plantings 3) medium water use plantings                                                                                                                                                                                                                                                                               |                   |                   |                             |               |                          |             |                                   |  |  |
| Irrigation Method                                                                                                                                                                                                                                                                                                                                         |                   |                   |                             |               |                          |             |                                   |  |  |
| 0.81 for overhead spray or drip 0.67 for drip                                                                                                                                                                                                                                                                                                             |                   |                   |                             |               |                          |             |                                   |  |  |
| Irrigation Efficiency                                                                                                                                                                                                                                                                                                                                     |                   |                   |                             |               |                          |             |                                   |  |  |
| 0.75 for spray head 0.67 for drip                                                                                                                                                                                                                                                                                                                         |                   |                   |                             |               |                          |             |                                   |  |  |
| ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts inches per acre per year to gallons per square foot per year.                                                                                                                                                                                   |                   |                   |                             |               |                          |             |                                   |  |  |
| MAWA (Annual Gallons Allowed) = (Eto) ( 0.62) ( ETAF x LA) where 0.62 is a conversion factor that converts inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for non-residential areas. |                   |                   |                             |               |                          |             |                                   |  |  |
| ETAF Calculations                                                                                                                                                                                                                                                                                                                                         |                   |                   |                             |               |                          |             |                                   |  |  |
| Regular Landscape Areas                                                                                                                                                                                                                                                                                                                                   |                   |                   |                             |               |                          |             |                                   |  |  |
| Total ETAF x Area                                                                                                                                                                                                                                                                                                                                         |                   |                   |                             |               | 675                      |             |                                   |  |  |
| Total Area                                                                                                                                                                                                                                                                                                                                                |                   |                   |                             |               | 2020                     |             |                                   |  |  |
| Average ETAF                                                                                                                                                                                                                                                                                                                                              |                   |                   |                             |               | .35                      |             |                                   |  |  |
| All Landscape Areas                                                                                                                                                                                                                                                                                                                                       |                   |                   |                             |               |                          |             |                                   |  |  |
| Total ETAF x Area                                                                                                                                                                                                                                                                                                                                         |                   |                   |                             |               | 675                      |             |                                   |  |  |
| Total Area                                                                                                                                                                                                                                                                                                                                                |                   |                   |                             |               | 2020                     |             |                                   |  |  |
| Shrubs ETAF                                                                                                                                                                                                                                                                                                                                               |                   |                   |                             |               | .35                      |             |                                   |  |  |

| 951 POPE ST HYDROZONE TABLE COMPLETE FOR ALL VALVES FOR ALL PLANTING (ORDINANCE #3925) |        |                   |                  |     |              |           | 5/11/23     |
|----------------------------------------------------------------------------------------|--------|-------------------|------------------|-----|--------------|-----------|-------------|
| VALVE #                                                                                | WUCOLS | IRRIGATION METHOD | PLANT TYPE       | GPM | PRECIP"(/HR) | AREA (SF) | % LANDSCAPE |
| 1                                                                                      | L      | INLINE DRIP       | MEDIUM-TREES     | 5   | 0.24         | 540       | 23          |
| 2                                                                                      | M      | INLINE DRIP       | LOW-BIORETENTION | 1.5 | 0.24         | 310       | 13          |
| 3                                                                                      | M      | INLINE DRIP       | LOW-SHRUBS       | 5   | 0.24         | 950       | 41          |
| 4                                                                                      | L      | INLINE DRIP       | MEDIUM-SHRUBS    | 1.5 | 0.24         | 220       | 23          |
| TOTAL                                                                                  |        |                   |                  |     | 13           | 2020      | 100         |
| SUMMARY HYDROZONE TABLE                                                                |        |                   |                  |     |              |           |             |
|                                                                                        | WUCOLS | IRRIGATION METHOD | PLANT TYPE       |     | PRECIP"(/HR) | AREA (SF) | % LANDSCAPE |
|                                                                                        | L      | INLINE DRIP       | LOW-SHRUBS       |     | 0.24         | 950       | 41          |
|                                                                                        | M      | INLINE DRIP       | MEDIUM-SHRUBS    |     | 0.24         | 220       | 23          |
|                                                                                        | M      | INLINE DRIP       | MEDIUM-TREES     |     | 0.24         | 540       | 23          |
|                                                                                        | L      | INLINE DRIP       | LOW-BIORETENTION |     | 0.24         | 310       | 13          |
| TOTAL                                                                                  |        |                   |                  |     |              | 2020      | 100         |

LORI CAGWIN R.L.A. #1108  
LANDSCAPE ARCHITECTURE  
11 Jasmine Street, Yountville, California 94599  
707.945.0835 Phone/Facsimile  
lori@loricagwin.com www.loricagwin.com



IRRIGATION PLAN

951 Pope Street  
Affordable Housing Project  
951 Pope Street  
St. Helena, CA

Revisions  
1 5-11-2023

Date: 11-14-2022

Drawn By: LC

Job: PopeSt2020

Sheet

L3.0

of 4 sheets



Phase I ESA: 951 Pope Street, St. Helena, California  
September 10, 2021

**RECEIVED**  
By xgamero at 12:00 pm, Nov 30, 2022

**Site Photographs  
Taken on August 27, 2021**



View from Pope Street of front north corner of Site showing single-story addition and driveway with small garage in back left



Front west corner of Site showing exterior staircase and driveway for adjacent property at 963 Pope Street



Back of residence showing adjacent concrete hardscape; additions are on the right



Large garage behind residence (to right), with adjacent concrete hardscape



Phase I ESA: 951 Pope Street, St. Helena, California  
September 10, 2021

**Site Photographs  
Taken on August 27, 2021**



North corner of large garage viewed from driveway; residence is to the right



Northeast side of large garage and driveway; residence is in background



Shed along back side of large garage



South corner of Site behind large garage

**RECEIVED**  
By xgamero at 11:34 am, Nov 30, 2022



**BRUNZELL**  
HISTORICAL

September 14, 2021  
Jennifer La Liberte  
Our Town St. Helena  
1250 Church Street  
St. Helena, California

Subject: Historic Resource Evaluation of 951 Pope Street, St. Helena, Napa County, California.

Dear Jennifer,

This letter and the attached DPR 523 forms comprise the Historic Resource Evaluation of 951 Pope Street, St. Helena, Napa County, California.

### **Methodology**

Because the property is over 50 years old, potential projects trigger a requirement for historical evaluation according to current regulations. The property was identified as historic in 1978 and is currently included on the City of St. Helena Historic Resources Master List. Original documentation from 1978 has not been discovered and the property does not appear to have been surveyed or evaluated for eligibility since 1978. Brunzell Historical personnel conducted a site visit on August 11, 2021. The site visit included collecting photographs of all elevations of the house, as well the parcel, its outbuildings, and the neighborhood setting. Brunzell Historical staff conducted research through the St. Helena Historical Society, the Napa County Historical Society, and online research at ancestry.com and other websites in order to discover relevant historic contexts and land-use history of the property. Because this work was completed pursuant to CEQA, all resources discovered during the field survey require evaluation for California Register of Historical Resources (CRHR). The property was also evaluated for National Register of Historic Places (NRHP) eligibility and documented on DPR 523 forms as required by the California Environmental Quality Act as (CEQA).

### **Summary of Findings**

The property is not recommended eligible to the CRHR or the NRHP. The property does not meet any of the required criteria for significance as described below and in the attached DPR 523 forms. Nor is the property recommended eligible as a local City of St. Helena landmark or historic district contributor. The house has been heavily altered over the decades; although every detail of its architectural history has not been revealed, it is likely that some or even many of these changes to the building took place after its historic listing in 1978.

### **National Register of Historic Places**

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

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

- (d) yields, or may be likely to yield, information important to the prehistory or history of the area/region.

### **California Register of Historical Resources**

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

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

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

### **Evaluation**

Criterion A/1: The house at 951 Pope Street is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the early residential development of St. Helena. However, extensive research into its history of use has not revealed any information indicating that the property is significant within the context of residential development or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1 or as a potential contributor to a St. Helena historic district.

Criterion B/2: The property is not associated with the life of persons important to our history. The Woodward and Thompson families, its early owner-residents, were not significant contributors to local development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. Beginning in the 1940s, it was a rental property that provided shelter for ordinary working people, few of whom stayed on the property for any length of time. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2 or as a potential contributor to a St. Helena historic district.

Criterion C/3: 951 Pope Street is not significant for its architecture. The original c1884 house appears to have been a simple version of an Italianate house, with a gabled roof with returns and cornice with decorative brackets. However, subsequent alterations, including the enclosed porch on the north side of the house, the dormer at the junction of the two-story and one-story volumes, and the exterior staircase wrapping around the front and southwest elevations, have detracted from its original architecture. Therefore, the house lacks the architectural significance and integrity required for historic listing under this criterion. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3 or as a potential contributor to a St. Helena historic district.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 951 Pope Street is an



example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

The property is recommended not eligible for listing on the NRHP or CRHR. It is also recommended not eligible as a local landmark or district contributor because it lacks the architectural significance and integrity typically required for such listing. The property therefore does not qualify as a historical resource under CEQA.

**Evaluator Qualifications**

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

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

Sincerely,



Kara Brunzell, M.A.  
Brunzell Historical

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

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 8

\*Resource Name or # (Assigned by recorder) 951 Pope Street

**P1. Other Identifier:** 951 Pope Street

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

**\*a. County** Sacramento

**\*b. USGS 7.5' Quad** Date T; R; 1/4 of Sec; B.M.

c. Address 951 Pope Street City St. Helena Zip 94574

**d. UTM:** (give more than one for large and/or linear resources) Zone 18; 50mE/ 50mN

**e. Other Locational Data:** (e.g., parcel #, directions to resource, elevation, etc., as appropriate) 009-090-014-0000

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

The property is located near the intersection of Pope Street and Chiles Avenue, where the eastern edge of St. Helena's historic residential neighborhoods meets newer residential development. The property is landscaped with hedges and mature trees with a gravel driveway to the northeast of the house, which is set back about 25 feet from the street. The two-story residential building has an irregular plan and exhibits evidence of many alterations over the decades. The original two-story volume features a medium-pitched gabled roof with returns and a louvered vent on the gable end. There are decorative brackets at the cornice, which along with the roof form are character-defining features of Italianate architecture. The house is clad in wood drop siding. Primary fenestration consists of aluminum sliding sash in vertical rectangular openings with shutters. A single-story volume to the northeast of the original house has a hipped roof with a shed-roof dormer at the junction between the volumes. A lower-height hipped roof projects from the eaves of this volume, sheltering a wrap-around porch that has been enclosed. The main entrance on the main (north) façade is in this enclosed porch. It is fitted with a glazed paneled door with side lights and transoms; it is accessed via a concrete step. An exterior staircase with wood steps wraps around the main façade and west elevation, leading to a second-story entrance which is fitted with double partially glazed doors and sheltered by a shed roof. There is a small single-story addition at the rear of the original house with a low pitch shed roof. Some window openings on the sides and rear of the house have been altered (cont. p. 3).

**\*P3b. Resource Attributes:** (List attributes and codes) HP3. Multiple family property

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



P5b. Description of Photo: (View, date, accession #) Photograph 1: 951 Pope Street, northwest elevation, camera facing southeast, September 6, 2021.

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

☒ Historic ☐ Prehistoric ☐ Both  
c1884, St. Helena Star

**\*P7. Owner and Address:**

St Helena Hospital Foundation  
10 Woodland Rd  
St Helena, CA 94574

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

Kara Brunzell  
Brunzell Historical  
1613 B St  
Napa, CA 94559

**\*P9. Date Recorded:** September 5, 2021

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

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

**\*Attachments:** NONE ☒ Location Map ☐ Sketch Map ☒

Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record

☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record

☐ Other (list) \_\_\_\_\_

DPR 523A (1/95)

\*Required Information

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Page 2 of 8

\*NRHP Status Code 6Z

\*Resource Name or # (Assigned by recorder) 951 Pope Street

B1. Historic Name: None

B2. Common Name: 951 Pope Street

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

\*B5. Architectural Style:

\*B6. Construction History: (Construction date, alteration, and date of alterations) Original construction, Small Barn, c1884

Single-story addition, c1900

Large barn, wraparound porch, 1911 – 1943

Wraparound porch enclosed, former added, additions at rear, exterior staircase, original wood sash windows replaced with aluminum, unknown dates after 1944

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

\*B8. Related Features: \_\_\_\_\_

B9. Architect: unknown b. Builder: unknown

\*B10. Significance: Theme N/A Area N/A

Period of Significance N/A Property Type N/A Applicable Criteria N/A

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

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

\*B12. References:

(See Footnotes)

B13. Remarks:

\*B14. Evaluator: Kara Brunzell

\*Date of Evaluation: September 9, 2021

(This space reserved for official comments.)



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 3 of 8 \*Resource Name or # (Assigned by recorder) 951 Pope Street

\*Recorded by Kara Brunzell \*Date: September 5, 2021 ☒ Continuation ☐ Update

**\*P3a. Description: (continued):**

The driveway leads to a small garage at the southeast corner of the property; there is a larger shed directly behind the house. Both of these buildings are utilitarian, with gabled roofs, and are constructed mainly of corrugated metal.



Photograph 2: 951 Pope Street, northwest and southwest elevations, camera facing southeast, September 6, 2021.



Photograph 3: 951 Pope Street, northwest and southwest elevations, camera facing east, September 6, 2021.

DPR 523B (1/95)

**\*Required Information**

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 4 of 8      \*Resource Name or # (Assigned by recorder) 951 Pope Street  
\*Recorded by Kara Brunzell      \*Date: September 5, 2021    ☒ Continuation    ☐ Update



Photograph 4: 951 Pope Street, southwest and southeast elevations, camera facing northeast, September 6, 2021.



Photograph 5: 951 Pope Street, southeast and northeast elevations, camera facing northwest, September 6, 2021.

DPR 523B (1/95)

\*Required Information



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

Primary # \_\_\_\_\_  
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Trinomial \_\_\_\_\_

Page 5 of 8      \*Resource Name or # (Assigned by recorder) 951 Pope Street  
\*Recorded by Kara Brunzell      \*Date: September 5, 2021    ☒ Continuation    ☐ Update



Photograph 6: 951 Pope Street, northeast and northwest elevations, camera facing south, September 6, 2021.



Photograph 7: 951 Pope Street barn, northwest elevation, camera facing southwest, September 6, 2021.



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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_  
Trinomial \_\_\_\_\_

Page 6 of 8      \*Resource Name or # (Assigned by recorder) 951 Pope Street  
\*Recorded by Kara Brunzell      \*Date: September 5, 2021    ☒ Continuation    ☐ Update



Photograph 8: 951 Pope Street barns, northeast and northwest elevations, camera facing south, September 6, 2021.

**B10. Significance (continued):**

Saint Helena

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

Early agricultural activities in Napa Valley focused on cattle-grazing and grain production, but beginning in the late 1850s farmers began experimenting with wine grapes. St. Helena's position as an agricultural center was strengthened when the railroad arrived in 1868. By the 1870s, much of the land surrounding the growing village had been planted to wine grapes. St. Helena was incorporated as a city in 1876, and reincorporated in 1889.<sup>2</sup>

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

Napa Valley was America's premier wine region by 1890, but a downturn in prices and an infestation of the phylloxera root louse nearly destroyed the wine industry at the turn of the century. Many growers replaced wine grapes with prunes and walnuts. In 1919, the wine business suffered a further blow when the Volstead Act outlawed the production of alcohol. Only a few local wineries were able to survive Prohibition by producing sacramental wine, and the industry did not begin to recover until after World War II.<sup>4</sup>

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

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

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

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

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

**Page 7 of 8** \*Resource Name or # (Assigned by recorder) 951 Pope Street

\*Recorded by Kara Brunzell

\*Date: September 5, 2021 ☒ Continuation ☐ Update

Ironically, the modern wine tourism industry was born during Prohibition, when Bay Area residents began driving up to Napa to buy illegal wine. Modern St. Helena is a center of both the Napa Valley wine business and the local wine tourism industry.<sup>5</sup>

951 Pope Street

The first known owners of the property were English immigrant David Edwards (1808-1882) and his American wife Euphemia K. Rule Edwards (1810-1878). They were married in Missouri in 1839 and had four children, Anna Elizabeth, Virginia Kate, John L., and Edith. The family moved to what at the time was known as Hot Springs Township in 1860. The St. Helena pioneers acquired acreage in the vicinity of Pope Street and planted wine grapes. They made their home on the property, probably in the vicinity of Edwards Street, which is named after the family. The family subdivided and sold the lots for residential development. In 1879, Virginia Kate Edwards (1854-1937) married William George Chase (1847-1911) in St. Helena; the couple farmed and lived on the family property. Euphemia Edwards died in 1878 and her husband three years later. Many of the houses around Pope and Edwards streets appear to have been developed in the 1880s.<sup>6</sup>

In 1884, the Chases conveyed half of the original lot to Mrs. F. M. Woodward, a divorced woman. Born Frances Maria Price, Frances Woodward had been married to St. Helena real estate agent Edwin W. Woodward, with whom she had four children. They divorced in 1884. That same year, the newspaper reported that Frances Woodward planned to construct a two-story double house on the property on Pope Street. The residence constructed was probably the rectangular-plan, two-story volume on the west. The hipped-roof single-story volume at the center of the current house is likely to be an early addition, although it could be original to the 1884 construction. The small shed/stable at the rear of the property was probably constructed about the same time as the original house. F. M. Woodward was the president of the Women's Christian Temperance Union. She sold a portion of the property to Nancy A. Belden in 1891 and moved to Oakland. In 1894, Woodward sold the subject property to James Boyd.<sup>7</sup>

In 1912, Frank Pierce Thompson (1866-1942) and Theresa J. Dixon Thompson (1873-1939) moved into the house with their four children and Teresa's elderly mother, purchasing it shortly thereafter. According to local newspapers, a family named Carmichael had owned and lived in it prior to the Thompsons. Thompson worked at first as a carpenter and then had a draying and transfer company. The Thompsons constructed the large shed directly behind the house, and allowed people to rent it for storage, a business that complemented Frank's moving company. They also added onto the house by constructing a large porch that wrapped around of the house. The Thompsons moved to Edwards Street in the 1930s, after their children were grown. Their son William was by this time in his mid-20s, and he moved into the house with his wife Ruby. William followed his father into the trucking business, and by 1940 the couple had two young children. Within a few years, they moved to Zinfandel Lane and apparently began utilizing the property as a rental.<sup>8</sup>

By the mid-1940s the residence had been divided into apartments. The exterior staircase was probably added about this time. At some point, the porch that wrapped around the front and side of the house was glazed to provide extra space, and other small additions were constructed. William Wallace Thompson, son of Ruby and William Thompson, eventually inherited property at this address. He had lived at the residence as a young child and married Arden Nicholson in 1953. He served in the United States Air Force. The couple had a daughter, Elaine Louise, in 1953, and the family lived on Zinfandel Lane. From 1956 to 1961, the front apartment was advertised for rent by Earl Hinman Farnsworth and his wife, Ruby Lenore Farnsworth, who apparently lived in the back unit. Ruby Lenore Farnsworth was Arden Thompson's mother. Earl Farnsworth (1895-1965) worked for Pacific Gas and Electric Company for twenty-seven years. In 1965, Earl Farnsworth died, leaving his wife Ruby behind.<sup>9</sup>

<sup>5</sup> Lin Weber, *Roots of the Present, Napa Valley 1900 to 1950*, St. Helena: Wine Ventures Publishing, 2001, p.148 – 175.

<sup>6</sup> *St. Helena Star*, "Death of Mrs. Edwards," Oct. 25, 1878, 3; "Euphemia K Rule Edwards (1810-1878)," *Find a Grave*, Accessed September 08, 2021, <https://www.findagrave.com/memorial/47812436/euphemia-k-edwards>.

<sup>7</sup> *The St. Helena Star*, Dec. 11, 1884, 3; *The St. Helena Star*, May 14, 1885, 3; *Napa County Reporter*, Jan. 11, 1884, 3; *The St. Helena Star*, "Fraternal Directory," Jan 3, 1890, 3; *The St. Helena Star*, Aug. 28, 1891, 3; *The St. Helena Star*, "Former Resident Dies," Apr. 16, 1926, 4.

<sup>8</sup> *The St. Helena Star*, "Personal and Social," Mar. 29, 1912, 4; *The St. Helena Star*, "F. P. Thompson," Sep. 26, 1924, 21; *The St. Helena Star*, "Will of F. P. Thompson Filed," Apr. 3, 1942, 1; "Susan Ergenbright Thompson (1878-1967)," *Find a Grave*, Accessed August 26, 2021, <https://www.findagrave.com/memorial/48335964/susan-thompson>; "Frank Pierce Thompson (1866-1942)," *Find a Grave*, Accessed August 26, 2021, <https://www.findagrave.com/memorial/48335947/frank-pierce-thompson>; US Census records, St. Helena, 1940.

<sup>9</sup> *The St. Helena Star*, "Attention!" Apr. 6, 1928, 7; *The St. Helena Star*, "For Rent," Mar. 8, 1946, 9; *The St. Helena Star*, "For Rent," Mar. 15, 1956, 7; *The Napa Valley Register*, "E. H. Farnsworth," Apr. 12, 1965, 2; *The Napa Valley Register*, "Public Notices," Mar. 21, 1960, 13; *The Napa Valley Register*, "Upvalley Pair Marry in Reno," May 9, 1953, 5; *The St. Helena Star*, "Born," Dec. 3, 1953, 2; *The St. Helena Star*, "Baby Shower," Jan. 12, 1954, 4; *The St. Helena Star*, "Home on Leave," Sep. 15, 1955, 4.

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

Primary # \_\_\_\_\_  
HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

**Page 8 of 8** \*Resource Name or # (Assigned by recorder) 951 Pope Street

\*Recorded by Kara Brunzell \*Date: September 5, 2021 ☒ Continuation ☐ Update

Over the ensuing decades, the property was home to many families. Its residents were working people who were employed at local wineries or businesses, or occasionally operated their own businesses. In 1963, for example, Henry McDaniel (1923-1999) and his wife, Ethel, lived at the residence. McDaniel had served in the Navy before becoming an electrical contractor and opening his business, Hank's Electric, which he operated from the property.<sup>10</sup>

At some point, the property passed out of the hands of the Thompson family and was purchased by Mabel Johnson, a lifelong local resident who did not reside on the property. It continued in its use as a rental property and was eventually split into three units. Mabel C. Johnson donated the property to St. Helena Hospital (where she was a volunteer as well as a donor) as part of her estate; the hospital took ownership in 2020.<sup>11</sup>

**Evaluation:**

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

Criterion A/1: The house at 951 Pope Street is not associated with events that have made a significant contribution to the broad patterns of our history. The property is generally associated with the early residential development of St. Helena. However, extensive research into its history of use has not revealed any information indicating that the property is significant within the context of residential development or any other historic context. Therefore, the property is recommended not eligible to the NRHP or CRHR under Criterion A/1 or as a potential contributor to a St. Helena historic district.

Criterion B/2: The property is not associated with the life of persons important to our history. The Woodward and Thompson families, its early owner-residents, were not significant contributors to local development, and research has revealed no important professional accomplishments or lasting impact on local history or on agriculture. Beginning in the 1940s, it was a rental property that provided shelter for ordinary working people, few of whom stayed on the property for any length of time. Therefore, the property lacks the strength of association required for eligibility under Criterion B/2. The property is recommended not eligible to the NRHP or CRHR under Criterion B/2 or as a potential contributor to a St. Helena historic district.

Criterion C/3: 951 Pope Street is not significant for its architecture. The original c1884 house appears to have been a simple version of an Italianate house, with a gabled roof with returns and cornice with decorative brackets. However, subsequent alterations, including the enclosed porch on the north side of the house, the dormer at the junction of the two-story and one-story volumes, and the exterior staircase wrapping around the front and southwest elevations, have detracted from its original architecture. Therefore, the house lacks the architectural significance and integrity required for historic listing under this criterion. For these reasons, the property is recommended not eligible to the NRHP or CRHR under Criterion C/3 or as a potential contributor to a St. Helena historic district.

Criterion D/4: In rare instances, buildings themselves can serve as sources of important information about historic construction materials or technologies and be significant under Criterion D/4. 951 Pope Street is an example of a well-understood type of construction and does not appear to be a principal source of important information in this regard.

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

<sup>10</sup> *The St. Helena Star*, "Hank's Electric," Feb. 14, 1963, 9; *The St. Helena Star*, "Work Wanted," May 23, 1963, 7; *The Napa Valley Register*, "Carol McDaniel's Betrothal to Robert Suffia Announced," Sep. 24, 1964, 12; *The St. Helena Star*, "Carol McDaniel Engaged," Sep. 3, 1964, 4; *The Napa Valley Register*, "Henry McDaniel," Jan. 23, 1999, 26.

<sup>11</sup> *The St. Helena Star*, "Adult Volunteers Needed at RLS," Sep. 20, 1973, 2; *The Napa Valley Register*, "Mel Varrelman," Feb. 27, 1974, 13; *The Napa Valley Register*, "Mel Varrelman," May 30, 1990, 20; *The Napa Valley Register*, "Mel Varrelman & Associates," Mar. 8, 1992, 4.



**REVISED**  
1:49 pm, May 23, 2023

**951 Pope Street  
Affordable Housing Project  
St. Helena, CA 94574  
APN: 009-090-014  
Revised: May 22, 2023**

**Water Study**

This project intends to develop the parcel located at 951 Pope Street in St. Helena, California (APN 009-090-014) with five affordable housing units comprised of a triplex (containing one (1) 2-bedroom unit, one (1) 1-bedroom unit and a studio) and two accessory dwelling units (containing two (2) 2-bedroom units). An existing dilapidated duplex, comprised of a ground-floor unit containing 2 bedrooms, 1 bathroom, and a small den addition and a second-story unit containing 1 bedroom and 1 bathroom, will be demolished, along with an existing garage and storage building, in order to allow for construction of the new units. The parcel is currently connected to public sewer and water utility services.

**Baseline Water Use**

Per the St. Helena Water Neutral Policy for Development, use of the flows from the Napa County Alternative Sewer Treatment System Standards to calculate existing water use is acceptable to the City Public Works Department. For residential projects, use of 150 gpd/bedroom is accepted, including dens.<sup>1</sup> Based on the accepted usage rate, the average historic daily domestic water use for the property was 600 gallons per day.<sup>2</sup>

**Proposed Water Use**

The proposed water use was estimated using the 2019 California Green Building Standards Code for Residential Mandatory Measures, published by the California Building Standards Commission and dated January 1, 2020. It has been assumed that each 2-bedroom unit may have up to four (4) occupants residing in it, and each studio and 1-bedroom unit may have up to two (2) occupants residing in it. Based on this information, the daily domestic water use for the project is estimated to be 413 gallons per day.

It was assumed that there will be approximately 2,020 square feet of landscaped area. The existing landscaping will remain to the extent feasible and the majority of the existing and new landscaping will consist of drought resistant vegetation with low irrigation water demand. The estimated daily irrigation demand for the project is 51 gallons per day.

This results in a total project demand, including both domestic and irrigation water use, of 464 gallons per day.

**Conclusion**

Based upon this information, the project will result in a monthly water savings of 136 gallons per day.

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<sup>1</sup> Existing onsite irrigation not included in baseline water use calculation; including onsite irrigation would have resulted in an even larger baseline condition demonstrating additional savings through implementation of the proposed project.

<sup>2</sup> Assumes four (4) bedrooms; per St. Helena Water Neutral Policy for Development, dens are considered bedrooms, with or without a closet.

**Water Calculations**  
**951 Pope Street**

| Domestic Water Use Estimate*                       |                |          |           |               |                |                       |                |               |                       |                |               |                       |
|----------------------------------------------------|----------------|----------|-----------|---------------|----------------|-----------------------|----------------|---------------|-----------------------|----------------|---------------|-----------------------|
| Fixture Type                                       | Flowrate (GPM) | Duration | Daily Use | Studio unit   |                |                       | 1 bedroom unit |               |                       | 2 bedroom unit |               |                       |
|                                                    |                |          |           | # Occupants** | # Studio Units | Gallons Per Day (GPD) | # Occupants    | # 1 Bed Units | Gallons Per Day (GPD) | # Occupants    | # 2 Bed Units | Gallons Per Day (GPD) |
| Showerhead                                         | 1.8            | 8 min    | 1         | 2             | 1              | 29                    | 2              | 1             | 29                    | 4              | 3             | 173                   |
| Lavatory Faucet                                    | 0.5            | .25 min  | 3         | 2             | 1              | 1                     | 2              | 1             | 1                     | 4              | 3             | 5                     |
| Kitchen Faucet                                     | 1.8            | 4 min    | 1         | 2             | 1              | 14                    | 2              | 1             | 14                    | 4              | 3             | 86                    |
| Toilet                                             | 1.28           | 1 flush  | 3         | 2             | 1              | 8                     | 2              | 1             | 8                     | 4              | 3             | 46                    |
| Total Water Use Per Unit Type Per Day (Gallons)    |                |          |           |               |                | 52                    | 52             |               |                       | 310            |               |                       |
| Total Project Domestic Water Use Per Day (Gallons) |                |          |           |               |                |                       |                |               |                       |                | 413           |                       |

\*Based on 2019 California Green Building Standards

\*\*Per St. Helena Water Neutral Policy for Development, two occupants per bedroom with no occupancy stated for studios; therefore, studio units are overestimated assuming the one bedroom occupancy rate.

| Irrigation Water Use Estimate** |                                |
|---------------------------------|--------------------------------|
| Landscape SF                    | Est. Daily Water Use (Gallons) |
| 2,020                           | 51                             |

\*\*Estimate per St. Helena Water Efficient Landscape Worksheet

| Total Domestic & Irrigation Water Use Estimate     |      |
|----------------------------------------------------|------|
| Total Demand (Gallons Per Day)                     | 464  |
| Less Current Use Existing Duplex (Gallons Per Day) | 600  |
| Total Monthly Net Savings                          | -136 |

**Project Narrative**  
**951 Pope Street Affordable Housing Project**  
**951 Pope Street, St. Helena**  
**Date: October 3, 2023**

|                                |                                                                                                                                                                                              |
|--------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>PROJECT TITLE:</b>          | 951 Pope Street Affordable Housing Project                                                                                                                                                   |
| <b>REQUESTED ENTITLEMENTS:</b> | Design Review<br>Conditional Use Permit<br>Planning Commission Sign Permit<br>Demolition Permit<br>Fee Waiver<br>Reduction to Development Standards (State Density Bonus Law)<br>CEQA Review |
| <b>LOCATION OF PROPERTY:</b>   | 951 Pope Street                                                                                                                                                                              |
| <b>APN:</b>                    | 009-090-014                                                                                                                                                                                  |
| <b>SIZE:</b>                   | 0.17 acre                                                                                                                                                                                    |
| <b>GENERAL PLAN/ZONING:</b>    | Medium Density Residential (MR)                                                                                                                                                              |
| <b>OWNER/APPLICANT:</b>        | Our Town St. Helena (OTSH)                                                                                                                                                                   |
| <b>PHONE:</b>                  | (707) 812-9839                                                                                                                                                                               |

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**OVERVIEW**

Request by Our Town St. Helena (OTSH) for approval of conditional use permit, design review, Planning Commission sign permit, reduction to development standards under State Density Bonus Law, fee waiver, demolition permit and CEQA review in order to construct five (5) new affordable units in a multi-family housing development on the property located at 951 Pope Street in the Medium Density Residential zoning district.

**BACKGROUND**

OTSH purchased the property in October 2021 with a private donation. OTSH also owns the adjacent property located at 963 Pope Street (APN 009-090-069) which the City approved (File# PL 20-015) in 2020 to allow construction of four (4) new income-qualified multi-family units behind an existing house.

The project site is located in close proximity to the urban core of St. Helena. It is located within a quarter mile of local services including grocery stores, parks, sports fields, restaurants and pharmacies. The project site is also located within one-half mile of St. Helena High School, St. Helena Elementary School, St. Helena Public Library and City Hall. Highway 29 and public transit,



including bus stops, are located within walking distance, approximately 700 feet west of the project site.

The fabric of the existing neighborhood is comprised of a mix of uses including single-family and multi-family residences as well as commercial and office uses. The project site is bordered by multi-family rental units to the west (including 963 Pope Street which is owned by OTSH and approved for development with multi-family rental units) and south and a single-family residence to the east. North of the project site, across Pope Street, are two-story single-family residences. Commercial and office uses in the neighborhood include Parriott Motors, the Beckstoffer Office building, Tousled and Teased Salon and Dr. Mary Jane Dylla's office.

The project site consists of a single parcel (APN 009-090-014) totaling 0.17 acre. The parcel is currently developed with a two-story duplex, two accessory buildings and landscaping. The two-story duplex is approximately 1,708 sf in size and comprised of a ground-floor unit that is approximately 1,288 sf, with 2 bedrooms, 1 bathroom, and a small den addition on the east; and a second story unit that is approximately 420 sf with 1 bedroom and 1 bathroom.

Originally built circa 1884 with several alterations completed over the decades, the duplex is in overall disrepair and uninhabitable without significant renovation. An Historic Resource Evaluation completed for the project site in September 2021 by Brunzell Historical determined the property is not recommended eligible for the California Register of Historical Resources (CRHR) and does not qualify as a historic resource under CEQA. The property was also evaluated for National Register of Historic Places (NRHP) eligibility and documented on DPR 523 forms as required by the California CRHR or the NRHP. The property does not meet any of the required criteria for significance nor is the property recommended eligible as a local City of St. Helena landmark or historic district contributor.

The project proposes to share access, parking and amenities (described below) with 963 Pope Street in order to create a cohesive community, make the most efficient use of space and infrastructure, as well as limit project costs. Upon approval, minor modifications to the building plans for 963 Pope Street will be made prior to building permit issuance to conform to the design shown herein (described below).

#### **PROJECT OBJECTIVES**

The project objectives include:

- Partnering with the City to transform a 0.17-acre infill site into a sustainable, compact, medium-density affordable rental housing development that will provide much-needed housing for couples, small families or singles sharing rent;
- Maximizing the density allowed on-site by constructing five (5) units of new, high-quality, affordable rental housing that will help achieve the City's affordable housing goals, offering a mix of residential units by size and affordability, thereby serving a cross-section of needs and income levels;

- Addressing the City's housing needs by providing units that will serve a range of income levels which may include extremely low-, very low-, low-, and moderate-income households;
- Developing housing near public transportation, employment and services, thereby enhancing the livability of the community and retaining existing and attracting new workers to the City;
- Maximizing existing infrastructure and enhancing the visual character of an existing infill site by creating a pedestrian-scale multifamily enclave compatible with adjacent uses and enhanced by landscaping;
- Careful siting of improvements so as to preserve the existing trees onsite; and
- Incorporating sustainable building practices into the project design including solar arrays, low-impact development, water conservation, etc. to support the City's sustainability goals and encourage conservation.

#### **PROJECT DESCRIPTION**

The applicant, OTSH, is seeking conditional use permit, design review, Planning Commission sign permit, reduction to development standards under the State Density Bonus Law, fee waiver, demolition permit and CEQA review in order to construct five (5) new affordable rental housing units on the property located at 951 Pope Street in the Medium Density Residential (MR) district. The five (5) new units will consist of an approximately 1,904 sf triplex consisting of a studio (approximately 385 sf), 1-bedroom (approximately 555 sf) and 2-bedroom (approximately 940 sf) units and two accessory dwelling units, approximately 924 sf each, consisting of 2-bedroom units. The accessory dwelling units will substantially replicate the units designed for 963 Pope Street to minimize cost and create a cohesive design approach. The new buildings would be finished with horizontal fiber-cement lap siding, fiber cement panel siding with battens, and composition shingle roofing and will be approximately 27' in height. The existing duplex and accessory structures on-site would be removed as part of the proposed project.

The project site will be served by a 20' access drive and parking lot that will be shared with 963 Pope Street. Six (6) on-site parking spaces will be constructed on 951 Pope Street in addition to the seven (7) on-site parking spaces approved for 963 Pope Street and the three (3) off-site parking spaces located along the project frontage on Pope Street. On-site amenities for the future residents, including a BBQ area with ADA compliant picnic tables, storage rooms, on-site laundry, garden planters, and bicycle racks, will be shared by the future residents of 951 and 963 Pope Street.

All of the units will be deed-restricted affordable rental housing available to households earning between 30-120% of area median income for Napa County, one of which may be rented to a moderate-income household; the remainder of the units will be affordable to lower income households.

Site Design – The site design concept seeks to create a desirable residential community that is in harmony with and enhances the character of the surrounding neighborhood. The proposed triplex (Building D) has been located in close proximity to Pope Street, mirroring the existing streetscape and setbacks and placing eyes on the street. The proposed accessory dwelling units (Building C)

have been located in line with Building B on the adjacent 963 Pope Street, creating a cohesive site design. The buildings have been located around the common access drive which serves as the central node for the site and provides parking, landscaping, and areas for trash collection. The building placement serves to screen the proposed parking from view of the public street by locating it to the rear of the proposed triplex. Common amenities are provided on 963 Pope Street, furthering the cohesive community approach and providing a gathering space for residents to enjoy, including picnic tables, garden planters and a bar-be-que grilling area. Storage rooms and a laundry room have also been centralized on 963 Pope Street to reduce infrastructure costs and economize the site design.

Upon approval, minor modifications to the building plans for 963 Pope Street will be made prior to building permit issuance to conform to the design shown herein including:

- Widening the driveway to 20' consistent with code requirements;
- Modifying the parking configuration to accommodate 951 Pope Street and to locate spaces closer to the units and behind the proposed triplex, out of public view;
- Adapting the laundry and storage rooms to be shared with 951 Pope Street;
- Relocating the bike racks and trash enclosure to be more centrally located for ease of access and adding a tree;
- Modifying the front walkway to the existing residence for better connectivity with parking;
- Modifying the planting plan to mirror the 951 Pope planting plan; and
- Centrally locating mailboxes for ease of mail delivery.

Architectural Design - The architecture has been designed in keeping with the existing character and form of the surrounding residential community. The new buildings would be finished with horizontal fiber-cement lap siding, fiber cement panel siding with battens, composition shingle roofing, and will be approximately 27' in height. The existing duplex and accessory structures on-site would be removed as part of the proposed project. The five new units would be situated in two buildings and consist of an approximately 1,904 sf triplex consisting of a studio (approximately 385 sf), 1-bedroom (approximately 555 sf) and 2-bedroom (approximately 940 sf) and two accessory dwelling units, approximately 924 sf each, consisting of 2-bedroom units. The accessory dwelling units will substantially duplicate the units designed for use at 963 Pope Street to minimize cost and create a cohesive design approach. The lower units have been designed to be compliant with the accessibility requirements of the California Building Code for publicly funded housing and incorporate Universal Design principals. In response to input from prospective residents, some of the units include two sinks, one in the bathroom and one just outside, and a separate room for the toilet. Additionally, space for larger meal gatherings has been provided as well as ample storage space.

Colors & Materials – The color palette, which mimics the approved 963 Pope Street project, has been chosen to fit within both the built environment of the surrounding residential community, relate to the existing house at 963 Pope Street and also create a subdued color palette utilizing white and subtle grey-blue tones. The proposed siding creates the appearance of traditional horizontal lap and board-and-batten siding found in bungalows and cottages and is complimentary to the residential buildings in the area.



Landscape and Open Space Design – The landscape and open space design seeks to create an active, livable and cohesive outdoor space within the community that enhances the indoor amenities and encourages active outdoor use. To further provide a cohesive community approach, a common gathering space located beneath the existing large trees on 963 Pope Street offers residents the opportunity to enjoy common outdoor space including picnic tables, pedestrian pathways, gathering and seating spaces, landscaping and a BBQ grilling area, all designed with accessibility in mind. The project also offers ample street frontage landscaping and low fencing to provide a buffer for the buildings along the street. The project has also been designed to minimize any potential impacts to existing trees, both on- and off-site.

Access/Frontage Improvements – The project site is located midway on Pope Street between Highway 29 and the Sulphur Creek bridge. Primary access to the project site would be provided by a 20' wide private common driveway that takes access from Pope Street. A reciprocal access agreement will be recorded against both 951 and 963 Pope Street for the driveway, parking area, utilities within the common driveway and the bioretention area as well as the laundry, storage and bbq/picnic area. Given the previously developed, infill nature of the site, frontage improvements including curb, gutter and sidewalk currently exist along the project frontage.

Bicycle & Transit Access – The project site is located in close proximity to both bicycle and transit improvements, making it easily accessible by pedestrians and bicyclists. Highway 29 and public transit opportunities, including bus stops, are located approximately 700 feet west of the project site which can be accessed via a system of existing public sidewalks. The project design includes bicycle racks which have been centrally located to encourage alternative modes of transportation.

Parking – Per Section 17.24.030 of the City's Municipal Code, the project is required to provide five (5) parking spaces for the proposed triplex, three (3) of which are to be covered. Per Section 17.116.030.F.6.b.i, accessory dwelling units located within ½ mile walking distance of public transit are not required to provide parking. The project provides six (6) parking spaces and therefore exceeds the parking requirements of the City's Municipal Code. The project requests a waiver of the covered parking requirements under the State Density Bonus Law.

Grading & Utilities – The project site is generally flat and located within the AE flood zone designation. Buildings will be constructed to have a finished floor at least 1 foot above the base flood elevation (BFE), and no work will be performed within the floodway. Electricity, water, sewer and gas utilities are all available and connected to the project site. An existing 1" water line with ¾" meter connects to the 8" water main in Pope Street. Sewer service is provided via an 8" main in Pope Street located approximately 22' from the face of curb. The project will be designed to meet BASMAA requirements for treatment and management of stormwater runoff, and both vegetated areas and bioretention areas will be utilized.

Sustainability – The project will incorporate sustainable "green" building practices targeting the 50-point level of the "GreenPoint Rated Program" as follows:

- Site development will include a minimum of non-porous hard surfaces in order to reduce storm runoff;
- Building systems will minimize energy and water use through innovative use of high-performance materials and mechanical systems design;
- Building systems will be considered to enhance energy efficiency and reduce water use such as open and closed-cell foam insulation and tankless water heaters;
- Construction methods will minimize the use of unsustainable resources, waste and CO2 emissions, e.g., adding fly ash to concrete, and using minimum header sizes, trust joist i-beam construction and duct testing;
- Grid-tied photovoltaic systems will be considered to partially offset nonrenewable energy;
- High-efficiency heating and cooling systems will be used;
- Appliances will be Energy-Star rated;
- Indoor air quality will be a priority, using products such as low VOC paint;
- Landscape plans will use as much existing landscape as possible while adding native non-invasive species; no lawns are proposed;
- Ample bicycle parking will be provided and centrally located; and
- Vegetable beds will be incorporated in common areas.

#### **PUBLIC OUTREACH**

A community meeting was held on July 6, 2022 at the Carnegie Building to present the project to the community and solicit feedback. The meeting was attended by approximately 20 members of the public, several of whom reside near the project site. The proposed design was well received; the majority of the comments focused on the proposed density, level of affordability and design compatibility with the character of the existing neighborhood.

#### **GENERAL PLAN**

The property has a General Plan Land Use designation of Medium Density Residential (MDR). The MDR land use designation provides for single-family detached and attached homes, secondary residential units, and similar compatible uses. The MDR designation permits residential densities between 5.1 and 16.0 dwelling units per acre and is intended to maintain a development pattern in higher density areas of the City that is consistent with historic development patterns exhibited by St. Helena's established neighborhoods. The project proposes a triplex containing three (3) units, consistent with the density allowed under the General Plan. Per Section 17.116.030.B.2 of the City's Municipal Code, accessory dwelling units that conform to the standards of the Code are not deemed to exceed the allowable density for the lot they are located on.

The project would provide additional housing opportunities within the City, has been professionally designed to suit the project site and its surroundings and supports the goals and policies of the 2040 St. Helena General Plan and Housing Element goals, policies, and eight-year action plan as follows:

- *LU2.1 – Promote a mix of housing types and price ranges that are consistent with the Housing Element RHNA categories of housing affordability;*
- *LU2.2 – Encourage new residential development that is consistent in design, size, color, and floor area ratio (FAR) with the older residences in the neighborhood;*

- *CD3.1 – Limit building envelope sizes and require adequate side and rear setbacks to preserve the character of existing residential areas and to avoid over-built lots. Require future development to conform to the pattern and density of the neighboring areas. In order to complement existing town character and protect against incursion into vineyard agricultural areas;*
- *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;*
- *CD3.3 - Encourage the use of landscaping and tree plantings as buffers between sidewalks and residential uses. Discourage the removal of existing trees and adopt more comprehensive tree preservation standards;*
- *HE1.5 - Encourage innovative housing types and designs; and,*
- *HE2.6 - Promote a balance of types of housing throughout the whole community.*

#### **ZONING**

The property has a zoning designation of Medium Density Residential (MR). The MR zoning designation allows for single-family detached homes, accessory dwelling units, limited agricultural use and other compatible uses. The construction of new triplex units requires conditional use permit approval in the MR district, as well as design review approval, and must conform to the development standards prescribed by SHMC §17.40.060 unless otherwise modified by State Density Bonus Law. Per SHMC §17.116.030.D.2, no more than two detached accessory dwelling units are allowed on a lot that has a multifamily dwelling; per SHMC §17.116.030.H, any proposed accessory dwelling unit that does not conform to the objective standards of the code requires conditional use permit approval. The project conforms to the development standards, as modified by State Density Bonus Law, as detailed below:



| STANDARD                          | MAXIMUM  | TRIPLEX            | ACCESSORY DWELLINGS (ADUs) <sup>1</sup> |
|-----------------------------------|----------|--------------------|-----------------------------------------|
| Density (16 du/acre) <sup>2</sup> | 3 units  | 3 units            | 2 units                                 |
| Lot Coverage                      | 45%      | 14%                | 12%                                     |
| Height - Principal                | 30'      | 27'                | NA                                      |
| Height - ADU                      | 18'      | NA                 | 27' <sup>3</sup>                        |
| Structure Width                   | 60%      | 80% <sup>4</sup>   | NA                                      |
| Floor Area Ratio                  | 0.335    | 0.262              | 0.246 <sup>5</sup>                      |
| Size (2 bedroom)                  | 1,000 sf | NA                 | 924 sf                                  |
|                                   |          |                    |                                         |
| Setbacks - Principal              | MINIMUM  | TRIPLEX            | ADUs                                    |
| Front                             | 30'      | 19'6" <sup>6</sup> | NA                                      |
| Side yard                         | 15'      | 0' <sup>7</sup>    | NA                                      |
| Rear                              | 30'      | +30'               | NA                                      |
| Setbacks - ADU                    |          |                    |                                         |
| Front                             | 20'      | NA                 | 20+                                     |
| Side                              | 4'       | NA                 | 4'4"                                    |
| Rear                              | 4'       | NA                 | 7'6"                                    |
|                                   |          |                    |                                         |
| Parking <sup>9</sup>              | 5        | 6                  | 0                                       |

**Signage** – In conformance with SHMC §17.148.040(C), a Planning Commission Sign Permit is required for signs within residential districts for identification of multifamily residential developments with a maximum sign area of twenty (20) sf. A single monument sign is proposed adjacent to the proposed driveway to identify both 951 and 963 Pope Street. The monument sign would be approximately 2'10" high and 7' wide.

**Demolition Permit** – Per SHMC §17.164.050 demolition of any building within any zoning district requires approval by the Planning Commission. As indicated in the Historic Resource Evaluation completed for the project site in September 2021 by Brunzell Historical the property is not recommended eligible for the California Register of Historical Resources (CRHR) and does not qualify as a historic resource under CEQA. The property was also evaluated for National Register of

<sup>1</sup> Per Section 17.116.030.D.2 of the City's Municipal Code, two detached ADUs are allowed on a lot with a proposed multifamily dwelling.

<sup>2</sup> Per Section 17.116.030.B.2 of the City's Municipal Code, accessory dwelling units that conform to the standards of the Code are not deemed to exceed the allowable density for the lot they are located on. The project qualifies as a Housing Development under Government Code Section 65915(i) which defines a project as being five (5) or more units making it eligible for incentives and waivers under State Density Bonus Law.

<sup>3</sup> Modified by State Density Bonus Law waiver.

<sup>4</sup> Modified by State Density Bonus Law waiver.

<sup>5</sup> Modified by State Density Bonus Law waiver.

<sup>6</sup> Modified by State Density Bonus Law waiver.

<sup>7</sup> Modified by State Density Bonus Law waiver.

<sup>9</sup> Covered parking requirement modified by State Density Bonus Law waiver; no parking is required for accessory dwelling units located within ½ mile walking distance of public transit per SHMC §17.116.030.F.6.b.i.

Historic Places (NRHP) eligibility and documented on DPR 523 forms as required by the California CRHR or the NRHP. The property does not meet any of the required criteria for significance nor is the property recommended eligible as a local City of St. Helena landmark or historic district contributor. Therefore, the demolition will not eliminate elements that are required to maintain the essential character of the neighborhood.

#### **STATE DENSITY BONUS LAW & CONCESSIONS**

The project qualifies as a Housing Development under Government Code Section 65915(i) which defines a project as being five (5) or more units. Consistent with Government Code Section 65915(b)(1)(G) a Housing Development that proposes 100% of all of the units in the development, exclusive of a manager's unit or units, for lower income households (except that up to 20 percent of the units in the development may be for moderate-income households) is eligible for waivers, incentives or concessions. Similarly, SHMC §17.144.030 states that an applicant may request concessions or incentives for a residential project of five (5) or more units that provide at least 10% of the total units for lower income households. In addition, consistent with SHMC 17.144.040, OTSH will enter into an agreement with the City to ensure the continuing affordability of the units for a minimum term of thirty (30) years and provide the City an annual accounting of the units.

The project proposes to provide all of the units as affordable, one of which may be rented to a moderate income household; the remainder of the units will be affordable to lower income households, consistent with State Law and the SHMC, making the project eligible for up to four (4) incentives or concessions and unlimited waivers provided for under the SDBL, in addition to the waiver or reduction of development standards allowed by SHMC 17.144.055. As such, OTSH requests the following waivers under the SDBL to allow for larger units that ensure the economic feasibility of the project:

1. A reduction in setbacks;
2. An increase in height;
3. An increase in structure width;
4. An increase in floor area ratio;
5. An exemption from owner-occupancy requirement; and
6. An exemption from the covered parking requirement.

Strict adherence to the development standards of the zoning district would physically preclude construction of the project as proposed and would result in the construction of a smaller triplex containing two (2) studios and a one (1) bedroom unit as well as two studio accessory dwelling units. The above waivers result in the construction of larger units, including a triplex containing one (1) studio, one (1) bedroom unit and one (1) two bedroom unit as well as two 2-bedroom accessory dwelling units, which will enable larger families to be housed, consistent with local housing needs, and will enable the project to generate higher rents to offset the cost of the project, making the project more economically feasible.

**FEE WAIVERS**

Given that the project is 100% affordable housing, the project requests fee waivers for planning and building application fees as well as development impact fees as follows:

| Fee Type                     | Fee Per SF | Fee Per Use           |                                      | Estimated Amount |
|------------------------------|------------|-----------------------|--------------------------------------|------------------|
|                              |            | Triplex<br>(1,904 SF) | Accessory<br>Dwellings<br>(1,848 SF) |                  |
| Planning                     | NA         | NA                    | NA                                   | \$11,200 (Paid)  |
| Building – Plan Check        | NA         | \$5,174.00            | \$5,174.00                           | \$10,348.00      |
| Building - Inspection        | NA         | \$2,641.00            | \$2,641.00                           | \$5,282.00       |
| Public Safety Impact Fee     | \$1.32     | \$2,513.28            | \$2,439.36                           | \$4,952.64       |
| Civic Improvement Fee        | \$2.48     | \$4,721.92            | \$4,583.04                           | \$9,304.96       |
| Park Impact Fee (MFR)        | \$15.50    | \$29,512.00           | \$28,644.00                          | \$58,156.00      |
| Water Impact Fee (MFR)       | \$1.63     | \$3,103.52            | \$3,012.24                           | \$6,115.76       |
| Sewer Impact Fee (MFR)       | \$0.84     | \$1,599.36            | \$1,552.32                           | \$3,151.68       |
| Storm Drain Impact Fee (MFR) | \$0.88     | \$1,675.52            | \$1,626.24                           | \$3,301.76       |
| Traffic Impact Fee (MFR)     | \$3.00     | \$5,712.00            | \$5,544.00                           | \$11,256.00      |
| Housing Impact Fee           | NA         | NA                    | NA                                   | NA               |
| <b>Total</b>                 |            | \$56,652.60           | \$55,216.20                          | \$123,068.80     |

The above amounts are estimates only based on the City's current fee schedule and approximate proposed square footage; OTSH requests waivers of the full fee amounts in place at the time of building permit issuance.

**CEQA ANALYSIS**

The project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15194, which exempts Affordable Housing Projects that meet certain criteria. Additionally, the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, which exempts the demolition and removal of small structures including single-family residences and accessory structures, and Section 15303, which exempts the construction of small structures including multi-family residential structures of four units or less. The project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2 because the project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.



Signed,

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Jennifer La Liberte, Our Town St. Helena



October 31 2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more affordable rental homes for our local workers. A family needs to earn approximately \$200,000 a year in order to be able to live in St. Helena where rents are approaching \$4,000 a month for a 2-bedroom unit. The average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year and simply cannot afford to live here.

These employees form the backbone of our local economy, supporting our hospitality and agricultural businesses, retail stores and restaurants. And those who work in education, health care, and local government services are equally hard-pressed to afford to live here. These are vital workers to our community, yet they are priced out of the very community they support. Roughly 75 percent of these workers commute long distances into St. Helena, creating greater congestion on our streets, exacerbating unwanted environmental impacts that contribute to climate change, adding strain to the worker's finances with the cost of gas and wear and tear on their vehicle, and negatively impacting their quality of life overall.

The 951 Pope Street project will make a small but meaningful dent in the need for workforce rental housing in St. Helena and will have a long-term positive impact on the community at large. Some of the many benefits would include:

- More local workers and their families can live closer to their jobs in St Helena.
- Homes would remain affordable for decades and help stabilize household expenses for the renters.
- Reduced commutes and greenhouse gas emissions will be better for all of us.
- More workforce housing will help increase the employment pool for local businesses / employers.
- As full-time residents, those living here can be a more engaged in our town's activities, coach athletic teams, participate in civic life, join service clubs, send their children to our schools, shop in our stores, and so on.
- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

Maria Criscione Stel  
1115 Chiles Ave.  
St. Helena, CA 94574





## Cindy Tzaopoulos

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**From:** Aaron Hecock  
**Sent:** Friday, November 3, 2023 1:05 PM  
**To:** Cindy Tzaopoulos  
**Cc:** Maya DeRosa  
**Subject:** FW: [External] Support For Workforce Housing Project at 951 Pope St.

Hi Cindy,

Another letter of support for the 951 Pope Street project that is going to the PC on Tuesday night. Thanks!

Aaron



**AARON HECOCK, AICP**  
**SENIOR PLANNER**

City of St. Helena | Community Development Department  
 1088 College Ave. | St. Helena, CA 94574  
 Direct: (707) 968-2747 | [ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org) | <http://cityofstheleena.org/planning>

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**From:** Dave & Loie Whitmer <whitmer25@gmail.com>  
**Sent:** Friday, November 3, 2023 12:40 PM  
**To:** Aaron Hecock <ahecock@cityofstheleena.org>  
**Subject:** [External] Support For Workforce Housing Project at 951 Pope St.

November 3, 2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

All our communities need more rental homes where local workers can afford to live. The jobs/housing equation is largely out of balance because salaries for common jobs in our communities have not kept pace with the costs of housing.

These employees form the backbone of our local economy supporting our hospitality and agricultural businesses, retail stores and restaurants. Further, those who work in education, health care, and local government services are equally hard-pressed to afford a home here. These vital workers provide the services that make St. Helena a truly unique place to live and visit, yet they are priced out of the very community they support. As a result, roughly 75 percent of our workers commute long distances into St. Helena, creating greater congestion on our streets, exacerbating unwanted environmental impacts that contribute to climate change, adding strain to the worker's finances with the cost of gas and wear and tear on their vehicle, and negatively impacting their quality of life overall.

The 951 Pope Street project will make a small but meaningful dent in the need for workforce rental housing in St. Helena and will have a long-term positive impact on the community at large. Some of the many benefits would include:

- More local workers and their families can live closer to their jobs in St Helena.
- Homes would remain affordable for decades and help stabilize household expenses for the renters.

- Reduced commutes and greenhouse gas emissions will be better for all of us.
- More workforce housing will help increase the employment pool for local businesses / employers.
- As full-time residents, those living here can be a more engaged in our town's activities, coach athletic teams, participate in civic life, join service clubs, send their children to our schools, shop in our stores, and so on.
- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

Dave Whitmer  
2137 Euclid Ave.  
Napa, CA 94558



November 6, 2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

These employees form the backbone of our local economy supporting our hospitality and agricultural businesses, retail stores and restaurants. Further, those who work in education, health care, and local government services are equally hard-pressed to afford a home here. These vital workers provide the services that make St. Helena a truly unique place to live and visit, yet they are priced out of the very community they support. As a result, roughly 75 percent of our workers commute long distances into St. Helena, creating greater congestion on our streets, exacerbating unwanted environmental impacts that contribute to climate change, adding strain to the worker's finances with the cost of gas and wear and tear on their vehicle, and negatively impacting their quality of life overall.

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- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

Michael Chisek  
2286 Boysen Lane, St. Helena, California 94574



## Cindy Tzaopoulos

---

**From:** Aaron Hecock  
**Sent:** Monday, November 6, 2023 9:55 AM  
**To:** Cindy Tzaopoulos  
**Subject:** FW: [External] 951 Pope Street

Public comment for 951 Pope Street.



**AARON HECOCK, AICP**  
**SENIOR PLANNER**

City of St. Helena | Community Development Department  
 1088 College Ave. | St. Helena, CA 94574  
 Direct: (707) 968-2747 | [ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org) | <http://cityofstheleena.org/planning>

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**From:** nena@talcottvineyards.com <nena@talcottvineyards.com>  
**Sent:** Monday, November 6, 2023 9:53 AM  
**To:** Aaron Hecock <ahecock@cityofstheleena.org>  
**Subject:** [External] 951 Pope Street

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

I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

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- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

Nena Talcott  
1467 Kearney Street

"If you don't like what is being said, change the conversation"

N.H. Talcott  
St. Helena, CA

---



(Date)

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

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I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,



Polly Ogden  
1850 Granger Way, SH



Oct 30, 2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

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- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

Rick Jones  
3884 Silverado Trail, Calistoga, CA 94515





NOVEMBER 5<sup>th</sup> 2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

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- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,  
 Susan Shay  
 1842 Partridge Ct.  
 Saint Helena, CA 94574



## Cindy Tzaopoulos

---

**From:** Aaron Hecock  
**Sent:** Monday, November 6, 2023 10:28 AM  
**To:** Cindy Tzaopoulos  
**Subject:** FW: [External] Letter of Support for 951 Pope Street Project

AARON HECOCK, AICP  
SENIOR PLANNER  
City of St. Helena | Community Development Department  
1088 College Ave. | St. Helena, CA 94574  
Direct: (707) 968-2747 | [ahecock@cityofsthenana.org](mailto:ahecock@cityofsthenana.org) | <http://cityofsthenana.org/planning>

-----Original Message-----

From: Barbara Oliver <[pariswinkle@gmail.com](mailto:pariswinkle@gmail.com)>  
Sent: Monday, November 6, 2023 10:26 AM  
To: Aaron Hecock <[ahecock@cityofsthenana.org](mailto:ahecock@cityofsthenana.org)>  
Subject: [External] Letter of Support for 951 Pope Street Project

Hello

I am submitting this e-mail as a letter of support for affordable housing in St. Helena, especially with the group, Our Town St Helena and the 951 Pope Street project.

Thank you very much,  
Barbara Oliver  
1858 Granger Way  
St Helena CA 94574





## Cindy Tzaopoulos

---

**From:** Aaron Hecock  
**Sent:** Monday, November 6, 2023 11:46 AM  
**To:** Cindy Tzaopoulos  
**Subject:** FW: [External] Workforce Housing Proposal, 951 Pope Street  
**Attachments:** Pope Street Housing Support ltr 11-03-2023.pdf



**AARON HECOCK, AICP**  
**SENIOR PLANNER**

City of St. Helena | Community Development Department  
1088 College Ave. | St. Helena, CA 94574  
Direct: (707) 968-2747 | [ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org) | <http://cityofstheleena.org/planning>

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**From:** Charles Shinnamon <[chuckshinnamon@gmail.com](mailto:chuckshinnamon@gmail.com)>  
**Sent:** Monday, November 6, 2023 11:39 AM  
**To:** Aaron Hecock <[ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org)>; Planning Commission <[PlanningCommission@cityofstheleena.org](mailto:PlanningCommission@cityofstheleena.org)>  
**Subject:** [External] Workforce Housing Proposal, 951 Pope Street

Good morning,

On behalf of the Napa Housing Coalition, please accept our letter in support of the Pope Street Workforce Housing Proposal.

Thank you for your consideration,

Chuck Shinnamon, Napa Housing Coalition Steering Committee

**Charles W. Shinnamon, P.E.**  
[chuckshinnamon@gmail.com](mailto:chuckshinnamon@gmail.com)



11/6/2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

At a recent Saint Helen Community Academy presentation, I was surprised to learn that our number of qualified voters had shrunk from 6100 to 5100 in the past election cycle which indicates to me that as a city we are being hollowed out. The homes that have been recently purchased and upgraded are not housing those that need to be here, but vacation or second homes for wealthy who have other primary residences.

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

These employees form the backbone of our local economy supporting our hospitality and agricultural businesses, retail stores and restaurants. Further, those who work in education, health care, and local government services are equally hard-pressed to afford a home here. These vital workers provide the services that make St. Helena a truly unique place to live and visit, yet they are priced out of the very community they support. As a result, roughly 75 percent of our workers commute long distances into St. Helena, creating greater congestion on our streets, exacerbating unwanted environmental impacts that contribute to climate change, adding strain to the worker's finances with the cost of gas and wear and tear on their vehicle, and negatively impacting their quality of life overall.

The 951 Pope Street project will make a small but meaningful dent in the need for workforce rental housing in St. Helena and will have a long-term positive impact on the community at large. Some of the many benefits would include:

- More local workers and their families can live closer to their jobs in St Helena.
- Homes would remain affordable for decades and help stabilize household expenses for the renters.
- Reduced commutes and greenhouse gas emissions will be better for all of us.
- More workforce housing will help increase the employment pool for local businesses / employers.
- As full-time residents, those living here can be more engaged in our town's activities, coach athletic teams, participate in civic life, join service clubs, send their children to our schools, shop in our stores, and so on.
- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by

approving 951 Pope Street.

Sincerely,

John M. Sales  
1451 Oak Avenue  
Saint Helena, CA 94574



## Cindy Tzaopoulos

---

**From:** Aaron Hecock  
**Sent:** Monday, November 6, 2023 11:46 AM  
**To:** Cindy Tzaopoulos  
**Subject:** FW: [External] Support for OTSH's Pope Street Project

AARON HECOCK, AICP  
SENIOR PLANNER  
City of St. Helena | Community Development Department  
1088 College Ave. | St. Helena, CA 94574  
Direct: (707) 968-2747 | [ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org) | <http://cityofstheleena.org/planning>

-----Original Message-----

From: MARY STEPHENSON <[stepcomm@aol.com](mailto:stepcomm@aol.com)>  
Sent: Monday, November 6, 2023 11:40 AM  
To: Aaron Hecock <[ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org)>  
Subject: [External] Support for OTSH's Pope Street Project

I urge the Planning Commission to approve Our Town St Helena's Phase Two Pope Street Project as presented. I hope the City considers that its economic revival plans cannot be successful without a steady and growing workforce. Adding additional workers - particularly those services the wine and hospitals industry - commuting into St Helena from Solano, Lake and Santa Rosa counties will not solve the problem and will only add to our environmental challenges. We need to make more housing available locally and this is an ideal opportunity for the City to step up to the plate.

Thank you for your consideration.

Mary Stephenson  
707 849 2583



## Cindy Tzaopoulos

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**From:** Aaron Hecock  
**Sent:** Monday, November 6, 2023 9:25 AM  
**To:** Cindy Tzaopoulos  
**Subject:** FW: [External] 951 Pope St

Public comment 951 Pope St.

AARON HECOCK, AICP  
SENIOR PLANNER  
City of St. Helena | Community Development Department  
1088 College Ave. | St. Helena, CA 94574  
Direct: (707) 968-2747 | [ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org) | <http://cityofstheleena.org/planning>

-----Original Message-----

From: Mary Wilson <[boecoup@gmail.com](mailto:boecoup@gmail.com)>  
Sent: Monday, November 6, 2023 9:24 AM  
To: Aaron Hecock <[ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org)>  
Subject: [External] 951 Pope St

Dear Planning Commission,

As a full time resident of St Helena since 1975, I urge you to PLEASE approve Our Town St Helena's workforce housing project at 951 Pope Street. This is such a valuable step in the right direction to help those out who find it totally impossible to find a place to live in St Helena. These are the people that are vital to our community! This is a project that every single one of us should support!

Again, I urge you to approve this project!

Mary Wilson

Sent from my iPad

Mary Wilson  
1426 Kearney St.  
St. Helena, Ca. 94574

707-529-4406





11.06.2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

These employees form the backbone of our local economy supporting our hospitality and agricultural businesses, retail stores and restaurants. Further, those who work in education, health care, and local government services are equally hard-pressed to afford a home here. These vital workers provide the services that make St. Helena a truly unique place to live and visit, yet they are priced out of the very community they support. As a result, roughly 75 percent of our workers commute long distances into St. Helena, creating greater congestion on our streets, exacerbating unwanted environmental impacts that contribute to climate change, adding strain to the worker's finances with the cost of gas and wear and tear on their vehicle, and negatively impacting their quality of life overall.

The 951 Pope Street project will make a small but meaningful dent in the need for workforce rental housing in St. Helena and will have a long-term positive impact on the community at large. Some of the many benefits would include:

- More local workers and their families can live closer to their jobs in St Helena.
- Homes would remain affordable for decades and help stabilize household expenses for the renters.
- Reduced commutes and greenhouse gas emissions will be better for all of us.
- More workforce housing will help increase the employment pool for local businesses / employers.
- As full-time residents, those living here can be more engaged in our town's activities, coach athletic teams, participate in civic life, join service clubs, send their children to our schools, shop in our stores, and so on.
- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

Walter Nirenberg  
1444 Adams Street, St Helena, CA 94574





707 Randolph Street  
Napa, CA 94559  
[www.clcnapavalley.org](http://www.clcnapavalley.org)

November 6, 2023

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

On behalf of the Community Leaders Coalition (CLC), I am writing in support of Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.

The CLC has over 40 members countywide and works to mobilize community leaders to collectively advocate for the needs of vulnerable populations throughout the Valley. Napa County, including the city of St. Helena needs more rental homes where local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

These employees form the backbone of our local economy supporting our hospitality and agricultural businesses, retail stores and restaurants. Further, those who work in education, health care, and local government services are equally hard-pressed to afford a home here. These vital workers provide the services that make St. Helena a truly unique place to live and visit, yet they are priced out of the very community they support. As a result, roughly 75 percent of our workers commute long distances into St. Helena, creating greater congestion on our streets, exacerbating unwanted environmental impacts that contribute to climate change, adding strain to the worker's finances with the cost of gas and wear and tear on their vehicle, and negatively impacting their quality of life overall.

The 951 Pope Street project will make a small but meaningful dent in the need for workforce rental housing in St. Helena and will have a long-term positive impact on the community at large. Some of the many benefits include:

- More local workers and their families can live closer to their jobs in St Helena.
- Homes would remain affordable for decades and help stabilize household expenses for the renters.
- Reduced commutes and greenhouse gas emissions will be better for all of us.
- More workforce housing will help increase the employment pool for local businesses / employers.
- As full-time residents, those living here can be more engaged in our town's activities, coach athletic teams, participate in civic life, join service clubs, send their children to our schools, shop in our stores, and so on.
- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

In community,

Director  
Community Leaders Coalition





10-06-23

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

These employees form the backbone of our local economy supporting our hospitality and agricultural businesses, retail stores and restaurants. Further, those who work in education, health care, and local government services are equally hard-pressed to afford a home here. These vital workers provide the services that make St. Helena a truly unique place to live and visit, yet they are priced out of the very community they support. As a result, roughly 75 percent of our workers commute long distances into St. Helena, creating greater congestion on our streets, exacerbating unwanted environmental impacts that contribute to climate change, adding strain to the worker's finances with the cost of gas and wear and tear on their vehicle, and negatively impacting their quality of life overall.

The 951 Pope Street project will make a small but meaningful dent in the need for workforce rental housing in St. Helena and will have a long-term positive impact on the community at large. Some of the many benefits would include:

- More local workers and their families can live closer to their jobs in St Helena.
- Homes would remain affordable for decades and help stabilize household expenses for the renters.
- Reduced commutes and greenhouse gas emissions will be better for all of us.
- More workforce housing will help increase the employment pool for local businesses / employers.
- As full-time residents, those living here can be more engaged in our town's activities, coach athletic teams, participate in civic life, join service clubs, send their children to our schools, shop in our stores, and so on.
- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

Jennifer Lamb  
1856 Granger Way, St. Helena, CA 94574



Nov 6, 2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Some of the many benefits that we support include:

- More local workers and their families can live closer to their jobs in St Helena.
- Homes would remain affordable for decades and help stabilize household expenses for the renters.
- Reduced commutes and greenhouse gas emissions will be better for all of us.
- More workforce housing will help increase the employment pool for local businesses / employers.
- As full-time residents, those living here can be a more engaged in our town's activities, coach athletic teams, participate in civic life, join service clubs, send their children to our schools, shop in our stores, and so on.

Additionally, we would like to suggest that applicant residents have letters of recommendations from their Saint Helena employers in order to be considered to live at 951 Pope Street.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

A handwritten signature in black ink, appearing to read "Maria White". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

I Maria White, Collin White  
935 Pope Street, Saint Helena CA 94574







Napa Valley Community Organizations Active in Disaster  
3299 Claremont Way, Suite #2  
Napa, CA 94558

November 6, 2023

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

**Napa Valley Community Organizations Active in Disaster (COAD) supports Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

The City of St. Helena needs more rental homes where local workers can afford to live. This need was made even more evident during the recent Long Term Recovery process from the 2020 Wildfires led by COAD in partnership with UpValley Family Centers. Working to help the 324 households who went through the disaster case management process find housing was exceptionally challenging. Housing stock was already low before the fires and losing close to 600 primary residences in the two wildfires reduced the stock even further.

Many renters displaced by the 2020 wildfires were forced to leave the area to find stable, affordable housing. These same individuals form the backbone of local economy supporting hospitality and agricultural businesses, retail stores and restaurants. Further, those who work in education, health care, and local government services are equally hard-pressed to find affordable housing.

With rents approaching \$4,000 a month for a 2-bedroom unit in the City, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

The vital workers who provide the services that make St. Helena a truly unique place to live and visit, yet they are priced out of the very community they support. As a result, roughly 75 percent St Helena's workforce commute long distances into the City, creating greater congestion on our streets, exacerbating unwanted environmental impacts that contribute to climate change, adding strain to the worker's finances with the cost of gas and wear and tear on their vehicle, and negatively impacting their quality of life overall.

The 951 Pope Street project will make a small but meaningful dent in the need for workforce rental housing in St. Helena and will have a long-term positive impact on the community at large. Some of the many benefits would include:

- More local workers and their families can live closer to their jobs in St Helena.
- Homes would remain affordable for decades and help stabilize household expenses for the renters.
- Reduced commutes and greenhouse gas emissions will be better for all of us.

- More workforce housing will help increase the employment pool for local businesses / employers.
- As full-time residents, those living here can be more engaged in our town's activities, coach athletic teams, participate in civic life, join service clubs, send their children to our schools, shop in our stores, and so on.
- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,



**Celeste Giunta**  
**Executive Director**  
**Napa Valley COAD**  
**707-815-4227**

[celeste@napavalleycoad.org](mailto:celeste@napavalleycoad.org)  
<https://napavalleycoad.org/>

November 6, 2023

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

I am the current president of the OTSH board but also a community member who owns a local real estate business and raising two children in our beautiful community. I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

These employees form the backbone of our local economy supporting our hospitality and agricultural businesses, retail stores and restaurants. Further, those who work in education, health care, and local government services are equally hard-pressed to afford a home here. These vital workers provide the services that make St. Helena a truly unique place to live and visit, yet they are priced out of the very community they support. As a result, roughly 75 percent of our workers commute long distances into St. Helena, creating greater congestion on our streets, exacerbating unwanted environmental impacts that contribute to climate change, adding strain to the worker's finances with the cost of gas and wear and tear on their vehicle, and negatively impacting their quality of life overall.

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- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

All my best,



Jordan Bentley  
761 Granada Court  
St. Helena, CA 94574





11/6/23(Date)

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

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- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

Bonnie Storm  
1305 Stockton Street



November 6, 2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

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- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

Stephanie Beaurain  
1844 Granger Way, SH







November 6, 2023

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

On behalf of UpValley Family Centers, I am writing in support of Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.

The UpValley Family Centers serves over 4,000 people each year with a broad scope of social services in the upvalley region, including in St. Helena. The need for housing that is affordable is a top pressing issue among our clients – 89% of our clients fall below the median income for Napa County (\$88,596) and many face high housing burdens, struggling to cover rent plus other essential expenses. Our staff have real difficulty helping people find housing options that are locally available and will work for their household budget. Many families have moved out of the area as a result of rising costs and the lack of housing. It has become increasingly difficult for working families to live in St. Helena and meet their basic needs.

The 951 Pope Street project is an important step towards creating more affordable options that will provide families with much needed housing stability – critical for individual and family well-being. This project will help to build a more diverse and inclusive local economy, adding more full-time residents who will add to our civic life. Finally, this project supports State-mandated requirements for more housing in St. Helena and will have a long-term positive impact on our schools and the community at large.

Please help to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jenny Ocón".

Jenny Ocón, MSW  
Executive Director



6 Nov 2023

St Helena Planning Commission,

Please support Our Town St Helena's workforce housing proposal at 951 Pope Street and approve as proposed. It is a project carefully designed to provide 10 vibrant and quality housing opportunities that will weave well into the fabric of St Helena. It is no small challenge to build needed units in St Helena. I greatly appreciate your efforts in helping this project come to fruition.

Sincerely,

Daniel Hale

1810 Vineyard Avenue  
St Helena CA 94574





November 6, 2023

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

**I support Our Town St Helena's workforce housing project at 951 Pope Street and encourage you to approve it, as proposed.**

Our city needs more rental homes where our local workers can afford to live. With rents approaching \$4,000 a month for a 2-bedroom unit in our community, a family would need to earn approximately \$200,000 a year in order to be able to live in St. Helena. These market conditions are grossly out of line with our local economy where the average agricultural worker, wine tasting room employee, restaurant server, or retail salesperson earns less than \$40,000 per year.

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- As full-time residents, those living here can be a more engaged in our town's activities, coach athletic teams, participate in civic life, join service clubs, send their children to our schools, shop in our stores, and so on.
- Construction of more homes would help the City achieve its State-mandated housing requirements.

I strongly urge you to address the critical shortage of affordable housing in our community by approving 951 Pope Street.

Sincerely,  
 Colleen Buckley  
 1415 Hudson Avenue  
 St. Helena, CA 94574



## Cindy Tzaopoulos

---

**From:** Aaron Hecock  
**Sent:** Tuesday, November 7, 2023 8:52 AM  
**To:** Cindy Tzaopoulos  
**Subject:** FW: [External] 951 Pope Street



**AARON HECOCK, AICP**  
**SENIOR PLANNER**

City of St. Helena | Community Development Department  
1088 College Ave. | St. Helena, CA 94574  
Direct: (707) 968-2747 | [ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org) | <http://cityofstheleena.org/planning>

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**From:** Thomas Faherty <valley.architect1@gmail.com>  
**Sent:** Tuesday, November 7, 2023 7:48 AM  
**To:** Aaron Hecock <ahecock@cityofstheleena.org>  
**Subject:** [External] 951 Pope Street

Aaron,

As a resident of St Helena for over 45 years, I am in firm support of workforce housing for St Helena. As you may know, I designed the 8 unit, self help townhouse development that was built with the guidance of Our Town St. Helena on Brenkle Court.

I believe that work force housing is very important for a small town's viability. I am afraid that St Helena is in the midst of a gentrification crisis that is typical of a naturally beautiful town with world class amenities. As you know, the school population has plummeted, and small businesses on Main Street are struggling for lack of support from local, permanent residents.

We know that middle class workers cannot afford to live here. Let us encourage low cost housing whenever and wherever it is plausible.

Thomas Faherty  
Architect





## Cindy Tzaopoulos

---

**From:** Aaron Hecock  
**Sent:** Tuesday, November 7, 2023 2:29 PM  
**To:** Cindy Tzaopoulos  
**Subject:** FW: 951 Pope Street Letter



**AARON HECOCK, AICP**  
**SENIOR PLANNER**

City of St. Helena | Community Development Department  
1088 College Ave. | St. Helena, CA 94574  
Direct: (707) 968-2747 | [ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org) | <http://cityofstheleena.org/planning>

---

**From:** Jennifer La Liberte <[jennifer@ourtownstheleena.org](mailto:jennifer@ourtownstheleena.org)>  
**Sent:** Tuesday, November 7, 2023 2:23 PM  
**To:** Aaron Hecock <[ahecock@cityofstheleena.org](mailto:ahecock@cityofstheleena.org)>  
**Subject:** [External] 951 Pope Street Letter

Hi Aaron, hopefully this can be added to the letters.

Thank you,

Jen

**From:** Ramona Gibb <[RamonaG@central-valley.com](mailto:RamonaG@central-valley.com)>  
**Date:** November 7, 2023 at 1:17:35 PM PST  
**To:** Ramona Gibb <[ramonagibb18@gmail.com](mailto:ramonagibb18@gmail.com)>

Hello,

My name is Ramona Gibb, and my daughter's name is Iliana.

We live in 963 pope Street for the last 5 years, thanks OTSH who gave us the opportunity.

Before living there, my daughter and I lived on Silverado trail in a little studio. Big difference from where we are living now.

We are so happy there; my daughter has more space for herself as she is getting older and needs her space.

There is an orange tree at the back of the house, and when is orange season, we cut lots of them to make orange juice or just eat them. There is also space at the back for my nieces and my nephews to play when they come to visit me, and they don't have to play on the street.

Thank you to OTSH and all the supporters that are involved in this, in helping people like me. To make it affordable to live here in St Helena!

Best regards.

Thank you!

Ramona Gibb

Jennifer La Liberte  
Executive Director, Our Town St. Helena  
Cell: (707) 812-9839



## PLANNING COMMISSION REPORT

Planning Commission Meeting of November 7, 2023

**FILE NUMBER:** PL22-042

**SUBJECT:** The applicant is requesting adoption of a resolution approving design review and a use permit amendment in order to remodel and add a small second story space to the existing commercial building located at 1080 Main Street (Suite A) in the Central Business zoning district.

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

**REVIEWED BY:** Maya DeRosa, Community Development Director

**APPROVED BY:** Maya DeRosa, Community Development Director

**APPLICATION FILED:**08/26/22

**ACCEPTED AS COMPLETE:**09/07/23

**LOCATION OF PROPERTY:** 1080 Main Street, Suite A

**APN:** 009-090-001

**GENERAL PLAN/ZONING:** Central Business (CB)

**APPLICANT:** Deilly Echeverri

**PHONE:** (707) 399-0200

### **BACKGROUND**

The existing commercial building located at 1080 Main Street is divided into 3 tenant spaces, Suites A, B and C and is located across two parcels. Suite A (the proposed project location) is located entirely on the subject parcel, while Suite B is located partially on both parcels; Suite C is located on the separate parcel to the south. Suite A is currently vacant and is the former location of the Nature Select health and food store; Suite B is the Blush Nail Lounge and Suite C is the Midtown Barbershop. The entitlements requested as part of these applications only pertain to Suite A; no structural modifications or changes in use are proposed for Suites B or C.

The existing 5,535 square foot (sf) subject parcel is currently developed with a an approximately 2,154 sf, single-story commercial building that was formerly home to Nature Select, as noted above, and approximately 876 sf of Suite B (Blush Nail Lounge); for a total of 3,030 sf in total. The existing building was constructed in approximately 1956 and is 13' 5" in height. The site has a long permitting history that includes numerous use permit and design review approvals changing both the inside and outside of the building. Nature Select received use permit approval in 1997 (#97-13) to establish the natural and organic food store with design review approval for exterior changes the year before in 1996 (#96-38).

### **PROJECT DESCRIPTION**

The applicant is seeking design review and use permit amendment approval to remodel the existing 2,154 sf building consisting of Suite A only including the removal and replacement of damaged siding, new windows, a new roof and the addition of an 897 sf second story private event space. The existing ground floor remodel would include redoing all the floors with new epoxy flooring to make them level and safe, removing the two restrooms and cleaning room and replacing them with a new, larger, ADA compliant unisex restroom and a small office space. A storage area would be added toward the back of the space as well as stairs and a lift to the new second story event space. The 897 sf second story event space would include a small service area and a unisex restroom under a roof and an open-air event area where up to 12 seats would be available for private events such as bridal showers, wine tasting events, business trainings and lunches, birthday parties, etc. The applicant expects to have no more than 3 small events per week. The hours of operation for the existing ground floor retail and food sales area would be 9:00 am – 6:00 pm seven days/week while the private events space proposed hours of operation are from 10:00 am – 8:00 pm Wednesday through Saturday.

The building's siding would remain the same (board and batten) and would be painted olive and light gray colors. Other exterior materials would consist of black windows, new roofing underlayment and a composition covering, and new black standing seam metal awnings over the doors and windows. The height of the proposed second story addition at its highest point would be 25'5" which is approximately 12 feet taller than the existing building to its highest point (13'5"). Although the attached proposed elevations and renderings show the facade of Suite B, that is not part of this Design Review request. The exterior painting and awnings proposed will be reviewed under a building permit for Suite B.

### **ANALYSIS**

#### **CEQA**

Staff has conducted the requisite analysis and concluded that the project is categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301, which exempts the operation, repair, maintenance or minor alteration of existing private structures; Section 15303, which exempts the construction or conversion of small structures including commercial buildings less than 10,000 sf in floor area; and Section



15332, which exempts projects characterized as in-fill development. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.

### **GENERAL PLAN**

The subject property has a General Plan Land Use designation of Central Business (CB). The CB land use designation provides for retail and commercial uses that serve local residents and the surrounding area. Typical CB uses include offices, restaurants, specialty retail and lodging, with particular emphasis on pedestrian-oriented retail and service uses on the ground floor level and offices located on upper floors. Residential uses can be considered for upper floor areas but are subject to discretionary use permit review and approval. The maximum allowable FAR in CB-designated areas is 2.0. The CB district extends from Sulphur Creek along Main Street to midway between Adams Street and Pine Street, west to Oak Avenue and along the north side of Adams Street east of Main Street. The 2040 St. Helena General Plan includes the following policies that are relevant to the proposed project:

- LU3.1 Strengthen the downtown as the City's social and cultural core, and as the primary center of retail services. Facilitate a healthy mix of retail and commercial uses, residential development, entertainment, and lodging.

*Staff response: Consistent in that the proposed project would update and enhance an old structure in need of repairs while also providing additional amenities within the City's downtown core.*

- LU3.5 Ensure that new retail and commercial development is compatible with and complementary to St. Helena's small-town image.

*Staff response: Consistent in that the proposed project would aesthetically improve the existing structure in a manner that is appropriate and compatible in size, scale and design with other development in St. Helena.*

- ES1.1 Maintain central St. Helena as the social, cultural, and economic heart of the City by supporting infill and redevelopment of vacant and underutilized parcels in the central St. Helena area.

*Staff response: Consistent in that the proposed project would enhance the visual appearance and functional capabilities of an existing commercial building in central St. Helena.*

- ES1.6 Support local arts, cultural activities, and entertainment that can contribute to the local economy.

*Staff response: Consistent in that the proposed private event space would provide an additional opportunity to support local arts, cultural activities and entertainment that would contribute to the local economy.*

- ES2.1 Support the development of responsible, visitor-serving components to the City's economy as a valuable source of jobs, tax revenues, and cultural amenities. Promote policies that facilitate and encourage this type of sustainable economic development.

*Staff response: Consistent in that an updated commercial structure with a new, small, event space located in the City's Central Business District would serve both visitors and locals alike and would provide jobs and valuable tax revenue.*

- ES2.2 Encourage visitor-serving uses oriented toward an upscale market, consistent with the Valley's reputation as a producer of world-class wines. Discourage the introduction of uses that are dependent upon a mass tourist market.

*Staff response: Consistent in that an updated commercial structure with a new, small, event space in this location would serve both visitors and locals alike, would provide jobs and valuable tax revenue and would not be dependent on a mass tourist market.*

- ES2.3 Ensure a diverse mix of uses that avoids an over-representation of any particular use.

*Staff response: Consistent in that the project consists of the remodeling of an existing commercial building used as a health food store and the addition of a small, second story event space that could be used by local citizens, local businesses and tourists alike.*

*Overall Staff Response:* In accordance with the General Plan and in particular those policies listed above, the proposed project would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and an updated and enhanced amenity. For these reasons, the proposed project exhibits overall consistency with the General Plan Update 2040.

## **ZONING**

Consistent with the General Plan land use designation, the site has a zoning designation of Central Business (CB). This designation provides for retail, personal service uses, offices, restaurants, hotels/motels, service stations, public and quasi-public uses, and similar and compatible uses that serve local residents and the surrounding area. Pursuant to St. Helena Municipal Code (SHMC) Section 17.48.030, food store and eating/drinking establishments require use permit approval; and,

pursuant to SHMC Section 17.164 (Design Review), any addition to a commercial structure requires design review approval and must conform to the development standards prescribed by SHMC §17.48.070 as detailed below:

| STANDARD                         | MIN/MAX      | EXISTING | PROPOSED  |
|----------------------------------|--------------|----------|-----------|
| Lot Area                         | 5,000 sf min | 5,535 sf | No Change |
| Front Setback (Main St.)         | 0 feet       | 22 feet  | No Change |
| Rear Setback (Wine Train)        | 0 feet       | 3 feet   | No Change |
| Sideyard Setback (Internal)      | 0 feet       | 0 feet   | No Change |
| Side Setback – Corner (Pope St.) | 0 feet       | 6' 2"    | No Change |
| Height                           | 35 feet max  | 13' 5"   | 25'5"     |
| Floor Area Ratio (FAR)           | 2.0 max      | 0.55     | 0.71      |

#### **Existing Floor Area**

|                     |                 |
|---------------------|-----------------|
| Retail / Food Store | 2,154 sf        |
| Portion Suite B     | 876 sf          |
| <b>TOTAL</b>        | <b>3,030 sf</b> |

Floor Area Ratio                      3,030 / 5,535 = .55

#### **Proposed Floor Area**

|                                 |                 |
|---------------------------------|-----------------|
| First Floor Retail / Food Store | 2,154 sf        |
| 2ndFloor Event Space            | 897 sf          |
| Portion Suite B                 | 876 sf          |
| <b>TOTAL</b>                    | <b>3,927 sf</b> |

Floor Area Ratio                      3,927 / 5,535 = .71

***Staff Response:** No changes are being proposed to the existing building's footprint or setbacks. The proposed project meets all development standards as required by Section 17.48.070 of the SHMC including setbacks, height and floor area ratio as described above.*

#### **LANDSCAPING REQUIREMENTS**

SHMC Section 17.48.090(D) prescribes various landscaping requirements for shade trees, planters, and landscaped areas. Frontage yards, off-street parking areas, and all other open areas (other than screened storage areas) must be permanently maintained by the property owner to cover a minimum of 5% of the total site. For parking lots with 15 or fewer spaces, 1 tree per 4 spaces (a minimum of two trees) is required. Where a parking lot abuts a public right-of-way, there shall be a landscape planter parallel the right-of-way. This code section also states that landscaping and shade trees shall be contained in planters and tree wells bordered by a six-inch-high concrete curb or

equivalent barrier approved by the city. This code section goes on to say that unless otherwise specified in the code or under the conditions of an approved permit, planters and tree wells shall have a width of not less than five feet and shall be protected from automobile overhang where necessary through the provision of barriers, tire stops or additional width.

*Staff Response: Staff recognizes that the existing building was constructed before current landscaping requirements were in place and that the building is legal non-conforming. As the building has a zero lot line on one side, the wine train to the rear, and fronts Main Street's and Pope Street's sidewalks, it is incapable of meeting current landscaping requirements and is permitted to remain non-conforming. That said, the applicant is proposing to add 279 sf of landscaping around the building where they are able which equals 5% of the site as required by code ( $279 / 5,535 = 5\%$ ).*

### **WASTEWATER GENERATION**

SHMC Section 17.48.090(E) restricts each and every use in the CB district such that any lot of record does not generate wastewater in excess of 600 gallons per day (gpd), without a use permit which regulates wastewater generation.

*Staff Response: The uses at 1080 Main Street are limited to 600 gpd per the code section referenced above. Based on the water demand analysis, daily water use is estimated to be approximately 402 gpd, far below the 600 gpd maximum. A condition of approval has been added requiring that the 600 gpd wastewater generation maximum be maintained.*

### **HISTORIC RESOURCES**

The existing building was constructed in approximately 1956 and is not listed on the City's Historic Resources Master List. Furthermore, the building has been modified over time through approved design review applications, tenant improvements and changing uses.

*Staff Response: The addition of a small second floor space to the existing building will not negatively impact a recognized historic structure nor will it negatively impact the immediately surrounding environment as the building is located at the corner of Main Street and Pope Street.*

### **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 demand analysis provided on the last page of the plan set concluded that the proposed project would result in a reduction of water use on-site. The remodeled and expanded building would use less water due to the required use of modern water efficient fixtures and appliances. The water neutrality requirement has been demonstrated to the satisfaction of the Public Works Director.*

## **PARKING**

The existing building is within the City's Parking Impact Overlay District which is governed by SHMC Chapter 17.104. The purpose of the parking impact overlay district is to establish parking standards for portions of the City generally located within the Central Business District. This area of the City is impacted by a lack of off-street parking because the buildings are often of historic and unique character and were constructed in the early history of the City when automobiles were not as common.

In the parking impact overlay district, the basic parking requirement for buildings existing as of February 1, 1980, shall be at least one space for each one thousand two hundred (1,200) square feet of ground floor area. While the three tenant spaces extend over two separate parcels, they currently share the existing 5 space parking lot for off-street parking. Therefore, the following analysis takes a conservative approach and calculates required parking for all three tenant spaces even though they are not located on the same parcel (Suite B extends over the property line on both parcels). As the existing ground floor area for the three tenant spaces is 4,720 sf (2,154 sf store + 1,966 sf salon + 600 sf barbershop), a total of 4 parking spaces are required for those spaces. The parking requirement for additions to a structure existing as of February 1, 1980, shall be as required in Chapter 17.124. This section requires 1 space for each 300 sf of commercial/office space or 1 space for each 4 seats for establishments with seating for service of food and/or drinks. As the proposed addition is 897 sf, a total of 3 spaces would be required. If you look at it as a space with seating for the service of food and/or drinks with a maximum of 12 seats (no fixed seating is proposed), 3 spaces would be required, so, whichever classification is used, the end result is that 3 parking spaces are required for the proposed second story addition for a total of 7 spaces.

| <b>Off-Street Parking Requirements</b>                                                      |                                     |                 |
|---------------------------------------------------------------------------------------------|-------------------------------------|-----------------|
| <b>SCENARIO</b>                                                                             | <b>REQUIREMENT</b>                  | <b>TOTAL</b>    |
| Existing 4,720 sf ground floor area (2,154 sf store + 1,966 nail salon + 600 sf barbershop) | 1 space / 1,200sf ground floor area | 4 spaces        |
| New commercial space                                                                        | 1 space / 300sf floor area (897 sf) | 3 spaces        |
|                                                                                             | <b>Total Parking Required</b>       | <b>7 spaces</b> |

*Staff Response: As demonstrated in the attached plan set, the project site as currently configured includes 5 on-site parking spaces (including 1 ADA space) and is therefore short 2 required off-street parking spaces (using the conservative approach noted above; if you only take into account the square footage of the tenant spaces on the subject parcel, a total of 6 spaces would be required). As the project site is located in the Parking Impact Overlay District, as part of the use permit amendment, the applicant can pay an in-lieu fee of \$7,000 for each missing on-site parking space. A condition of approval has been added to the attached resolution allowing the applicant to reconfigure the parking area with code compliant parking spaces in attempt to add additional on-site parking (to be confirmed during building permit plan check) or the applicant shall pay the required in-lieu fee for each missing space. As noted in other projects within the parking impact overlay district, the walking nature of the CB district will likely reduce any project-related traffic generation (and the corresponding demand for off-street parking), since many customers are expected to be generated by foot traffic rather than vehicular traffic specifically destined for this particular use. It should also be noted, that previously approved use permits for Suite C (the barbershop), have recognized that the tenant space does not have any on-site parking available to meet the minimum parking requirement and that they are "grandfathered" in without sufficient on-site parking. Should the Planning Commission want to require that the applicant only be responsible for on-site parking related to building square footage on the subject parcel, the condition of approval related to parking should be modified requiring a total of 6 spaces or the payment of an in-lieu fee for each space short.*

## **DESIGN REVIEW**

SHMC Sections 17.48.040 and 17.164.050 require design review approval for exterior additions to existing commercial buildings. The purpose of design review is to, among other things, promote the qualities that bring value to the community and foster attractiveness and functional utility of the community as a place to live and work. The Planning Commission must find that the project takes reasonable account of the design criteria prescribed in SHMC Section 17.164.030 (listed below) in review of this application:

1. Consistency and compatibility with applicable elements of the general plan.
2. Compatibility of design with the immediate environment of the site.
3. Relationship of the design to the site.
4. Determination that the design is compatible in areas considered by the board as having a unified design or historical character.
5. Whether the design promotes harmonious transition in scale and character in areas between different designated land uses.
6. Compatibility with future construction both on and off the site.
7. Whether the architectural design of structures and their materials and colors are appropriate to the function of the project.
8. Whether the planning and siting of the various functions and buildings on the site create an internal sense of order and provide a desirable environment for occupants, visitors and the general community.

9. Whether the amount and arrangement of open space and landscaping are appropriate to the design and the function of the structures.
10. Whether access to the property and circulation systems are safe and convenient for pedestrians, cyclists and vehicles.
11. Whether natural features and vegetation are appropriately preserved and integrated with the project.
12. Whether the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structures and functions.
13. Whether the landscape design concept for the site, as shown by the relationship of plant masses, open space, scale, plant forms and foliage textures and colors, create a desirable and functional environment and whether the landscape concept depicts an appropriate unity with the various buildings on the site.
14. Whether sustainability and climate protection are promoted through the use of green building practices such as appropriate site/architectural design, use of green building materials, energy efficient systems and water efficient landscape materials.

*Staff Response: The proposed project would remodel, update and enhance an existing building (Ste. A) in need of repairs and modernization and includes the addition of a small, second floor event space. The updated and modified structure meets all required development standards and would still be approximately 10 feet shorter than permitted in the CB district. The project was designed to be compatible and respectful to the site and the surrounding environment with exterior finishes consisting of board and batten siding to match the existing building, black metal windows and standing seam metal awnings. The building as modified with the proposed addition would be of a scale and massing that is consistent with the context of the Central Business district. For these reasons, staff believes that the proposed project is consistent with the required design review criteria 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.*

#### **USE PERMIT AMENDMENT**

As noted above, SHMC Section 17.48.030 requires use permit approval for food stores and eating/drinking establishments in the Central Business district. As a use permit for the food store at this location currently exists, the addition of an event space where presumably food and beverages will be served requires a use permit amendment. The purpose of a use permit / use permit amendment 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 SHMC 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 existing site and building have been home to the former health food store for approximately 25 years. The proposed project would upgrade and improve the existing building while providing a new, modest space for private events on the second floor. The proposed project would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and an updated amenity. The project would not make excessive demands on city services, nor would it generate traffic, parking or other impacts that would be injurious to public health, safety or welfare. Staff believes that the project meets and/or complies with the required findings to approve a use permit amendment for the proposed project. The findings included in the attached resolution identify this compliance.*

#### **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 CEQA Guidelines Sections 15301, 15303 and 15332; and
2. Accept the required findings and approve the attached resolution granting design review and use permit amendment approval for the proposed remodel and second story addition on the property located at 1080 Main Street, Suite A.

**ATTACHMENTS**

[Resolution](#)

[APN Map](#)

[Aerial](#)

[Project Plans Revised 8.02.2023](#)

[Renderings - Large](#)

**CITY OF ST. HELENA PLANNING COMMISSION  
RESOLUTION NO.  
GRANTING DESIGN REVIEW AND USE PERMIT AMENDMENT APPROVAL TO  
1080 MAIN ST., Suite A (File No. PL22-042)**

**PROPERTY OWNER:** Ernesto Borgarin

**APN:** 009-090-001

**Recitals**

1. The property owners request adoption of a resolution approving design review and a use permit amendment in order to remodel and add a small second story space to the existing commercial building located at 1080 Main Street (Suite A) in the Central Business zoning district.
2. A public notice was published in the Napa Valley Register and mailed to residents and occupants within 300 feet of the project site in compliance with state and local law.
3. The Planning Commission of the City of St. Helena, State of California, considered the project, staff report, and all testimony, written and spoken, at a duly noticed public hearing on November 7, 2023; and
4. Now, therefore let it be found that, the Planning Commission approves design review and a use permit amendment thereby authorizing the modifications contained in the approved 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 CEQA Guidelines Section 15301, which exempts the operation, repair, maintenance or minor alteration of existing private structures; Section 15303, which exempts the construction or conversion of small structures including commercial buildings less than 10,000 sf in floor area; and Section 15332, which exempts projects characterized as in-fill development. The proposed project is not subject to any of the exceptions to the use of a categorical exemption as outlined in CEQA Section 15300.2. The project site is not located on or near an environmentally sensitive area, is not visible from a scenic highway, is not included on a hazardous waste site, and will not impact historic resources or otherwise generate or contribute to any potentially significant impacts.
- C. In accordance with the design review criteria identified in SHMC Section 17.164.030, the Planning Commission finds that the project demonstrates the following:
  1. *Consistency and compatibility with applicable elements of the general plan in that the project consists of the remodeling and addition to an existing commercial*

1080 Main St., Suite A  
Resolution / Conditions of Approval  
November 7, 2023

*building in the City's Central Business district where the General Plan intends for commercial uses to be located.*

- 2. Compatibility of design with the immediate environment of the site in that the project consists of the remodeling and addition to an existing commercial building in a commercially designated area and the new structure has been designed to be compatible with the site and its surroundings.*
- 3. Relationship of the design to the site is found to be consistent in that the project was designed in consideration of the unique characteristics of the site and the surrounding area.*
- 4. That the design is compatible in areas considered by the board as having a unified design or historical character in that the project site is not in an area with a unified design and is separated from the City's historic downtown core and has been designed to be compatible with the site and the surrounding area.*
- 5. That the design promotes harmonious transition in scale and character in areas between different designated land uses in that the project site is isolated from other land uses by Highway 29, Pope Street and the Wine Train tracks. There are two story office and commercial uses east of the Wine Tran tracks and the project would not alter the scale or transition between different land uses as the proposed project is of a similar scale of other structures in the vicinity and there would be no change in land uses.*
- 6. Compatibility with future construction both on and off the site in that the project consists of updating and expanding an existing commercial building on a site designated for commercial uses which is compatible with the site and the surrounding area.*
- 7. That the architectural design of structures and their materials and colors are appropriate to the function of the project in that the project was designed to be compatible and respectful to the site and the surrounding environment with exterior finishes consisting of board and batten siding to match the existing building, black metal windows and standing seam metal awnings. The building as modified with the proposed addition would be of a scale and massing that is consistent with the context of the Central Business district.*
- 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 structure and associated landscaping has been designed to be compatible with the site and its surroundings to create a desirable environment.*
- 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 has been designed to be compatible with the site and its surroundings and includes new landscaping to the extent possible intended to beautify the site.*
- 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 a direct driveway on Main Street and from sidewalks on Main Street and Pope Street.*

11. *That natural features and vegetation are appropriately preserved and integrated with the project in that the commercial building and associated landscaping has been designed to be compatible with the site and its surroundings.*
  12. *That the materials, textures, colors and details of construction are an appropriate expression of its design concept and function and whether they are compatible with the adjacent and neighboring structure and functions in that in that the structure will be constructed of board and batten siding to match the existing building, black metal windows and standing seam metal awnings which are appropriate and compatible with surrounding development.*
  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 has been designed to be compatible with the site and its surroundings and includes new landscaping to the extent possible intended to beautify the site.*
  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.*
- D. In accordance with Municipal Code Section 17.168.050, the Planning Commission makes the following use permit findings to support the motion to approve the use permit 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 the use permit amendment is to expand the permitted uses in the commercial building to include a small event space which due to its size and hours of operation would not be injurious to surrounding uses or the community.*
  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 uses would primarily occur inside the existing ground floor commercial building. The small new event space upstairs has limited hours of operation and is not anticipated to generate significant increases in noise on-site.*
  3. *That the proposed use would not generate traffic noise in excess of the "normally acceptable" range identified in the General Plan as project generated traffic will not increase the level of traffic noise on Highway 29 (Main Street).*
  4. *That the proposed use would not make excessive demands on the provision of public services including water supply, sewer capacity, energy supply, communication facilities, police protection, and fire protection in that commercial uses will continue on a site designated for commercial activities. The proposed uses would not make excessive demands on any of the services listed above.*



5. *That the proposed uses would provide adequate ingress and egress to and from the proposed location in that ingress/egress would not change as a result of the proposed project.*
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 would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and an updated amenity.*
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 updating and expanding an existing commercial building in a commercially designated area with a structure that has been designed to be compatible with the site and its surroundings.*
8. *That the proposed uses would not be in conflict with the City's General Plan in that in that the project consists of updating and expanding an existing commercial building in the Central Business District land use designation where the General Plan intends for commercial uses to occur. Additionally, the proposed project would support both a local and visitor serving component to the City's economy by providing jobs, tax revenue, and an updated amenity.*
9. *That the proposed uses would not be injurious to public health, safety, or welfare in that the proposed project consists of updating and expanding an existing commercial building on a site designated for commercial uses.*
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 amendment only applies to this property and to these specific uses; future applications are reviewed on a case-by-case basis subject to the constraints of each site and the specific operational characteristics proposed with each application.*
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 site currently provides 5 off-street parking spaces and the applicant shall pay the required in-lieu fee for 2 spaces (\$14,000) as required by St. Helena Municipal Code Section 17.104.030 (Parking Impact Overlay In-lieu Fee Provisions). If at the time of building permit submittal, the parking area can be restriped to accommodate one additional space, the required in-lieu fee will be for one space (\$7,000).*
12. *That the capacity of surrounding streets is adequate to serve the automobile and delivery truck traffic generated by the proposed use in that the proposed project consists of updating and expanding an existing commercial building. The project site can adequately be served by existing streets with primary access being from Hwy 29/Main Street.*

**Planning Department Conditions of Approval**

- E. The Planning Commission approves a design review and use permit amendment for the above-described project with the following conditions of approval. The conditions noted below are particularly pertinent to this permit and shall not be construed to permit violation of other laws and policies not so listed.
1. The project shall be in conformance with all city ordinances, rules, regulations and policies in effect at the time of issuance of a building permit.
  2. This approval expires 12 months from the date of the Planning Commission approval hearing if a complete building permit application has not been submitted for the project. The expiration date may be extended for up to two one-year periods in accordance with St. Helena Municipal Code, Section 17.08.130, Extension of Permits and Approvals.
  3. Any request for an extension of this approval shall be justified in writing and received by the Planning Department at least thirty (30) days prior to expiration.
  4. The approvals shall not become effective until fourteen (14) calendar days after approval, providing that the action is not appealed by the City Council or any other interested party within that 14-day period.
  5. All required fees, including planning fees, development impact fees, residential in-lieu housing fees, building fees, toilet retrofit fees, and St. Helena Unified School District fees shall be paid prior to issuance of a building permit. Fees shall be those in effect at the time of the issuance of the building permit.
  6. Pursuant to City Council Resolution 2003-65, the owner and applicant are informed of the following:  
  
In recognition of the need for additional affordable housing, and to mitigate the effects of this development on the supply and demand of affordable housing, the permittee shall be subject to a Housing Impact Fee, an inclusionary requirement, an in-lieu fee, and/or similar fair and appropriate mechanisms, to provide funds for or to develop additional affordable housing.
  7. Compliance with all permit conditions shall occur in accordance with specific regulations but in all cases no later than prior to occupancy or initiation of use unless another time is set by law or by this approval. Occupancy or final inspection of a project may be withheld if all conditions, including payment of fees for services rendered by the City, are not met.
  8. In any action or proceeding to attack, challenge, invalidate, set aside, void or annul the City's approval of applicant's Project, in whole or in part, applicant shall defend, at its own expense and without any cost to the City, and with counsel acceptable to the City, and shall fully and completely indemnify and hold the City, its agents, officers, and employees harmless from and against any and all claims, causes of action, damages, costs, attorney's fees and liability of any kind, so long as the City reasonably promptly notifies the applicant of any such claim, action, or proceedings and the City cooperates fully in the defense of the action or proceedings.

1080 Main St., Suite A  
Resolution / Conditions of Approval  
November 7, 2023

9. Pursuant to St. Helena Municipal Code Section 17.08.110, this permit shall run with the land and shall be binding upon all parties having any right, title or interest in the real property or any part thereof, their heirs, successors and assigns, and shall inure to their benefit and benefit of the City of St. Helena.
10. The primary purpose of this review is for compliance with the General Plan and Zoning Ordinance. The property owners or their designee shall be responsible for meeting with the Building Official, Fire Inspector and or Public Works Department to review compliance with Building Codes, Fire Codes and specific Public Works Standards including fire protection systems and any applicable accessibility standards of Title 24.

*Design Review Conditions of Approval*

11. The plans submitted for building permits shall be in substantial conformance with the plans reviewed and approved by the Planning Commission on November 7, 2023, except as modified herein. Any changes to the plans may result in additional requirements and improvements by one or several departments.
12. Substantive changes to the plans may require new entitlements.
13. Provided they are in general compliance with this approval, minor modifications may be approved by the Community Development Director.
14. This approval does not permit structural modifications to the portions of the building containing Suites B and C.
15. During demolition and 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. All trash and recycling areas shall be screened from view.
18. Frontage areas, landscaping, off-street parking areas, and all other open areas shall be permanently maintained by the property owner.
19. 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.

Use Permit Amendment Conditions of Approval

20. This permit supersedes and replaces all previous permits for 1080 Main Street, Suite A and permits the operation of a food and health store with related services on the ground floor and a private event space on the second floor.
21. The hours of operation of the ground floor store are limited to 9:00 am to 6:00 pm seven (7) days per week.
22. The hours of operation of the second-floor event space are limited to 10:00 am to 8:00 pm Wednesday through Sunday.
23. A maximum of 12 seats are available for events in the second-floor event space. Events may not have more than 12 attendees.
24. Pursuant to St. Helena Municipal Code Section 17.104 and 17.124, the applicant shall provide 7 code compliant parking spaces on-site (to be confirmed during building permit plan check) or, prior to issuance of a building permit, the applicant shall be required to pay an in-lieu fee of \$7,000 for each space less than 7. The properties and land uses surrounding the project will not be significantly impacted by waiving the required off-street parking.
25. Music/entertainment shall be allowed when accessory to the approved use and shall not be audible beyond the confines of the building.
26. The uses approved by this permit are limited to 600 gallons per day of wastewater.
27. A Sign Permit must be applied for and obtained prior to installation of any new and/or replacement signage.

**Public Works Department Conditions of Approval**

28. Water Neutrality Analysis – Baseline assumptions and calculation are acceptable for planning review and will be confirmed prior to final approval during building permit review.
29. All electrical energy and communication service laterals to any new building or structure, or to any building or structure other than a single-family residential building or structure, being remodeled or repaired when such remodeling or repair work requires the relocation or replacement of the main electrical energy or communication service equipment, shall be placed underground (SHMC 13.28.120).
30. 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). Annual testing and certification shall be provided to the City.
31. An Encroachment Permit is required for all work within City right of way.
32. 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.

1080 Main St., Suite A  
Resolution / Conditions of Approval  
November 7, 2023



33. A detailed Post-Construction Stormwater Control Plan (SWCP) that identifies and sizes all permanent post-construction stormwater treatment BMPs shall be prepared and submitted for review approval. The Plan shall be prepared in accordance with the latest edition of the *Bay Area Stormwater Management Agencies Association (BASMAA) Post-Construction Manual*. The Plan will be reviewed with building permit application. Plans shall detail all measures as required and indicated in the submitted stormwater control plan.
34. The Applicant shall keep adjoining public streets and sidewalks free and clean of project dirt, mud, materials, and debris during the construction period, as is found necessary by the City Engineer.
35. Trash areas, dumpsters and recycling containers shall be enclosed and roofed per State and County standards to prevent water run-on to the trash area and water runoff from the area, to contain litter and trash so that it is not dispersed by the wind or run-off during waste removal. In the event that wine or food is disposed in these areas, the enclosed trash area shall drain to the sanitary sewer system. An area drain connected to the sanitary sewer shall be installed in the enclosure area and a structural control such as an oil/water separator or sand filter shall be included. No other area shall drain into the trash enclosure. A sign shall be posted prohibiting the dumping of hazardous materials into the sanitary sewer.
36. The applicant shall repair all public improvements that are damaged by the construction process in accordance with the City Water/Sewer/Street/Storm Drain/Sidewalk Standards prior to Certificate of Occupancy.
37. 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**

38. A building permit is required for all on-site demolition and construction and/or change of occupancy.
39. The applicant will be required to comply with the codes adopted at the time the applicant applies for a building permit. Currently the city of St. Helena utilizes the 2022 Title-24 California Building Code series.
40. The proposed project shall comply with the requirements of Chapter 11B of the California Building Code, including Path of Travel requirements.
41. When submitting plans, the Title Page shall include all information referenced on the building permit application checklist.
42. The applicant shall provide a Construction Waste Management Plan with the building permit application.

43. The plans for construction shall include a checklist for compliance with the California Green Building Standards Code, mandatory measures. Provide a reference on the checklist indicating where the mandatory measures can be found on the plans.
44. Plans shall be prepared by professional registrants in accordance with Section 107.1 of the California Building Code.
45. Building permit application materials and plans shall include any documentation pertaining to special loads applicable to the design and the specified section of the code that addresses the condition; special inspections for any systems or components requiring special inspection; requirements for seismic resistance; and a complete list of deferred submittals at time of application.
46. 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.

**Fire Department Conditions of Approval**

47. 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.
48. Fire sprinklers shall be installed as required by Fire Code and the Fire Department.
49. 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.

**I HEREBY CERTIFY** that the foregoing design review and use permit amendment applications were duly and regularly approved by the Planning Commission of the City of St. Helena at a regular meeting of said Planning Commission held on November 7, 2023 by the following roll call vote:

**AYES:**

**NOES:**

**ABSENT:**

**ABSTAIN:**

APPROVED:

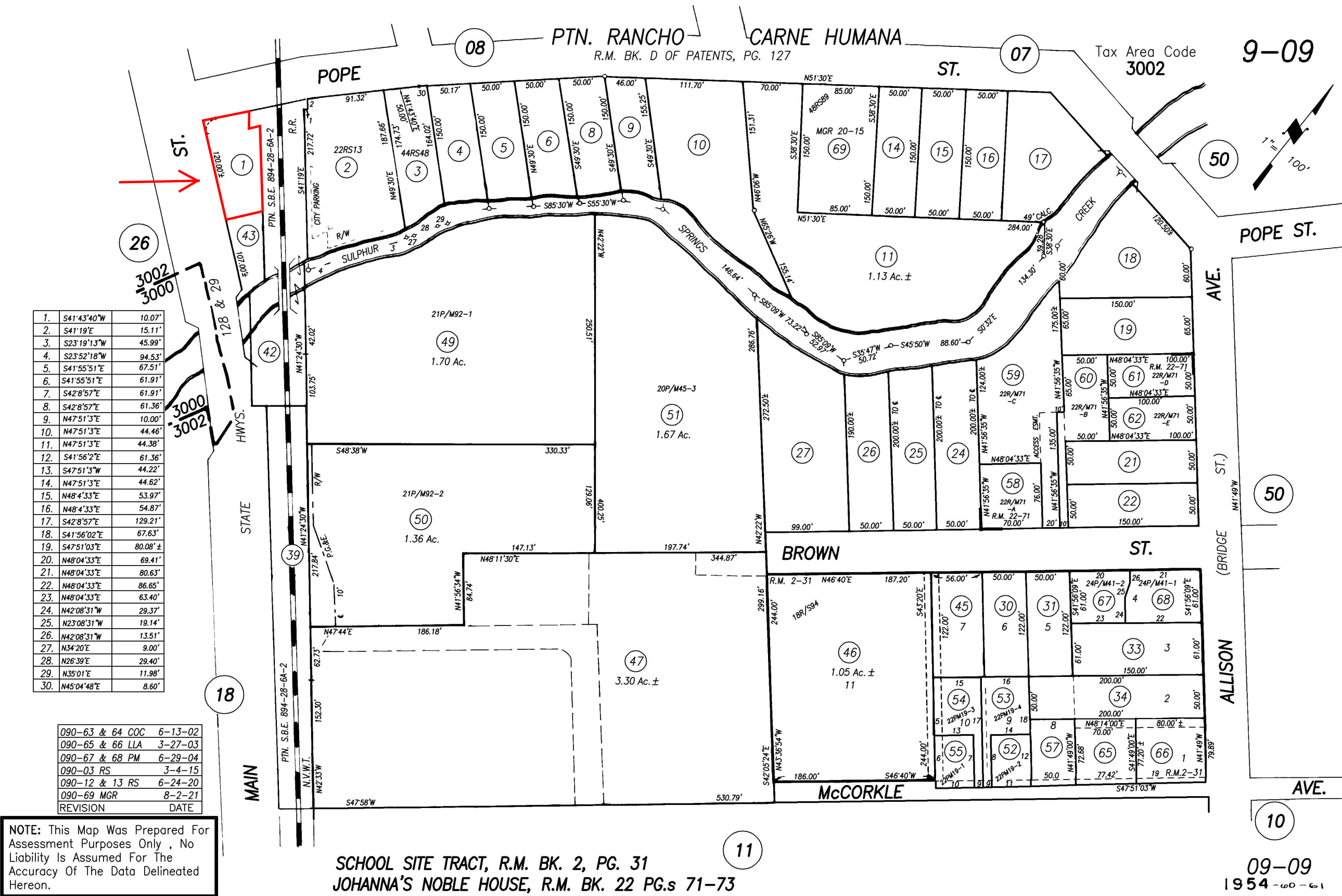
ATTEST:

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John Ponte  
Chair, Planning Commission

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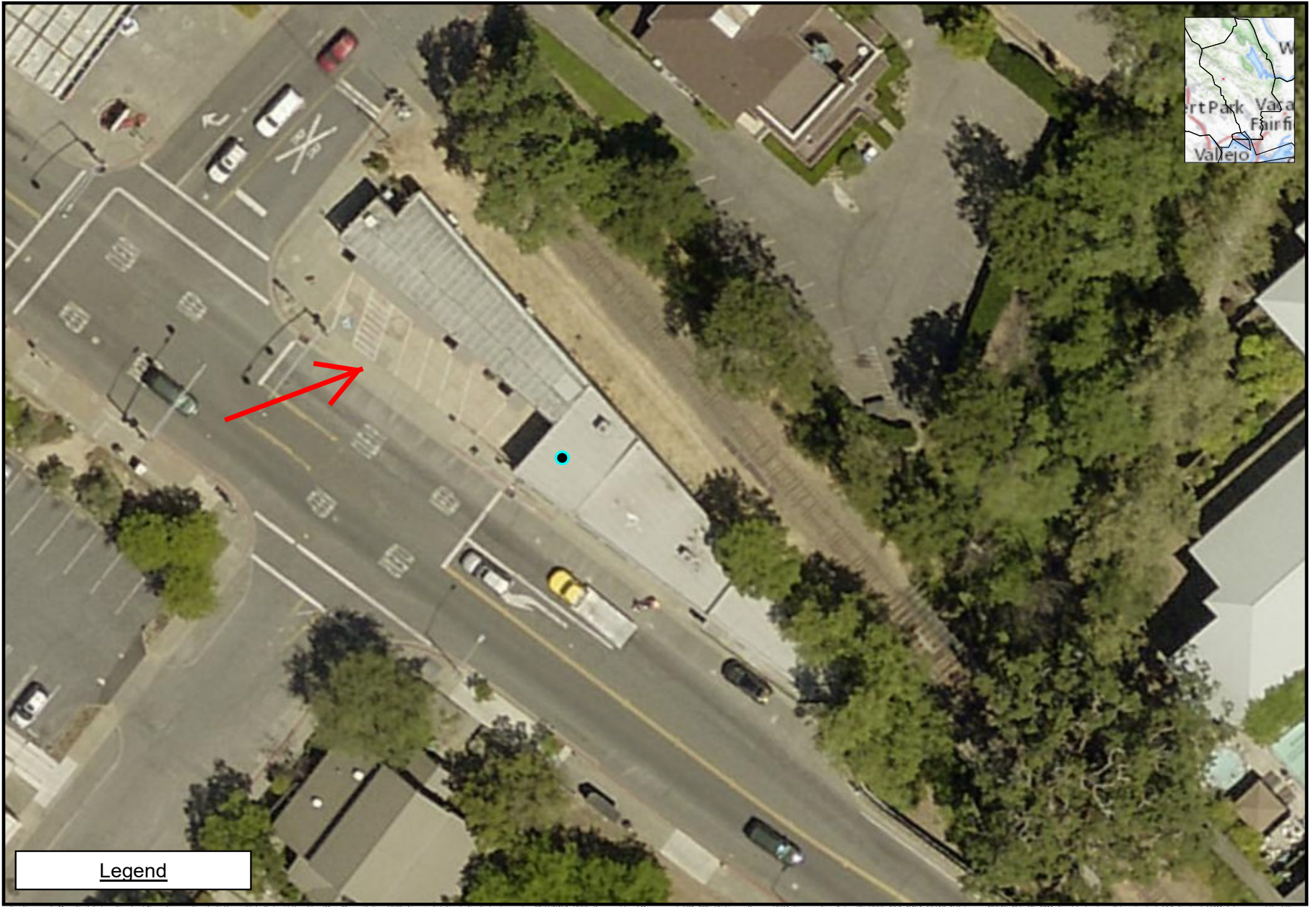
Maya DeRosa, AICP  
Community Development Director



|                 |         |
|-----------------|---------|
| 090-63 & 64 COC | 6-13-02 |
| 090-65 & 66 LLA | 3-27-03 |
| 090-67 & 68 PM  | 6-29-04 |
| 090-03 RS       | 3-4-15  |
| 090-12 & 13 RS  | 6-24-20 |
| 090-69 MGR      | 8-2-21  |
| REVISION        | DATE    |

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





Legend



Produced by Napa County GIS

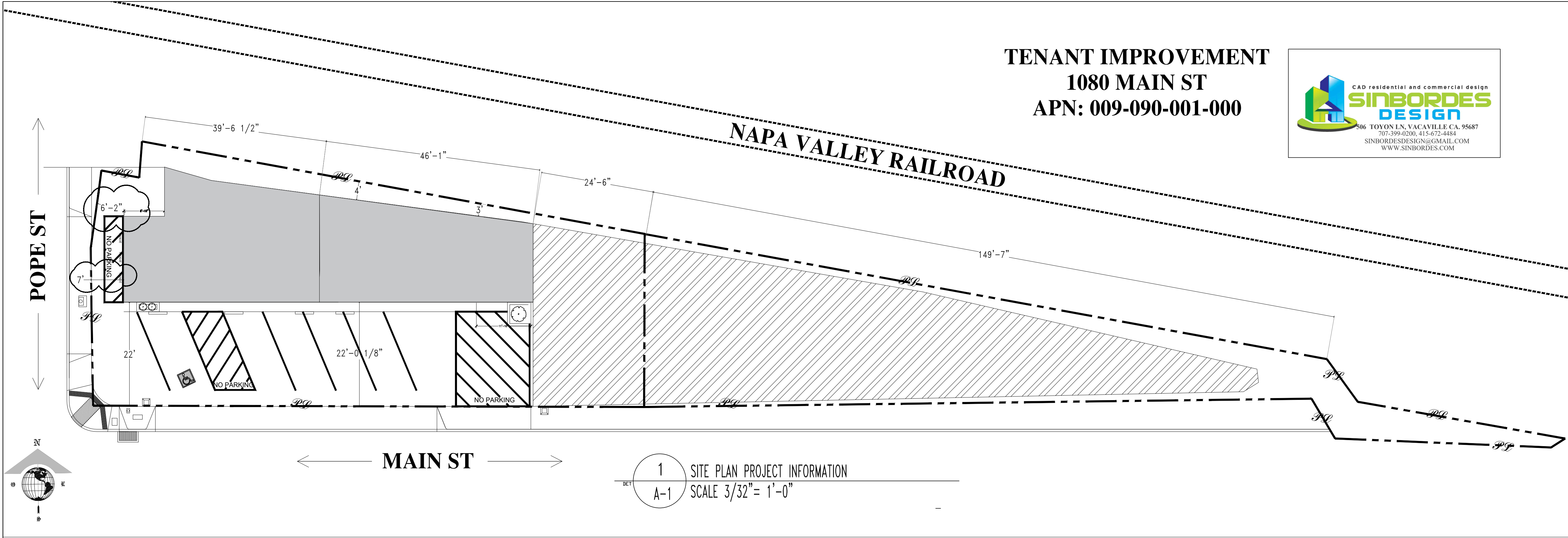
**1080 Main Street**

Printed On: 9/12/2023



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



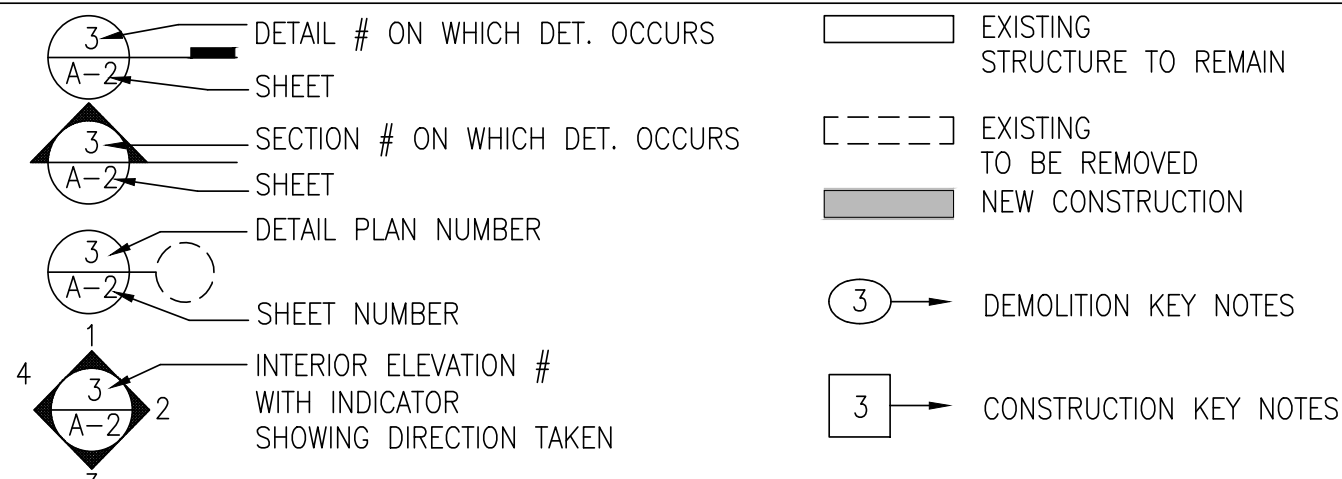


**ABBREVIATIONS**

| PROJECT DATA |                   |       |                     |       |                  |       |                        |  |  |  |  |
|--------------|-------------------|-------|---------------------|-------|------------------|-------|------------------------|--|--|--|--|
| ⊙            | AT                | FD    | FLOOR DRAIN         | MECH  | MECHANICAL       | S     | SOUTH                  |  |  |  |  |
| ⊙            | FE                | FE    | FIRE EXTINGUISHER   | MEMB  | MEMBRANE         | SC    | SOLID CORE             |  |  |  |  |
| (E)          | MET               | FEC   | FIRE EXTINGUISHER   | MET   | METAL            | SECT  | SECTION                |  |  |  |  |
| PL           | EXISTING          |       | CABINET             | MFR   | MANUFACTURER     | SHWR  | SHOWER                 |  |  |  |  |
|              | PROPERTY LINE     | FIN   | FINISH              | MH    | MANHOLE          | SHT   | SHEET                  |  |  |  |  |
| AD           | AREA DRAIN        | FLR   | FLOOR               | MISC  | MISCELLANEOUS    | SPECS | SPECIFICATIONS         |  |  |  |  |
| ASB          | ASBESTOS          | FOS   | FACE OF STUD        | MTD   | MOUNTED          | SQ    | SQUARE                 |  |  |  |  |
| A.F.F.       | ABOVE FIN. FLR.   | FT    | FOOT, FEET          | M.C.  | MEDICINE CABINET | S.STL | STAINLESS STEEL        |  |  |  |  |
|              |                   |       |                     | MIC   | MICROWAVE        | S.SK  | SERVICE SINK           |  |  |  |  |
| BD           | BOARD             |       |                     |       |                  | STD   | STANDARD               |  |  |  |  |
| BLDG         | BUILDING          | GA    | GAUGE               | (N)   | NEW              | STL   | STEEL                  |  |  |  |  |
| BLK          | BLOCK             | CALV  | GALVANIZED          | NIC   | NOT IN CONTRACT  |       |                        |  |  |  |  |
| BOT          | BOTTOM            | CB    | GRAB BAR            | NO./# | NUMBER           |       |                        |  |  |  |  |
| BUR          | BUILT-UP ROOFING  | GL    | GLASS               | NOM   | NOMINAL          |       |                        |  |  |  |  |
|              |                   | G.I.  | GALVANIZED IRON     | NTS   | NOT TO SCALE     | STOR  | STORAGE                |  |  |  |  |
| CAB          | CABINET           | GND   | GROUND              |       |                  | STRUC | STRUCTURAL             |  |  |  |  |
| C.B.         | CATCH BASIN       | GYP   | GYPSUM              | OA    | OVERALL          | SYM   | SYMMETRICAL            |  |  |  |  |
| CEM          | CEMENT            |       |                     | OBS   | OBSCURE          |       |                        |  |  |  |  |
| CER          | CERAMIC           | HB    | HOSE BIBB           | O.C.  | ON CENTER        |       |                        |  |  |  |  |
| CLG          | CEILING           | HC    | HOLLOW CORE         | O.D   | OUTSIDE DIAMETER | TB    | TOWEL BAR              |  |  |  |  |
| CLR          | CLEAR             | HDWD  | HARDWOOD            | OFF   | OFFICE           | TC    | TOP OF CURB            |  |  |  |  |
| CLO          | CLOSET            | HM    | HOLLOW METAL        | OPP   | OPPOSITE         | TEL   | TELEPHONE              |  |  |  |  |
| COL          | COLUMN            | HORIZ | HORIZONTAL          |       |                  | T/G   | TONGUE & GROOVE        |  |  |  |  |
| CONSTR       | CONSTRUCTION      | HR    | HOUR                | PL    | PLATE            | T/C   | TRASH COMPACTOR        |  |  |  |  |
| CONT         | CONTINUOUS        | HT    | HEIGHT              | PLAS  | PLASTER          | TYP.  | TYPICAL                |  |  |  |  |
| CTR          | CENTER            | HTR   | HEATER              | PR    | PLYWOOD          |       |                        |  |  |  |  |
|              |                   |       |                     | PT    | POINT            | UNF.  | UNFINISHED             |  |  |  |  |
| DBL          | DOUBLE            |       |                     |       |                  | UON   | UNLESS OTHERWISE NOTED |  |  |  |  |
| D.F.         | DRINKING FOUNTAIN |       |                     |       |                  | VERT  | VERTICAL               |  |  |  |  |
| DET          | DETAIL            | ID    | INSIDE DIAMETER     |       |                  |       |                        |  |  |  |  |
| DIM          | DIMENSION         | INT   | INSULATION INTERIOR |       |                  |       |                        |  |  |  |  |
| DIA          | DIAMETER          |       |                     |       |                  |       |                        |  |  |  |  |
| DISP         | DISPENSER         | JT    | JOINT               |       |                  |       |                        |  |  |  |  |
| DN           | DOWN              |       |                     |       |                  |       |                        |  |  |  |  |
| DR           | DOOR              |       |                     |       |                  |       |                        |  |  |  |  |
| DWR          | DRAWER            | KIT   | KITCHEN             |       |                  |       |                        |  |  |  |  |
| DS           | DOWNSPOUT         |       |                     |       |                  |       |                        |  |  |  |  |
| DWG          | DRAWING           |       |                     |       |                  |       |                        |  |  |  |  |
|              |                   | LAM   | LAMINATE            |       |                  |       |                        |  |  |  |  |
| E            | EAST              | LAV   | LAVATORY            |       |                  |       |                        |  |  |  |  |
| EA           | EACH              | LT    | LIGHT               |       |                  |       |                        |  |  |  |  |
| EL           | ELEVATION         |       |                     |       |                  |       |                        |  |  |  |  |
| ELEC         | ELECTRICAL        |       |                     |       |                  |       |                        |  |  |  |  |
| EQ           | EQUAL             |       |                     |       |                  |       |                        |  |  |  |  |
| EQUIP        | EQUIPMENT         |       |                     |       |                  |       |                        |  |  |  |  |
| EXIST        | EXISTING          |       |                     |       |                  |       |                        |  |  |  |  |
| EXP          | EXPANSION         |       |                     |       |                  |       |                        |  |  |  |  |
| EXT          | EXTERIOR          |       |                     |       |                  |       |                        |  |  |  |  |

OWNER: ERNESTO BOGARIN  
SITE ADDRESS: 1080 MAIN ST. ST. ELENA, CA.  
APN #: 009-090-001-000  
SPRINKLER: NO  
ZONING: COMMERCIAL IMPROVED  
NO. OF STORIES OF: 2 STORY  
OCCUPANCY GROUP: CLASS B-M  
CONSTRUCTION TYPE: VB  
BASEMENT: 0  
PRESENT USE: MERCANTIL  
PROPOSED USE: SECOND FLOOR PRIVATE EVENT  
SPACE ABOVE THE STORE  
LOT ACRES: 0.13 LOT SIZE: 5,535.00  
EXISTING FIRST FLOOR RETAIL AREA: 2,154 SQ. FT.  
FIRST FLOOR AREA ACCESS TO 2ND FLOOR: 242 SQ. FT.  
SECOND FLOOR PRIVATE EVENT  
SPACE ABOVE THE STORE OPEN AREA=897 SQ. FT.  
TOTAL NEW 2ND FLOOR AREA=897 SQ. FT.  
TOTAL BUILDING= 3,051 SQ. FT.  
PARKING ANALYSIS  
THERE ARE 4  
PARKING SPACES AND 1 ADA SPACE (5 SPACES TOTAL)  
12/4 = 3 PARKING SPACES REQUIRED + THE 2 SPACES FOR DOWNSTAIRS = A TOTAL OF 5

**LEGEND**



**APPLICABLES CODES**

JURISDICTION: CITY AND BUILDING CODE:  
2022 CALIFORNIA BUILDING CODE ADMENDMENTS 2022  
CALIFORNIA MECHANICAL CODE  
2022 CALIFORNIA ELECTRICAL CODE  
2022 CALIFORNIA PLUMBING CODE  
2022 CALIFORNIA ENERGY CODE  
2022 CALIFORNIA FIRE CODE & ALL RELATED  
2022 BUILDING CODE ORDINANCES OF THE CITY OF ST. HELENA

**SCOPE OF WORK**

FIRST FLOOR INTERIOR AND EXTERIOR REMODEL PLUS NEW  
SECOND FLOOR PRIVATE EVENT SPACE ABOVE THE STORE &  
SERVICE AREA.

**DRAWINGS**

**INDEX**

- A-1 SITE PLAN PROJECT INFORMATION
- L1 PROPOSED FLOOR PLAN
- L2 PROPOSED LANDSCAPE DETAILS
- A-2 EXISTING FIRST FLOOR PLAN
- A-2.0 EXISTING ELEVATIONS
- A-2.01 EXISTING SITE PICTURES
- A-2.1 PROPOSED FIRST FLOOR
- A-2.2 PROPOSED 2ND FLOOR
- 3D 3D RENDERINGS PROPOSED ADDITION
- A-4 NEW FRONT ELEVATIONS
- A-4.1 NEW REAR ELEVATIONS
- D-1 ACCESSIBLE DETAILS
- P.1 PLUMBING WATER USE ANALYSIS

**PROJECT DESIGNERS:**

SINBORDES DESIGN/DESIGNERS & ENGINEERS PHONE # 415-672-4484  
SERGIO MAYORGA STRUCTURAL ENGINEERS  
MECHANICAL ENGINEER GREG DAVIS

**VICINITY MAP**



**LEGEND**

- ==(E) PROPERTY LINES (PL)
- ==SET BACK LINES
- ==REMODEL AREA AND ADDITION
- ==(E) EXISTING BUILDING TO REMAIN

PROJECT SITE  
1080 MAIN ST  
SANTA ELENA, CA.

**REVISED**  
4:34 pm, Aug 02, 2023

**SHEET TITLE:**  
**SITE PLAN PROJECT**  
**INFORMATION**

**APPROVED BY:** DE  
**DATE:** 07-27-2023  
**REV.:**  
**DRAWN BY:** Deilly E  
**CHECKED BY:** SM  
**IN CHARGE:** Deilly E

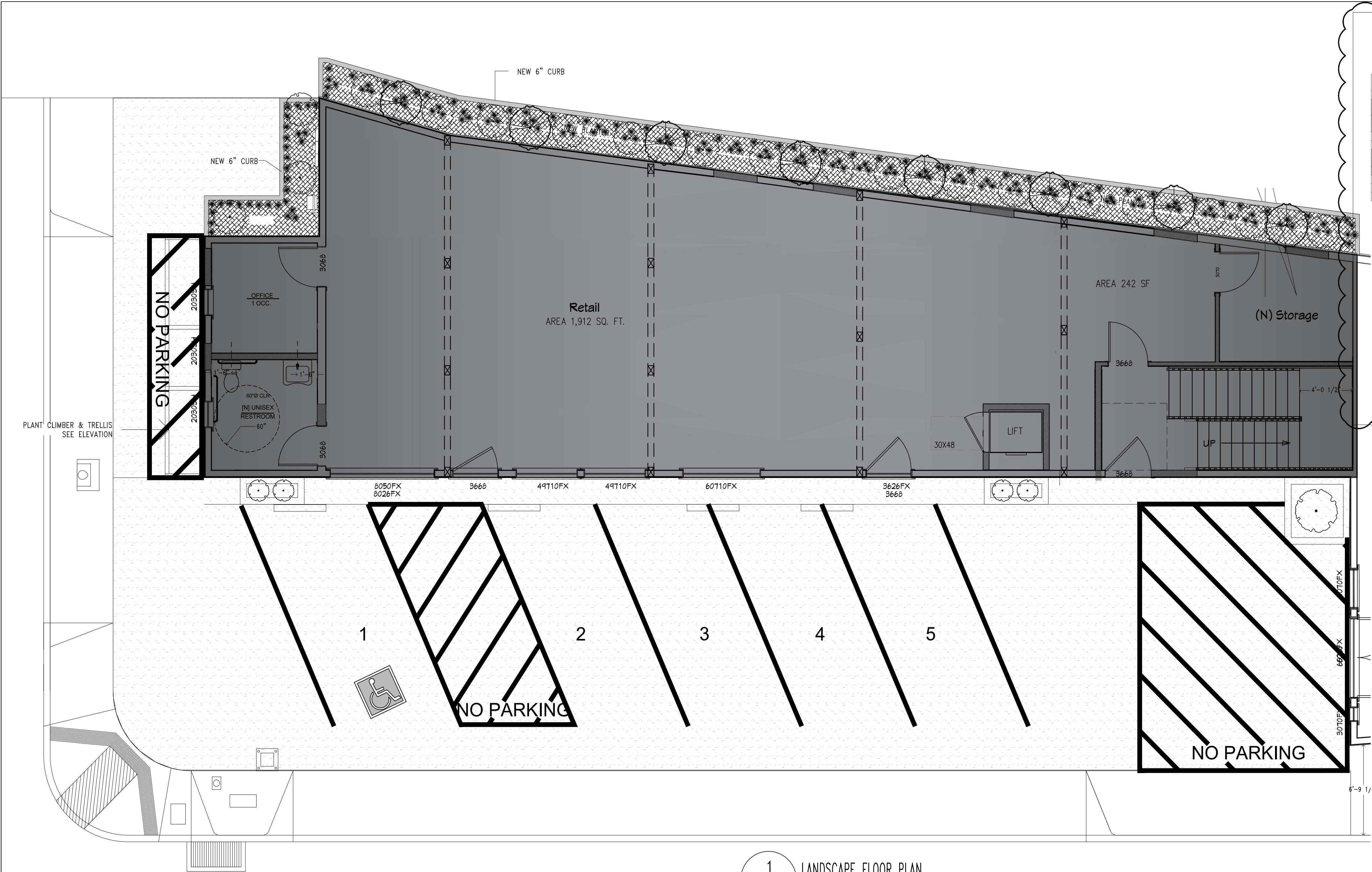
**INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK**  
**FOR**  
**ERNESTO BOGARIN**  
**1080 MAIN STREET.**  
**ST. HELENA, CA. 94574.**  
**(707)-337-3766**



**PROJECT NO.**  
09-266  
**SHEET 1 OF 14**

**A-1**





Appendix B – Sample Water Efficient Landscape Worksheet.  
WATER EFFICIENT LANDSCAPE WORKSHEET

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

| Reference Evapotranspiration (ET <sub>0</sub> ) | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF | Landscape Area (sq. ft.) | ETAF x Area                            | Estimated Total Water Use (ETWU) |
|-------------------------------------------------|-------------------|-------------------|----------------------------|------|--------------------------|----------------------------------------|----------------------------------|
| <b>Regular Landscape Areas</b>                  |                   |                   |                            |      |                          |                                        |                                  |
| Low Water Use Plants                            | 0.30              | Drop              | 0.81                       | 0.37 | 279                      | 103.23                                 | 2,823                            |
|                                                 |                   |                   |                            |      | Totals                   | (A)                                    | (B)                              |
| <b>Special Landscape Areas</b>                  |                   |                   |                            |      |                          |                                        |                                  |
|                                                 |                   |                   |                            |      | 1                        |                                        |                                  |
|                                                 |                   |                   |                            |      | 1                        |                                        |                                  |
|                                                 |                   |                   |                            |      | Totals                   | (C)                                    | (D)                              |
|                                                 |                   |                   |                            |      |                          | ETWU Total                             | 2,823                            |
|                                                 |                   |                   |                            |      |                          | Maximum Allowed Water Allowance (MAWA) | 2,802.00                         |

**Hydrozone & Planting Description**  
1. Plant low  
2. Low water use plantings  
3. Medium water use plantings

**Temperature Method**  
method: drop  
0.75 for main line  
or drip  
0.81 for drip

**Temperature Efficiency**  
0.75 for main line  
0.81 for drip

**ETWU (Annual Gallons Required) = ET<sub>0</sub> x**  
Landscape Area  
where 0.62 is a conversion factor that converts area in inches per year to gallons per square foot per year. L.A. is the total landscape area in square feet. S.A. is the total special landscape area in square feet, and ETAF is 0.35 for residential areas and 0.45 for non-residential areas.

**MAWA (Annual Gallons Allowed) = ETAF (0.62) (ETAF x L.A.) + (S.A. x ETAF) x S.A.**  
where 0.62 is a conversion factor that converts area in inches per year to gallons per square foot per year. L.A. is the total landscape area in square feet. S.A. is the total special landscape area in square feet, and ETAF is 0.35 for residential areas and 0.45 for non-residential areas.

**ETAF Calculations**

| Regular Landscape Areas | (B)   |
|-------------------------|-------|
| Total ETAF x Area       | (B)   |
| Total Area              | (A)   |
| Average ETAF            | B ÷ A |

**All Landscape Areas**

| Total ETAF x Area | (B+D)         |
|-------------------|---------------|
| Total Area        | (A+C)         |
| Site-wide ETAF    | (B+D) ÷ (A+C) |

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

APPROVED BY:  
**Deilly E**

DATE:  
**12-07-2022**

REVISIONS

REV. REV.

DRAWN BY:  
**Deilly E**

CHECKED BY:  
**Deilly E**

IN CHARGE:  
**Deilly E**

PROJECT NO.  
10-286

SHEET 1 OF

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INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK

FOR

ERNESTO BOGARIN  
1080 MAIN STREET,  
ST. HELENA, CA. 94574,  
(707)-337-3766

PLANTING AND TREE PROTECTION NOTES

1. Use 3" deep mulch in all planting areas. A 3" dia. bark free area is to be maintained around the base of each plant.
2. The plan is schematic. Don't install plants too close to edges of paving or buildings.
3. For bidding purposes until the soil fertility test is done, bid 6 cubic yards of nitrolized redwood sawdust and 16 pounds of 12 - 12 - 12 fertilizer tilled into the top 6" to 8" of soil after ripping soil to 12" depth, except under existing trees.
4. Install protective fencing around all heritage trees as close to the drip line as possible before construction begins and remove at the conclusion of construction.

LANDSCAPE IRRIGATION CONCEPT

This is a small project.  
There are 279 sq. ft. of planting areas with shrubs, drip irrigation, and bark mulch. Percentage of the parcel that it is landscaped is 5%  
lot size is 5,535. SF  
279/5,535 = 5%  
There is not existing landscape on site

IRRIGATION NOTES

1. Detector tape should be installed with any pressure lines not buried in the same trench with control wires and with any lines of any kind under paving not in a trench with control wires.
2. Electrical controller should be set to water between 6:00pm and 11:00 am to avoid watering during times of higher wind or temperature and programmed with repeat cycles to avoid runoff. This is not as important for drip that is not affected by the wind. Set irrigation schedule according to plants' water needs.

3. Install a Hunter wireless Rain-Click sensor to stop irrigation in times of rain. Also install a Hunter Flow-Click sensor to stop irrigation if a pipe breaks.

DRIP IRRIGATION NOTES

1. Secure larger 1/2" drip tubing 1" below grade with 7" or 11" U-shaped stakes 3 feet on center or closer so that the tubing can be found easily but does not show if the mulch gets brushed away. Cover tubing with soil and mulch and install manual flush valves at ends of tubing and mark them so they can be found easily.
2. Run large tubing close to plants to minimize length of smaller 1/4" tubing. Secure emitters on 1/2" tubing at plant root balls. When necessary run short lengths of 1/4" tubing from emitters to plant root balls. Install stakes on 1/4" tubing at 12" on center and cover tubing with 1" of soil plus mulch.
3. As the plant and plant rootball increase in size, the locations of the emitters may need to be adjusted so they are evenly spaced over the rootball.
4. Install pressure compensating emitters (with minimal difference in flow between 10 PSI and 40 PSI) at each plant rootball (not right at stem). Use Agrifim PC Plus (pressure compensating emitters). Use the ones that 1/4" tubing can be connected to. Other emitters may have a higher discharge rate at startup requiring larger pipe sizes.

EMITTER SCHEDULE

Two 1 GPH emitters at small shrubs (eventual size)  
Three 1 GPH emitters at medium shrubs  
Six 1 GPH emitters at trees  
With shrubs that have multiple emitters, place some over rootball (not right on stem) and some out under future canopy. Space emitters evenly in root zone area.

LANDSCAPE FLOOR PLAN  
SCALE 1/4"=1'-0" RETAIL AREA

CONCEPTUAL TREES & SHRUBS

| SYMBOL           | SCIENTIFIC NAME       | COMMON NAME          | SIZE       | BOX SIZE |
|------------------|-----------------------|----------------------|------------|----------|
| <b>TREES</b>     |                       |                      |            |          |
| PITT-UNDM        | PITTOSPORUM UNDULATUM | VICTORIAN BOX        | 15' GALLON | 24"      |
| <b>DECIDUOUS</b> |                       |                      |            |          |
| DAY-LILY         | DAY LILY              | HEMEROCALLIS HYBRIDS | 5 GALLON   |          |
| HUMM-SAGE        | HUMMINGBIRD SAGE      | SALVIA SPATHACEA     | 5 GALLON   |          |

|  |                                                                |
|--|----------------------------------------------------------------|
|  | LIRIOPE MUSCARI 'ROYAL PURPLE' (ROYAL PURPLE LILY TURF)        |
|  | ROSMARINUS OFFICINALIS (HUNTINGTON CARPET ROSEMARY)            |
|  | TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)                     |
|  | =EXISTING CONCRETE TO REMAIN AND REPAIR AREAS THAT ARE DAMAGED |
|  | =NEW 6" CONCRETE CURB                                          |

1. CONTRACTOR SHALL PROVIDE WORKMAN'S COMPENSATION INSURANCE, LIABILITY INSURANCE, AN PERFORMANCE BOND IN THE AMOUNT OF THE COST OF THE CONSTRUCTION. 2. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY CBLA OF DISCREPANCIES.
3. CONTRACTOR SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V. AND GAS PRIOR TO STARTING CONSTRUCTION.
4. VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ON-SITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER WRITTEN DIMENSIONS TAKE PRECEDENCE OVER DRAWINGS. DO NOT SCALE THE DRAWINGS. WHERE DISCREPANCIES OCCUR, NOTIFY SD.
6. ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE DESIGNER'S INITIAL OR SIGNATURE. SD DESIGN SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
7. ALL USERS OF THESE DRAWINGS AGREE BY USING THESE ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD SD HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO REQUIREMENTS AND MINIMUM STANDARDS OF THE APPLICABLE BUILDING CODES, LOCAL ORDINANCE, AND ACCEPTABLE STANDARDS. 8. THESE DRAWINGS ARE THE PROPERTY OF SD AND THESE DRAWINGS ARE THE PROPERTY OF SD AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY WORK OTHER THAN AT THE LOCATION SHOWN ON THESE PLANS.
9. SD SHALL HAVE NO CONTROL OR CHANGE OF AND SD SHALL HAVE NO CONTROL OR CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
10. SD ASSUMES NO RESPONSIBILITY FOR PERFORMANCE CBLA ASSUMES NO RESPONSIBILITY FOR PERFORMANCE OF PRODUCTS OR MATERIAL SPECIFIED.

REVISED  
4:34 pm, Aug 02, 2023

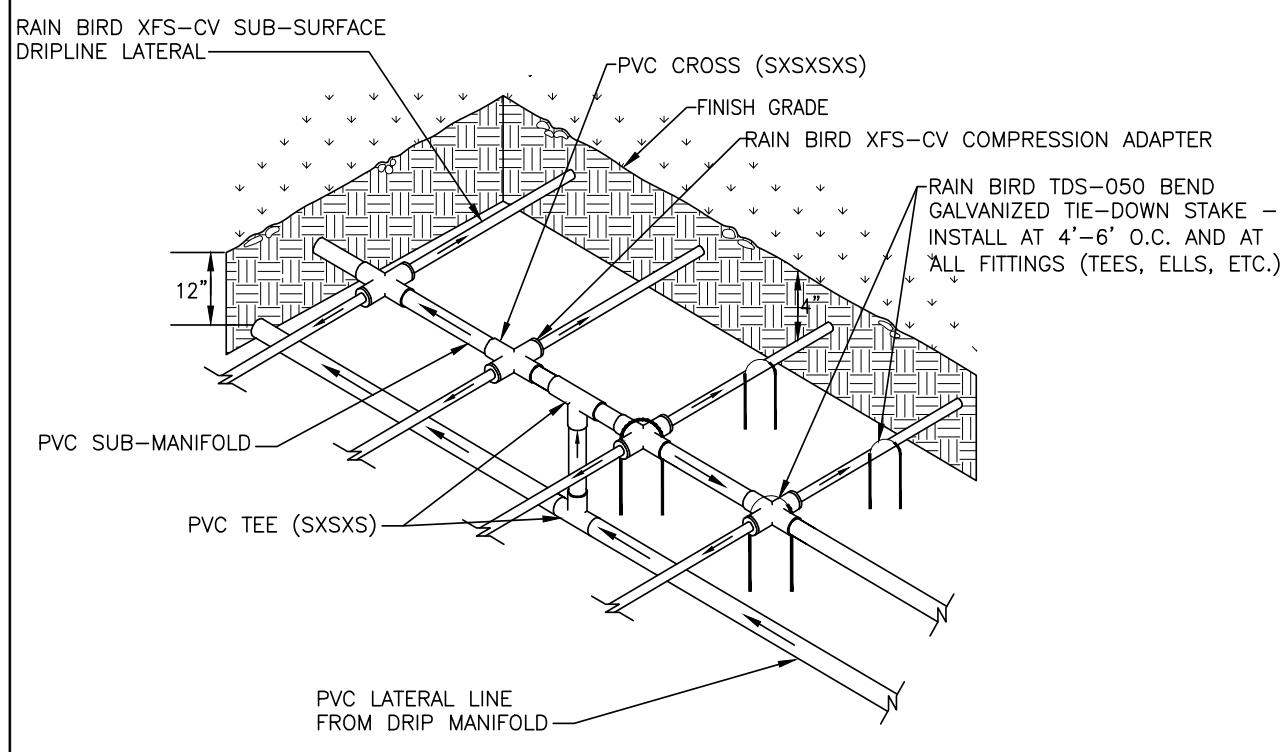
Deilly E. Chavira

L-1

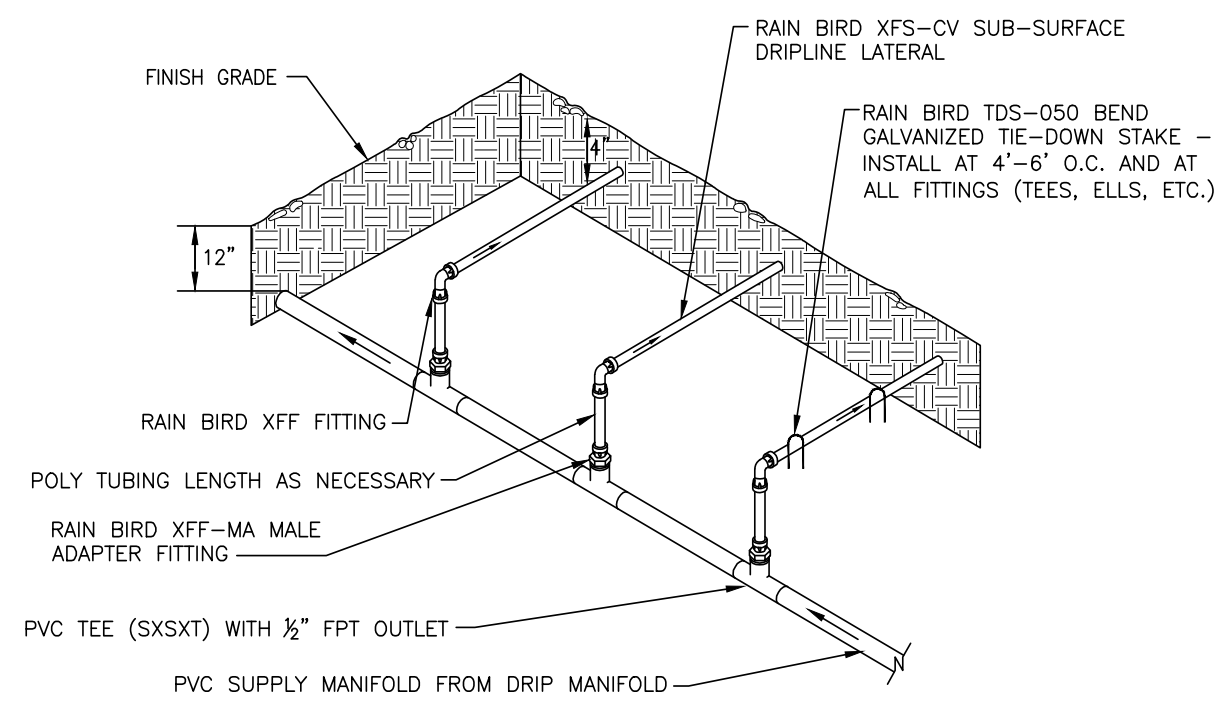
Page 300 of 315

Agenda Item #5.4.

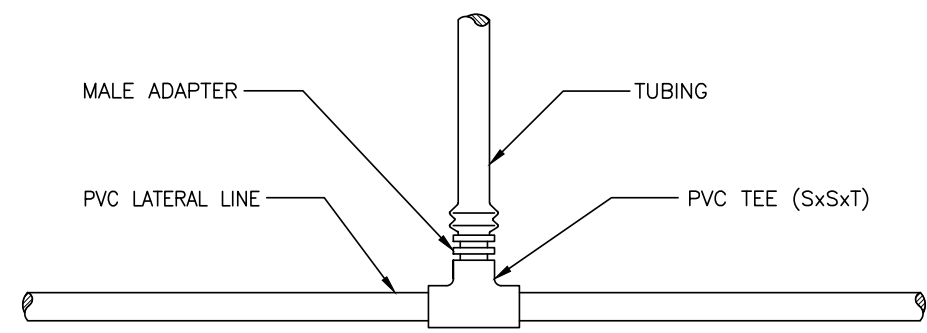




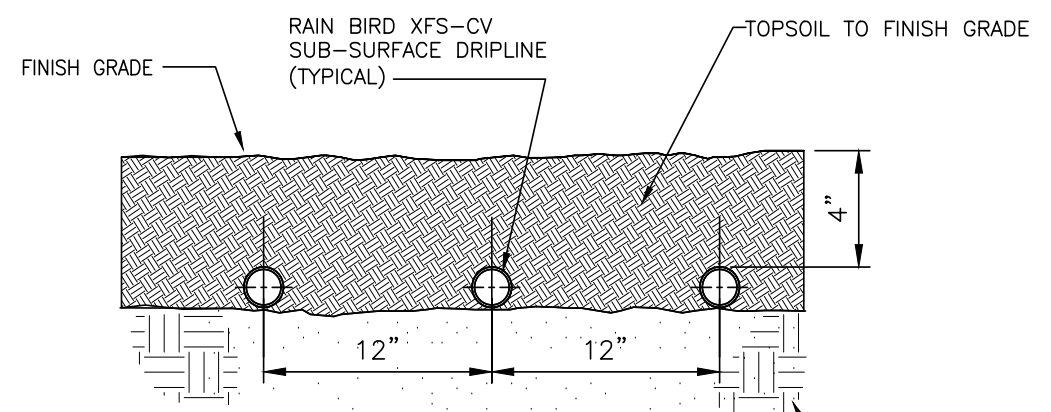
**SUB-MANIFOLD CENTER FEED**  
NOT TO SCALE



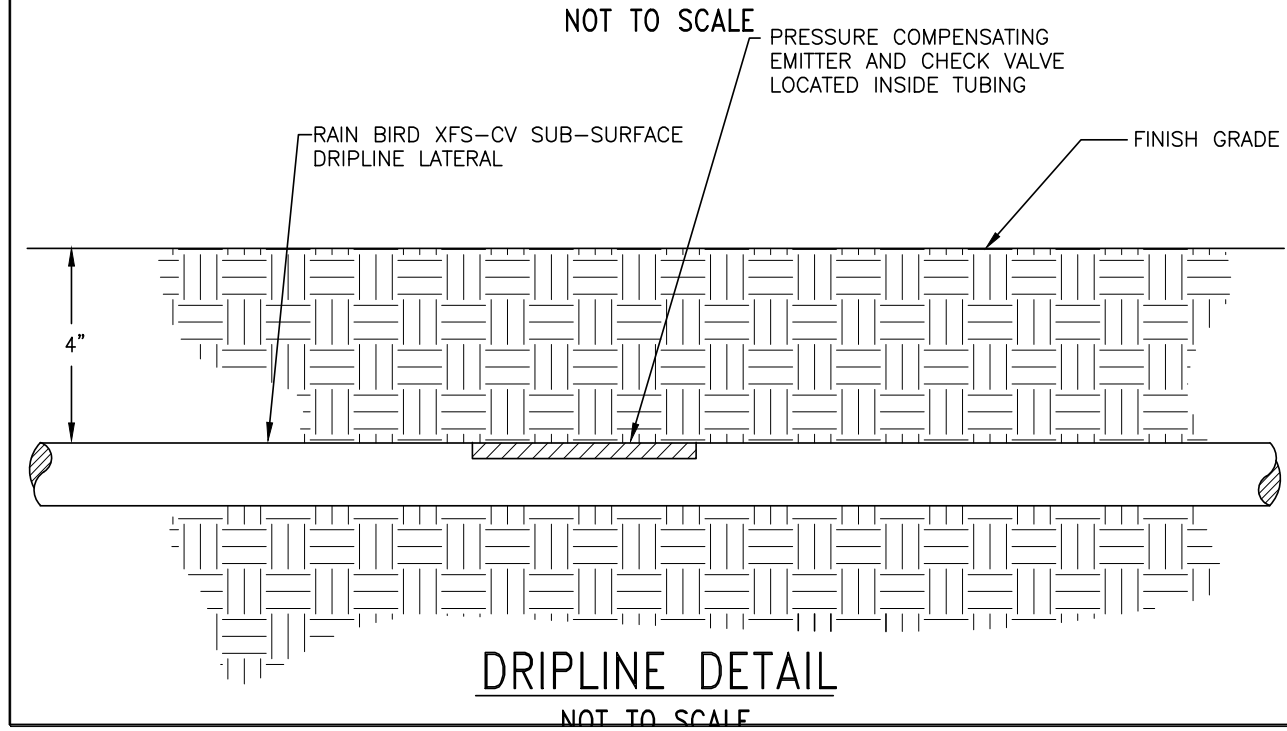
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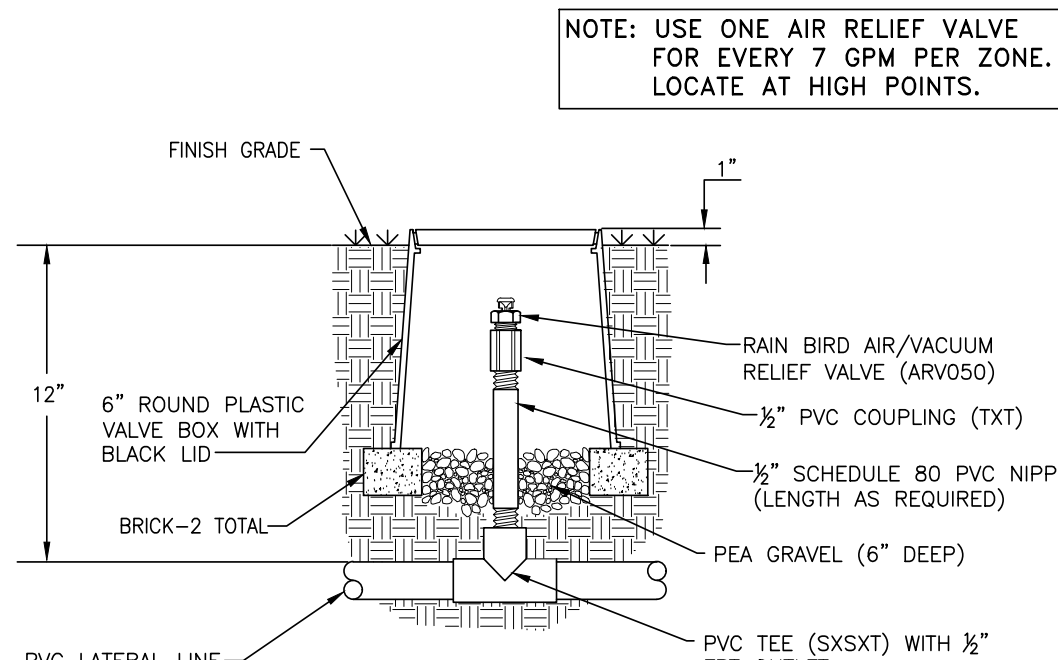
**TUBING TO PVC CONNECTION**  
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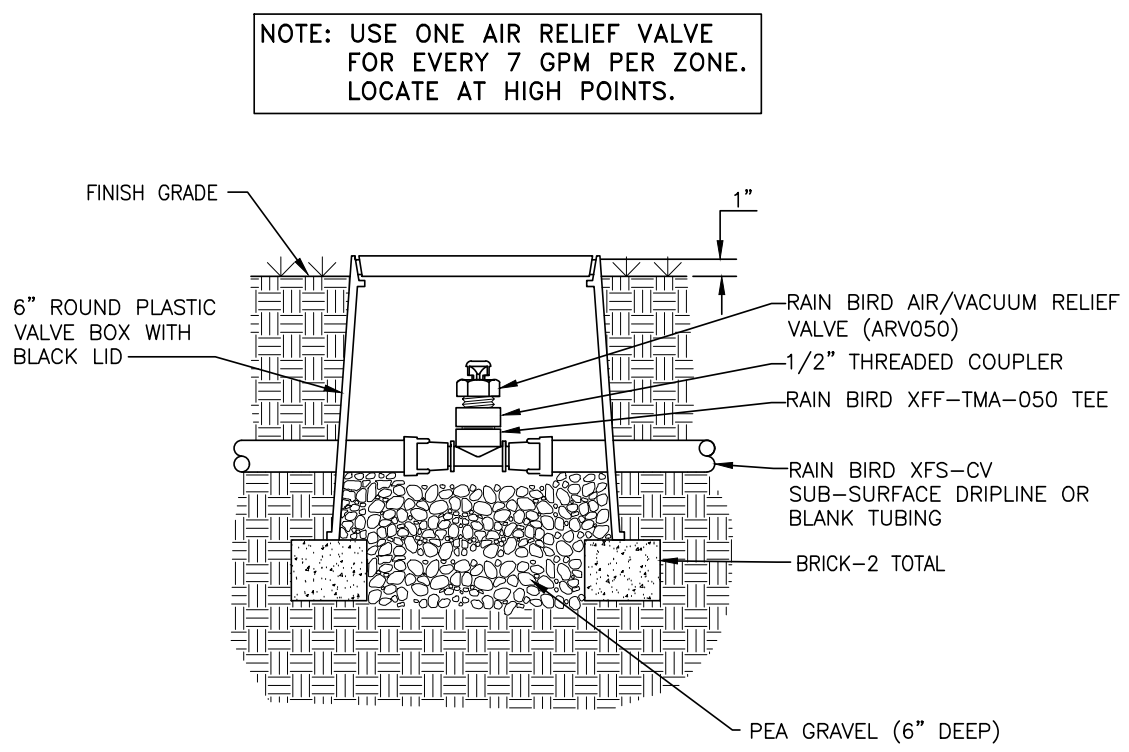
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NOT TO SCALE



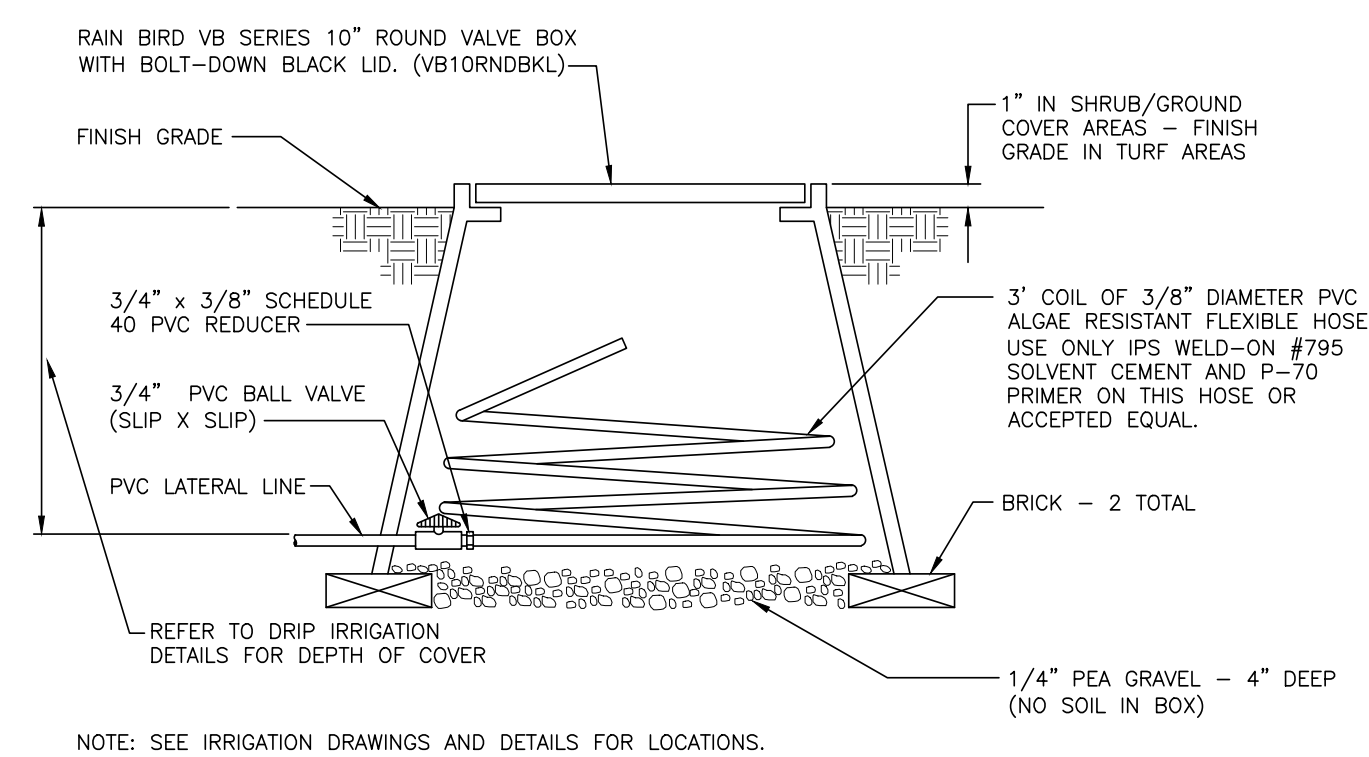
**DRIPLINE DETAIL**  
NOT TO SCALE



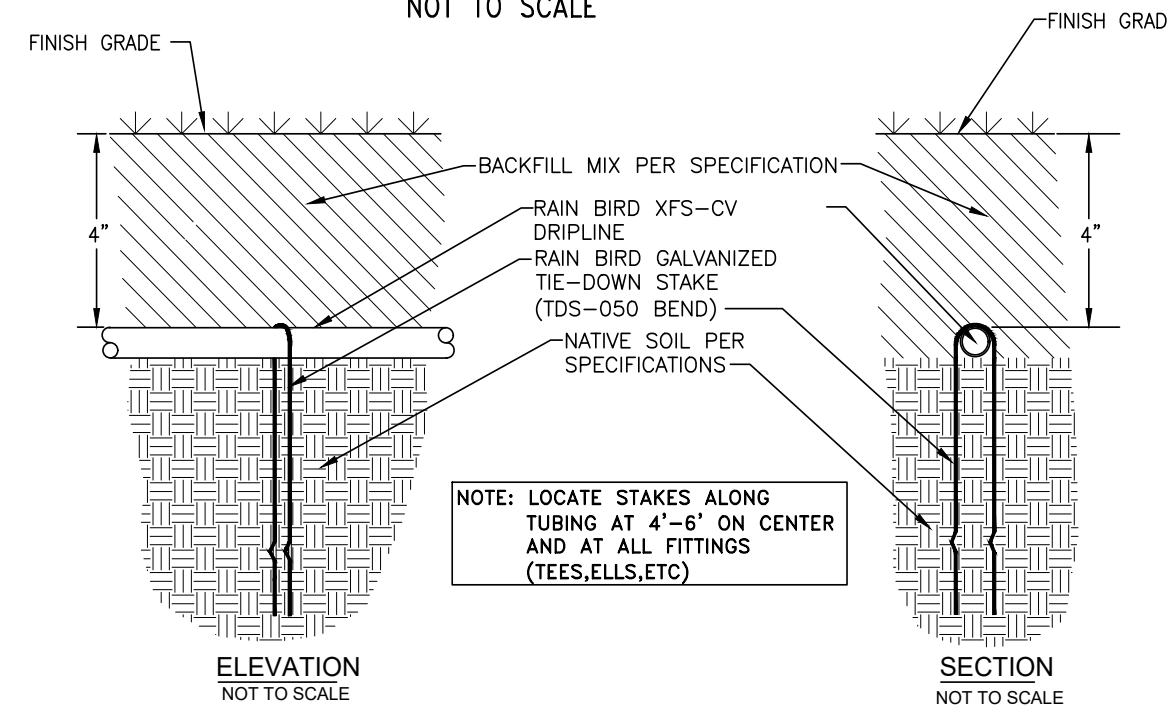
**AIR/VACUUM RELIEF VALVE AT PVC LATERAL**  
NOT TO SCALE



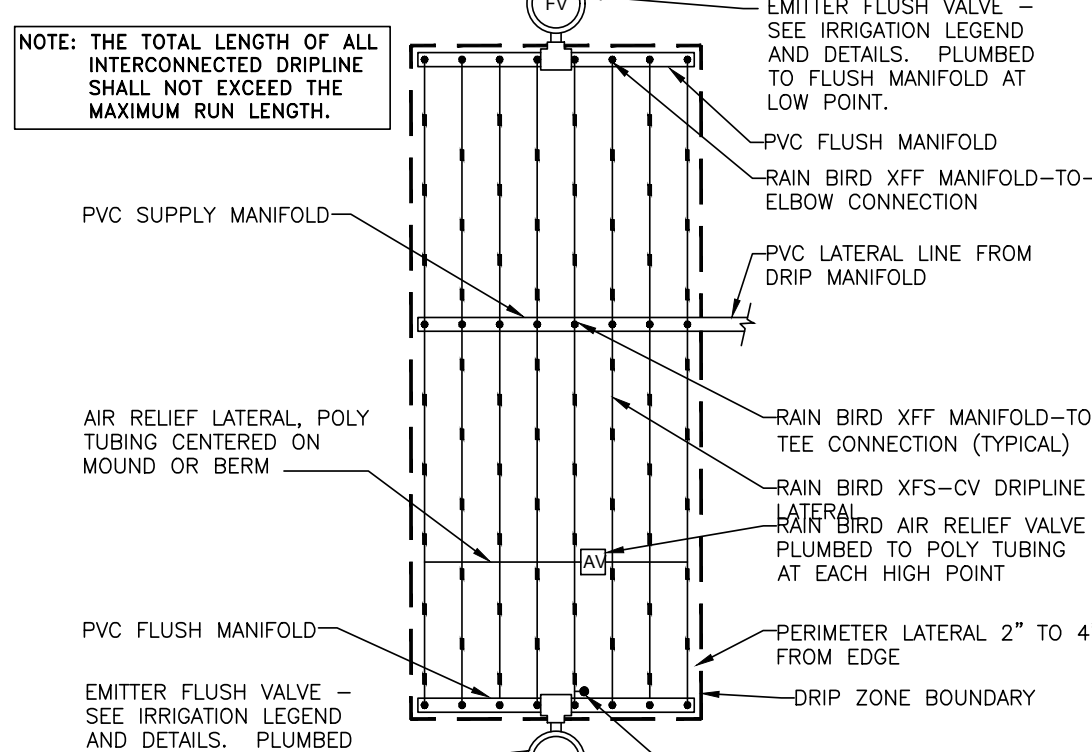
**AIR/VACUUM RELIEF VALVE AT DRIPLINE PIPE**  
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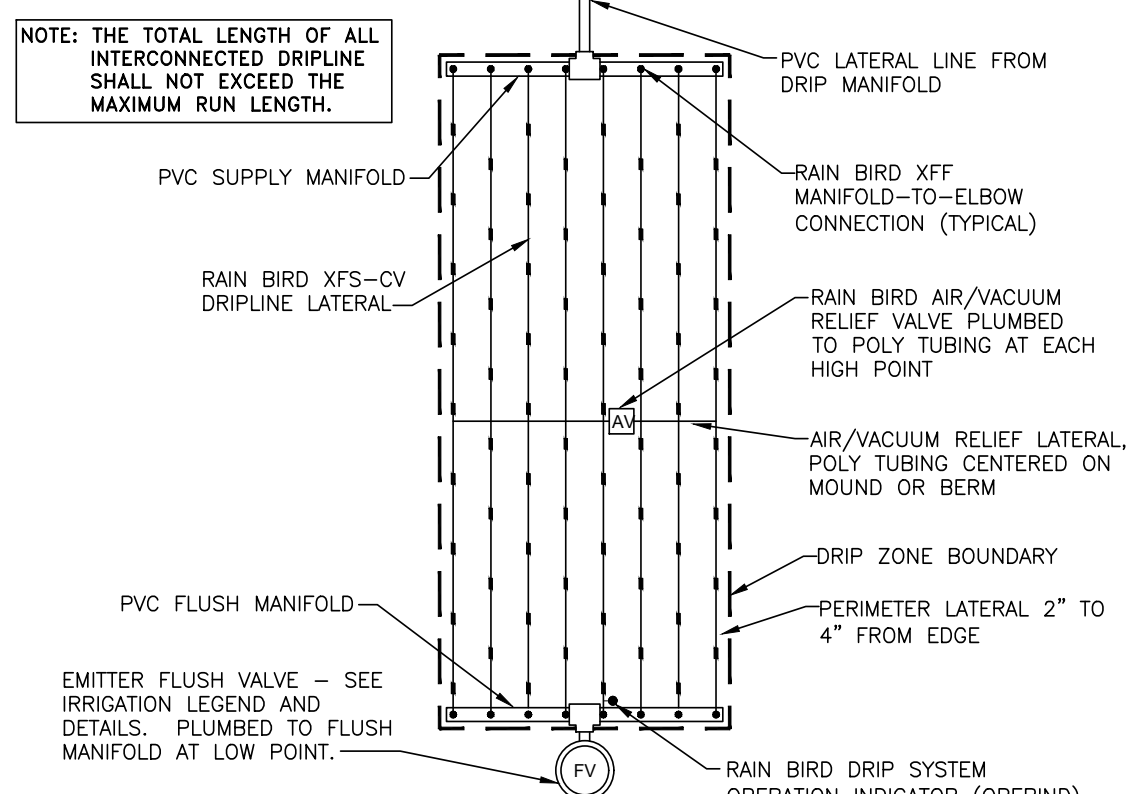
**DRIP LINE FLUSH VALVE**  
NOT TO SCALE



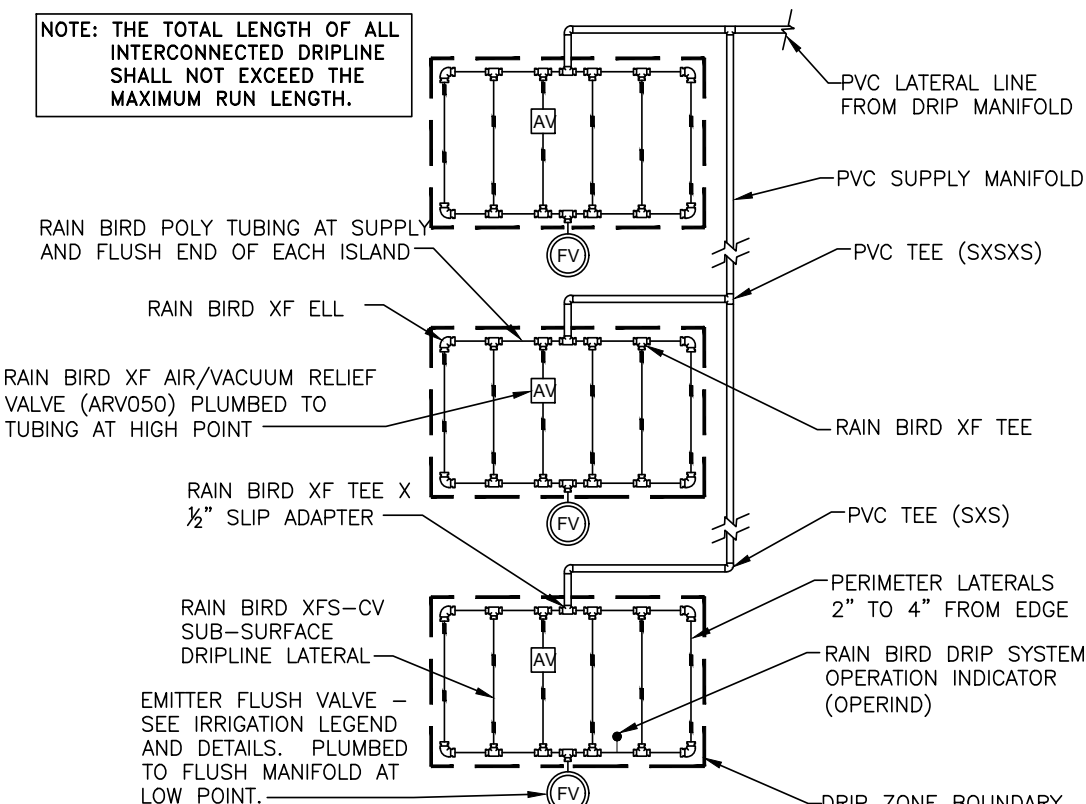
**GALVANIZED TIE-DOWN STAKE**  
NOT TO SCALE



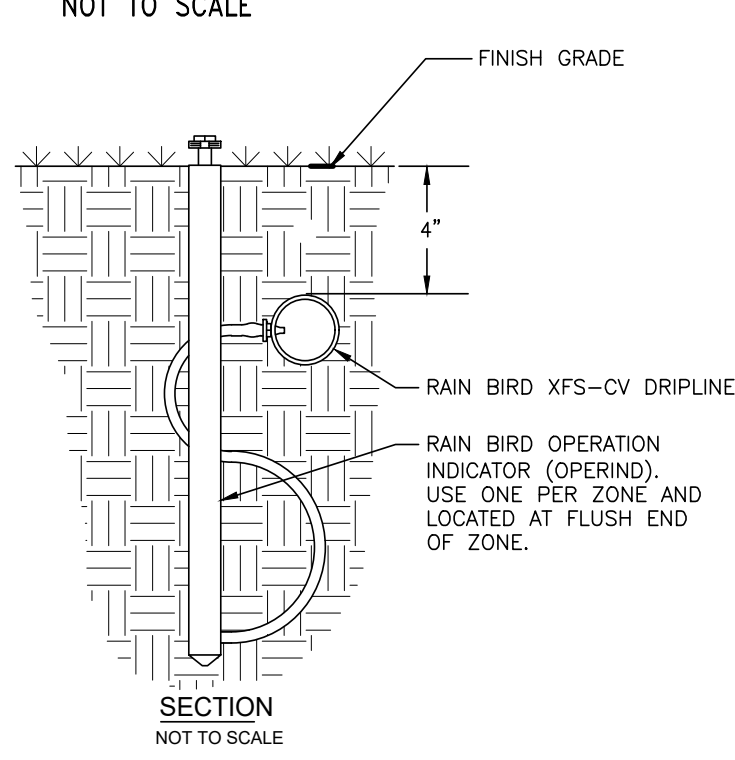
**CENTER FEED LAYOUT FOR SUB-SURFACE DRIP**  
NOT TO SCALE



**END FEED LAYOUT FOR SUB-SURFACE DRIP**  
NOT TO SCALE



**ISLAND LAYOUT FOR SUB-SURFACE DRIP**  
NOT TO SCALE



**POP-UP OPERATION INDICATOR**  
NOT TO SCALE

## IRRIGATION WATERING SCHEDULES

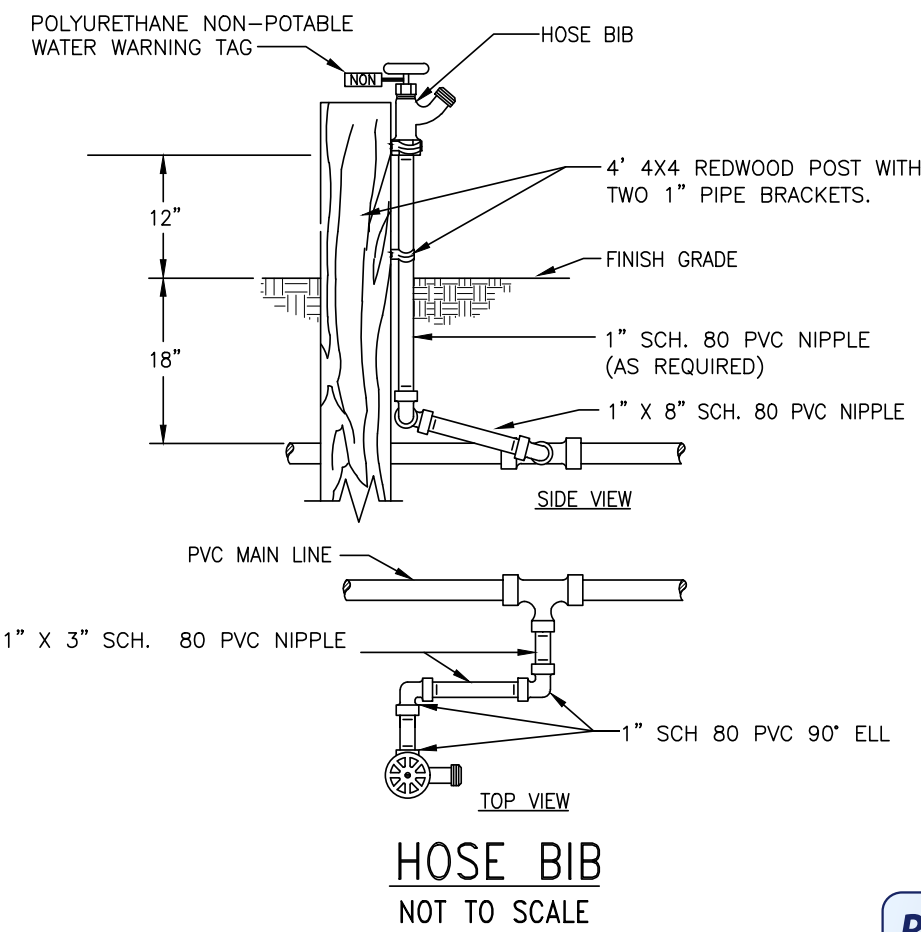
| SUB-SURFACE DRIP IRRIGATION FOR LOW WATER-USE SHRUBS/GROUNDCOVERS        |        |       |       |       |       |       |       |       |       |       |       |       |
|--------------------------------------------------------------------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| SPRINKLER MANUFACTURER: RAIN BIRD LOCATION: ST. HELENA, CALIFORNIA       |        |       |       |       |       |       |       |       |       |       |       |       |
| PRECIPITATION RATE (INCHES/HOUR): 1.51                                   |        |       |       |       |       |       |       |       |       |       |       |       |
| IRRIGATION SYSTEM EFFICIENCY: 0.81                                       |        |       |       |       |       |       |       |       |       |       |       |       |
| PLANT FACTOR: 0.50                                                       |        |       |       |       |       |       |       |       |       |       |       |       |
| YEAR 2 REDUCTION AMOUNT: -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES |        |       |       |       |       |       |       |       |       |       |       |       |
| MONTH                                                                    | JAN    | FEB   | MAR   | APR   | MAY   | JUN   | JUL   | AUG   | SEP   | OCT   | NOV   | DEC   |
| ETD PER MONTH (INCHES)                                                   | 1.20   | 1.50  | 2.80  | 3.90  | 5.10  | 6.10  | 7.00  | 6.20  | 4.80  | 3.10  | 1.40  | 0.90  |
| ETD PER WEEK (INCHES)                                                    | 0.277  | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 |
| APPLIED ETD PER WEEK (INCHES)                                            | 0.103  | 0.128 | 0.240 | 0.334 | 0.436 | 0.522 | 0.599 | 0.530 | 0.411 | 0.285 | 0.120 | 0.077 |
| MINUTES OF WATER PER WEEK:                                               | YEAR 1 | 4     | 5     | 10    | 13    | 17    | 21    | 24    | 21    | 18    | 11    | 5     |
| DAYS PER WEEK:                                                           | YEAR 2 | 4     | 5     | 9     | 12    | 16    | 19    | 21    | 19    | 15    | 9     | 4     |
| MINUTES OF WATER PER DAY:                                                | YEAR 1 | 1     | 1     | 2     | 2     | 3     | 3     | 3     | 3     | 3     | 2     | 1     |
| CYCLES PER DAY:                                                          | YEAR 2 | 1     | 1     | 2     | 2     | 3     | 3     | 3     | 3     | 3     | 2     | 1     |
| MINUTES PER CYCLE:                                                       | YEAR 1 | 4     | 5     | 5     | 7     | 6     | 7     | 8     | 7     | 5     | 5     | 3     |
| YEAR 2                                                                   | 4      | 5     | 4     | 6     | 5     | 6     | 7     | 6     | 5     | 5     | 4     | 3     |

| BUBBLER IRRIGATION FOR LOW WATER-USE SHRUBS                              |        |       |       |       |       |       |       |       |       |       |       |       |
|--------------------------------------------------------------------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| SPRINKLER MANUFACTURER: RAIN BIRD LOCATION: ST. HELENA, CALIFORNIA       |        |       |       |       |       |       |       |       |       |       |       |       |
| PRECIPITATION RATE (INCHES/HOUR): 4.85                                   |        |       |       |       |       |       |       |       |       |       |       |       |
| IRRIGATION SYSTEM EFFICIENCY: 0.81                                       |        |       |       |       |       |       |       |       |       |       |       |       |
| PLANT FACTOR: 0.50                                                       |        |       |       |       |       |       |       |       |       |       |       |       |
| YEAR 2 REDUCTION AMOUNT: -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES |        |       |       |       |       |       |       |       |       |       |       |       |
| MONTH                                                                    | JAN    | FEB   | MAR   | APR   | MAY   | JUN   | JUL   | AUG   | SEP   | OCT   | NOV   | DEC   |
| ETD PER MONTH (INCHES)                                                   | 1.20   | 1.50  | 2.80  | 3.90  | 5.10  | 6.10  | 7.00  | 6.20  | 4.80  | 3.10  | 1.40  | 0.90  |
| ETD PER WEEK (INCHES)                                                    | 0.277  | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 |
| APPLIED ETD PER WEEK (INCHES)                                            | 0.103  | 0.128 | 0.240 | 0.334 | 0.436 | 0.522 | 0.599 | 0.530 | 0.411 | 0.285 | 0.120 | 0.077 |
| MINUTES OF WATER PER WEEK:                                               | YEAR 1 | 1     | 2     | 3     | 4     | 5     | 6     | 7     | 7     | 5     | 3     | 1     |
| DAYS PER WEEK:                                                           | YEAR 2 | 1     | 1     | 3     | 4     | 5     | 6     | 7     | 6     | 5     | 3     | 1     |
| MINUTES OF WATER PER DAY:                                                | YEAR 1 | 1     | 1     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 1     | 1     |
| CYCLES PER DAY:                                                          | YEAR 2 | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |
| MINUTES PER CYCLE:                                                       | YEAR 1 | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |
| YEAR 2                                                                   | 1      | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     | 1     |

| BUBBLER IRRIGATION FOR MODERATE WATER-USE SHRUBS                         |        |       |       |       |       |       |       |       |       |       |       |       |
|--------------------------------------------------------------------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| SPRINKLER MANUFACTURER: RAIN BIRD LOCATION: ST. HELENA, CALIFORNIA       |        |       |       |       |       |       |       |       |       |       |       |       |
| PRECIPITATION RATE (INCHES/HOUR): 4.85                                   |        |       |       |       |       |       |       |       |       |       |       |       |
| IRRIGATION SYSTEM EFFICIENCY: 0.81                                       |        |       |       |       |       |       |       |       |       |       |       |       |
| PLANT FACTOR: 0.50                                                       |        |       |       |       |       |       |       |       |       |       |       |       |
| YEAR 2 REDUCTION AMOUNT: -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES |        |       |       |       |       |       |       |       |       |       |       |       |
| MONTH                                                                    | JAN    | FEB   | MAR   | APR   | MAY   | JUN   | JUL   | AUG   | SEP   | OCT   | NOV   | DEC   |
| ETD PER MONTH (INCHES)                                                   | 1.20   | 1.50  | 2.80  | 3.90  | 5.10  | 6.10  | 7.00  | 6.20  | 4.80  | 3.10  | 1.40  | 0.90  |
| ETD PER WEEK (INCHES)                                                    | 0.277  | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 |
| APPLIED ETD PER WEEK (INCHES)                                            | 0.103  | 0.128 | 0.240 | 0.334 | 0.436 | 0.522 | 0.599 | 0.530 | 0.411 | 0.285 | 0.120 | 0.077 |
| MINUTES OF WATER PER WEEK:                                               | YEAR 1 | 2     | 3     | 5     | 7     | 9     | 11    | 12    | 11    | 8     | 5     | 2     |
| DAYS PER WEEK:                                                           | YEAR 2 | 2     | 2     | 4     | 6     | 8     | 10    | 11    | 10    | 8     | 5     | 2     |
| MINUTES OF WATER PER DAY:                                                | YEAR 1 | 1     | 1     | 2     | 3     | 4     | 4     | 4     | 4     | 4     | 3     | 1     |
| CYCLES PER DAY:                                                          | YEAR 2 | 1     | 1     | 2     | 3     | 4     | 4     | 4     | 4     | 4     | 3     | 1     |
| MINUTES PER CYCLE:                                                       | YEAR 1 | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 1     |
| YEAR 2                                                                   | 2      | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 2     | 1     |

| BUBBLER IRRIGATION FOR MODERATE WATER-USE TREES                          |        |       |       |       |       |       |       |       |       |       |       |       |
|--------------------------------------------------------------------------|--------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| SPRINKLER MANUFACTURER: RAIN BIRD LOCATION: ST. HELENA, CALIFORNIA       |        |       |       |       |       |       |       |       |       |       |       |       |
| PRECIPITATION RATE (INCHES/HOUR): 1.50                                   |        |       |       |       |       |       |       |       |       |       |       |       |
| IRRIGATION SYSTEM EFFICIENCY: 0.81                                       |        |       |       |       |       |       |       |       |       |       |       |       |
| PLANT FACTOR: 0.50                                                       |        |       |       |       |       |       |       |       |       |       |       |       |
| YEAR 2 REDUCTION AMOUNT: -10% OF YEAR 1 (ESTABLISHMENT) RUN TIME MINUTES |        |       |       |       |       |       |       |       |       |       |       |       |
| MONTH                                                                    | JAN    | FEB   | MAR   | APR   | MAY   | JUN   | JUL   | AUG   | SEP   | OCT   | NOV   | DEC   |
| ETD PER MONTH (INCHES)                                                   | 1.20   | 1.50  | 2.80  | 3.90  | 5.10  | 6.10  | 7.00  | 6.20  | 4.80  | 3.10  | 1.40  | 0.90  |
| ETD PER WEEK (INCHES)                                                    | 0.277  | 0.346 | 0.647 | 0.901 | 1.178 | 1.409 | 1.617 | 1.432 | 1.109 | 0.716 | 0.323 | 0.208 |
| APPLIED ETD PER WEEK (INCHES)                                            | 0.103  | 0.128 | 0.240 | 0.334 | 0.436 | 0.522 | 0.599 | 0.530 | 0.411 | 0.285 | 0.120 | 0.077 |
| MINUTES OF WATER PER WEEK:                                               | YEAR 1 | 7     | 9     | 16    | 22    | 29    | 35    | 40    | 35    | 27    | 18    | 8     |
| DAYS PER WEEK:                                                           | YEAR 2 | 6     | 8     | 14    | 20    | 26    | 31    | 36    | 32    | 25    | 16    | 7     |
| MINUTES OF WATER PER DAY:                                                | YEAR 1 | 1     | 1     | 1     | 1     | 2     | 2     | 2     | 2     | 1     | 1     | 1     |
| CYCLES PER DAY:                                                          | YEAR 2 | 1     | 1     | 1     | 1     | 2     | 2     | 2     | 2     | 1     | 1     | 1     |
| MINUTES PER CYCLE:                                                       | YEAR 1 | 7     | 9     | 16    | 22    | 15    | 17    | 20    | 18    | 27    | 18    | 8     |
| YEAR 2                                                                   | 6      | 8     | 14    | 20    | 13    | 16    | 18    | 16    | 25    | 16    | 7     | 5     |

NOTES:  
THE CHARTS ARE INTENDED TO BE USED AS A GUIDELINE ONLY AND INDICATE APPROXIMATE RUN TIMES (IN MINUTES) FOR EACH ZONE BASED ON ESTIMATED WEEKLY WATER REQUIREMENTS FOR ESTABLISHED PLANT MATERIAL. THE SCHEDULES ARE APPROXIMATE AND HAVE BEEN DEVELOPED FROM LOCAL CURRENT AVERAGES FOR EVAPOTRANSPIRATION, AND REFLECT MAXIMUM IRRIGATION REQUIREMENTS OF THE PLANT MATERIAL BASED ON PLANT TYPE AND SPACING. ACTUAL RUN TIMES MAY BE DIFFERENT DEPENDING ON A VARIETY OF FACTORS INCLUDING TOPOGRAPHY, SOIL STRUCTURE, SUN AND WIND EXPOSURE, WEATHER, ACTUAL PLANT WATER REQUIREMENTS, ETC.



**HOSE BIB**  
NOT TO SCALE

**REVISED**  
4:34 pm, Aug 02, 2023

**SHEET TITLE:**  
**LANDSCAPE DETAILS**

**APPROVED BY:**  
**Deilly E**

**CHECKED BY:**  
**Deilly E**

**DATE:**  
**12-07-2022**

**REV.:**  
**REV.**

**FOR:**  
**ERNESTO BOGARIN**  
**1080 MAIN STREET,**  
**ST. HELENA, CA. 94574.**  
**(707)-337-3766**

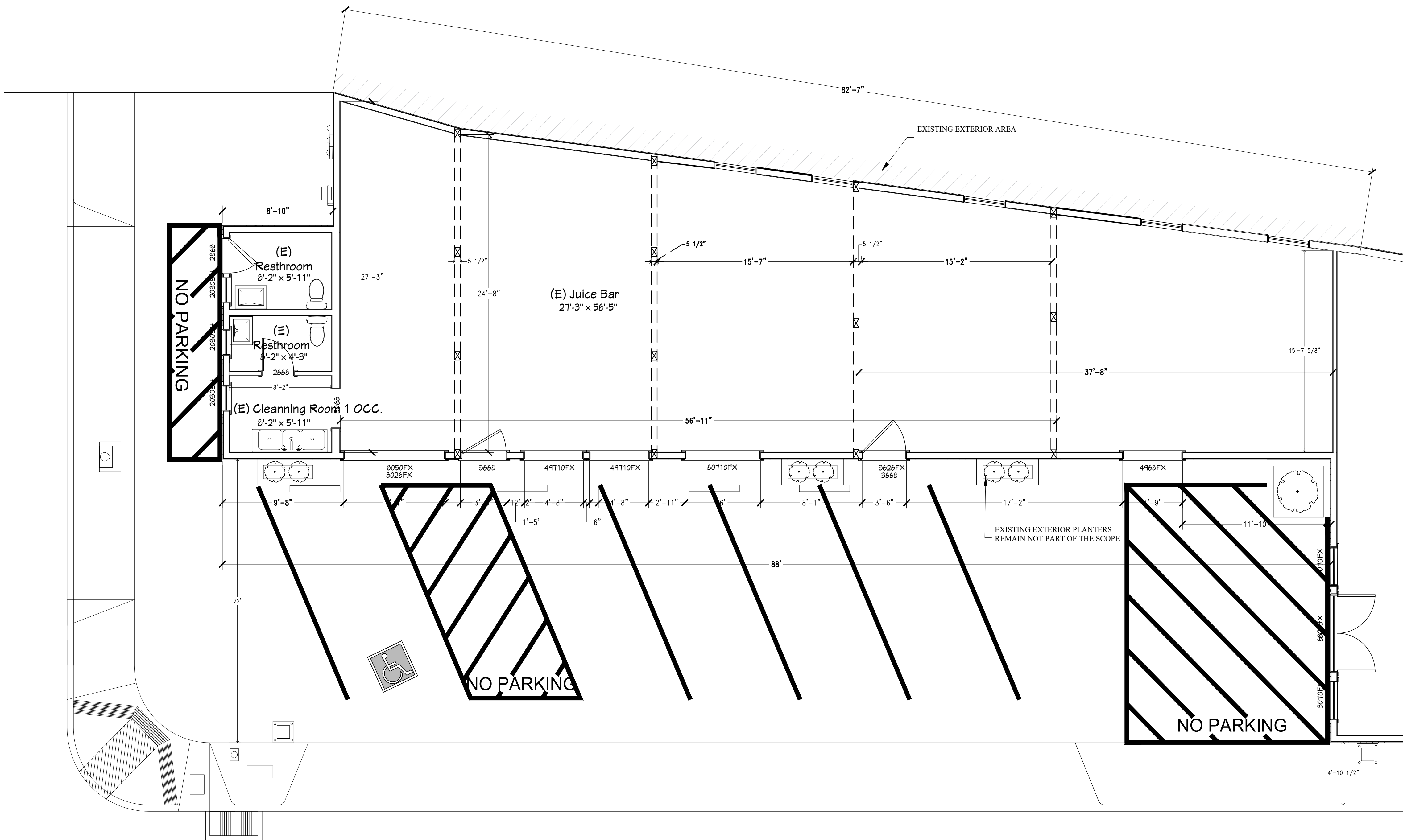
**INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK**

**SINBORDES**  
CEO, PRESIDENT AND CREATIVE DESIGNER  
181 SCOTTSBURG CT. CA. 94544  
DEILYSINBOR



LEGEND

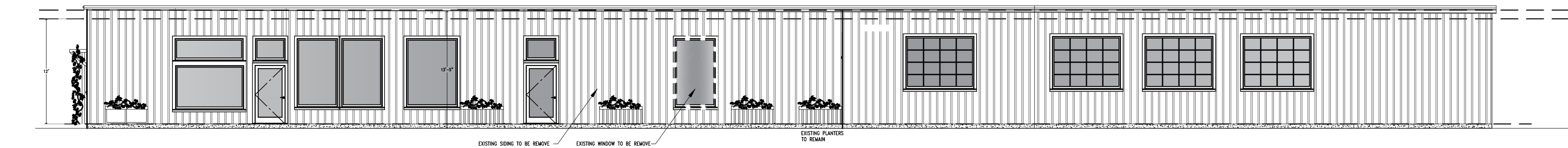
- [Solid line] =EXISTING STEEL STUD WALLS TO REMAIN
- [Dashed line] =EXISTING MATERIAL OR STRUCTURE TO BE DEMOLISHED AND OR REMOVED.
- [Thick solid line] =NEW STEEL STUD WALLS.
- [Thin solid line] = WINDOWS & DOORS



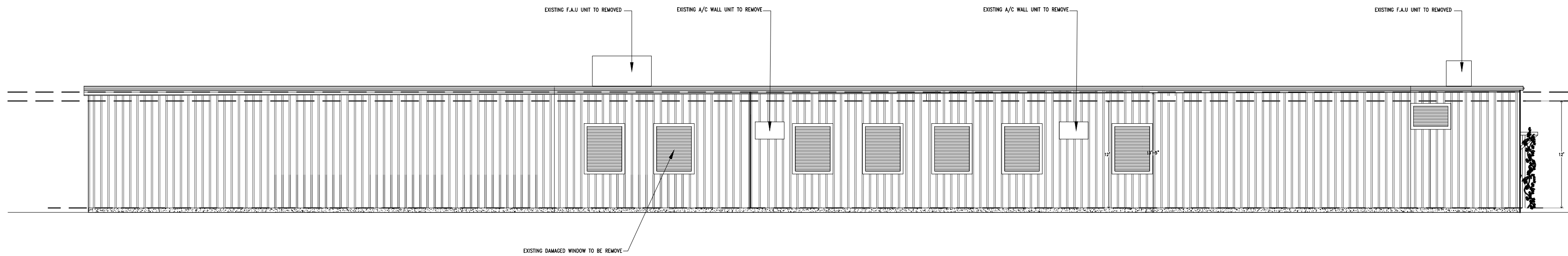
|                                                                                                                       |                               |
|-----------------------------------------------------------------------------------------------------------------------|-------------------------------|
| SHEET TITLE:<br><b>EXISTING FIRST FLOOR PLAN</b>                                                                      |                               |
| APPROVED BY:<br><b>Deilly E</b>                                                                                       | DATE:<br><b>6-07-2022</b>     |
| DRAWN BY:<br><b>Deilly E</b>                                                                                          | IN CHARGE:<br><b>Deilly E</b> |
| CHECKED BY:<br><b>Deilly E</b>                                                                                        | REV.:                         |
| FOR:<br><b>ERNESTO BOGARIN<br/>1080 MAIN STREET,<br/>ST. HELENA, CA. 94574.<br/>(707)-337-3766</b>                    | REV.:                         |
| INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK                                                                          |                               |
| GEO. PRINCIPAL AND COMMERCIAL DESIGN<br><b>SINBORDES</b><br>181 SCOTTSMURGE CT. CA. 94534<br>DELLYSINBORDES@YAHOO.COM |                               |
| <i>Deilly E. Bogarin</i>                                                                                              |                               |
| PROJECT NO.<br>10-286                                                                                                 |                               |
| SHEET 1 OF                                                                                                            |                               |
| <b>A-2</b>                                                                                                            |                               |

REVISED  
4:34 pm, Aug 02, 2023

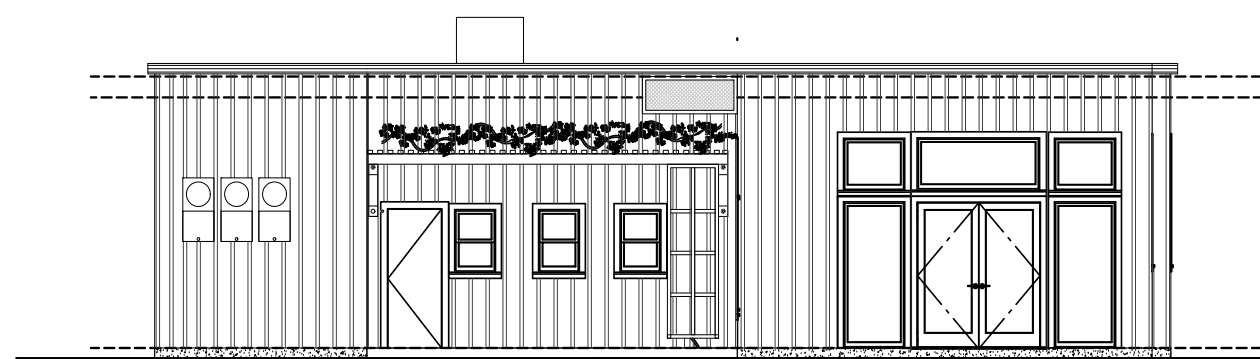




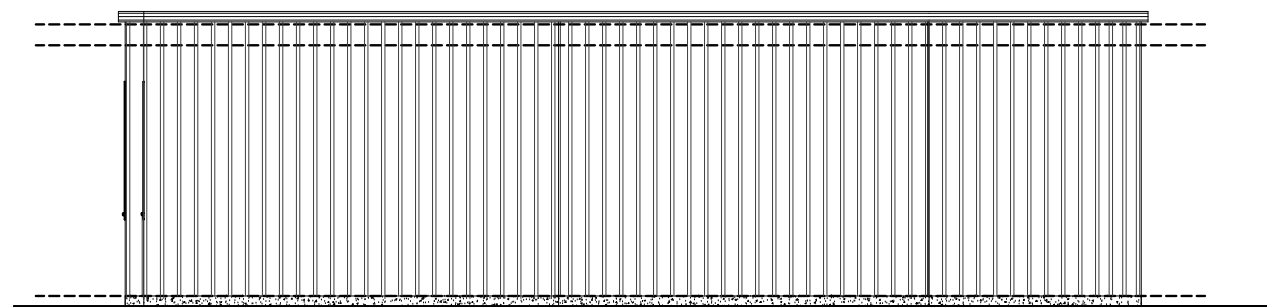
1  
A-2.0  
EXISTING FRONT ELEVATION  
SCALE 1/8"=1'-0" RETAIL AREA



2  
A-2.0  
EXISTING REAR ELEVATION RAILWAY TRACKS VIEW  
SCALE 1/8"=1'-0" RETAIL AREA



3  
A-2.0  
EXISTING SIDE VIEW ELEVATION (POPE ST.)  
SCALE 1/8"=1'-0" RETAIL AREA



4  
A-2.0  
EXISTING SIDE VIEW ELEVATION (ST HELENA HWY)  
SCALE 1/8"=1'-0" RETAIL AREA

REVISED  
4:34 pm, Aug 02, 2023

|                                                                                                                                         |  |                                 |  |                               |  |
|-----------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------|--|-------------------------------|--|
| SHEET TITLE:<br><b>EXISTIN<br/>ELEVATIONS</b>                                                                                           |  | APPROVED BY:<br><b>Deilly E</b> |  | DATE:<br><b>6-07-2022</b>     |  |
| DRAWN BY:<br><b>Deilly E</b>                                                                                                            |  | CHECKED BY:<br><b>Deilly E</b>  |  | IN CHARGE:<br><b>Deilly E</b> |  |
| INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK<br>FOR<br>ERNESTO BOGARIN<br>1080 MAIN STREET,<br>ST. HELENA, CA. 94574.<br>(707)-337-3766 |  | PROJECT NO.<br>10-286           |  | SHEET 1 OF                    |  |
| CADD PREPARED BY AND COMMERCIAL DESIGN<br><b>SINBORGES DESIGN</b><br>181 SCOTTSBURG CT. CA. 9454<br>DEILLYSINBORGES@YAHOO.COM           |  | PROJECT NO.<br>10-286           |  | SHEET 1 OF                    |  |
| DEILLY E. Cleaver                                                                                                                       |  | PROJECT NO.<br>10-286           |  | SHEET 1 OF                    |  |
| A-2.0                                                                                                                                   |  | PROJECT NO.<br>10-286           |  | SHEET 1 OF                    |  |





1  
A-2.01  
EXISTING FRONT VIEW (ST. HELENA HWY)  
SCALE N.T.S RETAIL AREA



3  
A-2.01  
EXISTING FRONT VIEW (ST. HELENA HWY)  
SCALE N.T.S RETAIL AREA



4  
A-2.01  
EXISTING REAR VIEW (RAILWAY TRACK)  
SCALE N.T.S RETAIL AREA



2  
A-2.01  
INTERIOR VIEW  
SCALE N.T.S RETAIL AREA

REVISED  
4:34 pm, Aug 02, 2023

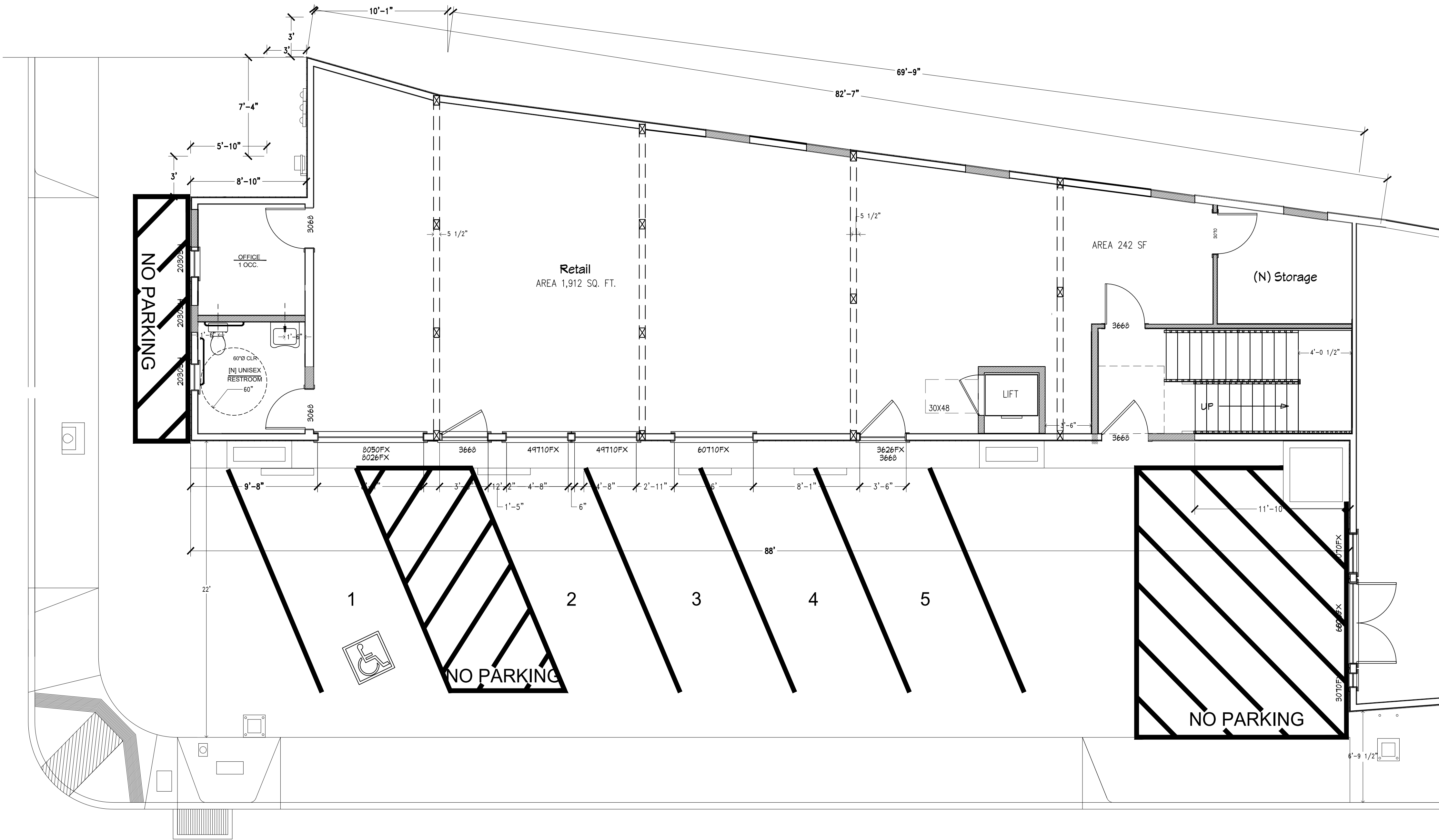
| SHEET TITLE: EXTERIOR VIEW PICTURES                                                                                      |          |       |           |
|--------------------------------------------------------------------------------------------------------------------------|----------|-------|-----------|
| APPROVED BY:                                                                                                             | Deilly E | DATE: | 3-17-2023 |
| DRAWN BY:                                                                                                                | Deilly E | REV.  | REV.      |
| CHECKED BY:                                                                                                              | Deilly E | REV.  | REV.      |
| IN CHARGE:                                                                                                               | Deilly E | REV.  | REV.      |
| INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK FOR ERNESTO BOGARIN 1080 MAIN STREET, ST. HELENA, CA. 94574. (707)-337-3766 |          |       |           |
| C&D ARCHITECTURE AND COMMERCIAL DESIGN SINBORDDES TRI SCOTTSMBURG CT. CA. 94534 DEILLYSINBORDDES@YAHOO.COM               |          |       |           |
| Deilly E                                                                                                                 |          |       |           |
| PROJECT NO. 10-286                                                                                                       |          |       |           |
| SHEET 1 OF                                                                                                               |          |       |           |
| A-2.01                                                                                                                   |          |       |           |



LEGEND

- =EXISTING STEEL STUD WALLS TO REMAIN
- - - - -=EXISTING MATERIAL OR STRUCTURE TO BE DEMOLISHED AND OR REMOVED.
- =NEW STEEL STUD WALLS.
- =WINDOWS & DOORS

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



1 PROPOSED FIRST FLOOR PLAN  
A-2.1 SCALE 1/4"=1'-0"

REVISED  
4:34 pm, Aug 02, 2023

|                                                                                                                         |                           |                              |      |
|-------------------------------------------------------------------------------------------------------------------------|---------------------------|------------------------------|------|
| SHEET TITLE:<br><b>PROPOSED FIRST FLOOR PLAN</b>                                                                        | APPROVED BY:<br><b>BJ</b> | DATE:<br><b>5-02-2022</b>    | REV. |
|                                                                                                                         | CHECKED BY:<br><b>SM</b>  | IN CHARGE:<br><b>Delly E</b> | REV. |
| DRAWN BY:<br><b>Delly E</b>                                                                                             |                           |                              |      |
| FOR<br><b>ERNESTO BOGARIN</b><br>1080 MAIN STREET,<br>ST. HELENA, CA. 94574.<br>(707)-337-3766                          |                           |                              |      |
| INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK                                                                            |                           |                              |      |
| CADD PREPARED BY AND COMMERCIAL DESIGN<br><b>SINBORDES</b><br>181 SCOTTSMURGE CT. CA. 94534<br>DELLYSINBORDES@YAHOO.COM |                           |                              |      |
| PROJECT NO.<br>10-286                                                                                                   |                           |                              |      |
| SHEET 1 OF                                                                                                              |                           |                              |      |
| A-2.1                                                                                                                   |                           |                              |      |

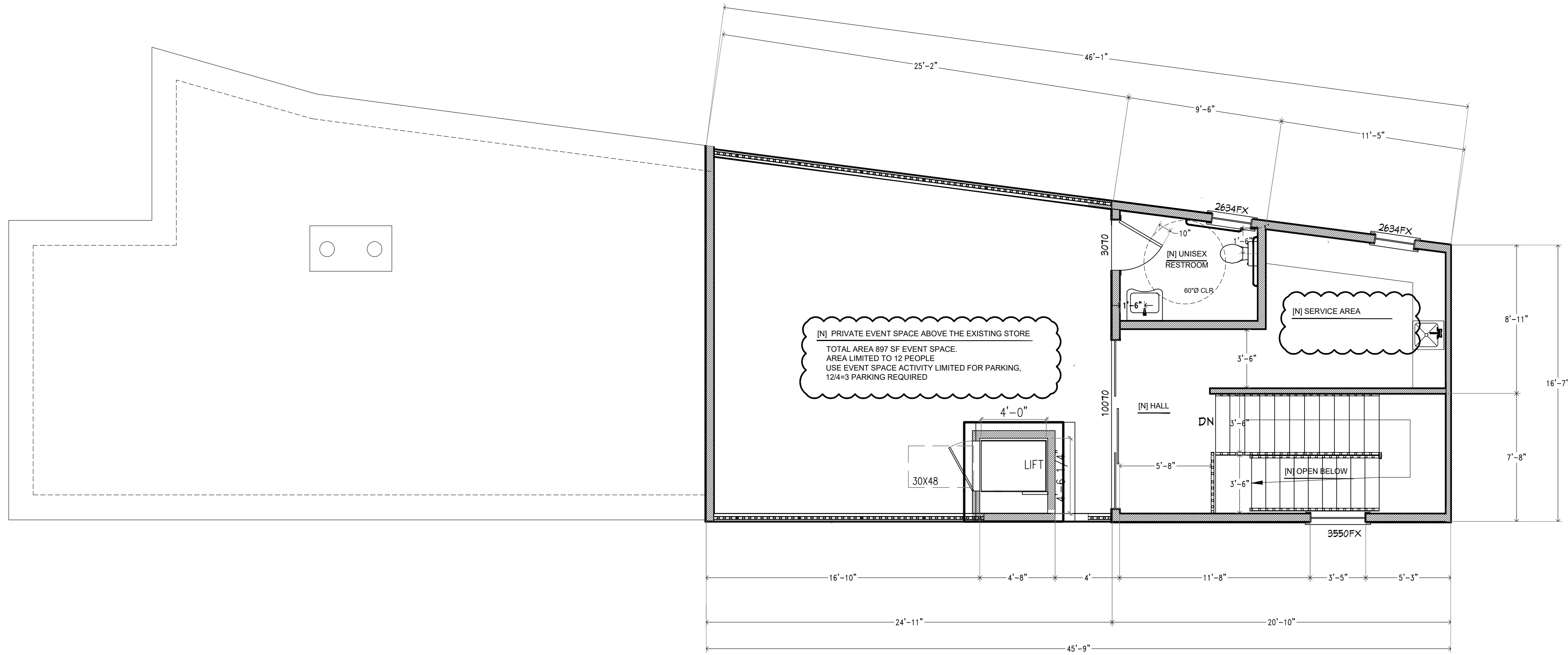


Delly E. Delaney



LEGEND

- [Solid line] =EXISTING STEEL STUD WALLS TO REMAIN
- [Dashed line] =EXISTING MATERIAL OR STRUCTURE TO BE DEMOLISHED AND OR REMOVED.
- [Thick solid line] =NEW STEEL STUD WALLS.
- [Thin solid line] = WINDOWS & DOORS



1  
A-2.2  
PROPOSED 2nd FLOOR PLAN  
SCALE 1/4"=1'-0"

REVISED  
4:34 pm, Aug 02, 2023

|                                     |                                                                                                                                            |                                                                                                                                                          |                       |                    |                                              |
|-------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|--------------------|----------------------------------------------|
| PROJECT NO.<br>10-286<br>SHEET 1 OF | <br>SINBORDDESIGN.COM<br>DELLYSINBORDDESIGN@YAHOO.COM | INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK<br>ERNESTO BOGARIN<br>APN: 009-090-001-000<br>1080 MAIN STREET,<br>ST. HELENA, CA. 94574.<br>(707)-337-3766 | DRAWN BY:<br>Delly E  | APPROVED BY:<br>BJ | SHEET TITLE:<br>PROPOSED FIRST<br>FLOOR PLAN |
|                                     |                                                                                                                                            |                                                                                                                                                          | CHECKED BY:<br>SM     | DATE:<br>5-02-2022 |                                              |
|                                     |                                                                                                                                            |                                                                                                                                                          | IN CHARGE:<br>Delly E | REV.               | REV.                                         |
|                                     |                                                                                                                                            |                                                                                                                                                          | REV.                  | REV.               | REV.                                         |

A-2.2





3D VIEW



SIDE 3D VIEW ROOM ADDITION VIEW



3D STREET VIEW

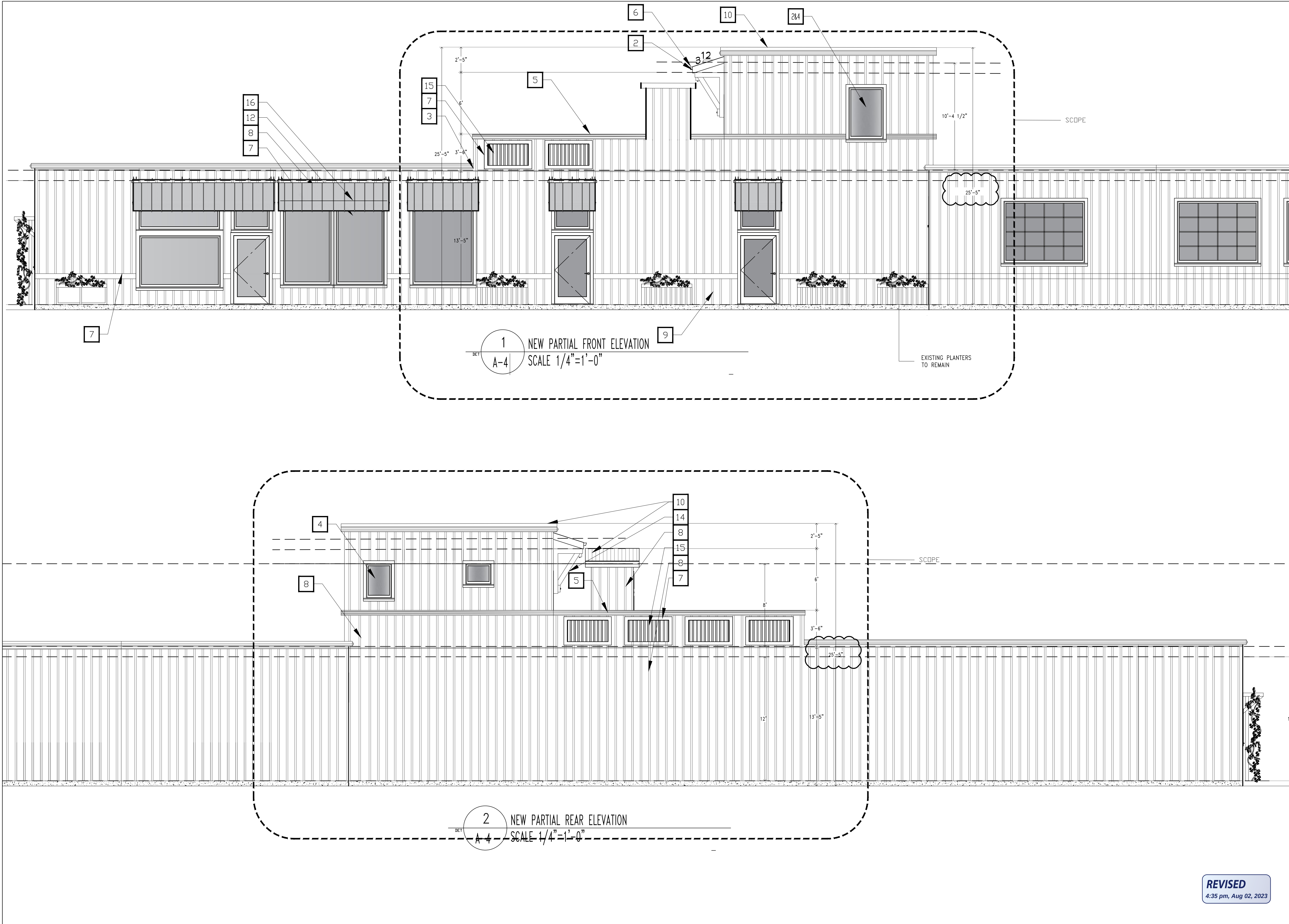


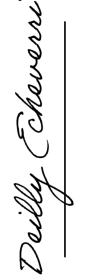
3D TOP VIEW

REVISED  
4:35 pm, Aug 02, 2023

|                                                                                                                                         |  |                           |  |                              |  |
|-----------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------|--|------------------------------|--|
| SHEET TITLE:<br><b>PROPOSED 3D<br/>RENDERINGS</b>                                                                                       |  | APPROVED BY:<br><b>DE</b> |  | DATE:<br><b>11-01-2019</b>   |  |
| DRAWN BY:<br><b>Delly E</b>                                                                                                             |  | CHECKED BY:<br><b>SM</b>  |  | IN CHARGE:<br><b>Delly E</b> |  |
| INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK<br>FOR<br>ERNESTO BOGARIN<br>1080 MAIN STREET,<br>ST. HELENA, CA. 94574,<br>(707)-337-3766 |  | PROJECT NO.<br>10-286     |  | SHEET 1 OF                   |  |
| SINBORDES<br>DESIGN<br>181 SCOTTSMURGE CT. CA. 94534<br>DELLYSINBORDES@YAHOO.COM                                                        |  | 3D                        |  |                              |  |





|                                                                                                                                                                                           |                           |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| SHEET TITLE:<br><b>EXISTING AND NEW<br/>FRONT ELEVATIONS</b>                                                                                                                              |                           |
| DRAWN BY:<br><b>Delly E</b>                                                                                                                                                               | APPROVED BY:<br><b>SM</b> |
| CHECKED BY:<br><b>SM</b>                                                                                                                                                                  | DATE:<br><b>4-22-2022</b> |
| IN CHARGE:<br><b>Delly E</b>                                                                                                                                                              | REV. REV. REV.            |
| INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK<br>FOR<br><b>ERNESTO BOGARIN</b><br>1080 MAIN STREET,<br>ST. HELENA, CA. 94574.<br>(707)-337-3766                                            |                           |
| <br>C/O sinbordes and commercial design<br>181 SCOTTSBURG CT. CA. 94534<br>DELLYSINBORDDES@YAHOO.COM |                           |
|                                                                                                      |                           |
| PROJECT NO.<br>10-286                                                                                                                                                                     |                           |
| SHEET 1 OF 1                                                                                                                                                                              |                           |
| <b>A-4</b>                                                                                                                                                                                |                           |

REVISED  
4:35 pm, Aug 02, 2023



ELEVATIONS KEY NOTES

- 1

=

NEW BLACK VINYL PICTURE WINDOWS & DOORS INSTALL PER MANUF. INSTRUCTIONS
- 2

=

NEW FASCIA-PRIME & PAINT PER CONTRACTOR.
- 3

=

PROVIDE ROOF TO WALL FLASHING.(TYP)
- 4

=

① TEMPERED GLASS WINDOWS & DOORS SYMBOL (TYP)
- 5

=

NEW PARAPET WALLS, CANTED COPING COPPER 16 GAUGE FINISH COLOR: MILL
- 6

=

NEW GUTTER TYP. TO MATCH (E) & CONNECT TO DRAIN SYSTEM
- 7

=

WINDOW TRIM, HARDIE TRIM BOARDS COLOR: BIRCH TREE.
- 8

=

NEW SIDING JAMES HARDIE PANEL BODY COLOR: (RUSTIC ROAD)
- 9

=

NEW SIDING JAMES HARDIE PANEL LOWER AREA NOTED ON ELEVATIONS COLOR: (WARM CLAY)
- 10

=

PROVIDE TYPE "A" 15 FELT UNDERLAYMENT FOR COMPOSITION ROOF COVERING PER CRC R905.2.3.
- 11

=

REPLACE EXISTING TRELLIS W/NEW TRELLIS
- 12

=

EXISTING WINDOWS AND DOORS TO REMAIN
- 13

=

8" VERTICAL JAMES HARDIE PANEL SIDING
- 14

=

6X6 CORBELS AND WOOD BEAMS W/5/8"Ø BOLTS PER STRUCTURAL DETAILS COLOR: STAIN ENGLISH CHESTNUT
- 15

=

NUVO IRON 3/4-IN X 36-IN BLACK POWDER COATED GALVANIZED STEEL SQUARE DECK BALUSTER | SQPS36-ESP @ NEW OUTDOOR PATIO
- 16

=

STANDING SEAM AWNING COLOR: GLOSS BLACK

NOTE:

STARTING AT THE BOTTOM OF THE WALL (SOLE PLATE), LAY WATER-RESISTANT PAPER UNDER THE SILL STRIP. CUT ANY EXCESS WATER-RESISTANT PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE ON EACH SIDE OF THE OPENING. (SHOWN IN DIAGRAM AS SHORT DASH LINES). INSTALL SUCCEEDING COURSE OF WATER-RESISTANT PAPER (B.C. ETC.) OVER JAMB AND HEAD FLANGES IN SHINGLE BOARD FASHION.

2022 CALIFORNIA BUILDING CODE.  
2022 CALIFORNIA ELECTRICAL CODE.  
2022 CALIFORNIA MECHANICAL CODE.  
2022 CALIFORNIA PLUMBING CODE.  
2022 CALIFORNIA ENERGY CODE.  
2022 CALIFORNIA FIRE CODE.  
ALL OTHER STATE AND LOCAL ORDINANCES AND REGULATIONS.

WINDOW NOTES

- ALL (N) WINDOWS SHALL BE DUAL-GLAZED VINYL.
- PROVIDE MAX. SILL HEIGHT @ BR WINDOWS TO BE 44" CLR HT.OR (MIN.) EGRESS WINDOW /BR. 24" OPEN, CLR WIDTH 20" OPEN, MIN. 5.7-S.F. OPENABLE AREA.
- CONTRACTOR TO VERIFY w/ WINDOW MANUF THAT EGRESS WINDOWS MEET EGRESS REQUIREMENTS.

NOTE:  
CERTAIN EXISTING CONDITIONS SHOWN ARE BASED UPON DRAWINGS OF WORK AS BUILT AND THEIR ACCURACY MUST BE VERIFIED ON SITE. THE OWNER OR CONTRACTOR SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN CONDITIONS SHOWN AND CONDITIONS VERIFIED ON SITE.

ATTIC VENTILATION CALCS:

VENT CALCS 378 TOTAL SQ. FT./300= 1.26 SQ. FT. OF VENTILATION REQUIRED

1.26 SF.

EAVE VENTS 1.26 SQ. FT VENTILATION REQ'D

3-2"Ø HOLES AREA  $3.14 \times (2.0)^2 / 4 = 3.14$  SQ IN. X 3/BLK=9.42 SQ. IN /BLK 9.42 SQ. IN./144=0.065 SF.

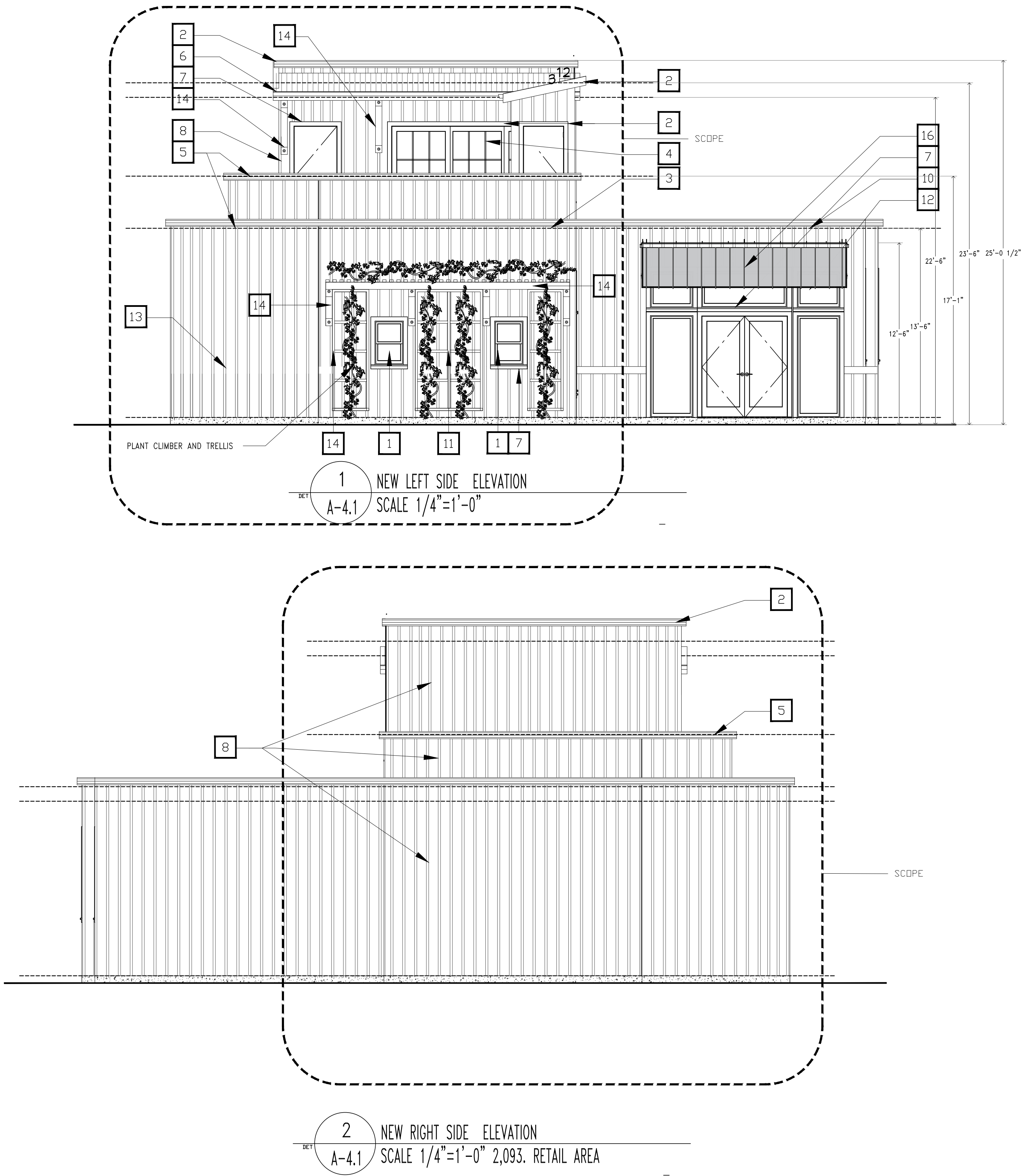
1.26/0.065= 19 THEREFORE PROVIDE A MINIMUM OF 19 OPENINGS EAVE BLOCKS

EAVE IN THE ADDITION 4"X CONTINUOUS SOFFIT VENTS OPENING AT THE EAVE & 3-2"Ø HOLES THROUGH THE EAVE BLK.

3-2"Ø HOLES THE EAVE BETWEEN RAFTERS @ 24" O.C. TYP.

NOTES:

- A MINIMUM OF 1" OF AIRSPACE SHALL BE PROVIDED BETWEEN THE INSULATION AND THE ROOF SHEATHING @ THE VENT LOCATION PER R806.3.
- VENTILATION OPENING SHALL BE PROVIDED WITH CORROSION-RESISTANT WIRE CLOTH SCREENING, HARDWARE CLOTH, OR SIMILAR MATERIAL WITH OPENINGS HAVING A LEAST DIMENSION OF MINIMUM  $\frac{1}{8}$ " AND MAXIMUM  $\frac{1}{4}$ " PER CRC R806.1.
3. OPENINGS AND ROOF FRAMING MEMBERS SHALL CONFORM WITH SECTION R802.7 (NOTCHING AND CUTTING)



REVISED  
4:35 pm, Aug 02, 2023

SHEET TITLE:  
EXISTING AND NEW  
REAR ELEVATIONS

APPROVED BY:  
BJ  
DATE:  
7-20-2015  
REV.  
REV.

DRAWN BY:  
Delly E  
CHECKED BY:  
BJ  
IN CHARGE:  
Delly E

INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK FOR  
ERNESTO BOGARIN  
1080 MAIN STREET,  
ST. HELENA, CA. 94574.  
(707)-337-3766

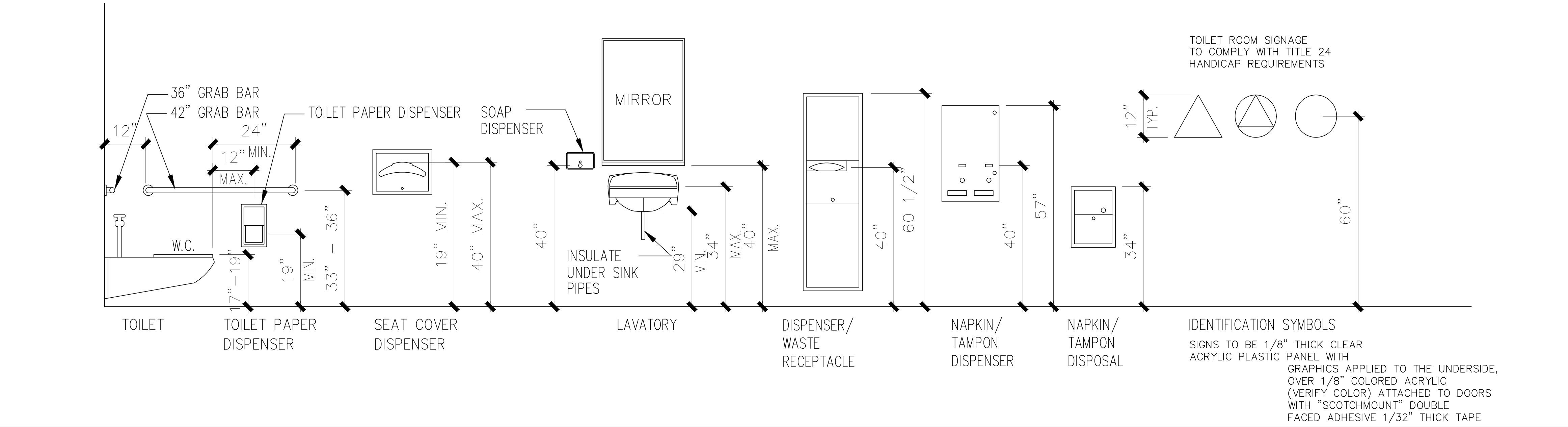
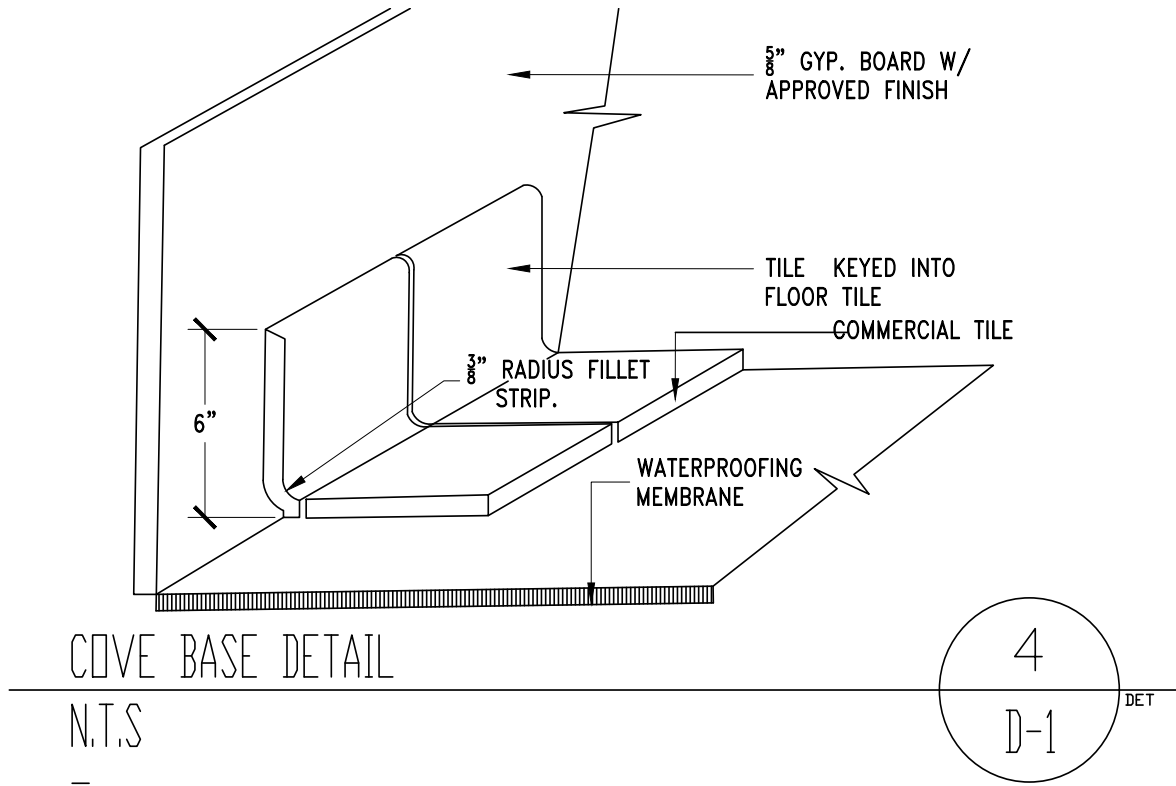
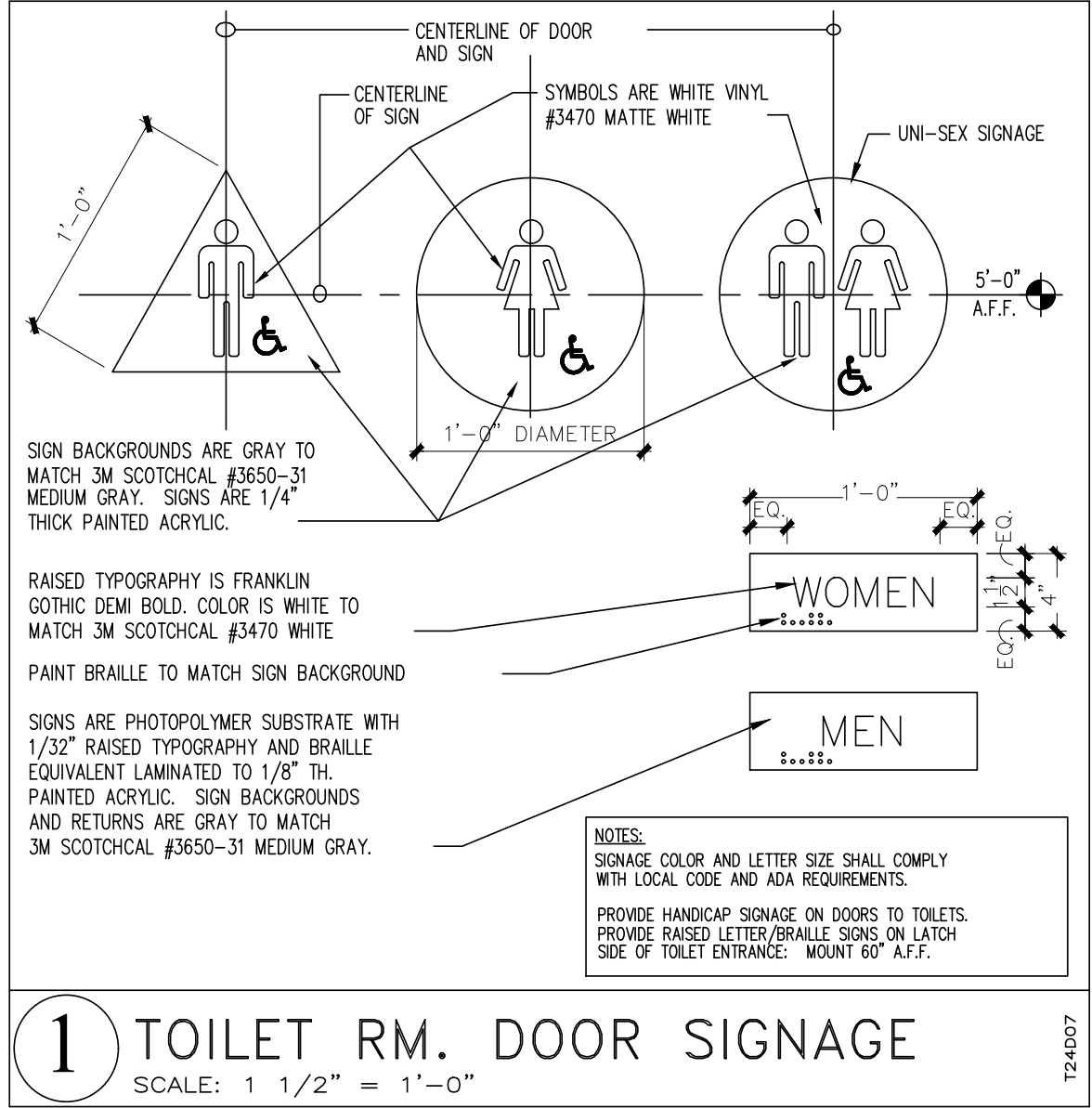


Delly E. Chavara

PROJECT NO.  
10-286  
SHEET 1 OF

A-4.1





T24D01

REVISED  
4:35 pm, Aug 02, 2023

|                                                                                                                                        |  |                               |  |                           |  |
|----------------------------------------------------------------------------------------------------------------------------------------|--|-------------------------------|--|---------------------------|--|
| SHEET TITLE:<br><b>DISABLE ACCESS<br/>DETAILS</b>                                                                                      |  | APPROVED BY:<br><b>DE</b>     |  | DATE:<br><b>3-10-2022</b> |  |
| DRAWN BY:<br><b>Deilly E</b>                                                                                                           |  | CHECKED BY:<br><b>SM</b>      |  | REV.:                     |  |
| INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK<br>FOR<br>ERNESTO BOGARIN<br>1080 MAIN STREET,<br>ST. ELENA, CA. 94574,<br>(707)-337-3766 |  | IN CHARGE:<br><b>Deilly E</b> |  | REV.:                     |  |
| PROJECT NO.<br>10-286                                                                                                                  |  | SHEET 1 OF 14                 |  | D-1                       |  |



Deilly Echarrie



TABLE 4 OLD WATER USAGE ANALYSIS:

EXISTING BUILDING SQUARE FOOTAGE: 2154 SQUARE FEET  
EXISTING BUILDING OCCUPANCY: 63 PEOPLE

EXISTING PUBLIC RESTROOMS - 1GAL PER 10 SQ FT = 2154/10 = 216 GAL  
EXISTING JUICE BAR - 3GAL PER PERSON = 3\*63 = 189 GAL  
EXISTING RETAIL STORE - 20GAL PER EMPLOYEE = 20\*2 = 40 GAL  
EXISTING TOTAL - 445 GAL

TABLE 4 NEW WATER USAGE ANALYSIS:

NEW BUILDING SQUARE FOOTAGE: 3051 SQUARE FEET  
NEW EVENT AREA OCCUPANCY: 12 PEOPLE

NEW PUBLIC RESTROOMS - 1GAL PER 10 SQ FT = 3051/10 = 306 GAL  
NEW EVENT AREA (WINE TASTING AND MEALS) - 3 PER PERSON = 12 \* 3 = 36 GAL  
NEW RETAIL STORE - 20GAL PER EMPLOYEE = 20 \* 3 = 60 GAL  
NEW TOTAL = 402 GAL



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4:35 pm, Aug 02, 2023

JOB # 2023-012

GDMD ENGINEERING, INC  
Mechanical and Safety Engineers  
212 W Pine St, Ste 4  
Lodi, Ca 95242  
Ph 209-367-0899  
Fax 209-367-0898  
E-mail: gdmengrinc@sbcglobal.net

|                                                                                                                                                        |                       |                                                   |                                                |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|---------------------------------------------------|------------------------------------------------|
| INTERIOR REMODEL AND 2ND FLOOR ADDITION/DECK<br>ERNESTO BOGARIN<br>APN: 009-090-001-000<br>1080 MAIN STREET,<br>ST. ELENA, CA 94574,<br>(707)-337-3766 | DRAWN BY:<br>NR       | APPROVED BY:<br><br>DATE: 07-27-2023<br>REV. REV. | SHEET TITLE:<br>PLUMBING WATER USE<br>ANALYSIS |
|                                                                                                                                                        | CHECKED BY:<br>GD     |                                                   |                                                |
|                                                                                                                                                        | IN CHARGE:            |                                                   |                                                |
| 181 SCOTTSBURG CT, CA 94544<br>707-339-6038, 415-672-4484<br>DELLYS@BORGES@VARIO.COM                                                                   | PROJECT NO.<br>10-286 |                                                   |                                                |
| P1                                                                                                                                                     |                       |                                                   |                                                |

















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By xgamero at 11:35 am, Aug 26, 2022